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Our ref: EN010158

12 August 2026

Attn: Rebecca Luxton
By email: rosefieldsolar@planninginspectorate.gov.uk

Dear Examining Authority

Deadline 5 Submissions
Preston Farms Ltd (“PFL”) and TCS Biosciences Ltd (“TCS”)

1. We act for PFL and TCS.
2. We provide under cover of this letter PFL/TCS’ Deadline 6 Closing Summary Statement together with the following material submitted at Deadline 6:
 - i. Railton 2nd Transport Note dated 3 August 2026
 - ii. Assessment gap table
 - iii. Review of Applicant’s outline biosecurity document
 - iv. BIVDA letter 11 August 2026
 - v. Redacted ASPA Establishment Licence
 - vi. Alternative “capsule” layout for E23 solar PV (inadvertently omitted from REP5-111)
 - vii. Granborough Road livestock movement/access plan (inadvertently omitted from REP5-111, in response to IH3 Action Point 26/27)
 - viii. Statement of Common Ground (SoCG) between PFL/TCS and the Applicant
 - ix. Note on Tenancies prepared by Mr Simon Alden
 - x. Agreed meeting notes
3. Please note that the SoCG has been signed on behalf of PFL/TCS and appends both the tenancy position note from Simon Alden and the agreed meeting note (i.e. items viii, ix and x) though the ExA may have received these separately, PFL/TCS has not had confirmation of what the Applicant submitted. Please also note that the Applicant’s very recent amends (12 August 2026 at 3.11pm) to the SoCG refer to its ‘option’ with the Claydon Estate, and particular terms. On that basis, we consider the contractual options for the solar farm, including any changes over time, should be introduced into the examination (not least with a view to understanding alternatives considered over time).

y,

RICHARD BUXTON SOLICITORS

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Rosefield

Closing Summary Statement Preston Farms Limited (PFL) and TCS Biosciences Limited (TCS)

Introduction

1. This Closing Summary Statement is made on behalf of Preston Farms Limited (“PFL”) and TCS Biosciences Limited (“TCS”) in relation to the Rosefield Solar Farm DCO Application. It should be read together with PFL/TCS’ Written Representations [REP1-133] and the evidence and submissions made up to and at Deadline 5 [REP2-107] [REP3-067] [REP4-104] [REP5-111], including responses to ExQs, submissions following OFH1, ISHs 1, 2 and 3, CAHs 1 and 2, and accompanied site inspection.
2. In particular, the PFL/TCS Deadline 5 submission [REP5-111] sought to draw the threads together, following the final hearings.¹
3. These submissions do not seek to repeat that material. They are prepared in accordance with the limited scope the ExA has set for this Closing Summary Statement, and for Deadline 6 matters from PFL/TCS generally. They also reflect the practical reality that the ExA’s 3 August 2026 request for such a closing summary statement at deadline 6, and deadline 6 itself, and 7, fall in the school summer holidays (a further reason for PFL/TCS drawing the threads together at Deadline 5).
4. These submissions therefore address the matters previously raised which remain in dispute between PFL/TCS and the Applicant, and comment on items received at Deadline 5, and subsequently, largely by reference back to REP5-111. They should also be read with the Statement of Common Ground between the Applicant and PFL/TCS (“SoCG”), the tenancy position note prepared by Mr Simon Alden, the brief additional Railton transport note prepared by Mr Bruce Bamber, the assessment gap table, the tabular response to the Applicant’s outline biosecurity document and a further letter from BIVDA (all attached and submitted now, at Deadline 6).
5. References to the SoCG table are to the table therein headed “Position of the Applicant and Preston Farms Limited and TCS Biosciences Limited”. As the ExA will see, there is disagreement, but it is hoped the document will assist nonetheless. **Note the Applicant now refers to an option agreement with the Claydon Estate and the specific provisions within it – all option agreements for the solar farm must now be disclosed openly into the examination (not least with a view to understanding alternatives considered over time).**

Stocktake since PFL/TCS’ Deadline 5 submission REP5-111

¹ Note that REP5-111 inadvertently omitted two of the plans referred to (see paras. 114 and 116 of the main REP5-111 document).

6. Whilst the fundamental points made in REP5-111 have not altered: (i) the plot has thickened regarding reasonable alternatives, with the Applicant now referring openly in the SoCG to the 'option agreement' it has with the Claydon Estate and provisions within it, but not providing that into the examination (and it would be particularly important to know what the contractual options for the solar farm have been over time in terms of *land take* **all option agreements must be provided into the examination**); (ii) the Applicant's Deadline 5 submissions have shown that of the assumptions set out at para 3 of the REP5-111 main document regarding mitigation, a number were significantly overly optimistic; and (iii) in various other respects the points made in REP5-111 have been further strengthened by what the Applicant provided at Deadline 5 and what has emerged since
7. In brief:
- (1) The Applicant's failure to assess/failure to adequately assess PFL/TCS continues, hand in hand with a refusal to accept PFL/TCS' importance to health/public safety and PFL/TCS' vulnerability.
 - (2) The Applicant continues to generally refuse to accept PFL/TCS' word or the evidence adduced for PFL/TCS, yet without offering counter evidence.
 - (3) It remains the case the Applicant does not dispute that removal of E23 for solar PV would be a non-material modification, so within the Secretary of State's gift to remove should they be minded to otherwise grant the DCO.
 - (4) The same applies to the access arrangements for Parcel 3.
 - (5) Further, the landlord (Claydon Estate) has now verbally confirmed that any land presently in the Sion Hill Farm FBT for which the Proposals do not require vacant possession (e.g. E23 if it was not needed for solar PV) would be added to the long term FBT presently being negotiated for Sion Hill Farm.
 - (6) Remarkably, the Applicant continues to contend that the notice to quit served on the Prestons is not driven by these Proposals, when it plainly is (and the Estate's negotiating position is plainly also driven by the Proposal and the Applicant).
 - (7) As regards the importance of E23, PFL/TCS now understand that the Applicant's comments at ISH3/CAH2 regarding use of fields adjacent to E23, and the associated action point for PFL/TCS, concerned the Applicant's belief that all PFL needs from E23 is east/west movement, as the fields to the west of E23 could be used to move livestock north/south instead of using E23 for that movement. That is incorrect (explained below).
 - (8) As regards the Applicant's preference to access Parcel 3 from Granborough Road, whilst this apparently suits the Applicant, it does not advance a traffic/transport case that makes it imperative in policy terms even as regards construction access, let alone for operational access. The Applicant does suggest some modest easterly movement of the access point itself.

(9) The Applicant's proposed mitigation regarding most of the matters the subject of the assumptions at REP5-111 main document para 3 falls well short of what is needed (and fails generally to comply with the mitigation hierarchy).

8. The topics are taken, briefly, below.

Applicant's refusal to take PFL/TCS' word, or evidence, despite lack of counter-evidence

9. PFL/TCS have already made these points at some length in REP5-111, and refer to that.

10. However, the SoCG now provides a neat encapsulation.

11. The ExA will be able to see the numerous examples of points on which only PFL/TCS is able to, and has, provided evidence. Yet rather than accept it, the Applicant prefers not to do so, but instead states so and so is outside its knowledge.

12. This descends to even the most basic points, including those essential for biosecurity on the Holding, such as that the Holding is self-sufficient in food supply, so keeping biosecurity risks from contamination of food to a minimum. No doubt the Applicant's reluctance to agree this is because it knows that by imposing itself into and next to the Holding, it gives rise to all manner of biosecurity risk to that feedstock.

13. There is also a general, and unfortunate, belittling of PFL/TCS' existing control measures, including various claims that they are not different to 'any other' agricultural operation. Not only is that incorrect, but it is also notably disrespectful and dismissive of the lengths *all* agricultural operations must go to in order to minimise biosecurity risk. To take one present example, in the past two months (2026) there have been 344 cases of bluetongue reported in England <https://www.gov.uk/guidance/bluetongue-latest-situation> (for the 2025-26 season (11 July 2025-23 June 2026) there were 348 cases total).

14. The High Court (Mr Justice Kimblin) has recently highlighted the dangers of a casual approach to the concerns of agricultural occupiers on the part of another energy infrastructure provider, in the context of access rights, in *R (Barstow and others) v Green Generation Energy Networks Cymru Ltd.*² Whilst the position of those farmers cannot remotely be compared to that of PFL, the case illustrates the sensitivities even as regards 'regular' agricultural operations.

15. The same applies to the Applicant's approach to PFL's control measures in general: its approach is generally along the lines that if eg PFL can manage to pass herds through gates or across a quiet road, and cope with the odd member of the public on a PROW, or the occasional passing vehicle or machinery noise, then it should be able to cope with the Proposals. Whereas, as PFL/TCS have pointed out ad infinitum, the present position cannot possibly be compared to the position if the Proposals are permitted and proceed.

² [2026] EWHC 1698 (Admin).

16. Amongst the other points on which the Applicant refuses to take PFL/TCS' word, is that the ASPA licence issued by the Home Office to PFL is, indeed, issued to PFL, as PFL/TCS have said, and does, indeed, cover the Preston Holding, as PFL/TCS have said, and does, indeed, contain the conditions PFL/TCS have said it does. Faced with this stance, which is considered highly revealing, PFL has redacted the licence and attach a copy, stripped, necessarily, of personal identification and sensitive locational information, not least the accompanying maps.
17. At Deadline 5, as part of REP5-111, PFL/TCS explained how the PFL operation would have to change with the Proposals, in present form, and without E23 for solar PV and Granborough Road access, using plans of the Holding showing that. It is to be hoped the Applicant will take PFL/TCS' evidence there, but PFL/TCS do not hold their breath.

Failure to assess PFL/TCS

EIA Regulations specifically

18. The ExA and Secretary of State must be satisfied that the EIA Regulations have been complied with. The Regulations are procedural in nature, not substantive, but compliance is not an optional matter.
19. The Regulations have not been complied with, as explained most recently in REP5-111. The failures span two areas: the requirement to describe reasonable alternatives considered, and the requirement to assess likely significant environmental effects.
20. As to the question of reasonable alternatives, see REP5-111 main document paras 51-66. Nothing in the Applicant's Deadline 5 submission ameliorates the position, notably regarding the March 2022 site layout with a much smaller 'parcel 3' (see below for reasonable alternatives more generally).
21. Note, here, that the Applicant has not only failed to provide any evidence, let alone contemporaneous evidence, to support its claims, but has also now (12 August 2026) added text to the SoCG that refers to its option agreement with the Claydon Estate, and to specific provisions within it, yet has not provided that into the examination. Amongst the many points that the option agreements or option agreements over time may bear upon, is whether there was, as at March 2022 or thereabouts when Mr Preston was physically shown and explained 'on the ground' the then-proposed 'parcel 3', a contractual option that corresponded to that.
22. As to the latter, rather than improve the position since then, the Applicant's latest documents at Deadline 5 simply further confirm its failure to assess the impact on PFL/TCS.
23. In *R (Finch) v Surrey County Council*, the Supreme Court majority made clear that (a) the EIA (and so, in practice, the ES) must assess all likely significant environmental effects, as the legislation states (the EIA infrastructure regs are materially identical to the general TCP EIA regs); and also (b) that in the great majority of cases whether

something is an ‘environmental effect’ will ‘admit of only one answer’.³ The Applicant has acknowledged that impacts on PFL/TCS fall within the environmental effects to be assessed, and there is no doubt that effects on PFL/TCS are likely, so it was and is incumbent on the Applicant to take the necessary steps to assess. Unfortunately, the Applicant has not done so, despite swathes of evidence put before it by PFL/TCS. This then follows through to the approach to mitigation. It is apparent from its Deadline 5 submission that the Applicant asserts, wholly unreasonably, that the effects on PFL will be ‘not significant’ (see REP5-044, 14.1.23).

Misunderstanding of PFL/TCS, rejecting of evidence (without counter-evidence) and failure to assess

24. The Applicant even now continues to misunderstand PFL/TCS (though as per REP5-111 it has belatedly made some progress there), it rejects the expert evidence that has been placed before it and in so far as it purports to “assess” it does so applying generic measures that do not cater for the particular nature of the operations and the livestock on which they depend.
25. First, it is striking that the Applicant refuses to grapple with the consequences of the fact that PFL/TCS’ specialist operations are an integrated system.
26. As the ExA knows, PFL is a specialist Home Office licenced operator under ASPA, with donor livestock, and TCS relies exclusively on PFL donor livestock for biomedical production. The Prestons Holding has been developed over many decades as a controlled livestock environment accordingly. The receptor is PFL and TCS in combination. The ExA is referred to the SoCG esp 1.6–1.9 and 2.1–2.4.
27. Impact on PFL livestock is impact on TCS product and hence is impact on *inter alia* the bio-diagnostic products that such as the NHS rely on (see further below).
28. Second, whilst the Applicant has not introduced anything that could be considered evidential, let alone expert, to counter the evidence provided by PFL/TCS, the Applicant nonetheless refuses to accept that evidence.
29. The Applicant continues to hide behind complaints that matters are not “clear” or that evidence is not “quantified” or that the existing arrangement does not have controls or controls that are “obvious”.
30. The ExA is referred to REP5-111, but the Applicant’s submission (which is in essence a submission that PFL/TCS have not come up to proof, though quite what test the Applicant is applying and the basis for it is not explained) must fail. The evidence before the ExA includes operational evidence from PFL/TCS, veterinary evidence from leading veterinary professionals, biomedical and diagnostic evidence from an independent chartered scientist and acoustic/vibration evidence that is, again, independent. That evidence is corroborated and supported by advisory letters from Royal College of Pathologists (“RCPATH”), BIVDA and the UKHSA (with its executive function in the Department of Health and Social Care (“DHSC”) has responded directly

³ [2024] UKSC 20, [2024] PTSR 988, at para 59 per Lord Leggatt giving the judgment of the majority.

to concerns over the impact PFL/TCS which alone is significant and unusual it having responded already to proposals in a SoCG with the Applicant [REP1-022]).

31. As explained at REP5-111, the Applicant has not met that evidence with counter expert, let alone matched it. Nothing has changed with the Applicant's Deadline 5 submission. Rather, the Applicant continues to seek to nit-pick and tries to undermine the evidence through lawyerly forensics suggesting some gap or omission or similar, but without substantive evidence to the contrary. PFL/TCS consider this is the Applicant seeking to exploit an examination process that, necessarily, depends primarily on written evidence (unlike the inquiry procedure where evidence is given and tested orally). This is, for PFL/TCS, deeply disappointing.
32. The ExA, we appreciate, will not be blind to the imbalance of evidence, and will be well aware that experts give evidence only where they consider it proper to do so, consistent with their duties to the decision-maker. The Applicant's legal submissions cannot substitute for contrary evidence as lawyers cannot make themselves into witnesses. PFL/TCS repeat, that the evidence in this case leads inexorably to the conclusion that PFL/TCS' case is made out, "*notwithstanding lawyerly attempts to dilute the force of the evidence adduced*" [REP5-111 main document, para.7 et seq].
33. Third, rather than seek to assess the impacts on PFL/TCS, the Applicant either sidesteps assessment altogether (such as with noise/vibration impacts), or treats PFL/TCS as if they are something generic. For the latest example of the latter, see what has been submitted by the Applicant at Deadline 5 REP5-098 in response to Action Points 22-23 from ISH3, at section 1.3 purportedly concerning PFL/TCS, which explains that glint/glare assessment has been based on residential dwellings, and says this:

1.3.3. Whilst buildings at Preston Farm/TCS Biosciences are not residential dwellings, the potential glint and glare impact has been assessed at receptor BL27 within ES Volume 4, Appendix 5.4: Glint and Glare Assessment [EN010158/APP/6.4.2]. The results of the assessments show that this Receptor will potentially receive reflections from panels at a 10-degree tilt angle for a maximum of 64.3 hours per year and up to 30 minutes per day. For panels at a tilt angle of 30-degrees this receptor will potentially receive reflections for a maximum of 65.6 hours per year and up to 22 minutes per day. As such, the impact will be Low.
34. The ES assessment referred to [REP5-045] makes clear that there has been no attempt to assess impacts on the semi-wild herds at the Preston Holding, the high point being reference to British Horse Society comment regarding ridden/led horses on bridleways,⁴ whilst 'grazing animals' are equated with dwellings.⁵ The BL27 'receptor' referred to is a dwelling on Botyl Road.⁶

⁴ See 4.6.1.

⁵ 8.3.2. *Although there is no specific guidance regarding glint and glare to grazing animals on fields, the predicted frequency of glare would be within recommendation for other sensitive ground-based receptors such as dwellings...*

⁶ See p.42 of the document.

35. That is offered only as the latest example. The ExA has the many other examples from PFL/TCS previous evidence/submissions.
36. As indicated in REP5-111, PFL/TCS have prepared an 'assessment gap' table, that seeks to summarise, albeit non-exhaustively, the Applicant's failures to assess impact on them.

Approach to mitigation hierarchy

37. So far as PFL/TCS are concerned, the Applicant has turned its attention to the mitigation hierarchy far too late, and in reverse. It has now, in the course of the examination, proposed (some limited) mitigation, rather than avoidance (which it should have done at the outset).
38. What is particularly frustrating, is that significant avoidance is still possible through the removal of E23 from solar PV use and by adopting an alternative Parcel 3 access to the Granborough Road access the Applicant prefers. Both of these being examples of the Applicant's failure to consider reasonable alternatives (relevant to the mitigation hierarchy, the EN-1/EN-3 policy generally, to the s.104(7) balance and to compulsory acquisition tests), given the Applicant has only recently considered changes to E23 solar PV and only recently (and lopsidedly) considered an alternative Parcel 3 access.
39. Assuming the Applicant maintains its maximalist position and refuses to accept the changes sought regarding E23 and access, the position the ExA will be left with is one in which the mitigation hierarchy has not been followed (as the Applicant plainly did not seek to mitigate regarding PFL/TCS as the design stage), nor has the Applicant's position on such mitigation as it is offering been evidenced (the Applicant has provided nothing by way of expert evidence to support its position, let alone counter the evidence provided by/for PFL/TCS).
40. If the Proposals are allowed to proceed as presently formulated, PFL/TCS will suffer harm, in circumstances where the approach demanded by national policy and guidance has been cast aside.
41. As regards E23 and access arrangements specifically, where neither removal of E23 from solar PV use nor amendment of the Parcel 3 access arrangements would amount to a material modification of the DCO, the ExA is respectfully invited to recommend the Secretary of State modify the DCO if minded to grant the DCO.
42. As regards mitigation generally, the Applicant has sought to excuse its failure to assess and its decision not to mitigate by reference to the current position at the Preston Holding and the measures PFL currently has in place, and relies on assertion that PFL/TCS have not shown 'quantifiable risk'. As to the latter, see below in the context of the EN-1 paras. 4.1.7/4.2.15 exception test.
43. As to the former, the Applicant is wrong to rely on e.g. the fact that it is presently not necessary for PFL to take additional steps regarding the few members of the local public who use the PROW network touching the Holding, or as regards the very limited external noise that currently affects the Holding, to excuse its lack of assessment and

mitigation. It is simply not appropriate to suggest, as the Applicant does, that the status quo is materially identical to the position with the Proposals being built and operated.

The EN-1 paras.4.1.7/4.2.15 exception test, and s.104 (2)-(3) generally

44. On the facts of this case, EN-1 paras 4.1.7 and 4.2.15 apply to displace the usual presumption in favour of CNP infrastructure (here the solar farm, but not the BESS).
45. The Applicant's misunderstandings are set out and addressed in REP5-111 and nothing submitted since requires that to be revisited. In particular, whilst the Applicant continues to insist, despite the mountain of evidence, that PFL/TCS have not shown a 'quantifiable' risk sufficient to engage the exception in paras.4.1.7 and 4.2.15, not only is there no such requirement in the policy, but in any event the evidence does show a quantified risk, to a very significant proportion of NHS bio-diagnostic requirements: a loss of one of six horse herds would equate to a 16.66% reduction in horse donor blood and would threaten 10–12% of current NHS bio-diagnostic need for blood-containing media. This loss would arise due to the far end of the replacement land, on which the Applicant relies so heavily as mitigation, being unsuitable for horse grazing due to their distance from the PFL housing and donor facilities. However this loss of one herd is a "best case" scenario if the project goes ahead as planned with E23 included. The alternative on the table is that the Claydon Estate actions its Notice to Quit for the entire Sion Hill FBT (eg under pressure from the Applicant to 'improve' its position in this examination) which includes land outside of the Order Limits, which would result in a loss of 4 out of 6 herds of horses and 2 of 6 flocks of sheep. This would be catastrophic for PFL and the industries that PFL/TCS support and this position has only arisen because of the Proposal.
46. Similarly, the Applicant's attempts to extract a get-out-of-jail-free card from the answer to a Parliamentary Question on blood agar tabled 15 April 2026,⁷ which stated "*there are a number of suppliers on NHS Supply Chain's current framework which support a level of resilience across England.*" But the Applicant's attempts to rely on this as showing supply resilience must fail, as explained in REP5-111. The risk to health/public safety from the Proposals is not answered by pointing to suppliers of agar plates, when the issue is animal donor blood, nor is it answered by asserting, in the face of the actual evidence, that there are EU and international suppliers who would step in and replace the PFL/TCS donor-blood supply [SoCG Table 2.1–2.8].
47. It is notable that the Applicant is now seeking to cast doubt on even the UKHSA 22 June 2026 consultation response, claiming (without evidence) that the UKHSA wrote that response in ignorance.
48. The ExA is asked to pay particularly close attention to the way the Applicant attempts to meet PFL/TCS' case regarding the EN-1 4.1.7/4.2.15 exception, and the yawning absence of evidence to support the Applicant's position.
49. The consequence of EN-1 4.1.7/4.2.15 in this case, is that the application of s.104(2)-(3) of the Planning Act 2008 means the DCO sought should either be refused or

⁷ UIN 127531, tabled on 15 April 2026

modified so as to sufficiently mitigate the impacts on PFL/TCS and the consequential impacts.

50. PFL/TCS also note, under s.104(2)(b)-(d), that there is solid support for their position by reference to those other sub-paragraphs, including the position of Buckinghamshire Council.

The section 104(7) balance

51. If, for technical reasons not apparent, the impact on PFL/TCS and the consequential impact does not fit neatly into EN-1 4.1.7/4.2.15, then for the same reasons as traced already, including in REP5-111, the balance lies decisively in favour of modification of, or refusal of, the DCO sought.
52. The ExA may find it helpful to consider matters in this way.
53. As regards E23, and as confirmed by the Applicant, E23 contributes at most 5% but with the “arc” some 3% of the Proposal’s generating capacity, and there is no contest that removal of E23 from solar PV use would not be a material modification
54. Whereas the losses PFL/TCS face with the current Proposals that retain E23 for solar PV equate to a 16.66% reduction in horse donor blood, and in circumstances where PFL/TCS are the only supplier of donor-blood products in England and Wales.
55. Similar considerations apply to access off the Granborough Road. At its highest for the Applicant, the contest over construction access is a contest between significant risk to PFL/TCS and risk elsewhere, but as to that see the evidence of Mr Bamber, whilst the balance over operational access is between convenience for the Applicant as against generational significant risk for PFL/TCS.
56. Similarly as regards the mitigations required as regards noise, biosecurity, glint/glare and so on. There is, respectfully, no contest.

Compulsory Acquisition

57. The Applicant’s position, insofar as it can be understood, appears to proceed as though the statutory and policy tests for compulsory acquisition (“CA”) are satisfied merely because the Proposals include⁸ CNP infrastructure and because some land is held by PFL under a farm business tenancy (“FBT”). That position has been addressed and shown to be wrong in REP5-111.
58. REP5-111 also explains, in detail, the various CA powers sought over the various plots tenanted or owned by the Prestons.
59. Equally, REP5-111 explains why the ‘replacement land’ under discussion with the Claydon Estate would not be compensation for what is being lost.

⁸ It is in dispute that the BESS enjoys CNP policy support Deadline 5 Submissions para.67 et seq [REP-111, p.15].

60. There are assertions in the Applicant's materials to the effect that the ExA should assume it will have all the rights that it needs, voluntarily. Yet at the same time it seeks CA rights. A confusing position.
61. The Applicant relies on the Claydon Estate's negotiating in this respect. It is, though, notable that even if the Applicant causes the Claydon Estate to issue ultimatums to the Prestons that place them in a near impossible position, such that they feel compelled to accept the new FBT for Sion Hill Farm and assigned AHA for Botolph Farm on terms that allow access for the Proposals across that tenanted land, even then: (a) the Applicant will require CA rights, for substation connection, over land held freehold by the Prestons; and (b) land held freehold by the Prestons will be injuriously affected by the disturbance to the Prestons' occupation of the tenanted land. That is before account is taken of the disturbance to PFL as occupier. Or, indeed, use of temporary powers.
62. The onus remains on the Applicant to show that the CA rights sought are necessary (and see the ExA's justified query of 3 August 2026 in that regard) and to demonstrate a compelling case in the public interest. The latter includes considerations of proportionality and that all reasonable alternatives have been properly explored. Any doubt should be resolved in favour of the affected party – here PFL (Mrs Lynda Preston as tenant, and director of PFL through which she in practice tenants and occupies the land, and PFL as occupier) - particularly where the land and rights sought would interfere with the integrated PFL/TCS operation and the donor-blood supply, the national/international significance of which has been evidenced in spades.
63. As regards the negotiation position, a tenancy note from Mr Simon Alden has been prepared in response to CAH-2 Action Point 4.
64. The ExA will note that negotiations have progressed.
65. A point of particular importance for the decision-maker here, is that the Claydon Estate has now verbally confirmed that any land presently in the Sion Hill Farm FBT for which the Proposals do not require vacant possession (e.g. E23 if it was not needed for solar PV) would be added to the long term FBT presently being negotiated for Sion Hill Farm.
66. Remarkably, and at the 11th hour, the Applicant has added text to the SoCG on this point responding to the effect that the option agreement it has with the Claydon Estate (which option has not been introduced into the examination, but clearly needs to be, so that both PFL/TCS and the ExA can comment on it) would mean that even if land is not required for above ground infrastructure, it would be in the Applicant's gift whether it went to PFL as part of the long term FBT for Sion Hill Farm.
67. Realistically, though, if the Applicant did not need E23 for more than below ground infrastructure or access, on what possible basis would the Applicant seek to hold on to it, rather than allow it to be used productively by an operation so important for national/international health/safety?

68. Thus, if, as PFL/TCS contend, the Proposals were modified to remove the solar PV from E23, and/or the Parcel 3 access from Granborough Road, the ExA and Secretary of State can be confident that PFL would be able to use that land as part of the long term FBT.
69. Finally, it is curious, and as discussed in REP5-111 frankly disorientating, that the Applicant continues to contend that the notice to quit served in respect of the Sion Hill Farm FBT is not driven by these Proposals, when it plainly is (and the Estate's negotiating position generally plainly is). The position is even more curious, given the Applicant now seeks to rely on, but without disclosing to the examination, the option agreement it has with the Claydon Estate. All such option agreements must be disclosed into the examination.
70. The Applicant has not, in any event, remotely demonstrated the compelling case for the CA powers at which PFL/TCS draw the line.

E23 specifically

71. PFL have explained, at length, why E23 is important to the Holding now, and will be even more important if the Proposals are granted permission and proceed. PFL provided visual aids demonstrating how the Holding will be affected in terms of the land available for grazing and for crop production, where the herds and flocks can go etc, in REP5-111. As explained there, with the loss of the other Parcel 3 fields, it becomes even more important that E23 is available for grazing and for livestock movements in all directions.
72. PFL have to apologise to the ExA, though, because the plan referred to at para 116 of the REP5-111 main document was inadvertently omitted. This being the plan that PFL/TCS provided to the Applicant, without prejudice to PFL/TCS' position all of E23 should be removed from above ground scheme infrastructure, which plan shows the movement space required in E23 (a 'capsule'). PFL also may have misunderstood the full nature of what lay behind ISH Action Points 27-28. So PFL now attach the plan, and explain further as regards ISH3 AP 27-28.

The E23 movement plan inadvertently omitted from REP5-111, and why fields to the west (or east) could not be used to 'bypass' the need to move livestock through E23 north/south

73. As regards the importance of E23, and ISH3 AP 27-28, PFL now understand that the Applicant's comments at ISH3/CAH2 regarding use of fields adjacent to E23, and the associated action point, concerned the Applicant's belief that all PFL needs from E23 is east/west movement, as the fields to the west of E23 could be used to move livestock north/south instead of using E23 for that movement. That is incorrect.
74. If the Proposals are permitted, the loss of the other parts of Parcel 3 to use by PFL means that E23 will become even more important for livestock movements across the compass points, as well as grazing, and the pressure on all fields in the centre of the Holding for grazing (including E23) will increase. The fields to the west (or indeed the freehold land to the east) could not be used for north/south livestock movements instead of E23, as they will be needed for grazing other herds/flocks (assuming they

remain available for that). A herd or flock cannot be moved through those adjacent fields whilst another herd or flock is present, and as the plans submitted with REP5-111 show, there is simply no room for manoeuvre in terms of that grazing (even assuming the removal of one herd due to the Proposals' retention of E23 for solar PV). The ExA is respectfully referred back to those plans submitted as part of REP5-111, which show the fields and their usage and which, together with the other plans submitted, show why PFL could not, with the Proposals in place, somehow 'go around' E23 for north/south movements.

PFL's constructive effort to find an alternative layout to E23

75. As the plan referred to at REP5-111 main document para.116, now attached, shows, PFL has provided to the Applicant, without prejudice to PFL/TCS's case that E23 should not have solar PV, a layout for E23 with solar PV in a "capsule". That layout would at least allow for livestock movements through and some grazing of E23, though it would deprive PFL of necessary grazing land and introduce risk through the presence of Proposals' infrastructure (eg through glint, glare) and their need for maintenance (and so biosecurity risk, stress risk etc).
76. The ExA will see from the SoCG reference by the Applicant to the effect '*Should PFL reach an agreement with the Estate a land area has been offered which would maintain access to the fields to the East of E23 through E23*'. PFL/TCS suspect they know what this refers to, and for the avoidance of any doubt, any suggestion by the Applicant that it would suffice to offer two west-east movements corridors across E23, is wrong, for the reasons explained already and reiterated above: livestock movements across E23 to all compass points is required, and the adjacent fields west (or east) cannot be used for north-south movement in lieu of E23. Such a suggestion by the Applicant is no better than, or even a step backwards from, the 'arc'. In addition, the apparent suggestion is that the Applicant would not offer grazing of the non-solar PV parts of E23, but if so that would mean the loss of further needed grazing land.
77. This is yet another of very late stage engagement around mitigation, not in accordance with the mitigation hierarchy, and reflecting a failure to understand and assess PFL/TCS in a timely fashion and a failure to explore reasonable alternatives.
78. Further, and a point the Applicant acknowledges, is that a reimagined planting of solar arrays in E23 does not answer PFL/TCS' primary case that E23 should be removed from solar PV use.
79. As discussed in REP5-111, the Applicant's own material shows that E23 even at 'maximum' solar PV would contribute only a limited proportion of overall generating capacity, still less with its 'arc' design, whereas its use for solar PV would cause massive interfere to PFL/TCS' integrated operations, animal movement, grazing, and sever PFL's access to land east of E23. The consequences of keeping E23 'in' the Proposals for solar PV, are unacceptable.

Parcel 3 access specifically

80. Here again we see the Applicant's failure to comply with the mitigation hierarchy, and deficient consideration of reasonable alternatives.
81. It did not require, and should not have required, PFL/TCS to raise the possibility of access from the Winslow Road for the Applicant to consider it. The Applicant ought to have been investigating ways to avoid impact on PFL/TCS in the first place, and the Winslow Road access had already been expressly considered, and approved, by the Statera Inspector.
82. Nevertheless, the Applicant have belatedly done so, its assessment was then lopsided, and failed even to weigh in the balance the benefit of avoiding impact on PFL/TCS.
83. We refer to REP5-111 and the attached documents: the Applicant's position via Mr Buchan that the proposed access is the only feasible and safe construction access option is contested by Mr Bruce Bamber, and the Applicant has underestimated the disadvantages of the Granborough Road route/access and underestimated the benefits of the Winslow Road alternative (see also SoCG rows 8.3–8.5).
84. Nor does the Applicant's evidence stretch to supporting a Granborough Road access for operational access, where that would introduce, in real world terms, a generational biosecurity risk and disturbance. That is a point addressed further in the note from Mr Bamber attached.
85. The Applicant also claims that the Winslow Road alternative will create a journey distance across the project requiring a 33.1-mile journey between Parcels 2 and Parcel 3. That is a weak and untenable response and Mr Bamber has responded to that also.
86. As regards fine detail, and without prejudice to PFL/TCS' position there should be no access from the Granborough Road at all, the other plan that PFL/TCS inadvertently omitted to attach at Deadline 5 was the plan referred to at REP5-111 main document para.114. This shows livestock movements to/from the Granborough Road. It shows that access off Granborough Road will mean conflict with those movements, and that anything that can be done to minimise that, should be done. Including moving the access as far east as possible. The plan now attached shows that, along with a suitable stability buffer from the brook. The Applicant at Deadline 5 in its OCTM contends that any moving of the Granborough Road access further east than 50m from present is unviable [REP5-073]. It refers to unexplained 'ecological'/'environmental' constraint. The Applicant must explain and justify that. If there is anything to that, it must be weighed with the impact on PFL/TCS.

Deficient mitigation proposals

87. Not only has the Applicant failed to follow the mitigation hierarchy, and failed to seek to avoid at the design stage, but such mitigation offered by the Applicant is vague, reactive and insufficiently secured. Repeated statements that the Applicant will "work with" PFL/TCS before or during construction, and similar phrasing, is not mitigation in any substantive sense, let alone what is required where the receptor is known to be sensitive and the consequences of impacts nationally significant.

88. On 14 December 2023, some 21 months before submission of the DCO application, PFL/TCS explained in a 17-slide briefing the same matters it continues to explain, including: TCS' clinical diagnostic role, donor blood use, the integrated PFL operation, donor animal welfare, biosecurity, supply continuity, land impacts, employee risk, growth constraints and capacity, customer demand for increased supply, and the NHS diagnostic context. That plainly fell on deaf ears. But the Applicant cannot complain that the PFL/TCS case has been introduced late, nor (as above) is it in any way unclear or unevicenced, such that the Applicant can say it was right or is justified in failing to respond to what it was told.
89. The relevant harms include (by way of a brief listing) land loss, Holding fragmentation, biosecurity risks, to livestock and their feed, operational disruption, noise and vibration impacts on donor livestock, glint/glare and movement stressors on donor livestock, BESS fire event risk, and knock on consequences for donor-blood supply.
90. Whilst the Applicant now belatedly accepts some degree of sensitivity for PFL/TCS as receptors, it shuts its eyes to the consequences for PFL/TCS and national/international health and supply chains, and public safety, and such mitigation as offered is underdone.
91. It is also (again) highly material that there was an alternative considered, with a much smaller Parcel 3, that would have substantially avoided the harms and risks to PFL/TCS, that in March 2022 was laid out to Mr James Preston and indeed contained in some of the assessment documents produced later. See REP5-111.
92. As regards biosecurity, whilst something is offered, it is deficient. See attached analysis. Mitigation must be properly detailed and secured.
93. As regards noise mitigation and acoustic screening, we are no further forward. The same points arise.
94. As regards visual screening, the Applicant simply points to the LEMP (which was *not* what ISH3 Action Point 10 had in mind). Which means that PFL have no comfort at all until 'year 10', which is wholly unacceptable. The extent of the pre-commencement planting must, again, be properly detailed and secured.
95. And so on.

Conclusion

96. As per REP5-111, the evidence demonstrates that the Application objectives can be met without the most harmful elements of the current Proposals though non-material modifications, as follows
- a. Removal of E23 from solar PV use, retaining it for cable only
 - b. Access via the Winslow Road (or another) alternative to the Granborough Road routing/access
97. Policy tests under EN-1 4.1.7/4.2.15 are engaged, and the s.104(7) balancing exercise in any event means the ExA should recommend, and Secretary of State decide, to

either refuse or require modifications to the DCO given the consequences of the current Proposals (including mitigation) for the PFL/TCS product and so for health and public safety.

98. Consideration under the CA guidance strengthens the case for modification, and for insisting on enhanced mitigation.

99. The Secretary of State should, if otherwise minded to grant the DCO, modify it to:

- a. Remove E23 from solar PV use, retaining it for cable only.
- b. Require access to Parcel 3 via Winslow Road, not Granborough Road.
- c. Secure enforceable biosecurity, noise, and screening mitigation tailored to PFL/TCS' needs.
- d. Limit CA and rights to the minimum necessary, with clear justification for each plot.

100. PFL/TCS do not ask the ExA to apply double standards when assessing CNP and PFL/TCS' priority. The modifications sought would preserve the core operation of PFL/TCS without the associated harms, allow the Proposals to go ahead in substantially their proposed form, and mean the PFL/TCS operation could co-exist with the Proposals [see SoCG Table 7.11–7.14].

101. There are also serious deficiencies as regards EIA, and it is imperative the Applicant make a clean breast regarding alternatives considered, including by providing all option agreements into the examination, now that it has sought to publicly rely on its contractual option with the Claydon Estate.

Technical Note 01B

Project: Rosefield Solar DCO

Subject: Granborough Road Access

Client: Preston Farms Ltd and TCS Biosciences Ltd

Prepared by: Bruce Bamber BSc MA MSc MCIHT

Date: 03/08/2026

Introduction

Exa. library refs
in margin

1. This Technical Note considers three points raised in relation to the proposed access strategy for the Rosefield Solar Farm. It accompanies the Railton Report (July 2026). This Technical Note does not alter any of the content or conclusions of the original Report. [REP5-111 pp.56-82].
2. The author is Director of Railton TPC Ltd who has worked for 35 years in the transport planning industry. He is a member of the Chartered Institution of Highways and Transportation (MCIHT). He has dealt with highways and transport matters for a wide range of development types from local to strategic scale. He has given evidence at informal hearings and public inquiries, participated in Local Plan Inquiries and examinations of Nationally Significant Infrastructure Projects (NSIPs).
3. The opinions expressed are the author's true and professional opinions. The author is fully aware that it is his duty to provide his honestly held professional views, irrespective of by whom he is employed.
4. The three matters considered in this Technical Note are:
 1. The location of the proposed access from Granborough Road;
 2. The claim that an access to Parcel 3 from the north would require a 33.1 mile journey between Parcels 2 and 3; [REP5-087 p ara.3.6.1]
 3. The proposed operational access from Granborough Road.
5. The matters are considered in turn.

Location of Granborough Road Access

6. The proposed access on Granborough Road is shown on Figure SK004 attached to the Outline Construction Traffic Management Plan (CTMP) (Deadline 5, July 2026). This shows two locations for the proposed access; a western location with visibility of 170m to the west and 140m to the east and an eastern location with visibility of 215m to the west and 90m to the east. [REP5-073 p.44]
7. Paragraph 3.5.12 of the CTMP states, '*The design of the access junction to Parcel 3 located on Granborough Road can allow for a variation of up to 50m from the location shown in Annex 2. This will still provide for sufficient visibility splays, whilst ensuring that the junction is not located in areas of ecological constraint*'. The nature of the [REP5-073 p.13]

ecological constraints is not made clear. The plan does not show the extent of highway land and the location of other features that might obstruct visibility to the east, nor is any speed survey information provided to justify the visibility splays that have been identified.

8. From the information that has been provided, it appears that, in terms of meeting relevant visibility standards, it may be possible to move the access junction further to the east to reduce impact on the sensitive Preston Farms Ltd and TCS Biosciences Ltd site.

Distance Between Parcels 2 and 3

9. The applicant states that an access from the north into Parcel 3 would lead to a 33.1 mile journey between Parcels 2 and 3. The applicant does not provide any assessment of the type and number of vehicle movements that would be generated between Parcel 3 and the remainder of the site. [REP5-087 para.3.6.1]
10. Section 7 of the original Railton Report pointed out that the vast majority of HGV movements to and from the site are likely to be limited to a single destination. The vast majority of HGVs would not have any reason to travel to Parcels 1 or 2 and then travel to Parcel 3 (or vice versa). The typical HGV would be a delivery vehicle that arrives laden, unloads and then leaves the site. There is little reason for materials or components to be transported or split between parcels. The potential for materials or components to require movement between parcels can be minimised through efficient scheduling and vehicle management. [REP5-111 pp.56-82]
11. It would be the case that the alternative access to Parcel 3 from the north via Winslow (the route already identified for abnormal indivisible loads) would provide a significantly shorter route for any HGVs travelling to and from the north via either the M40 or M1.
12. If there were a need for any HGVs to visit all Parcels of the site, an alternative route via the A41 and A413 (Aylesbury to Winslow) with a distance of around 20 miles would be available. The very low numbers of HGVs requiring to make this journey would have a negligible impact on these A roads.
13. It is much more likely that trips between the various parcels would be associated with light vehicles (management, supervision, monitoring) and these could be undertaken on the local highway network through local villages without leading to any significant adverse impacts.

Operational Access via Granborough Road

14. The applicant is proposing to retain the Granborough Road access for operational purposes. This would increase the duration of impact from the construction period (30 months) to the lifetime of the scheme (40 years). [REP5-087
at 2.9 and 3.6].
15. The level of operational traffic, although not negligible, would be low and associated with general maintenance (24 permanent staff on-site throughout Parcels 1, 2 and 3 during operation) and replacement of faulty or damaged equipment. [REP5-069
at 2.4.3]
16. The majority of operational vehicles would be light vehicles. The impact of operational light and heavy vehicles on the alternative access route, if this were adopted, would be well below the impact during the construction phase and in transport environmental terms would lead to negligible effects.
17. There are likely to be some operational vehicles that will need to travel between Parcel 3 and the remainder of the site. These would largely involve monitoring and maintenance activities. These are likely to be overwhelmingly light vehicles (cars or vans) that would be able to use the local highway network with negligible adverse impacts and negligible additional network-km.

Conclusions

18. It may be possible that the proposed eastern site access on Granborough Road could be moved further east without compromising highway safety.
19. The journey between Parcels 1 and 2 and Parcel 3 would not be undertaken by the vast majority of HGVs. For any small number of HGVs that do require to travel between parcels, an alternative, shorter route via the A41 and A413 is available.
20. It would be possible to provide operational access via the alternative route that would eliminate the need for site traffic to cross the Preston Farms Ltd and TCS Biosciences Ltd site for the 40 year duration of the project. The vast majority of operational activities that would require movement between Parcel 3 and the remainder of the site would be undertaken by light vehicles that could use the local highway network with negligible adverse impact and without any significant diversion.

PFL/TCS Assessment Gap

Introduction

The Deadline 3 engagement chronology [REP3-067, Appendix B] includes the detail that was communicated to or otherwise known to the Applicant about PFL / TCS and their operations prior to the DCO application being submitted on 26 September 2025.

That detail is not in any assessment in the application documents including in particular with reference to the ES Volume 2 Population Chapter [APP-057] and the Community Study which as a point of note does not even refer to PFL (ES Volume 4 Appendix 14.1 [APP-130]).

The Applicant now *apparently* (it is not clear) identifies TCS as a “Very High” sensitivity receptor and PFL as a “High” sensitivity receptor [see Table 14.25 of the updated ES Population chapter (chapter 14), REP4-039]. But as discussed at ISH3, quite what the Applicant is saying even now is unclear, both as to what is said about individual receptors, including PFL and TCS, and also what scale or scales are being used for Table 14.25. Nor is the apparent distinction between PFL and TCS in terms of sensitivity explained.

While PFL is an affected person within the Order Limits and TCS is an Interested Party clearly the Applicant is required to assess the two companies as an integrated biomedical production system. It is no answer to say that it is a highly unusual operation and so omit any proper assessment of the operation, pigeonhole the operation (or any part of it) into generic categories, or seek to assess it on a generalised basis or aggregate PFL/TCS with agricultural businesses when specific circumstances must be assessed taking account of, in particular, proximity and sensitivity of/to the receptor.

To illustrate what the Applicant knew in 2023, PFL provided a 17- slide briefing explaining TCS’s clinical diagnostic role, blood agar plates, donor blood use, the integrated PFL operation, donor animal welfare, biosecurity, supply continuity, land impacts, employee risk, growth constraints, and customer demand for increased capacity. The briefing included the NHS diagnostic context [see Chronology in REP3-067, Appendix B].

It is telling that even in the updated ES Population chapter (chapter 14) REP4-039 TCS/PFL (apparently) are even now described as follows:

“A single tenant (Tenant/Occupier A) occupies Fields SA35, SA36, SA37, SA38, SA39, SA40, SA41, SA42, SA43, SA44, SA45, SA46, SA47, SA48, SA49, SA50, SA51, SA58, SA59, E10, E11, E20, E21, E22 and E23. The land amounts to 131.2ha of land, mainly comprised of animal grazing. The operation employs one farm manager. This land is also used by one non-agricultural business - TCS Biosciences— described in the following section (‘Land use, employment and commercial activity in the community study area’).

Preston Farms Limited is not even identified in terms of a *business* that might be affected (perhaps because Mrs Preston is the named tenant, but that is no justification, given she directs and occupies through PFL, and PFL is the occupier), nor is there any reference to its specialist home office licence status. The categorisation of one farm manager is totally wrong and shows that the assessment was flawed from the start.

“TCS Biosciences manufactures and distributes laboratory reagents, test kits and quality control reagents (TCS Biosciences operates on agricultural land tenanted from the Claydon Estate)”.

This is a cut and paste from TCS' website and shows no assessment of the knowledge that they had been provided with of the two businesses and importance to the NHS supply chain and regulatory constraints.

The relevant framework is found in The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017, Planning Act 2008, relevant National Policy Statements, compulsory acquisition tests and other applicable law (including here ASPA) and policy and professional guidance require an intelligible assessment capable of tracing the receptor and its baseline through the relevant impact pathways, the assessment of magnitude and significance, the consideration of reasonable alternatives and avoidance, the mitigation relied upon and the resulting residual and cumulative effects. For us, that assessment chain cannot be traced in the project documents.

In addition, the assessment gap (as more fully set out in the Table below) extends beyond the impact on PFL/TCS as the Applicant has also failed to properly assess the impact on national health or public safety. The Applicant has preferred to refuse to accept the considerable evidence PFL/TCS has provided regarding the real risk of quantifiable adverse impact on bio-diagnostic supplies needed by the NHS. It has brushed off third party evidence with nothing other than the vague assurance that mitigation will be in place. This is not an assessment of the risk. There is also no evidence provided by the Applicant to allay concerns raised by third parties or proof that there will be no impact on PFL / TCS products. Instead, the Applicant has constantly undermined what has been put forward as "without all the facts".

The Applicant's own summary of the EIA alternatives requirements appears in the Reasonable Alternatives Chapter [APP-047 paragraphs 4.2.3–4.2.5].

PFL/TCS

Assessment Gap Table

Principal document	How PFL / TCS appears	Receptor assessment gap
EIA Scoping Report [APP-079], sections 6.1 and 6.7–6.9; EIA Scoping Opinion [APP-080]; Scoping Opinion Response Matrix [APP-081]	Neither PFL nor TCS are identified as a specialist receptor.	The Applicant never assessed any distinct pathway for a Home Office licensed donor-animal operation. That is an assessment gap where animal welfare and stress, donor suitability and blood quality, biosecurity, product continuity and the integrated PFL/TCS operation all fell to be assessed but were not. PFL/TCS was not assessed as part of the PEIR, and PFL and TCS were not assessed in the Environmental Statements submitted on 26 September 2025. Considering the pre-application engagement this is a significant omission. The detail of PFL's donor-animal operation, its relationship with TCS and its operational sensitivities was known to the Applicant. The relevant gap is not merely that PFL/TCS was <i>not known</i> at scoping stage. It was the Applicant's failure to describe the detail known to it identify the appropriate receptor definition, baseline and assessment methodology before the ES was finalised. It was only when the ExA started its examination of the environmental topics that the Applicant started to assess PFL/TCS as a specialist receptor. That was required of it where at ISH3 "Effects on Preston Farms Limited and TCS Biosciences Limited and related mitigation"

		and “Noise and vibration effects on donor livestock” were matters requiring examination. The Applicant still does not treat PFL in conjunction with TCS as a specialist receptor (see PFL/TCS statement of common ground).
ES Volume 1, Chapter 4: Reasonable Alternatives Considered [APP-047], paragraphs 4.3.1, 4.4.5–4.4.8 and 4.7.1–4.7.64; Site Selection Report, Appendix 1 to the Planning Statement [REP1-016] and Update [REP4-008]; Bat Preliminary Roost Assessment Report 2022 [APP-088]; Wintering Bird Survey Report 2022 [APP-089], site-location figures; PFL/TCS Deadline 3 submission [REP3-067], Appendix A, paragraphs A6.6–A6.8	APP-047 explains the selection of land close to the grid within the land owned by the Claydon Estate and records subsequent design evolution. It does not identify PFL / TCS as a site selection or design constraint. REP4-008, Appendix 1; APP-088; APP-089 show the site-selection and ecology baseline context, including that a materially smaller Parcel 3 was under consideration in 2022.	The Applicant has not provided any explanation [APP4-082 and REP3-049] for that earlier layout and the later expansion across the PFL’s holding and specifically the inclusion of solar arrays in E23. The application documents omit any transparent design-evolution explaining why Parcel 3 was expanded, why E23 was retained for solar planning, why potentially less-sensitive land elsewhere on the Claydon Estate was not preferred. At the design evolution stage PFL/TCS’ sensitivity and the significance of its operations to public health and safety were known to the Applicant. The Applicant has explained why the landowner was selected. The Applicant has not explained why the Proposed Development expanded once the sensitivity of PFL/TCS was known. It is common ground EIA does not require assessment of every conceivable alternative.

		A proper assessment however is whether reasonable alternatives were considered. The Application documents do not provide any transparent account of showing that known characteristics and sensitivity of PFL/TCS informed the design process nor, importantly, how those considerations were weighed when development affecting the holding was retained/expanded on at the design evolution stage. This is clearly important where the Applicant now relies on design measures affecting the PFL/TCS holding, including removal of <i>some</i> solar PV infrastructure from E23 and the inclusion of livestock movement corridors. Design mitigation alone does not itself demonstrate the underlying receptor or pathways were assessed when the relevant design choices were made.
Design Approach Document [CR1-014], paragraphs 1.1.4, 2.1.4–2.1.6, 5.5.22–5.5.32 and 6.3.3	PFL is considered an agricultural tenant, and treated as a generic farm business and with no appreciation for the specialist operation nor any assessment of its place as part of an integrated key supply chain business..	The application documents do not refer to TCS or PFL and do not assess them as an integrated biomedical production system. The Applicant knew before it submitted the DCO that PFL and TCS form an integrated biomedical production system. There is no explanation in the Design Approach Document why solar PV remained in E23, nor why the Granborough Road construction access was retained, nor how avoidance was revisited where the PFL/TCS sensitivity was already known.

		The Design Approach Document refers to design changes, but there is no receptor assessment or proper application of the mitigation hierarchy.
ES Volume 2, Chapter 14: Population Chapter [APP-057] paragraph 14.5.51, page 41 and Update [REP4-039]; ES Volume 3, Population Figures 14.1–14.7 [APP-073]; ES Volume 4, Appendix 14.1: List of Commercial Operations/Businesses within the Community Study Area [APP-130], Table 14A1.1, page 1	The Application documents use a cipher “Tenant/Occupier A” to refer to PFL. Tenant/Occupier A is described as occupying 131.2 hectares mainly comprising animal grazing and said to employ “one farm manager”. The same paragraph treats TCS as a separate non-agricultural business. Appendix 14.1 lists TCS only as “Life Sciences”.	As above the Applicant knew that PFL and TCS form an integrated biomedical production system. However PFL was assessed as a grazing livestock business and TCS was assessed as a generic non-agricultural business. The baseline is wrong and this prevented, and prevents, the ExA having before it any proper assessment from the Applicant of likely significant adverse effects and of the relevant operational risk to PFL/TCS. At the application-stage the wrong baseline was adopted and so the Applicant has not adequately described the function, sensitivity and interdependence of the receptor (PFL in conjunction with TCS) before assessing the magnitude, significance and then turning to mitigation.
ES Volume 2, Chapter 13: Noise and Vibration Chapter [APP-056] paragraphs 13.5.2–13.5.4, 13.6.38–13.6.39, 13.8.1–13.8.3 and 13.9.10–13.9.12 and Update Rev 3 [REP4-035]. Baseline Noise Survey [APP-127], paragraph 2.1.1 and Table 1, page 4; Construction Plant Lists and Results (Clean), Rev 2 [REP4-044]; ES Volume 3, Noise and Vibration Figures [APP-072]; Rev 5 figures [CR1-021]	The baseline survey uses 10 noise/vibration sensitive receptors assessing the impact on human population. It applies construction guidance in BS 5228(1) and (2). It adopts 65 dB LAeq as the threshold. Noise and vibration to livestock are not screened or assessed and fall to be considered through later liaison and management with no evidence that this will meet an acceptable threshold.	The receptor locations used by the Applicant were required to include donor animals, winter housing and collection facilities. A donor-animal specific assessment of the behavioural effects of noise and vibration on livestock was required. The application documents should have included an assessment of the pathway from disturbance to animal stress, donor suitability, blood or product quality and supply continuity.

		The application-stage criteria are principally directed towards conventional human noise-sensitive receptors. No equivalent assessment has been identified which demonstrates that those criteria are appropriate to donor livestock. It is common ground that “noise and vibration effects on donor livestock” are material to the examination.
ES Volume 2, Chapter 15: Transport and Access Chapter [APP-058], paragraph 15.6.9, Tables 15.7–15.9 and 15.15; ES Volume 4, Appendix 15.1: Transport Assessment Rev 2 [REP4-046], paragraph 4.1.1 and Annex 2; Construction Access Review, Rev 1 [REP4-087], Tables 3.3 and 4.1; Consultation Report Appendix J-2 [APP-029], “Horses” entry; Original Transport Assessment [APP-131] where revision history is relevant	APP-058 expressly defines the relevant receptors as road users and residents. Granborough Road is assessed through “Users of Granborough Road” and roadside residents. There is no reference to TCS or PFL. REP4-087 later refers to TCS under “direct business impacts”, but only by reference to an alternative route and it has never defined or assesses the integrated specialist operation or the alternative route at an earlier part of the process. The consultation response also treats horses under equestrians and so road users considered together with pedestrians and cyclists rather than sensitive receptors in their own right in the fields next to the access routes.	PFL are not assessed as a receptor at the construction access interface. The documents address conventional highway and business effects, not whether sustained construction and operational traffic is compatible with animal, machinery, feed/haylage, blood collection, product and biosecurity movements forming part of the regulated operation. The Applicant's later justification for the Granborough Road access are distinguishable from the separate EIA question of whether the particular effects of that access upon PFL/TCS were identified, assessed and, where necessary, avoided.
ES Volume 4, Appendix 6.1: Air Quality Assessment [APP-086], paragraphs 3.3.1–3.3.10 and 5.1.5–5.1.10; Consultation Report Appendix J-1 [APP-029]; ES Volume 2, Chapter 6: Air Quality Rev 2 [REP4-027]	TCS appears in consultation material but the assessment applies conventional human health and ecological assessment criteria.	No assessment has been identified which applies a source–pathway–receptor analysis specifically to those claimed operational sensitivities considering (the pathways, including:) airborne, vehicle trackout, soil disturbance in the holding, nor the receptors including donor animals, grazing and feed, quarantine or testing

		facilities and the TCS laboratory with a calibrated air intake/ventilation system.
Water Chapter [APP-059], paragraph 16.1.2, Table 16.5 and sections 16.8–16.10 and Updated Rev 3 [REP4-037],; ES Volume 3, Water Figures 16.1–16.6 [APP-074]; Updated Rev 3 [REP4-037]; ES Volume 4, Appendix 16.2 Flood Risk Assessment [APP-132]; WFD Waterbodies Stage 1 Screening Assessment [APP-133]; Outline Drainage Strategy Rev 4 [REP3-040]; ES Volume 4, Appendix 16.1:	The documents assess the water environment, flood risk, drainage, water quality and pollution control using hydrological and ecological receptors. PFL are not identified or assessed as an operational receptor.	Again this does not use the source-pathway-receptor approach/model where surface water and drainage, routes needs to identify the receptors that are susceptible to contamination event and the effects of such an event including without limit, temporary exclusion, quarantine, loss of operational land. While the assessment gap here is not necessarily an omission from the hydrological assessments themselves, there is no proper assessment of the consequential effect upon PFL/TCS.
ES Volume 2, Chapter 17: Cumulative Effects [APP-060], paragraphs 17.5.1–17.5.6 and Tables 17.4–17.5, pages 38 and 47; ES Volume 3, Cumulative Figures 17.1–17.9 [APP-075]; Appendix 17.1: Long List of Other Approved or Existing Developments [APP-134]; Appendix 17.2: Landscape and Visual Interproject Cumulative Effects Assessment [APP-135]; Appendix 17.3: Cumulative Visualisations [APP-136]; Interrelationships with other NSIPs and Major Development Schemes [REP3-048]	This uses agricultural and non-agricultural businesses as receptors. The baseline is generic. It does not identify the sensitivity of PFL/TCS and the exposure.	Because PFL and TCS are divided in the source chapters, no transparent common receptor assessment combines noise, traffic, dust, access, land loss, biosecurity and business or supply continuity. Even if noise, traffic, dust, land-use and other effects are individually assessed as not significant within their respective topic chapters, that does not by itself establish the effect upon PFL/TCS where the sensitivity is high and the likely effects arise from several pathways acting upon the same operation noting that that operation is integrated. The cumulative chapter reproduces the source classifications and omissions rather than correcting them.

Non-Technical Summary [APP-077], sections 6.7–6.12, pages 56–64	PFL/TCS' operation are not properly identified in the NTS under the subheadings noise and vibration, population, access, water and cumulative effects. The only references are to the impact on agricultural business and non-agricultural business where land swaps are mentioned but this does not resolve the problems associated with the land swaps which are not even yet agreed. The applicant states that these land swaps will mean that the effects on the viability of these businesses are considered to be not significant.	EIA is procedural and about participation and requires a decision maker to have adequate information. The NTS should also be tested against the underlying ES. The underlying assessment does not contain a receptor-specific assessment, and this cannot simply be remedied by changing what is in the NTS. Land swaps are not mitigation that could lead to a “not significant” where it makes assumptions concerning availability, suitability, timing and equivalence on which that “not significant” assessment depends.
Volume 4 Appendix 5.4: Glint and Glare Assessment REP5-046 Rosefield Solar Farm Applicant's Response to Action Point 22 and 23 from ISH3 REP5-98	PFL are not mentioned in the initial glint or glare assessments. In follow up action point 23 by the Examiner to ‘comment on the assessment of the Prestons/TCS in its Glint and Glare Assessment’ the Applicant provides one paragraph at 1.3.3. <i>“Whilst buildings at Preston Farm/TCS Biosciences are not residential dwellings, the potential glint and glare impact has been assessed at receptor BL27 within ES Volume 4, Appendix 5.4: Glint and Glare Assessment [EN010158/APP/6.4.2]. The results of the assessments show that this Receptor will potentially receive reflections from panels at a 10-degree tilt angle for a maximum of 64.3 hours per year and up to 30minutes per day. For</i>	PFL are not assessed as a receptor for glint or glare at the initial phase. When questioned by the Examiner, it points to the receptor “Botyl Road” which is generic and does not cover the PFL numerous sites and operations. The Applicant retrospectively relies upon BL27 as representing the relevant buildings. The remaining assessment question is whether BL27 represents the locations and activities said to be sensitive within the PFL/TCS operation and whether the methodology used to classify the resulting effect as “Low” addresses those activities.

	<i>panels at a tilt angle of 30-degrees this receptor will potentially receive reflections for a maximum of 65.6 hours per year and up to 22 minutes per day. As such, the impact will be Low.”</i> <i>If you look at what receptor BL27 is, it just states “Botyl Road”.</i>	
Consultation Report [APP-020]; Consultation Report Appendices J-1 to J-2 [APP-029], Appendix J-2 “Impact on TCS Biosciences Ltd” entry; Consultation Report Appendices B-1 to B-2 [APP-022], Table B-2; Preston Farms Ltd and TCS Biosciences Ltd Deadline 3 post-hearing submission [REP3-067], Appendix B	Records TCS, NHS relevance, extensive land dependency, employment and operational concerns.	The consultation record demonstrates knowledge, but not the conversion of that knowledge into the receptor definition, baseline, pathway assessment or design constraint. The specialist concerns were translated principally into land and business management measures after the main layout and access strategy had been retained

Cover to PFL/TCS Review of Applicant's Biosecurity Plan submitted at Deadline 5

We have reviewed the updated outline biosecurity plan and whilst we are grateful that it is an improvement to the previous version, it is still some way from what is required. We attach a table (below) that itemises matters but, for example, the threshold in several cases throughout the document before anything is even considered to be done *"Where a PFL/TCS animal is injured or is clearly and significantly distressed"* is far too high and too late. If the Applicant's work was even causing minor distress to the animals, as previously highlighted this can have a huge impact on their welfare and the blood product quality and given that the Applicant relies on its mitigation being sufficient so that there will be no negative effect on the PFL operation, we are not taking much comfort from this threshold, nor the fact that in many cases the Applicant can investigate itself and then decide on the outcome itself with only *"consultation"* with PFL / TCS. PFL/TCS are also given no practical means to stop harm when it arises.

The Applicant has also introduced the concept of appointing an independent veterinary adviser to assist where parties disagree on biosecurity issue. *"Where the parties materially disagree on a technical biosecurity issue requiring specialist veterinary judgement, the Applicant will seek advice from the Independent Veterinary Adviser (IVA), where appointed under Section 1.7, or otherwise obtain independent veterinary advice."* It is said the IVA cannot be the Named Veterinary Surgeon but must be independent. Surely the relevant person for biosecurity issues should be the NVS as they are the person responsible for welfare of these specific animals under the home office licence including, as set out in the ASPA guidance identified as being responsible for *"advice on biosecurity issues"*

In addition, like the rest of the project, even if there is a big problem identified by the IVA, the remedies are weak... e.g. *"Where a PFL/TCS animal is injured or is clearly and significantly distressed and there is a reasonable basis to consider that the works may be causing or contributing to the situation, the nearby affected construction activity will be made safe and, where necessary, paused while the Applicant implements the Biosecurity Incident Response Procedure set out in Appendix C. The IVA and NVS may raise and escalate animal-welfare or biosecurity concerns, but neither PFL/TCS, the NVS nor the IVA will have a general power to stop unrelated construction works. The detailed Biosecurity Management Plan will define the escalation and decision-making arrangements."*

By way of summary of the gaps in the updated plan that cause us concern (see the table for detail):

- The Applicant continues to ignore our plea that avoidance of risk should be the first consideration in every case, as clearly set out in the home office licence code of practice. The removal of E23 and construction / operational access from the north to Parcel 3 significantly reduces the interfaces with our operation and as such the risks which we are trying to mitigate by the biosecurity plan are also significantly reduced.
- A huge amount of the detail is to be submitted or *"agreed"* later in the future, giving no comfort at this stage, nor any method of resolution where things are not agreed.
- What is considered a 'sensitive' event/activity requiring a pause in work is not set out but something the Applicant may (or may not) *"agree"*.

- Noise, vibration, dust and animal-behaviour trigger levels remain unassessed and unclear and should be secured before approval.
- The outline plan is full of expressions which materially dilute any obligations that the Applicant has put forward, for example, "*as far as reasonably practicable*", "*will seek to agree*", "*where appropriate*" etc. i.e. no binding obligations.
- The plan contains no cost recovery, indemnity or compensation mechanism for PFL/TCS, whilst placing a huge monitoring burden upon them as an operation, as well as a significant risk profile which is avoidable.
- PFL/TCS should have clear and fast access to information and actions that it requests from Applicant, rather than this being qualified.
- The plan should contain a binding dispute-resolution mechanism rather than Applicant only having to do a token consultation before it commences any contested works.

This vague and heavily qualified outline plan does not fit with a Home Office licenced animal operation where certainty of safety and outcome for the animals is paramount. Avoidance should be the priority and the reliance on unknown mitigations is just not acceptable when the project could go ahead with non material changes which could hugely reduce the scope of need for this biosecurity protocol.

PFL/TCS

BIOSECURITY MEASURES COMPARISON GAPS

Area	What PFL/TCS requested	What the Applicant is offering	GAP? (and detail)
Primary mitigation should be avoidance	Reduce the biosecurity interface, principally by removing E23 from construction/solar use, avoiding the Parcel 3 access through PFL/TCS operations and using the alternative Winslow Road access.	The plan assumes that the Parcel 3 access from Granborough Road will proceed and E23 will be in the scheme with corridors creating more interfaces and hence the need for biosecurity measures. There is an offer to move the access point c.50m east.	Gap. The Applicant should be reducing the interfaces as sought, as this still allows the project to go ahead but with reduced risks from attempting to manage numerous security interfaces.
Reliance on future undefined measures	Controls should be sufficiently defined and secured before the project is given the go ahead.	A detailed plan will only be agreed after the principal contractor is appointed.	Gap. Important details remain deferred, including precise routes, thresholds, inspection frequencies, notice periods and restart procedures. 'Substantially in accordance with' also allows departure from the outline document.
PFL/TCS approval	PFL/TCS should have final approval over plans or method statements affecting its land, animals, donor operations, access, feed, biosecurity or product-transfer routes.	PFL/TCS will be consulted only	Gap. The Applicant has final say.
Sensitive-period blackout arrangements	No relevant works during donor sessions, animal movements, veterinary activity, NVS/AWERB activities, feed operations, extreme weather, disease-control periods or other periods identified by PFL/TCS/NVS as sensitive.	Works will be paused during pre-notified animal movements and other sensitive events agreed in advance at weekly meetings. PFL/TCS is denied a unilateral power to impose wider blackout periods	Gap. The Applicant has accepted coordination around agreed events, but only if those events are agreed, and has rejected PFL/TCS's ability to designate a sensitive period where necessary.
Noise, vibration,	PFL/TCS-specific baseline monitoring, agreed trigger/action	Thresholds and behavioural triggers will be 'considered'	Gap. No agreed thresholds, automatic actions or binding behavioural triggers are secured.

lighting, glare and dust	levels and behavioural-response triggers.		
Threshold for intervention and stop-work powers	PFL/TCS, its NVS or an independent officer should be able to require works to stop, be reviewed or modified where animal welfare, biosecurity, donor suitability, product quality or continuity may be compromised.	Nearby activities may be paused where an animal is 'injured or clearly and significantly distressed' and there is a reasonable basis to link this to the works. Neither PFL/TCS, the NVS or the independent veterinary advisor (IVA) the Applicant suggests have a stop-work power	Gap. The threshold focuses on visible animal injury or significant distress. This is too late, both for animal welfare and to prevent less visible donor-suitability or product-quality effects. There is also no mechanism that ensures an immediate stop even if the (very high) threshold set is reached. The NVS is sidelined (inappropriately).
Certainty, regarding intervention thresholds and obligations	PFL/TCS should have certainty over when intervention thresholds are reached and obligations triggered.	The outline plan relies in expressions such "as far as reasonably practicable", "will seek to agree", "where appropriate" etc.	Gap. The vague expressions in the outline plan result in a lack of certainty over whether the Applicant has any obligation to act.
Incident investigation	Independent investigation, with meaningful involvement of PFL/TCS and its NVS.	Investigations will be led by the Applicant, involving the IVA where appointed and relevant.	Gap. The Applicant investigates alleged impacts arising from its own activities and decides when independent input is required. The NVS is again excluded, but the NVS is the person responsible for welfare under the ASPA licence including being responsible for "advice on biosecurity issues".
Restart after an incident	Works should not restart until the risk is resolved to the satisfaction of appropriate independent and PFL/TCS representatives.	Restart is permitted when the Applicant's responsible manager is satisfied that reasonable corrective measures have been implemented. PFL/TCS and the IVA have no veto.	Gap. The Applicant ultimately decides whether its own corrective action is sufficient and whether works may restart. Not the IVA, let alone the NVS.
Product quality and continuity	Incident procedures should cover donor-session cancellation, product deterioration, additional testing,	The plan provides for investigation and liaison but there is a demanding threshold of proof to be met.	Gap. A precautionary pause requires a direct link and evidence of an immediate and continuing risk which is

	rejected material, customer notification and business interruption.		a demanding threshold for biological effects. TCS/PFL should be able to show reasonable evidence (for example, of customer complaints).
Access to records	Audit trails for access, induction, cleaning, disinfection, incidents, investigations and corrective actions, available to PFL/TCS on request.	Records will be maintained. Records relating to a 'legitimate and clearly justified' concern will be provided on 'reasonable request', subject to legal, personal-data, security and confidentiality restrictions.	Gap. PFL/TCS has no automatic or unrestricted audit access. The Applicant can decide whether the concern and request meet the stated tests and can redact or withhold information.
PFL burden, costs, indemnity, dispute resolution	· Applicant funding of PFL / TCS compliance burden required to administer any access, monitoring, biosecurity or incident-response regime including, but not limited to: - o Reasonable staff time - o Veterinary time - o Compliance time - o Training time - o Professional costs - o Infrastructure costs - o Any other specific biosecurity mitigation costs. - The Applicant must also: · Indemnity and compensation mechanisms for losses arising from the project, including but not limited to: - o Animal injury - o Medication - o Donor-session cancellation - o Product failure / rejection - o Additional testing	Nothing	Gap. The plan contains no cost recovery, indemnity or compensation mechanism for PFL/TCS, whilst placing a huge monitoring burden upon them , as well as a significant risk profile which is avoidable.

	- o Replacement feed - o Additional labour - o Veterinary costs - o Biosecurity incidents - o Business interruption (Preston Farms and TCS Biosciences) - o Customer / End user related compensation (TCS Biosciences) - o Penalties due to failure to meet contractual supply obligations (TCS Biosciences) - o Any incoming / outgoing supply-chain disruption caused by the works Preston Farms and TCS Biosciences Ltd must be consulted and will have the final approval for any method statement or management plan affecting their land, animals, donor operations, access, feed, biosecurity or product transfer routes. In the event that approval is not granted, an arbitration mechanism will be agreed to resolve issues before works commence. All costs associated with arbitration will be borne by the Applicant.		
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Dr Richard Morgan
Lead panel for the Examining Authority
Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

11th August 2026

Dear Dr Morgan,

EN010158/APP/8.32 – Rosefield Solar Farm – TCS Biosciences/ Preston Farms

I am writing on behalf of the British In Vitro Diagnostic Association (BIVDA) – the UK's in-vitro diagnostics (IVD) industry association, representing almost 250 industry members and organisations in the UK and internationally and working in partnership with government and the professionals across the sector.

As the UK Trade association for Diagnostics, BIVDA represents and promotes the interests the Diagnostics sector for the benefit of patients and the UK. BIVDA are trusted advisors and key stakeholders for government departments including the Medicines and Healthcare products Regulatory Agency (MHRA), Office of Life Sciences (OLS), the Department of Health and Social Care (DHSC) and UK Health Security Agency (UKHSA) because we act on behalf of the whole industry and provide a collective voice for members. BIVDA provides industry-specific support and resources to members and government departments.

Our membership comprises of commercial companies, regulatory bodies and supporting industries as well as universities and health services. We deliver this service through formal articles of association and have a board of directors and governance committees.

Trade associations offer activities and services such as industry events, training and development programmes, and deliver concise, specific and evidenced policy advocacy to support the development of government policies and regulations. Trade Associations work for the collective stability of the sector and in BIVDA's case by supporting the NHS, UKHSA and patients for health security and access to healthcare for all.

The sector that BIVDA represents is amongst other specialised activity; the blood tests for disease, the screening tests for health programmes, genetic tests for rare diseases and cancer and the entirety of the sector for the public health and infection control in the UK and with international partners.

BIVDA are a non-profit, independent organisation with legitimate authority and position in the health sector to represent all of our members who will be impacted by this situation, as donor blood is used extensively by member companies to manufacture blood agar plates, used by the NHS and UKHSA to identify infection in patients, and all testing is impacted by identification of pathogens.

Whilst professional and Trade organisations vary across sectors, organisations such as the Royal Town Planning Institute (RTPI), Royal Institution of Chartered Surveyors (RICS), Federation of

Master Builders (FMB), Confederation of British Industry (CBI), and Historic England are examples of organisations performing similar roles, which the inspectorate might be familiar with.

The status of BIVDA within the sector is clearly shown by our demonstrable ability to align cross party MP's, the UK Health Security Agency, the Department of Health, the Office of Life Sciences, the Royal College of Pathologists, the Association of Laboratory Medicine, The Sepsis Trust and AMR Action to collectively issue responses and letters to highlight the importance of donor animal blood to the UK and to request parliamentary questions to be asked.

BIVDA were part of the government response to the Covid Pandemic through participation in the Rapid Test Consortium, managed requests for information from government, NHS Test and Trace and UKHSA and facilitated the ability of the UK to obtain technology and tests to manage the pandemic. BIVDA gave evidence to the Covid Inquiry and represented many companies bringing the vital tests used to test people through the pandemic at home and in hospital to ensure a safe and secure supply chain.

We are the secretariat for the All-Party Parliamentary Group (APPG) for Life Sciences and participate in relevant Life Science Council meetings with ministers.

This letter sets out and summarises the importance of the donor animal blood produced by TCS Biosciences/ Preston Farms to public health, infection management and biosecurity for the UK, incorporating the evidence put forward during each phase of the planning process.

The intent of which is to highlight, emphasise and coherently describe and evidence the critical nature of the raw material that is produced by TCS Biosciences/ Preston Farms, which the applicant negligibly failed to identify during the initial assessment and is a fundamental flaw of the plans presented.

Animal blood—which is sourced from live horses and sheep at Preston Farms is an irreplaceable critical raw material which is manufactured into Blood Agar plates, used across the NHS and UKHSA and is essential for the identification of infectious diseases, bacterial culture, antimicrobial susceptibility testing, and AMR surveillance.

TCS Biosciences/ Preston Farms are one of 2 suppliers in the UK. Throughout the process, it has been acknowledged that TCS Biosciences/ Preston Farms produce 60%-70% of the animal blood used in the manufacture of the 60 million blood containing agar plates used by the NHS in the UK each year. This supply is reliant on a continuous, freshly collected production model. These products do not have a long shelf life for storage that reflects their biological origin and the quality of the finished product.

These Blood Agar plates are manufactured from donor animal blood and are used by microbiology laboratories and public health laboratories to detect infection and diagnosis of patients and to manage outbreaks including bacterial meningitis, sepsis and pneumonia, childhood illness and potential bioweapons where rapid and accurate diagnosis is essential.

Blood Agar plates are used to detect resistance to antibiotics, identify emerging resistance patterns, and are a critical enabler of the UK National Action Plan for Anti-Microbial Resistance. (Super-Bugs).

Throughout the planning process to date TCS Biosciences/ Preston Farms have repeatedly stated that they produce the raw materials for Blood Agar plates at the quantities already set out herein;

For the Applicant to again refer to its previous comments provided in its Written Summary of Applicant's Oral Submissions at Issue Specific Hearing 1 (ISH1) [EN010158/APP/8.16] [REP3-049] and to maintain its position that Mr Ahmed's comments provide evidence of the NHS's supply resilience is misinformed, disingenuous and inaccurate, particularly as they acknowledge with reference to a previously referred to Parliamentary answer, that the party is one of only two producers of donor animal blood in the United Kingdom, and that this should not be confused with suppliers of plated media products of which there may be more.

On 28 April 2026 Dr Zubir Ahmed for DHSC responded to two Parliamentary questions UN 127531 and UN127532.

In essence the first question (127531) asks where licensed animal blood is sourced from. The second question (127532) asks what assessment DHSC has made of supply chain resilience.

A related question (UIN 127530) asks about a different aspect and essentially why blood-enriched agar is needed. This was responded to by Sharon Hodgson (the minister with the portfolio for public health and disease prevention) who explained its critical to clinical and public health. Full questions and answers are in Appendix 1

As you can see from the responses, Mr Ahmed did not definitively answer either of the two questions he responded to in relation to donor animal blood, but to blood agar plates which are manufactured from the raw material produced by TCS Biosciences/ Preston Farms or E&O Laboratories, however his response is true in relation to blood agar products and therefore does not warrant a correction to the public record.

There are 19 Suppliers on the NHS Contract for Blood Agar. A significant proportion of these suppliers, contracted by the NHS are supplied by either TCS Biosciences/ Preston Farms or E&O Laboratories with TCS Biosciences/ Preston Farms producing 60%-70% of the animal blood used in the manufacture of the 60 million blood containing agar plates in the UK each year.

The commercial sensitivity of raw material sourcing and the impact across global supply chains if this is disrupted is significant, and the volumes and confidential contract information should not be shared in the interest of commercial and biosecurity considerations and should remain confidential. However, in my position as Chief Executive of the National Trade Association, I can confirm that the companies supplying under these contracts represent manufacturers, including high volumes ones, and contract suppliers, with a majority supplied by TCS Biosciences/ Preston Farms and the volumes (in excess of 40 million blood agar plates) available to the NHS from these suppliers would reduce to 30-40% in the event of a supply disruption, and outcomes for patients would be significantly affected.

The answer from Mr Ahmed also states that *“where challenges in the supply of key products arise, these would be escalated to the Department’s National Supply Disruption Response, which works collaboratively with suppliers, manufacturers, and system partners to understand the nature of the disruption and to support appropriate mitigations”*

You should already be aware that the Department’s National Supply Disruption Response team is in direct contact with TCS Biosciences/ Preston Farms where they have stated that

“a Development Consent Order is currently being prepared which, if agreed as currently proposed, could adversely impact the ability of TCS Biosciences Limited to maintain supply of animal blood, primarily from horses and sheep, to produce blood-enriched agar, which is used in diagnostic microbiology across the UK.”

This response also states that

“The UK Health Security Agency (UKHSA), as an executive agency of DHSC, acts on behalf of the Secretary of State for Health and Social care as a statutory consultee in responding to Nationally Significant Investment Projects. UKHSA in this role have exercised their statutory duties and health protection functions to respond to the planning inspectorate stressing the criticality of supply of blood agar to the UK’s public health system, medical and life sciences sectors, the significant national importance of maintaining a robust, UK-based production capability. This includes outlining concerns about any aspects of the proposed development, during its development or construction and operational phases, that has the potential to disrupt or adversely impacts the ability of Preston Farms Limited and TCS Biosciences Limited to provide blood agar.

From a supply chain resilience perspective, potential issues affecting the ongoing supply or quality of donor animal blood could present a concern which UKHSA have identified in their formal response. Additionally, as UKHSA have responded as a statutory consultee it is expected that the planning inspector will afford their response significant weight when making a recommendation.”

The inspectorate is in possession of 2 separate pieces of correspondence from UKHSA submitted in prior stages of this process.

Within their response dated 22 June 2026, responded to within their remit as a statutory consultee UKHSA acknowledge that their position would not normally warrant consideration of impacts to businesses, but UKHSA purposefully include the statement: -

“However, the supply of blood agar is critical to the UK’s public health system, medical and life sciences sectors and maintaining a robust, UK-based production capability is of significant national importance. Therefore, any aspects of the proposed development during its development or construction and operational phases that disrupts or adversely impacts the ability of Preston Farms Limited and TCS Biosciences Limited to provide [donor animal blood] for blood agar to the sectors mentioned above is concerning to UKHSA.”

Given Mr Ahmed’s reference within his statement on 28 April 2026 to the Department’s National Supply Disruption Response team, and any supply chain risk relating to donor animal blood and the manufacture and supply of Blood Agar being escalated to them; and the Department’s National Supply Disruption Response team in their correspondence dated 26 July 2026, specifically referring

to The UK Health Security Agency (UKHSA), as an executive agency of DHSC, acting on behalf of the Secretary of State for Health and Social care as a statutory consultee and which UKHSA have identified [that this is a concern] in their formal response.

Additionally, as UKHSA have responded as a statutory consultee it is expected that the planning inspector will afford their response significant weight when making a recommendation.

As the Inspectorate will be aware, the statutory delegations of government departments is complex, and the Secretary of State has explicitly referred to the National Supply Disruption Response team, who have responded in writing into this process on this matter which is significant in itself, and they have in turn delegated the risk evaluation to UKHSA who have responded directly both within and outside of their statutory consultee status, highlighting this risk and in addition to this, the inspectorate has received correspondence as evidence from the Executive Chair, Steve Bates of the Office for Life Sciences (a joint unit of Government which sits across the Department for Health and Social Care, the Department for Science, Innovation and Technology, and the Department for Business and Trade) dated 8 July 2026 which clearly sets out that

“any development that impacts its ability to supply this product into the NHS could have a very significant public health impact.

I ask that this dependency be adequately considered as part of the planning process. I understand that TCS have proposed a solution which would allow the development to continue but which would also not impact their ability to supply this crucial product into the NHS.”

Not only have all the relevant departments of the government coordinated their responses in accordance with the timelines of this process and indicated that this is of significant concern to public health, but the Inspectorate has also received strongly written letters highlighting the importance of donor blood from the Royal College of Pathologists, the Association of Laboratory Medicine, The Sepsis Trust, AMR Action and BIVDA previously.

The coordination and alignment of these organisations and departments is a challenging, complicated process and each of them have individually provided strong statements at the limits of their statutory delegations will allow in government that the fragility of the production of this raw material, the manufacturing supply chain it supports, and the health and security of the UK is at risk if this proposal is approved in its current form. When considered together, it is a definitive statement that the risk posed by this development is too great to ignore and the impact of any disruption is too serious to allow the proposal to remain unchanged.

The fundamental issue is that the Applicant failed to identify the critical nature of the raw material that is produced by TCS Biosciences/ Preston Farms during the initial assessment and subsequent arguments at each stage have been centred on semantics and language with reliance on excerpts of evidence which are taken out of context without recognising the central theme across all evidence provided which is due to their persistent failure to fully grasp the technical detail demonstrated from the outset.

Blood Agar derived from donor animal blood is in constant use daily by the NHS for patients presenting at the doctor with infection; Eg. the swabs taken for infection in ears, throats and

wounds, and those taken when patients arrive at hospital for emergencies or elective operations to identify MRSA or COVID-19 or Sepsis. There are the infectious disease incidents and outbreaks in 2025/2026 managed by response teams nationally and internationally such as Bundibugyo virus disease (BYD), Hantavirus, Avian Flu (H5N1), Meningitis B and Western Nile virus, for which any disruption in supply or quality of product in the future would be catastrophic.

Put simply, the UK cannot afford to voluntarily introduce a further risk this dangerous to public health and security into a critical supply chain, based on a design that failed to understand the criticality of TCS/ Preston Farms facility.

The government and organisations within the diagnostics sector are expected to manage and reduce risks to health by the public and the UK has a biological security strategy, within this strategy preparedness and response central to the security of the UK.

Darren Jones MP, Chief Secretary to the Prime Minister, the Chancellor of the Duchy of Lancaster stated in his ministerial foreword that: -

“National security is the first duty of government, Biological risks regularly top the National Risk Register; as such they are risks they take incredibly seriously. As the COVID-19 pandemic showed, these risks pose an existential threat to our way of life and we must take preventative action and invest today for what may happen tomorrow.”

He further states that we [the government] have also published a new Pandemic Preparedness Strategy, to strengthen domestic resilience to infectious disease outbreaks..... with particular focus on strengthening national coordination and backing British companies critical to our resilience.

Blood Agar, derived from donor animal blood is one of the first lines of defence for biological threats, its use and importance has seemingly been accepted by the Applicant through previous stages. Diagnostic companies, drug and vaccine researchers and manufacturers use it to identify pathogens and develop our national defences in the event of another national pandemic or biological attack.

Therefore it is clear that the Applicant's reliance on an argument that there is insufficient evidence that this would impact supply, there is no quantifiable evidence of a public health disbenefit and that there is a mitigation package (which is unworkable given the evidence already provided) is disingenuous, irresponsible, and negligent as it is a risk not worth taking, considering that all parties who have provided commentary and evidence to this Order are not signalling a refusal to the development but a reasonable and safe amendment to the design by the Applicant to remove E23 and access parcel 3 from the north, rather than dissect the facility which will result in the risk stratification for public health to remain as it is which is already fragile but being managed by the sector in accordance with the governments ambitions to defend the UK in the event of a future incident.

It is not possible to quantify the risk, because all parties have until this proposal managed this risk because it is too serious not to. It is too big a risk to quantify. The UK has several entities assessing, managing and mitigating risks through government plans, risk registers and actions to continually protect the public. The COVID-19 inquiry has already identified that the UK government was

woefully ill-prepared for the Pandemic and without a secure supply of donor animal blood, this would have been even worse.

It is disappointing that the Applicant continues to refer to the tenancy situation, as the facts of the critical nature of the facility do not change. This would result in the loss of two thirds of the horse blood production and one third of the sheep blood product. Having an un-rectifiable impact on UK customers and the healthcare system and national resilience. Aggressively forcing the tenancy to expire, heightens the risk to the health service and the public, when the removal of E23 and access to parcel 3 from an alternative route would allow the development to go ahead and be a manageable risk for the sector and the continual supply of this critical product.

Yours sincerely,



Chief Executive, BIVDA

Appendix 1:

Additional questions tabled by Kit Malthouse MP:

Question 1:

To ask the Secretary of State for Health and Social Care, what role animal blood-enriched agar plays in (a) bacterial culture, (b) antimicrobial susceptibility testing, (c) AMR surveillance and (d) the recent meningitis outbreak,

Answer: Mrs Sharon Hodgson

22 April 2026

The Department supports the use of validated laboratory methods to ensure accurate diagnosis, effective treatment, and robust surveillance, while encouraging the development and adoption of suitable alternatives where these can be used safely and effectively. These methods and alternatives include:

- bacterial culture, in which animal blood-enriched agar is commonly used in clinical laboratories to help bacteria grow so that infections can be identified accurately. Some bacteria require enriched growth conditions, and the appearance of the growth on these media can help distinguish between different types of bacteria;
- antimicrobial susceptibility testing, where, in certain cases, blood-enriched agar is required to test whether specific bacteria remain sensitive to particular antibiotics. This ensures that test results are reliable and supports clinicians in choosing the most effective treatment for patients;
- antimicrobial resistance surveillance, where laboratory results are generated using established culture and susceptibility testing methods, including blood-enriched agar where clinically appropriate, contribute to national antimicrobial resistance surveillance. This information helps monitor resistance trends and informs public health policy and clinical guidance; and
- the recent meningitis outbreak, during which blood-enriched agar was used, as a standard laboratory medium, in the identification of bacteria that can cause meningitis. It forms part of routine diagnostic and public health laboratory practice and supports the timely confirmation and investigation of cases during outbreaks. During the recent outbreak, such media formed part of the standard range of laboratory methods available to support diagnosis where clinically appropriate.

Question 2)

To ask the Secretary of State for Health and Social Care, what assessment his Department has made of the level of resilience of UK donor animal blood supply for diagnostic use across the NHS and the need for continuous supply.

Answer: Dr Zubir Ahmed

The Department recognises that animal blood-enriched agar is a critical component in microbiological diagnostics, and we recognise the importance of a sustainable and secure supply of such materials.

There are a number of suppliers on NHS Supply Chain's current framework which offer donor animal blood supply for diagnostic use which support a level of resilience across England. To date there has been no issues with supply.

Where challenges in the supply of key products arise, these would be escalated to the Department's National Supply Disruption Response, which works collaboratively with suppliers, manufacturers, and system partners to understand the nature of the disruption and to support appropriate mitigations.

The Department does not routinely centrally collect detailed information on the source of the licensed donor animal blood used in the manufacture of blood-enriched agar.



Home Office

ESTABLISHMENT LICENCE

Preston Farms Ltd

Botolph Claydon [REDACTED]

Licensed to carry out:

- Regulated procedures on protected animals

Establishment licence holder

Named Person Responsible for Compliance

Named people

Named Information Officers

[REDACTED]

Named Training and Competency Officers

[REDACTED]

Handling Instructions: Contains personal sensitive information, subject to confidentiality requirements under the Data Protection Act. This should only be circulated in accordance with ASPA Guidance. All government information may be subject to an FOI request and subsequent assessment.

Named Veterinary Surgeons

[REDACTED]

Named Animal Care and Welfare Officers

[REDACTED]

Additional conditions

None

Authorisations

None

Approved areas

Botolph Farm, [REDACTED]						
Area	Name	Suitability	Holding	NACWO	NVS/SQP	Restrictions
	Animal Housing	LA, EQU	NSEP			
	[REDACTED]	EQU	NSEP	[REDACTED]		
	Pastures	LA, EQU				
	Yards	EQU	NSEP			

Handling Instructions: Contains personal sensitive information, subject to confidentiality requirements under the Data Protection Act. This should only be circulated in accordance with ASPA Guidance. All government information may be subject to an FOI request and subsequent assessment.

Approved areas (continued)

Lower End Farm, [REDACTED]						
Area	Name	Suitability	Holding	NACWO	NVS/SQP	Restrictions
	Pastures	LA, EQU				

Handling Instructions: Contains personal sensitive information, subject to confidentiality requirements under the Data Protection Act. This should only be circulated in accordance with ASPA Guidance. All government information may be subject to an FOI request and subsequent assessment.

Approved areas (continued)

Middle Farm, [REDACTED]						
Area	Name	Suitability	Holding	NACWO	NVS/SQP	Restrictions
	Animal Housing	LA, EQU	NSEP			
	[REDACTED]	LA, EQU	NSEP			
	Pastures	LA, EQU				
	Yards	LA, EQU	NSEP			
Building	Sheep Housing No. 6	LA	LTH	[REDACTED]		

Handling Instructions: Contains personal sensitive information, subject to confidentiality requirements under the Data Protection Act. This should only be circulated in accordance with ASPA Guidance. All government information may be subject to an FOI request and subsequent assessment.

Approved areas (continued)

Sion Hill Farm, [REDACTED]						
Area	Name	Suitability	Holding	NACWO	NVS/SQP	Restrictions
	Animal Housing	EQU	NSEP	[REDACTED]		
	[REDACTED]	EQU	NSEP			
	Pastures	LA, EQU				
	Yards	EQU	NSEP			

Handling Instructions: Contains personal sensitive information, subject to confidentiality requirements under the Data Protection Act. This should only be circulated in accordance with ASPA Guidance. All government information may be subject to an FOI request and subsequent assessment.

Conditions in section 2C licences

1. The licence holder shall ensure that the regulated activities carried on at the establishment are carried on in a manner that is consistent with the principles of replacement, reduction and refinement.
2. — The licence holder shall ensure that a register is maintained of those who are competent to kill protected animals. A person's name shall not be included in the register unless the person has been adequately educated and trained in the killing of animals.
 - (1) The register must specify, in relation to each person named, the descriptions of animals that the person is competent to kill and the methods of killing that the person is competent to use to kill each such animal.
 - (2) The licence holder shall ensure that each person so registered is supervised when killing animals at the establishment until he or she has demonstrated the requisite competence.
 - (3) The licence holder shall ensure that at all times the number of persons who are so registered and are present at the establishment is sufficient to enable any protected animal being kept at that place that needs to be killed to be killed expeditiously.
 - (4) The register shall, on request, be submitted to the Secretary of State or made available to an Inspector.
3. The licence holder shall notify the Secretary of State of any proposed change in:
 - (a) the full name of the holder; or
 - (b) the full name and qualifications of the named person responsible for compliance; or
 - (c) the full name and qualifications of the named animal care and welfare officer; or
 - (d) the full name and qualifications of the named veterinary surgeon; or
 - (e) the full name and qualifications of the named information officer; or
 - (f) the full name and qualifications of the named training and competency officer; or
 - (g) the areas appearing on the schedule of premises for the establishment or the class of use within those areas; or
 - (h) the types of protected animals to be held and/or used in regulated activities at the establishment.
4. — All protected animals must at all times be provided with adequate care and accommodation appropriate to their type or species.

- (1) Any restrictions on the extent to which such an animal can satisfy its physiological and ethological needs shall be kept to the absolute minimum.
 - (2) Unless otherwise authorised by the Secretary of State an environment, housing, freedom of movement, food and water appropriate for the health and well-being of each protected animal shall be provided.
 - (3) The licence holder shall ensure that the installations and equipment at the establishment are suitable for the species of protected animals kept at the establishment and for the regulated procedures, if any, carried out at the establishment. The design, construction and method of functioning of the installations and equipment must be such as to enable regulated procedures to be performed in a manner that provides reliable results, uses the minimum number of animals and causes the minimum degree of pain, suffering, distress and lasting harm to the animals used.
 - (4) The health and well-being of protected animals, and the environmental conditions in all parts of the establishment where protected animals are kept, shall be checked at least once daily by competent persons. Arrangements shall be made to ensure that any defect discovered and any avoidable pain, suffering, distress or lasting harm discovered is eliminated as quickly as possible.
 - (5) The holder shall ensure that the conditions under which any protected animal is transported are appropriate for the animal's health and well-being.
 - (6) Unless otherwise authorised by the Secretary of State the licence holder shall ensure that at least the following standards are met—
 - (a) any applicable standard concerning the care and accommodation of animals or installations and equipment, which is set out in Annex 3 of the Animals Directive;
 - (b) any additional or higher standard concerning the care and accommodation of animals which is set out in any code of practice issued or approved under section 21 that was in force on 9 November 2010.
 - (7) For the purposes of subparagraph (7)(a) a standard set out in Annex 3 of the Animals Directive is not to be treated as being an “applicable standard” if the Annex specifies a date from which the standard is to have effect and that date has not been reached.
5. The licence holder shall ensure that the establishment shall be appropriately staffed at all times to ensure the well-being of the protected animals. Staff shall be adequately educated and trained before they perform any function relating to the care of the protected animals and shall be supervised when performing any such function until they have demonstrated the requisite competence.
 6. — The licence holder is required to have established, and to maintain, an Animal Welfare and Ethical Review Body.
 - (1) The Animal Welfare and Ethical Review Body must consist at least of—
 - (a) the named animal welfare officer and named veterinary surgeon,

- (b) if this licence authorises the application of regulated procedures to protected animals at the establishment, the holder of a project licence which specifies the establishment as a place where regulated procedures may be carried out, or another person with suitable scientific credentials acceptable to the Secretary of State, and
- (c) such other persons as may be specified in guidance issued by the Secretary of State.
- (2) The Animal Welfare and Ethical Review Body must carry out the tasks mentioned in Article 27.1 of the Animals Directive and any other advisory and reviewing tasks specified in this licence or in guidance issued by the Secretary of State.
- (3) The licence holder shall ensure that whenever the Animal Welfare and Ethical Review Body provides advice a record is made of the advice and of any decisions taken in response to the advice. Such records shall be kept for a minimum period of three years and shall, on request, be submitted to the Secretary of State or made available to an Inspector.
7. If this licence authorises the breeding of protected animals, the holder is not authorised to breed, at the establishment, non-human primates from any animal not bred in captivity unless the holder has in place a strategy acceptable to the Secretary of State for increasing the proportion of primates bred from animals bred in captivity. Any substantial changes to the strategy that are proposed shall be submitted to the Secretary of State for approval.
8. — Records shall be maintained, in a format acceptable to the Secretary of State, of the source, use and final disposal of all protected animals bred, kept or used at the establishment for any regulated activities.
- (1) Such records shall include at least the following information—
- (a) the number and the species of animals bred, acquired, supplied, used in procedures, or discharged from the control of the Act;
- (b) the origin of the animals, including whether they are bred for use in procedures;
- (c) the dates on which the animals are acquired, supplied, or discharged from the control of the Act;
- (d) from whom the animals are acquired;
- (e) the name and address of the recipient of animals;
- (f) the number and species of animals which died or were killed in each establishment. For animals that have died, the cause of death shall, when known, be noted; and
- (g) where this licence authorises the applying of regulated procedures to protected animals, the projects in which animals are used.
- (2) Such records shall be kept for a minimum of five years from the date of final disposal of the animal and, on request, be submitted to the Secretary of State or made available to an Inspector.

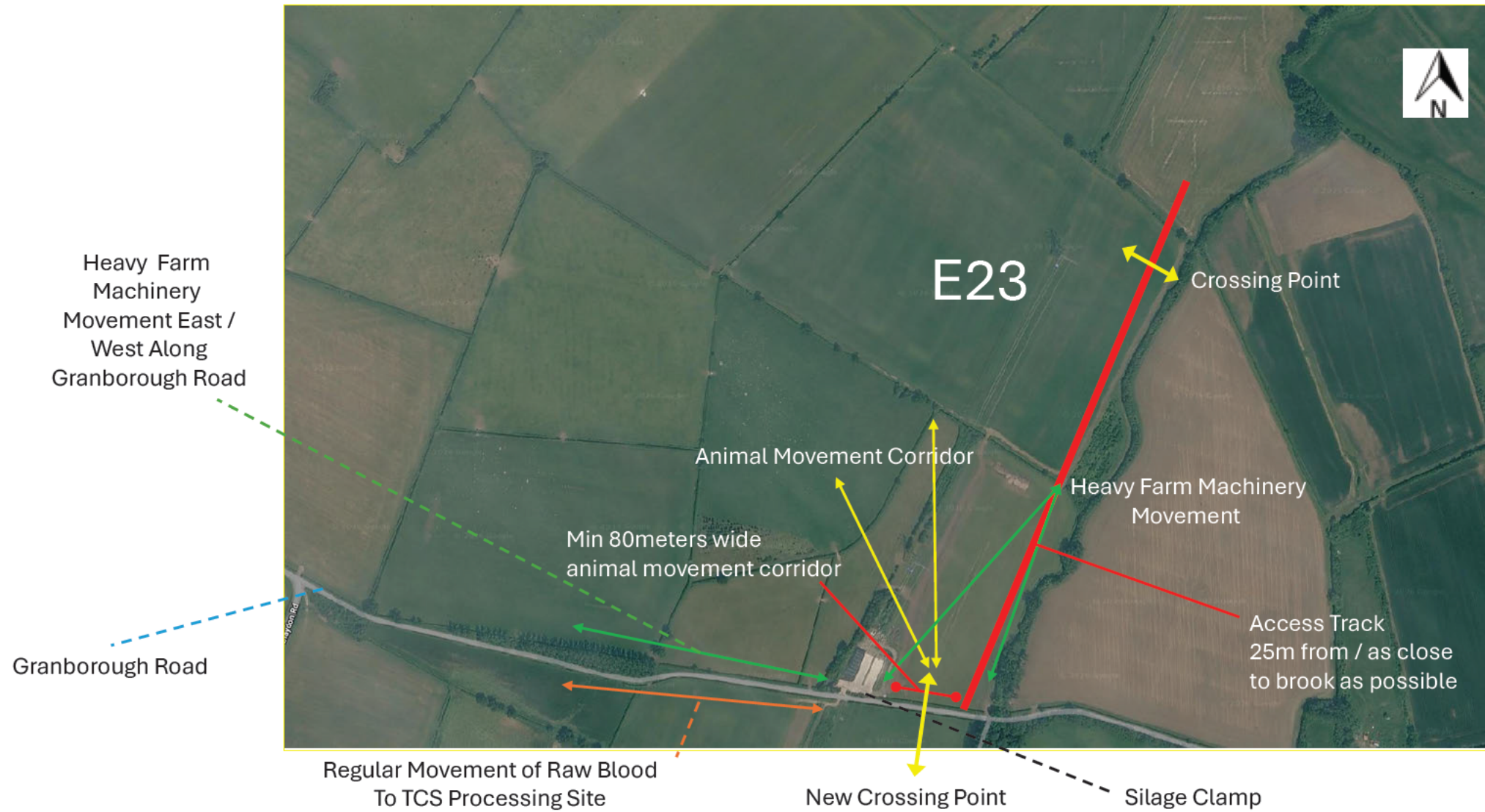
- (3) The licence holder shall, on request, submit to the Secretary of State a summary report, in a form specified by the Secretary of State, of the source, use and final disposal of all protected animals bred, kept, or used at the establishment for any regulated activities.
9. — For the purposes of this condition, an “individual history file” is a file kept in relation to a dog, cat or non-human primate which contains particulars of the animal’s identity; particulars of the animal’s date and place of birth (if known); a statement as to whether the animal was bred for use in regulated procedures; any relevant reproductive, veterinary and social information about the animal; a record of the programmes of work, if any, which have involved the use of the animal in regulated procedures; and in the case of a primate, a statement as to whether the animal is the offspring of primates bred in captivity.
- (1) The licence holder shall ensure that for each dog, cat and non-human primate held at the establishment an individual history file is established and kept up to date. In the case of such an animal bred at the establishment the individual history file shall be established as soon as is reasonably practicable after the animal’s birth. Where such an animal is transferred to the establishment an individual history file shall be established in relation to the animal as soon as is reasonably practicable after its transfer (unless the animal is transferred from a place specified in another section 2C licence and an individual history file previously established in relation to the animal is provided in accordance with conditions included in that other licence).
- (2) The licence holder shall ensure that if a dog, cat or non-human primate kept at the establishment is transferred to a place specified in another section 2C licence, the individual history file kept in relation to the animal is provided to the holder of that other licence.
- (3) The licence holder shall ensure that if a dog, cat or non-human primate kept at the establishment is transferred otherwise than to a place specified in another section 2C licence, the person to whom the animal is transferred is provided with a copy of any veterinary and social information about the animal that is included in the animal’s individual history file.
- (4) The licence holder shall ensure that if a dog, cat or non-human primate kept at the establishment dies at that place, is set free from that place or is transferred otherwise than to a place specified in another section 2C licence, the individual history file for the animal is kept for a period of three years following its death, setting free or transfer.
- (5) A copy of any individual history file required to be kept by this condition shall, on request, be submitted to the Secretary of State or made available to an Inspector.
10. — The licence holder shall ensure that before any unmarked dog, cat or non-human primate is weaned at the place specified in the licence the animal is marked. The licence holder shall ensure that before any unmarked dog, cat or non-human primate that has not been weaned is transferred from the establishment to a place specified in another section 2C licence, the animal is marked unless it would not be reasonably practicable to do so. Where an unmarked dog, cat or non-human primate that has not been weaned is transferred to the establishment, the establishment shall maintain records attesting the identity and origin of the animal’s mother until the animal is marked.

- (1) The holder shall ensure that any unmarked cat, dog or non-human primate which is taken into the establishment after weaning shall be marked as soon as possible.
 - (2) The holder shall ensure that where a dog, cat or primate at the establishment is marked it is done in the least painful manner possible.
 - (3) The holder shall comply with any request made by the Secretary of State for an explanation of why any dog, cat or primate at the establishment has not been marked.
 - (4) For the purpose of this condition, "marked" means provided with a permanent means of individual identification and "unmarked" refers to an animal that has not been provided with a permanent individual identification mark.
11. — Inspectors shall be provided with access at all reasonable times to all parts of the establishment which are concerned with the use, holding, breeding or care of protected animals.
 - (1) The licence holder must give any necessary assistance to inspectors carrying out visits by virtue of section 18(2A)(b); and to experts of the European Commission carrying out duties under Article 35 of the Animals Directive.
12. Unless authorised by the Secretary of State, there shall be no variation of the use of the approved areas of the establishment in the licence that may have adverse consequences for the welfare of the protected animals held.
13. Unless otherwise authorised by the Secretary of State—
 - (a) only the types of protected animals specified in the licence may be kept in the place or places specified in the licence for the purpose of the regulated activities specified in the licence; and
 - (b) for the purpose of the regulated activities specified in the licence, these animals may only be kept, bred and used in the areas listed in the schedule to the licence.
14. Records shall be maintained, in a format acceptable to the Secretary of State and under the supervision of the named veterinary surgeon, relating to the health of all protected animals bred, kept or used at the establishment for any regulated activities. Records shall, on request, be submitted to the Secretary of State or made available to an Inspector.
15. The licence holder shall nominate and be responsible for the performance of named persons, acceptable to the Secretary of State, as required by section 2C(5) .
16. Arrangements to ensure that animals are given adequate care must be made in the event that the named persons referred to in condition 15 above are not available for any reason.
17. Adequate security measures shall be maintained to prevent the escape of protected animals and to prevent intrusions by unauthorised persons.
18. Quarantine and acclimatisation facilities shall be provided and used as necessary.
19. Adequate precautions against fire shall be maintained at all times.

20. If this licence authorises the applying of regulated procedures to protected animals, the holder shall take all reasonable steps to prevent the performance of unauthorised procedures in the establishment.
21. The licence holder shall make adequate and effective provision for regular and effective liaison with and between those entrusted with responsibilities under the Act and with others who have responsibility for the welfare of the protected animals kept at the establishment.
22. Where this licence authorises the applying of regulated procedures to protected animals, the licence holder shall notify the Secretary of State of the death of a project licence holder within seven days of its coming to his or her knowledge when, unless the Secretary of State directs otherwise, the project licence shall continue in force for 28 days from the date of notification. The section 2C licence holder will, during that period, assume responsibility for ensuring compliance with the terms and conditions of the project licence.
23. — This condition applies where this licence authorises the applying of regulated procedures to protected animals.
 - (1) A protected animal which, having been subjected to a completed series of regulated procedures, is kept alive shall continue to be kept at the establishment under the supervision of a veterinary surgeon or other suitably qualified person unless—
 - (a) it is moved, with the authority of the Secretary of State, to another establishment;
 - (b) the Secretary of State consents under section 17A to the animal no longer being kept at the establishment; or
 - (c) its re-use in another procedure is authorised by the Secretary of State.
24. A copy of these conditions shall be readily available for consultation by all licence holders and named persons in the establishment.
25. The licence remains the property of the Secretary of State, and shall be surrendered to him on request.



Aerial image of Granborough Road marked to show updated access track, farm movements and interfaces



Rosefield Solar Farm

Statement of Common Ground –
Preston Farms Limited and TCS
Biosciences

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Overview

- 1.1.1. This Statement of Common Ground ('SoCG') has been prepared on behalf of Rosefield Energyfarm Limited ('the Applicant') in relation to the Development Consent Order (DCO) application for the construction, operation and decommissioning of Rosefield Solar Farm (hereafter referred to as the 'Proposed Development').
- 1.1.2. The Proposed Development is a proposed new solar farm and battery storage facility located in Buckinghamshire. The proposals also include infrastructure to connect the Proposed Development to the National Grid East Claydon Substation, as well as supporting site infrastructure and environmental mitigation, including landscaping and ecological planting.
- 1.1.3. The SoCG is being submitted to the Examining Authority as a final version at deadline 6.
- 1.1.4. The note on Tenancies prepared by Mr Simon Alden on behalf of PFL/TCS dated 11.08.26 at 18:06 has been submitted in response to Action Point 4 of CAH2. The Applicant received the Simon Alden note on tenancies on 12 August 2026 and cannot agree its contents, noting it is not party to the negotiations between PFL and the Estate and contains inaccuracies that the Applicant will respond to at Deadline 7. The Applicant has responded to Action Point 4 in the Applicant's Response to PFL/TCS Deadline 5 Submission [EN010158/APP/8.43] submitted at Deadline 6.
- 1.1.5. The Applicant has today (12 August 2026) added text referring to an Option Agreement with the Claydon Estate and specific provisions within it. This is a significant addition not raised either in tenancy discussions or the examination to date. PFL/TCS have not seen that and wish to see it (including because it is in tension with what has been said by the Claydon Estate regarding FBT land not needed for above ground infrastructure). Were it not the very end of the examination, with barely a week to go to Deadline 7, PFL/TCS would have suggested the entire SoCG be put on hold, but in the circumstances PFL/TCS agree the SoCG should be provided to the ExA now.

Parties to this Statement of Common Ground

- 1.1.6. This SoCG has been prepared by the Applicant and Preston Farms Limited and TCS Biosciences Limited.

Terminology

- 1.1.7. The Table of matters agreed/not agreed summarises the main topics covered and the status of the matter. The colour coding system used within that table is as follows.

Cell	Status
	Agreed - indicates where an issue has been resolved.
	Not Agreed - indicates a position where both parties have reached a final position that a matter cannot be agreed between them.

Proposed Development Description

- 1.1.8. The Proposed Development comprises the construction, operation (including, maintenance), and decommissioning of solar photovoltaic ('PV') development and energy storage, together with associated infrastructure and an underground cable connection to the National Grid East Claydon Substation.
- 1.1.9. The principal components of the Proposed Development include:
- Solar PV development consisting of:
 - Ground mounted Solar PV generating station. The generating station would include Solar PV modules and mounting structures; and
 - Balance of Solar System (BoSS) which comprises: Inverters; Transformers; Switchgear; Combiner Boxes; acoustic barriers and cabling.
 - A project substation (the 'Rosefield Substation') compound comprising: Transformers; Switchgear; reactive power compensation bays; disconnectors; circuit breakers; busbars; control equipment; lightning surge arrestors; building(s) including office, control, functions, material storage, material laydown areas and welfare facilities; firewalls; fencing and acoustic barriers; a security cabin; parking as well as wider monitoring, maintenance and emergency equipment;
 - A Main Collector Compound and two Satellite Collector Compounds comprising: Switchgear; Transformers; ancillary equipment; operation and maintenance and welfare facilities; material storage; material laydown areas; fencing and acoustic barriers; and security cabins;
 - Battery Energy Storage System (BESS) compound comprising: batteries and associated Inverters; Transformers; Switchgear, ancillary equipment and their containers; office, control and welfare buildings; fencing and acoustic barriers; monitoring, maintenance and emergency systems; air conditioning; electrical cables; fire safety infrastructure; operation (including maintenance) security facilities; material storage; and material laydown areas;
 - Interconnecting Cabling Corridor(s) to connect the Solar PV modules and the BESS to the Satellite and Main Collector Compounds to the Rosefield Substation;
 - A Grid Connection Cable Corridor to connect the Rosefield Substation to the National Grid East Claydon Substation via 400kV cabling;
 - Ancillary infrastructure works comprising: boundary treatment; security equipment; lighting; fencing; landscaping; internal access tracks; works to facilitate vehicular access; earthing devices; earthworks; surface water management; utility connections and diversions; and any other works identified as necessary to enable the Proposed Development;
 - Green and blue infrastructure, recreation and amenity works comprising: landscaping; habitat management; biodiversity enhancement; the creation of three permissive footpaths; and works to divert PRoW Footpaths;
 - Site-wide operational monitoring and security equipment; and
 - Highways infrastructure improvements and safety works comprising: minor junction improvement works; road widening; passing places; and works to facilitate vehicular access to the Site.

Table of matters Agreed/Not Agreed

1.1.10. The following table sets out the position of the Applicant and Preston Farms Limited/TCS Biosciences Limited in greater detail with reference to the Examination Library.

Table 1: Position of the Applicant and Preston Farms Limited and TCS Biosciences Limited

Ref	Matter	PFL/TCS Position	Applicant Position	Agreed or not Agreed
1 General				
1.1	Development Proposals	Preston Farms ("PFL") is an affected person.	Agreed	Agreed
1.2		TCS Biosciences ("TCS") is an interested party.	Agreed	Agreed
1.3		PFL/TCS do not object to the principle of solar energy generation in this general area, PFL/TCS have objected to the Rosefield Solar Farm as currently proposed. 1.18 (below) outlines five specific changes/measures raised with the Applicant in 2024 and if those changes are made and measures secured this	PFL/TCS representations to date demonstrate that they object to Rosefield Solar Farm as currently proposed	Not Agreed

		would allow PFL/TCS to withdraw its objection to the Solar Farm.		
1.4		PFL object to the DCO as drafted and the order limits affecting their land.	Agreed	Agreed
1.5		TCS object given the impact on both the PFL operation and the TCS operation. TCS has raised direct impacts around air quality. TCS object given impact on the biomedical production system which would arise through impact on PFL's operation and the integrated PFL/TCS supply chain. TCS consider that the impact would be direct as it relies exclusively on PFL's donor livestock. TCS/PFL have in evidence explained that a significant complement of both PFL/TCS employees are involved in biomedical production. The impact on TCS is considered direct, as jobs and production in both companies are interdependent. TCS would be affected by any disruption to the integrated system. Refs: REP1-133 Overview paras 16–	The Proposed Development does not have a direct impact on the TCS operation. TCS do not have an interest within the Order Limits. PFL hold an interest in land within the Order Limits. Any impact on TCS will be as a result of any impact on PFL as part of the supply chain and its supply relationship with PFL.	Not Agreed

		24; PFL WR, Intro paras 3–6, Business Overview paras 11– 21; TCS material referenced in Overview paras 17–23]		
1.6	PFL Operation	PFL is a specialist, Home Office licensed operator, under Animals (Scientific Procedures) Act (ASPA). PFL has been a licensed operator under the ASPA regime since it was introduced in 1986. It was common knowledge that PFL was a licensed operator before the DCO application was submitted. The Applicant first requested a copy of PFL's Home Office Licence on 17 June 2026. On 18 June 2026 PFL explained the licence is a confidential document, containing information that is not appropriate for an 'open' examination. PFL have explained conditions it must meet under ASPA, its ASPA establishment licence and the associated Code of Practice [REP5-111 Submissions/Evidence para.39 and fn.3] Refs: REP1-133 Overview paras 16–18; PFL WR, Intro paras 2–6, Business Overview paras 11– 24, Reg. Context paras 22– 24; App. 1 Vet letter,	Despite a request for a copy of the Home Office license the license has not been provided. The Applicant therefore cannot determine who is bound by the License (PFL, TCS or both) nor what land/property is covered by the license. PFL/TCS seek to point to ASPA as a source for confirming conditions of the License but ASPA merely sets out general conditions for obtaining a License, for any applicant, and does not set out what specific measures are in place or commitments that are made in respect of PFL's operation. Without the License neither the Applicant nor the Secretary of State can be sure what conditions the License imposes.	Not agreed

		opening paras and paras 2–3 REP2-107 Intro paras 1–6; Q1.17.1 paras 24–26; Q1.19.13 paras 36, 41; Mrozik Review secs. 1.3, 1.11;] REP3-067 ISH1-2 Sub. paras 20–24, 31–38, 41; App. B Timeline, entries for 05/09/2023 and 14 December 2023 REP4-104 ISH1 AP 37 paras 20–25, 27, 32–33; ISH1 AP 43 paras 37– 43; App. Path letter pp.27–28; App. NVS letter pp.37–39 [REP5-111 Submissions/evidence para.39 and fn.3] The minimum conditions of the Licence are readily available on the government website however given the Applicant's refusal to take our word for it we will provide a redacted copy of the establishment licence at Deadline 6 showing that it covers the whole PFL land buildings and operation.		
1.7		PFL operates a unique, controlled livestock environment developed over 60 years. PFL produces all its own forage (feed for livestock) from its holding. That PFL is self-sufficient in forage is critical to prevent external contamination. Forage brought in from outside, introduces diseases and	The Applicant agrees it is a unique livestock business. The Applicant is not able to confirm the statements made regarding food sources.	Not Agreed

		contaminants that threaten the health of the livestock and the integrity of the animal blood products. PFL's own machinery and equipment is silo'd in the different parts of PFL's holding. The machinery and equipment is deliberately kept and used only within specific areas to prevent cross-contamination between different herds, flocks, or fields that threaten the health of the livestock and the integrity of the animal blood products.		
1.8		The ExA has evidence of controls concerning Farm hygiene and Home Office operating discipline [REP3-067 Op Detail Appendix C pp.39-40]. That note was submitted further to the ASI. The ExA has evidence of measures in place concerning biosecurity and site security arrangements; the allocation of fields and movement routes to particular herds and flocks; specific rotational grazing and forage production; multiple water and supplementary feeding points; species appropriate enrichment; the use of familiar handlers and routes. PFL in response to ISH AP37 explained the 3Rs (Replacement,	The evidence supplied relates to ASPA not the specific conditions in respect of the PFL land and conditions of the Home Office License.	Not Agreed

		Reduction, Refinement) which underpin the ASPA Code of Practice ("CoP"). [REP4-104 p.6] Refinement requires avoidable distress and lasting harm to be reduced to the minimum. PFL is subject to ASRU inspection for compliance with ASPA, its establishment licence conditions and the CoP. The licenced operations must be carried out consistently with the 3Rs, and the CoP informs the standards of care, accommodation and environmental management.		
1.9	PFL/TCS Operation	PFL's operation is not a typical agricultural business. PFL is integrated with its related company, TCS, for biomedical production/supply of donor animal blood for diagnostics in the UK and internationally (an "integrated system").	Agreed that PFL's operation is not a typical agricultural business. For the avoidance of doubt PFL are a separate company to TCS. Whilst it is agreed that PFL supply TCS and they have a director in common they are separate entities with different owners/persons with significant control. PFL have an interest in the land being acquired. TCS is an interested party.	Agreed

1.10	Livestock welfare	The operating environment is designed around livestock welfare. Maintaining a stress-free environment for livestock is essential for PFL and TCS' viability, and TCS' products. Maintaining a stress-free environment is consistent with welfare and environmental responsibilities imposed by ASPA and the Home Office Code of Practice. The operating environment includes: (i) Careful Management of Herd Movement and Grazing (ii) Specialist Housing Facilities for livestock (iii) Biosecurity Measures (iv) Controlled contact with people and animals (v) Animal feed comes from the holding (vi) Screening with high hedges PFL has 60 years' experience operating an environment that it says is a specialist stress free environment. Refs: REP1-133 Overview paras 24–35; PFL WR, Business Overview paras 14–21, Reg. Context paras 22–24,	Whilst the Applicant accepts PFL takes the welfare of animals seriously there is nothing to suggest the PFL outdoor operating environment has been specifically adapted or designed around animal livestock. PFL have raised issues in respect of noise, vibration and biosecurity but currently has no obvious measures in place to control these factors outside those typical of any farming operation.. Only limited evidence has been provided as to the impact of stress on the product. Despite the ExA's request for examples in Action Point 43 of Action points from issue specific hearing 1 (ISH1) [EV7-018] the only example provided is anecdotal evidence that the product is poorer when sheep are sheared.	Not Agreed
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		Welfare/Product paras 25–31; App. 1 Vet letter paras 1–6 REP2-107 Q1.16.14 paras 13– 22; Q1.17.4 paras 30–33; NVS letter, paras beginning “Due to the management]” to “minimal as possible”; Equine Vets letter, paras on welfare, physiological stress, cortisol and blood quality REP3-067 ISH1-2 Sub. paras 20, 29–35, 70–76, 95–96; App. C Ops Notes, Purpose/Donor secs REP4-104 ISH1 AP 35 paras 7–12; ISH1 AP 37 paras 20–25, 30–33; ISH1 AP 43 paras 37–48; App. TCS Supporting Note paras 3–6, 20–22, 43–45]		
1.11		The Applicant has added this as an 'issue' in this SoCG in a version dated 10.8.26. The need to use Granborough Road was explained in detail clearly by PFL [ExQ2 Q1.19.13 paras 35-41]. Livestock can cross Granborough Road safely because of its very low traffic and PFL has developed protocols for such crossings managed by experienced PFL staff. Road crossings are done at quiet times such as mid morning.	PFL currently have to cross public highways in order to move animals around the holding. There are no specific control measures in place in respect to crossing public highways.	Not Agreed
1.12		Public Rights of Way (“PRoWs”) cross 6/10 and 6/13.	Public Footpaths cross the PFL land area. No specific measures are in place	Not Agreed

		PFL has 60 years' experience managing its holding and biosecurity risk and manage the same within its ASPA-regulated system. The PRowWs do not undermine biosecurity and evidence from the people who established, and run the PFL holding have given evidence that use is minimal to non-existent and any users are familiar to and with the area. Existing controls include biosecurity and animal contact signage and staff oversight. PFL has assessed that no additional measures are currently required to protect animal welfare and biosecurity from the existing, lightly used PRowWs. PFL cannot require users of PRowWs use disinfection mats and therefore does not rely on them for this purpose.	to protect animal welfare from such public access. PFL appear to rely on the fact that use is minimal and those using the PRow are familiar with the area. These are not specific Bio Security measures to protect the animals.	
1.13		Gates are in place for entrances to the silage clamps from Granborough Road.	Whilst a gate is in place for one entrance to the silage clamps from Granborough Road evidence so far (historic photographic evidence and site visits) is that the gate is not closed and no	Not Agreed

		Granborough Road is extraordinarily quiet and very lightly trafficked road Gates are a biosecurity control measure. At the time of the ASI it was not closed. The gates are likely to be open when the facility is in active use. PFL has assessed that under the current pattern of use, no additional controls are required in respect of public access to the feed contained in the clamps.	controls are in place in respect of public access to the feed contained in the clamps. The second entrance from Granborough Road does not appear to have a gate.	
1.14		Animal housing on the access to Middle Farm are set away from the residential access. There is a clear degree of separation from public access and traffic and PFL's operation. Farm deliveries are pre-notified to the Farm Manager and are subject to applicable vehicle and personnel biosecurity controls. PFL/TCS have an established relationship with residents locally and have designed their biosecurity protocols accordingly.	Access to Middle Farm, one of the main animal housing areas, is shared with residential properties. No obvious measures are in place with respect to access by people visiting the residential properties along the shared access track. This includes delivery drivers etc. Again PFL appear to rely on a relationship with locals rather than any controls to manage Bio Security risk.	Not Agreed
1.15		PFL have controls in place in respect of land uses from adjoining landowners	PFL do not have any controls in place in respect of noisy land uses from adjoining	Not Agreed

		or areas of public access/highway which run through the site as set out at 1.9. Tranquillity of the locale is acknowledged by the Applicant. The starting point is to assess the locale. That is remarkably quiet. It will be seriously disrupted by increased activity or traffic associated with the Development Proposal. PFL has been able to operate successfully for over 60 years as a holding that depends on and enjoys peace and quiet and low-stress conditions. PFL manages livestock exposure to existing noise and disturbance within a naturally quiet rural environment. The evidence before the ExA explains that grazing (especially equine grazing) is in fields not bounded by roads – see map of typical existing holding layout [REP5-111 p.30] “Noise barriers” are not in place where controls in place include locating horse grazing away from public roads, maintaining substantial established hedgerows as visual and acoustic	landowners or areas of public access/highway which run through the site. As an example a noisy vehicle could pass along the public highway but no noise barriers in place. The map based evidence supplied by PFL at Deadline 6, and photographic evidence, shows that Grazing takes place field adjacent to the roads despite PFL’s claims it does not. PFL seeks to rely on established hedgerows as ‘noise barriers’ from adjoining noise emitting sources. The Applicant seeks to rely on the same and therefore maintaining the established position.	
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		screening [see at 1.9], PFL has control over its scheduling/timing of activities.		
1.16		The current environment, which PFL's existing controls reflect, is one in which there are no there are no local, proximate, activities of the nature or scale as proposed by the Rosefield development.	There are a number of activities of a similar nature to Rosefield proposed in the area including an extension of the National Grid Substation, Statera BESS and the Statkraft BESS. All are adjacent to PFL land.	Not Agreed
1.17	Fragmentation of the PFL Holding	Fragmentation of the PFL holding would disrupt the integrated system and threaten PFL and TCS' operations. PFL's holding is contiguous in that the land within the order limits physically touches. If E23 is developed for solar PV, it would physically separate the land to the east from the main body of the Holding to the west (including E21/22). This would disrupt direct livestock access and operational integration. The land to the east of E23 is already separated from the southern part of the	The PFL holding will not be fragmented as all land will remain contiguous and accessible by PFL.	Not Agreed

		Holding by Granborough Road, further fragmenting the operation. If E23 is used for solar panels, the land to the east would no longer be contiguous with the rest of the Holding. E23 is central to integrated management and biosecurity that are essential to PFL's unique operation.		
1.18		PFL's holding will be fragmented where the dDCO will prevent access to freehold grazing land east of E23. Livestock presently access that grazing land via the bridleway bridge over the brook. This bridge is the only practical route for moving livestock between the main body of the Holding and the land to the east, due to the natural barrier created by the brook and the location of the bridge.	Freehold access to fields to the East of E23 will remain available via two gates from Granborough Road which are the current access points utilised by PFL. Should PFL reach an agreement with the Estate a land area has been offered which would maintain access to the fields to the East of E23 through E23.	Not Agreed

		PFL has explained in detail in its submissions why E23 is central for its operation to avoid fragmentation and for flexibility in its operation. The latest suggested corridors in E23 are not workable		
1.19		The holding is contiguous. The dDCO will prevent access to freehold grazing land east of E23.	With the Proposed Development in place all PFL land will remain contiguous and accessible. Should PFL reach an agreement with the Estate a land area has been offered which would maintain access to the fields to the East of E23 through E23.	Not Agreed
1.20		The current proposals create a real risk of losing one of six horse herds equating to a 16.66% reduction in horse donor blood [REP5-111 p.8] as the same land area does not equate to the same operating model	Replacement land has been offered as part of an agreement with the Estate. The replacement land ensures PFL have the same land area as per the current position.	Not Agreed

			Without the agreement PFL is set to lose significantly more land which will have a far greater impact on the horse donor blood supply. This is not as a result of the Proposed Development but rather a consequence of the limited land interest held.	
1.21		The reason PFL/TCS are threatened is this Proposal. The Applicant's tenancy document REP4-088 is wrong to ask the ExA to accept for the purpose of the application that PFL/TCS is facing a notice to quit has nothing to do with its Proposal. For detail of PFL/TCS position on the status of the land negotiations see the SoCG note on tenancies from Simon Alden MRICS FAAV and dated 11 August 2026 at 18.06.29 provided to the Applicant together with SoCG signed obo PFL/TCS.	If PFL have to vacate the FBT land on 30 September 2026 this would threaten the PFL/TCS operation. PFL have to vacate the land as a result of the notice to quit served by the Estate. The Applicant received the Simon Alden note on tenancies on 12 August 2026 and cannot agree its contents, noting it is not party to the negotiations between PFL and the Estate and contains inaccuracies that the Applicant will respond to a Deadline 7.	Not Agreed
1.22		This was introduced as an issue by the Applicant. The Applicant has not explained what	If the Notice to Quit is actioned PFL will occupy significantly less land including land outside of the Proposed Development boundary. PFL have	Not Agreed

		is meant by “operation to continue”. In a counterfactual scenario where PFL lose Field E23 this will result in a substantial reduction of operational land that can be used for animal rotation and grazing where the replacement land cannot be used. That includes the loss of freehold land to the east of E23 on the current proposal. Replacement land does not secure the necessary land or land with the necessary operating environment for PFL/TCS to continue to operate. As above at 1.18 E23 is critical for livestock to access PFL’s land to the east. There is a brook and bridge. Its loss to solar PVs would fragment the holding. The Applicant insistence that every square meter of land as functionally equal is wrong. E23's unique position means its loss would have a far greater operational and biosecurity impact than other fields.	highlighted that just the loss of E23 would have a significant impact on the business and therefore the loss of the land currently under the Notice to Quit would have a much greater impact. The agreement between the Estate and PFL secures the land required for the PFL/TCS operation to continue.	
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		Without E23, integrated livestock movement, grazing rotation, and herd separation would be compromised. The loss of E23 to solar arrays threatens animal welfare, biosecurity, and consequently the ability of PFL/TCS to supply of critical animal blood products		
1.23	Avoiding fragmentation and unacceptable risk/likely significant effects (see also below under (4), (5), (6))	The following would avoid fragmentation and unacceptable risk/likely significant effects of the PFL holding: (i) removal of the construction route to Parcel 3 from Granborough Road; (ii) removal of Field E23; (iii) restricting rights across the holding to essential cabling only; (iv) the Applicant providing to protect PFL/TCS against business interruption losses in the event of a BESS fire;	(i) As set out in Construction Access Review [EN010158/APP/8.29.2] the construction route from Granborough Road cannot be removed. (ii) As set out in the Tenancy Position of Preston Farms Limited [EN010158/APP/8.30] [REP4-088], after 30 September 2026 PFL will have no rights to occupy Field E23. This is as a result of the landlord's issuance of a Notice to Quit – which the landlord is entitled to serve at any time irrespective of the Proposed Development. However, the Applicant has updated the Design Commitments [EN010158/APP/5.9.7] at G2 to accommodate a movement corridor if PFL is granted access rights across Field E23. (iii) Schedule 9 of the Draft DCO [EN010158/APP/3.1.8] will be reviewed by the Applicant for Deadline 6.	(i) Not agreed (ii) Not agreed (iii) Not Agreed

		and (v) effective and certain mitigation measures especially at site boundaries. For (v) Mitigation must be sufficiently certain to avoid adverse effects altogether. In respect of the PFL/TCS operation, the mitigation is not secured and the Applicant has not introduced evidence from any suitably qualified expert(s) to demonstrate that the proposed mitigation would prevent impacts on livestock, blood quality and health/safety. Refs: REP1-133 Overview paras 14–15, 40–43, 61–67, 68–72; PFL WR, Rep. Summary “targeted changes sought”, Access Parcel 3 paras 49–55, Proximity paras 56–60, E23 paras 61–67, Access/Cables paras 68–74, Alt./Mitigation paras 75–78 REP2-107 Intro paras 1–5; Q1.16.14 paras 14–22; Q1.17.4 paras 30–33;	(iv) There is no evidence the BESS will have any impact on the adjoining land holding. Please refer to BESS Plume Assessment Summary [EN010158/APP/7.13.3] [REP3-042] and Applicant’s Response to Action Point 45 from ISH1 [EN010158/APP/8.26] [REP4-084] for further evidence of this conclusion. Mitigation measures are proposed and secured.	(iv) Not agreed (v) Not Agreed
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		Q1.19.13 paras 35–41;] REP3-067 ISH1-2 Sub. paras 14–16, 42, 47–50, 56–68, 69– 77, 97–99; App. A paras A1.1–A1.4, A3.1–A3.7, A5.1– A8.1 REP4-104 ISH1 AP 35 paras 6–18; ISH1 AP 37 paras 25, 31–36; ExQ2 Q2.2.3 paras 1–5; ExQ2 Q2.3.1 paras 1–4]		
1.24	Engagement	PFL/TCS and the Applicant have had engagement prior to the submission of the DCO application as more fully set out in the Timeline of Engagement (Appendix B to REP3-067) and a meeting on 21 July 2026 the agreed notes of which are appended to this SoCG.	The Applicant agrees with the timeline of engagement but note that more topics were discussed than what is set out in the timeline, as explained at line 3.15.14 of the Applicant's Response to Deadline 3 Submissions [REP4-081]. A further meeting between the parties was held on July 21st 2026 and subsequent to that meeting further mitigation measures have been proposed by the Applicant at Deadline 6. The Applicant notes that the agreed meeting notes appended to the SOCG are now outdated.	Not Agreed
2 Priority of PFL/TCS				
2.1	Exclusive Supply	PFL/TCS are one of two suppliers of donor animal blood for diagnostics in the UK and the only in England and Wales (the products are here referred to as "TCS products", as the donor blood comes from PFL to TCS; and TCS then process it and supply the products).	It is agreed that PFL/TCS are one of two suppliers of donor animal blood for diagnostics in the UK, although alternative suppliers exist outside of the UK.	Not Agreed

		There is no evidence that international suppliers would or could step in if PFL/TCS were unable to continue to meet 60-70% of the entire NHS annual demand. TCS refer to evidence from the Royal College of Pathologists concerning restrictions/viability of importing blood from the EU. It is common ground that blood used for agar in the UK must be of high quality, with strict rules about quality and its shelf-life.	See 2.4 below it is now our understanding the PFL/TCS does not supply the NHS direct but is part of a supply chain of multiple companies who supply Blood Agar to the NHS.	
2.2	Use in diagnostics	TCS products are essential to NHS diagnostics, clinical trials, and medical production, as demonstrated by the letters received from various groups including the UKHSA, Royal College of Pathologists and Association of Laboratory Medicine.	Agreed	Agreed
2.3	Shelf life of TCS products	TCS products have a short shelf life. Four weeks maximum from the date of manufacture for “whole” donor animal blood products. Products cannot be frozen, due to the impact on red blood cells (haemolysis) caused by the freezing process.	The Applicant does not dispute this.	Agreed

		Whole donor animal blood is used as-is and requires no thawing or reconstitution prior to its use. Some gentle mixing is required to ensure homogeneity prior to use.		
2.4	Disruption in supply	Any disruption in the supply of TCS products would have significant adverse consequences for human health diagnostics. Agar plates have multiple suppliers in E&W. Donor blood has only 1 supplier in E&W and that is PFL/TCS. Dr Zubir Ahmed stated that: "there are a number of suppliers on NHS Supply Chain's current framework which support a level of resilience across England." Dr Ahmed was referring to suppliers of agar plates. That there is more than one supplier for agar plates does not address supply resilience of donor-blood products.	It is not clear what replacement supply would be in place. In the response to the Department of Health and Social Care Written Question asked by Kit Malthouse MP, Zubir Ahmed, then Parliamentary Under-Secretary for Health and Social Care responded that there were a number of suppliers which support a level of resilience across England. In addition, there are further suppliers outside of the UK.	Not Agreed

2.5	Assessment of adverse effects	The greater the impact on TCS' products the greater the consequences for public health/safety. See above 2.3-2.4.	See Row 2.4 above	Not Agreed
2.6	National Health	The impacts of the proposed development have potentially significant adverse consequences for national health, relevant for the purposes of s104(7) Planning Act 2008. The benefit of ~ 10 MWp equating to 5% of the overall generating capacity and the option now to move the Granborough Road Access to the Winslow Road do not outweigh the harms to PFL/TCS that are not avoided with the current proposed package of mitigation (including land loss, fragmentation, biosecurity risks, operational disruption and significant adverse consequences for donor blood supply to medical diagnostics especially from construction noise). Refs: REP1-133 Overview paras 53–57; PFL WR, Necessity/Prop. paras 79–83 REP2-107 Q1.17.1 paras 24–28; Mrozik Review sec. 4 REP3-067 ISH1-2 Sub. paras 89–96; App. A paras A1.1–A1.4, A3.7, A8.1 REP4-104 ISH1 AP 35 paras 15–18; ISH1	The Planning Statement [EN010158/APP/5.7.5] [REP4-008] sets out how the Applicant has complied with Section 104 of the Planning Act 2008 and considers the overall planning balance of the Proposed Development. Section 104(7) applies should the adverse impact of a proposed development outweigh its benefits. This subsection does not apply here: the planning balance concludes that the limited adverse impacts of the Proposed Development in isolation after mitigation (which are limited to biodiversity, heritage and landscape and visual effects) and adverse inter-project impacts remaining after mitigation (which are limited to biodiversity and landscape and visual effects) are not considered to outweigh the Proposed Development's demonstrable and substantial benefits.	Not Agreed

		AP 43 paras 49–50; ExQ2 Q2.6.2 paras 1–6; ExQ2 Q2.14.5 paras 6–8]		
2.7	Harm to national health	If national health is harmed by an EN-3 project the Secretary of State cannot rely on the CNP presumption to grant a DCO because it would not be a decision in accordance with s.104(3) Planning Act 2008. The evidence [REP5-111 and evidence submitted at earlier deadlines] explains PFL/TCS supply approximately 60–70% of the NHS's annual demand for blood-containing agar plates, The higher the supply to demand ratio the greater significance and the greater risk. Evidence from a biomedical/chartered scientist explains impairment in the PFL/TCS supply would have a substantial negative impact on diagnostic services nationally, as the UK has very limited blood-based media production capacity. [REP5-111] PFL have explained their operation is at capacity in terms of food production. PFL/TCS are the only supplier of donor-blood products in England & Wales.	The Applicant maintains that there is no quantifiable evidence before the Examination which demonstrates that the medical supplies of the NHS would be impacted as a result of the Proposed Development, and therefore any public disbenefit suffered. The Applicant refers to its response to Q1.17.1 within the Applicant's Response to the Examining Authority's First Written Questions [EN010158/APP/8.13] [REP2-087].	Not Agreed

		The current proposals create a real risk of losing one of six horse herds equating to a 16.66% reduction in horse donor blood production This would directly threaten 10–12% of the NHS's current bio-diagnostic need for blood-containing media, simply from the loss of E23. This is before other threats. Veterinary evidence together with acoustic/vibration evidence is not contradicted by the applicant with evidence that noise/vibration and associated stress would not degrade both the quantity and quality of donor blood, leading to increased wastage, reduced product consistency, and potential batch failures. The evidence of the Royal College of Pathologists and UKHSA explains that there is critical supply and it is irreplaceable. The applicant has not provided evidence that other suppliers could step in to fill the gap (and nor could they),		
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		Refs: REP1-133 Overview paras 53–59; PFL WR, Necessity/Prop. paras 79–83 REP2-107 Q1.17.1 paras 24–28; Mrozik Review sec. 4 REP3-067 ISH1-2 Sub. paras 89–96, 98; App. A paras A1.1–A1.4, A3.7, A8.1 REP4-104 ISH1 AP 35 paras 15–18; ISH1 AP 43 paras 49–50; ExQ2 Q2.6.2 paras 1–6; ExQ2 Q2.14.5 paras 6–8]		
2.8	Unacceptable residual impact	It is PFL/TCS' position relying on expert evidence and its own evidence that the DCO if made will have significant impacts on diagnostics in national health. This would amount to residual impacts which present an unacceptable risk to or interference with human health and/or public safety for the purposes of EN-1 4.1.7 and 4.2.15. PFL/TCS point to supporting evidence, including from BIVDA and the UKHSA, in support of their position that the residual impacts would be unacceptable.	The residual impacts on PFL and TCS would not constitute an exception to the CNP policy, and the Applicant observes that no evidence has been provided to support Preston Farms' submissions that there is an "unacceptable risk to, or unacceptable interference with" public health/safety exception. There is no detail as to what information was provided to BIVDA and the UKHSA when making their assessment.	Not Agreed

		The starting point is the expert evidence adduced by PFL/TCS. The ExA has evidence including multiple letters from: (1) The NVS (2) A veterinary risk assessor (3) Biomedical and diagnostic specialisms from a chartered scientist (3) Biomedical and diagnostic specialisms from a chartered scientist (5) Royal College of Pathologists (6) UKHSA (7) Acoustic/Vibration evidence PFL and TCS rely on that evidence on the following matters: - noise/vibration - Air quality impact - Biosecurity - Impact on donor-blood - stress impacts on donor blood - Diagnostic reliability - Contamination PFL/TCS rely on that body of evidence to demonstrate that noise, vibration, land-take, and biosecurity risks associated with the proposed development would cause stress to livestock and impair the quality of donor blood. There is a significant likelihood of adverse impacts on PFL/TCS donor blood products, even with the		
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		mitigation measures currently proposed. There is probable harm through reduced grazing capacity, increased livestock stress, heightened risk of biosecurity breaches, and the introduction of contamination pathways, which threaten both the quantity and quality of donor blood for medical supply chains. This evidence relied on by PFL/TCS is relevant to the ExA's decision whether to grant the dDCO. The evidence is relied on that EN-1 4.1.7 and 4.2.15 exception is engaged since the DCO/Development Proposal in its current form presents an unacceptable risk to human health and public safety. [Refs: REP1-133 Overview paras 53–57; PFL WR, Business Overview paras 20–21, Necessity/Prop. paras 82–83 REP2-107 Intro para 4; Q1.17.1 paras 24–28; Mrozik Exec Summary, secs. 1.3, 1.10, 1.11 and 4 REP3-067 ISH1-2 Sub. paras 89–96; App. A paras A1.1–A1.4, A3.7, A8.1 REP4-104 ISH1 AP 35 paras 15–18; ExQ2 Q2.6.2 paras 1–6; ExQ2 Q2.14.5 paras 6–8; App. UKHSA letter p.26].		
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2.9		The BIVDA and UKHSA evidence so far as it concerns PFL/TCS does not turn on whether mitigation will or will not be effective. The basic position is that any application that needs EIA must include an Environmental Statement ("ES"). The adequacy of the ES matters and insufficient information was provided in the Applicant's ES to allow for proper consideration of the effects of the development on PFL/TCS. The UKHSA cannot have had adequate information when the Applicant was "in communication" with the UKHSA because the Applicant has failed to understand PFL/TCS.	BIVDA and UKHSA did not have knowledge of the mitigation measures in place when providing evidence. The Applicant has been in communication with the UKHSA throughout the pre-application period regarding the BESS Plume Assessment and the risks to surrounding receptors. A supporting letter from the UKHSA which states 'Acknowledgement that the risk to the public for nearby receptors from chemical emitted during a BESS fire is likely to be low'	Not Agreed
2.10		The Applicant's pursuit of the Proposals has brought about a position whereby the Claydon Estate are seeking to evict PFL from some of the land that it holds under a Farm Business Tenancy ("FBT"). In evidence Tom Mason for the Claydon Estate has explained that Claydon had elected to work with the Applicant and explained that Claydon had served the September 2025 Notice to Quit while trying to negotiate	BIVDA and UKHSA are not aware of the precarious nature of PFL's occupation and that they could, unless an agreement is reached, lose 2/3 of its land. BIVDA and UKHSA did not take into account the land occupation position and the potential benefits of the agreed terms when writing the letters. The Applicant is not seeking to evict PFL. Indeed the Applicant has no land	Not Agreed

		a replacement long-term tenancy with PFL. The fact that the Claydon Estate has elected to work with the Applicant and then the notice to quit arrived shortly after shows that such notice is clearly linked to the Proposal. For detail of PFL/TCS's position on the status of the land negotiations see the SoCG note on tenancies from Simon Alden MRICS FAAV and dated 11 August 2026 at 18.06.29 provided to the Applicant together with SoCG signed obo PFL/TCS.	interest at this point and is unable to 'evict' PFL. PFL have been served a notice to quit by their Landlord. The Applicant received the Simon Alden note on tenancies on 12 August 2026 and cannot agree its contents, noting it is not party to the negotiations between PFL and the Estate and contains inaccuracies that the Applicant will respond to a Deadline 7	
3 Biosecurity				
3.1	PFL Protocols	PFL holding has strict biosecurity protocols. They are critical to ensure there is controlled access to the PFL holding to keep the risk of contamination of the donor blood as low as practicable	The Applicant has reviewed all of the submissions and mitigation measures in place seem to be restricted to training of staff, managing animal and farm machinery movement in the holding and accompanied site visits. No details are provided as to measures in place to manage external risks particularly where the holding is intersected by third party/public access. External factors include use of adjoining land, public rights of way, public	Not Agreed

			highways and shared access with residential properties. Notwithstanding this, the Applicant has provided an Outline Biosecurity Management Plan [EN010158/APP/8.39] at Deadline 5 and the measures therein would keep the risk of contamination of the donor blood as low as practicable.	
3.2	Biosecurity	There are multiple interactions over areas where PFL has the necessary biosecurity controls in place starting from the point of severity (consequences) of the risks to PFL/TCS.	As set out above there are multiple interactions over areas where PFL have no controls in place. For example highways, public footpaths and shared access routes.	Not Agreed
3.3	Biosecurity during Construction	Third-party construction machinery and a transient workforce would breach PFL's biosecurity protocols. On the ASI PFL applied its standard visitor biosecurity protocol for the ExA and the Applicant's representatives attending. Refs: REP1-133 Overview paras 34–35, 40.1, 40.5, 43; PFL WR, Access Parcel 3 paras 49–55, Access/Cables paras 68–74; App. 1 Vet letter para 3 REP2-107 Q1.16.14 paras 19–22; Q1.19.13 paras 35–41 REP3-067	It is not clear which existing PFL biosecurity protocols in the outdoor grazing areas would be breached by the access for construction equipment and workers. Suitable biosecurity mitigations and controls are proposed in the outline Biosecurity Management Plan [EN010158/APP/8.39] to ensure that during construction and operation the existing biosecurity measures that are currently in place are maintained or most likely improved, in light of the current	Not Agreed

		ISH1-2 Sub. paras 10, 15, 20–28, 59–60, 69–73; App. D Biosecurity risks REP4-104 ISH1 AP 35 paras 7, 11; ISH1 AP 37 paras 24, 26–33; App. NVS letter pp.37–39]	limited obvious access and biosecurity controls in the grazing fields.	
3.4		Access and activity during the construction phase in breach of PFL's biosecurity protocols presents a serious risk of contamination of donor blood through the pathways of what the livestock breathes and consumes (for present purposes it is assumed direct contact with livestock will be avoided) and airborne contamination affecting the donor blood until it is ready for shipping from TCS. As above at 3.3. Refs: REP1-133 Overview paras 34–35, 40.1, 40.5, 43; PFL WR, Access Parcel 3 paras 49–55, Access/Cables para 74; App. 1 Vet letter paras 1–4, conclusion REP2-107 Q1.16.14 paras 15, 19–22; Q1.19.13 paras 36–41; Equine Vets letter, paras on biosecurity, contractors, vehicle movements and disease risk REP3-067 ISH1-2 Sub. paras 10, 15, 20–35, 59–60, 69–76, 95; App. D Biosecurity	As above, it is not clear which existing PFL biosecurity protocols in the outdoor grazing areas would be breached by the access for construction equipment and workers. Suitable biosecurity mitigations and controls are proposed in the Outline Biosecurity Management Plan [EN010158/APP/8.39] to ensure that during construction and operation the existing biosecurity measures that are currently in place are maintained or most likely improved, in light of the current limited obvious access and biosecurity controls in the grazing fields.	Not Agreed

		risks REP4-104 ISH1 AP 35 paras 7, 11; ISH1 AP 37 paras 24–36; Req./plans p.25; App. NVS letter pp.37–39]		
3.5		Neither the OBMP nor the CAR mitigates the risks that matter for PFL/TCS. The OBMP is not supported by any ASPA specialist. The contamination pathways that matter for PFL/TCS are feed, donor blood, personnel and vehicles, construction access. The OBMP does not assess the contamination pathways identified by PFL/TCS.	The biosecurity and access measures set out by the Applicant in the Outline Biosecurity Management Plan [EN010158/APP/8.39] and Construction Access Review [EN010158/APP/8.29.2] mitigate any identified risk during construction.	Not Agreed
3.6	Biosecurity during Operation	The risk of biosecurity breach or other contamination at PFL land or TCS laboratories during operation requires the Applicant to prove in advance of any DCO that it can and will put in place robust, practical mitigation such that risks are capable of being avoided with certainty. In terms of the latest version of the Applicant's biosecurity plan.	The Applicant has set out biosecurity measures in the outline Biosecurity Management Plan [EN010158/APP/8.39] and Construction Access Review [EN010158/APP/8.29.2] and has given a commitment to work with PFL/TCS both prior to and during construction and operation. Measures such as a new gated access to the silage clamp and an animal crossing on Granborough Road will likely deliver a	Not Agreed

		Rosefield retains all authority over biosecurity “measures”. TCS is granted consultation rights nothing more. The plan introduces thresholds for intervention that are set too high (e.g “Where a PFL/TCS animal is injured or is clearly and significantly distressed”). Those thresholds if crossed require the Applicant take action after serious/adverse consequences have already occurred. Construction and operation phases require compliance with the “measures” or controls. There is no practical mitigation such that risks are avoided with certainty. There is no guarantee that agreed biosecurity and operational measures will be properly maintained or that PFL/TCS will have recourse if/when compliance and standards slip.	betterment to the existing PFL/TCS operational arrangements in terms of biosecurity and access controls.	
3.7		As above at 3.6 the latest biosecurity plan is inadequate for the operational phase of the Proposed Development.	The biosecurity and access measures set out by the Applicant in the Outline Biosecurity Management Plan [EN010158/APP/8.39] and Construction Access Review [EN010158/APP/8.29.2]	Not Agreed

			mitigate any identified risk during operation.	
4 Assessment of unacceptable risk/likely significant effects				
4.1	EIA	Assessment of significance of impact for the purposes of the EIA Regulations, with PFL, in conjunction with TCS, as the receptor, is derived on this basis: (i) Significance is a combination of sensitivity of receptor and magnitude of impact. (ii) Sensitivity of receptor is a combination of value of receptor and its susceptibility to change. (iii) The scale for all of these is nil, low, moderate, high, with moderate the threshold for a significant effect at the final stage. The receptor here, PFL in conjunction with TCS, is high value, given its	It is agreed that PFL, in conjunction with TCS, is a sensitive receptor considered within the ES (Chapter 14: Population). (i) (i) It is agreed that the assessment of significance is based on a combination of the sensitivity of the receptor with the magnitude of change. (ii) (ii) It is not agreed that 'sensitivity is based on the 'value' of the receptor in isolation - sensitivity is based on whether changes to land, environment or accessibility (after compensation and mitigation is applied) would affect the operating practices and viability of the receptor, subject to the ability of that receptor to respond to or absorb change (in-line with guidance applied and referenced in ES Chapter 14: Population). (iii)	(i) Agreed (ii) Not Agreed (iii) Not Agreed

		importance to medical bio-science diagnostics, and high susceptibility, given the inherent fragility of the operation, as evidenced by the extreme sensitivity of the key component: the donor livestock (see letters from Home Office Named Veterinary Surgeon ("NVS") dated 5 March 2026, 20 April 2026, 22 June 2026) Sensitivity is high. If the magnitude of impact is major or moderate, the effect is assessed as major. If the magnitude of impact is minor, the effect is assessed as moderate. If the magnitude of impact is negligible, the effect is assessed as minor. Any effect assessed as major or moderate is considered a likely significant effect.	(iii) The resultant significance rating is either negligible, slight, moderate or major. It is not agreed that the 'value' is high specifically – but the sensitivity of the receptor is identified as 'very high' (not 'extreme') when the sensitivity criteria set out in ES Chapter 14 are applied, suggesting change may affect viability of the business. Sensitivity is 'very high' rather than 'high'. The magnitude of change is assessed based on the criteria applied in Table 14.22 of ES Chapter 14: Population which is derived from guidance for such an impact assessment, and is considered to be 'low' drawing on individual environmental assessments and in the context of mitigation applied.	Not Agreed
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		Accordingly, the magnitude of impact needs to be assessed based on what the Applicant knows of construction and operation of the proposed development for each source (noise/fire, see (5) and (6) below). Refs: REP1-133 Overview paras 45–52; PFL WR, ES Deficiencies paras 40–44, Welfare/Product paras 25–31; App. 1 Vet letter opening paras and paras 1–6; App. 3 Sharps Acoustics report, Intro paras 1.1–1.3, Impact of noise and vibration on horses paras 3.1–3.13, Conclusions paras 5.1–5.3 REP2-107 Q1.16.14 paras 13–18; Q1.17.1 paras 24–28; Mrozik Exec Summary, secs. 1.2–1.7, 1.11 and 4 REP3-067 ISH1-2 Sub. paras 31–35, 40–42, 69–76, 89–96; App. A paras A1.1–A1.4, A3.7, A8.1 REP4-104 ISH1 AP 35 paras 7–18; ISH1 AP 43 paras 37–50; App. TCS Supporting Note paras 3–6, 20–22, 38–45; App. NVS letter pp.37–39]		
4.2	Assessing Risk	Assessment of risk to PFL/TCS operations with PFL, in conjunction with TCS, as the receptor, is derived on this basis:	The Applicant has undertaken an Environmental Impact Assessment (EIA) which is presented in the Environmental Statement [EN010158/APP/6.1 – 6.4] which forms part of the DCO Application. The EIA presents the results of the EIA	Not Agreed

		(i) It is necessary to assess both the likelihood of an event occurring and also the severity of outcome (i.e. the consequences if an event occurs) (ii) Since the consequences of an event affecting the key component (donor livestock) affects the level of likelihood that is acceptable, the correct approach is to consider the consequences of the event affecting the key component first. (iii) The Development Proposal is unique in that the DCO order limits sought affect the operations of PFL (a specialist, licenced operator/ controlled livestock environment developed over 60 years) and TCS is one of only two exclusive suppliers of donor animal blood for diagnostics in Great Britain.	undertaken for the project and sets out the likely significant environmental effects that would result from the construction, operation (including maintenance), and/or the decommissioning of the project, alongside the proposed mitigation measures to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on receptors / matters. The EIA has been undertaken in accordance with applicable legislation and guidance which has been tailored to each environmental factor of the EIA using industry standard methods and criteria, and professional opinion where appropriate. Further detail on the assessment approach and methodology applied to each environmental factor assessment is presented within the respective environmental factor assessment chapters provided in ES Volume 2, Chapters 6 - 17 [EN010158/APP/6.2]. The Applicant has worked closely with PFL/TCS and has secured numerous mitigation measures within the Outline	
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		(iv) An event affecting the key component (donor livestock) is a very real issue in this DCO examination were an event to occur or arise at construction or operational phases of the development. (v) In assessing the consequences (severity) of the event occurring the assessment must identify the pathway between the source and the receptor. The pathway between the source and the receptor should be broken down and assessed based on what the Applicant knows about the construction and operation of the proposed development for each source (noise/fire, see (5) and (6) below). Refs: REP1-133 Overview paras 16–24, 32–43, 45–52, 68–72; PFL WR, Business Overview paras 11–21, Welfare/Product paras 25–31, Proximity paras 56–60, E23 paras 61–67; App. 1 Vet letter paras 1–6 and conclusion; App. 3 Sharps Acoustics report, paras 3.1–3.13 and 5.1–5.3	CEMP [EN010158/APP/7.2.6], Outline Operational Environmental Management Plan [EN010158/APP/7.3.6], Outline Decommissioning Environmental Management Plan [EN010158/APP/7.4.6], Outline Battery Safety Management Plan [EN010158/APP/7.9.5], Outline Construction Traffic Management Plan [EN010158/APP/7.5.5] and Outline Biosecurity Management Plan [EN010158/APP/8.39] to minimise the risk of the Proposed Development on the operations of PFL/TCS. The Applicant will continue to liaise with PFL/TCS during the preparation of these detailed management plans and subsequently during the construction phase.	
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		REP2-107 Q1.16.14 paras 13– 22; Q1.17.1 paras 24–28; Q1.17.4 paras 30–33; Mrozik Exec Summary, secs. 1.1–1.11, 2.1–2.6, 3.1–3.4 and 4 REP3-067 ISH1-2 Sub. paras 9–12, 20–42, 69–77, 89–96; App. A paras A1.1–A1.4, A3.1– A3.7, A5.1–A8.1 REP4-104 ISH1 AP 35 paras 7–18; ISH1 AP 37 paras 20–36; ISH1 AP 43 paras 37–50; ExQ2 Q2.3.1 paras 1–4]		
4.3	Mitigation	For any likely significant effect or significant risk, avoidance or mitigation which is certain to be effective must be secured in advance of any DCO being granted. Refs: REP1-133 Overview paras 14– 15, 51–52, 61– 72; PFL WR, Alt./Mitigation paras 75– 78, Necessity/Prop. paras 79–85; App. 1 Vet letter conclusion; App. 3 Sharps Acoustics report, Conclusions paras 5.1–5.3 REP2-107 Intro paras 2–3; Q1.16.14 paras 15–22; Q1.17.4 paras 30–33; Q1.19.13 paras 35–41;] REP3-067 ISH1-2 Sub. paras 14–16, 40–42, 69–77, 97–99; App. A paras A1.1–A1.4, A3.1–A3.7, A8.1 REP4-104 ISH1 AP 37 paras 25, 31–36; ISH1 AP 43 paras 48–50; Req./plans p.25; App. Sharps Acoustics technical note sec. 3.0, pp.43 onwards]	Mitigation measures are set out and secured in the relevant outline management plans, including Outline CEMP [EN010158/APP/7.2.6], Outline OEMP [EN010158/APP/7.3.6], Outline DEMP [EN010158/APP/7.4.6], Outline CTMP [EN010158/APP/7.5.5], Outline LEMP [EN010158/APP/7.6.6], Outline SMP [EN010158/APP/7.7.4] and Outline Biosecurity Management Plan [EN010158/APP/8.28.2]. The mitigation measures set out in the management plans above are considered to be effective. Detailed management plans will be approved	Not Agreed

			prior to construction as is required by the draft DCO.	
5. Noise				
5.1	Noise: PFL Operations	PFL control noise levels to maintain equine and ovine welfare, as donor animals must be stress-free in order to protect the quality of the donor blood, as stress causes changes in blood composition, and loud, sudden or unexpected noise is likely to stress the livestock. Vehicles are operated only by specialist personnel who are familiar with the holding and its livestock. Twice-daily health checks are undertaken using a Gator vehicle, approximately the size of a golf buggy, to which the animals are accustomed. Refs: REP1-133 Overview paras 24–30, 32–33; PFL WR, Business Overview paras 14–21, Welfare/Product paras 25–31; App. 1 Vet letter paras 1–2 and 6; App. 3 Sharps Acoustics report, Impact of noise and vibration on horses paras 3.1–3.13 REP2-107 Q1.16.14 paras 13–18; Q1.17.4 paras 30–33; NVS letter, paras on herd movement, flight	PFL currently have no noise control measures in place in respect of outdoor areas. PFL cannot control noise from external sources. Whilst it is acknowledged that the grazing fields will generally be relatively quiet areas, they are not devoid of acoustic influence that have the potential to trigger a negative impact. Sources of noise may include, but not be limited to: • Vehicle movements on local road links including Granborough Road. • Agricultural works involving noise emitting plant/machinery. • Regular aircraft movements, including microlights in the local area. • Deer stalking events in the wider area, resulting in impulsive shotgun fire. • Exposure to noise from electrical infrastructure from the East Claydon National Grid Substation.	Not Agreed

		response, stress and injury risk; Equine Vets letter, paras on welfare, stress, vibration, light, sound and blood quality REP3-067 ISH1-2 Sub. paras 20, 29–35, 72–76; App. C Ops Notes, Purpose, Donor Session and animal movement/field management material REP4-104 ISH1 AP 43 paras 37–48; App. TCS Supporting Note paras 3–6, 20–22, 23–30, 43–45; App. NVS letter pp.37–39; App. Sharps Acoustics technical note Intro and sec. 2.0, pp.41– 42]	• Corona discharge from overhead transmission lines within land parcels occupied by horses. · • Members of the public traversing PRowWs.	
5.2	Proposed development	Construction and operation of the solar farm would introduce new noise and vibration, affecting sensitive equine and ovine receptors through stress reaction. Operation of the solar farm would introduce new noise and vibration. New noise and vibration would affect sensitive equine and ovine receptors through stress reaction. Refs: REP1-133 Overview paras 40.3–	The introduction of new noise and vibration is acknowledged by the Applicant which is why a range of acoustic mitigation measures have been committed to which are secured by the Outline Construction Environmental Management Plan [EN010158/APP/7.2.7] (oCEMP). The CEMP has been revised at Deadline 6 with a commitment to temporary noise barriers around any construction work areas taking place in Parcel 3 and along the construction access route from Granborough Road. In addition the CEMP provides a further commitment regarding the use of rotary piles and/or	Not Agreed

		40.4, 47–51; PFL WR, ES Deficiencies paras 40–44, Proximity paras 56–60; App. 1 Vet letter para 1; App. 3 Sharps Acoustics report, paras 3.1–3.13 and 4.1–4.14 REP2-107 Q1.16.14 paras 13– 18; Q1.17.4 paras 30–33; Equine Vets letter, paras on machinery, vibration, light, sound and stress response REP3-067 ISH1-2 Sub. paras 31–35, 40–42, 72–76, 95–96; App. C Ops Notes REP4-104 ISH1 AP 35 paras 7, 9–10; ISH1 AP 43 paras 37–50; ExQ2 Q2.13.5 paras 1–2; App. NVS letter pp.37–39]	shrouds and resilient pads between piles and drivers within Parcel 3.. The construction phase mitigation would be discussed and agreed in advance as part of the detailed CEMP preparation and during the six-month advance notification/consultation process. During this period, the presence of the livestock within the grazing fields would be a key factor, in terms of the mitigation that would be adopted. In addition to conventional acoustic mitigation measures, the Applicant would work with Preston Farms Ltd to seek means in which livestock can be located away from construction activities where practicable, including: · • The Applicant scheduling noise-generating works when livestock are stabled during winter months where possible within overall construction programme. · • Temporary use of other areas of land for livestock grazing within the Order Limits during construction in Parcel 3, away from the works. · • Preston Farms Limited prioritizing the use of their fields further from noise-	
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			generating works for grazing during construction in Parcel 3. During the operation (including maintenance) phase, noise emissions will generally be steady-state or gradually increasing/decreasing and therefore are unlikely to cause disturbance to horses and sheep. Notwithstanding this, mitigation measures to reduce operational noise have been introduced to minimise the likelihood of adverse effects. A series of measures have been adopted into the design of the Proposed Development to avoid or reduce the potential stress on animals as far as practicable, although there is a lack of evidence regarding the noise levels which would result in a stress response. Given the potential for noise and vibration to affect livestock, a range of mitigation measures have been introduced, for all phases of the Proposed Development.	
5.3		The Applicant will introduce noise mitigation measures for the construction phase. There is uncertainty as to the nature of	The Applicant will have noise mitigation measures in place during construction as secured in the Outline Construction	Not Agreed

		that noise mitigation including in respect of the use of non-percussive piling methods, the depth and height of planting of hedgerows prior to construction. Landscape mitigation (screening) is not itself noise mitigation, and in any event the commitments regarding screening are at the 10 year point. The veterinary expert evidence relied on by PFL that stress from noise disturbance and the deterioration in blood quality is evidence given by experts aware of the Applicant's proposed noise mitigation measures.	Environmental Management Plan [EN010158/APP/7.2.7] (oCEMP). The depth and height of planting of screening around areas adjacent to PFL-occupied fields during construction is set out clearly in the Outline Landscape and Ecological Management Plan [EN010158/APP/7.6.7] (oLEMP), with 15m-wide blocks of woodland screening with taller trees planted approximately 3m high, at the year of planting, in the first 5m from the Order Limits to provide additional screening	
5.4		The magnitude of noise impact will vary according to the location of the livestock and so proximity is a variable. The veterinary expert evidence is that noise disturbance would still be likely to adversely affect livestock, especially given proximity to core grazing areas and one housing unit / donation centre.	The impact of noise will be dependent on the location of the animals during construction.	Not Agreed
5.5	Assessment of noise	The sensitivity of PFL to noise is high. If the magnitude of impact is major or moderate, the effect is assessed as major. If the magnitude of impact is minor, the effect is assessed as moderate.	The first sentence is agreed but the 'magnitude of impact' categories referred to do not align with those used in ES Volume 2, Chapter 13: Noise and Vibration [EN010158/APP/6.2.5].	Not Agreed

		If the magnitude of impact is negligible, the effect is assessed as minor. Any assessment that has a moderate or major effect is a likely significant effect.		
5.6		The magnitude of impact has not been assessed by the Applicant.	There is a lack of reliable studies which enable the onset of an adverse effect to be linked to a measured noise level for livestock, including sensitive donor herds. In the absence of a specific significance threshold, it has been assumed that there is a potential for significant adverse effects to occur, and therefore in accordance with EIA Regulations, a range of mitigation measures has been introduced to control the noise and vibration levels. To establish the levels of noise and vibration that may trigger an adverse effect for the donor herd, this would generally require simulated activities to be undertaken, with livestock responses monitored by a veterinary specialist using heart rate monitors or other behavioural responses. Given the potential issues with this approach, it is	Not Agreed

			unlikely to be viable to Preston Farms Ltd and TCS Biosciences Ltd.	
5.7	Likely significant effect/unacceptable risk	Noise and vibration during both construction and operation phases presents a likely significant effect on, and unacceptable risk to the key component, livestock and its donor blood and therefore to PFL and TCS' operations. It can only become acceptable if it can be avoided altogether or mitigated with certainty in project design. Refs: REP1-133 Overview paras 47–52, 68–72; PFL WR, Welfare/Product paras 25–31, ES Deficiencies paras 40–44, Proximity paras 56–60; App. 1 Vet letter paras 1–6 and conclusion; App. 3 Sharps Acoustics report, Conclusions paras 5.1–5.3 REP2-107 Q1.16.14 paras 13–18; Q1.17.4 paras 30–33; Equine Vets letter, paras on stress, physiological variation, welfare and diagnostic health security REP3-067 ISH1-2 Sub. paras 31–35, 40–42, 69–77, 95–99; App. C Ops Notes REP4-104 ISH1 AP 35 paras 7–12; ISH1 AP 43 paras 37–50; ExQ2	The Applicant has put in place measures to limit both the noise and vibration during both construction and operation. It is agreed that avoidance is the primary approach and the Applicant is willing to work with PFL to understand how noise and vibration impacts can be avoided (management of the PFL operation, mitigation measures). The construction phase mitigation would be discussed and agreed in advance as part of the detailed CEMP preparation and during the six-month advance notification/consultation process. During this period, the presence of the livestock within the grazing fields would be a key factor, in terms of the mitigation that would be adopted. In addition to conventional mitigation measures, the Applicant would work with Preston Farms Ltd to prioritise a means in which livestock can be located away from construction activities. For example, the Applicant has offered the use of alternative land within Parcel 2 for grazing during construction activities in Parcel 3.	Not Agreed

		Q2.13.5 paras 1–2; App. TCS Supporting Note paras 3–6, 20–22, 38–45]		
6. BESS Fire Risk and Atmospheric Dispersion				
6.1	Fire Risk Severity	The fire risk is high severity where: (i) The currently accepted approach to putting out BESS fires (including a lithium-ion fire) is through applying significant amounts of water (ii) The chemical composition of batteries include carcinogenic dioxins; lithium and heavy transition metals; Nickel Manganese Cobalt and Hydrogen Fluoride. (iii) The contaminants in the firewater are likely to be significant. (iv) The consequences of contaminated firewater that is not contained would be catastrophic to PFL's use of its land for its operations.	i) The Outline Battery Safety Management Plan [EN010158/APP/7.9.5] outlines the safety measures that would exist to ensure safe construction, decommissioning and operation of the Battery Energy Storage system. It is not anticipated that firefighting techniques would involve direct jets of water onto burning equipment and would be limited to containment and cooling of adjacent units to prevent the fire from spreading. This is in line with the National Fire Chief Council Updated guidance. Water would be used as boundary cooling to ensure adjacent units are kept cool to avoid the spread of fire. ii)	Not Agreed

		(v) The atmospheric dispersion of chemicals in the event of a BESS fire is likely to be significant. (vi) Atmospheric dispersion from a BESS fire to the donor livestock (key component) would be catastrophic considering the pathway from the source of a BESS fire to the donor livestock. (vii) TCS' laboratory ventilation systems would be compromised in the event of plume considering the pathway from the source of a BESS fire. (viii) There is a low-likelihood of a BESS fire and atmospheric dispersion. (ix) The proximity of BESS and other infrastructure means there is a high-severity of a fire and high-severity of atmospheric dispersion.	ii) A BESS Plume Assessment Summary [EN010158/APP/7.13.3] [REP3-042] [has been carried out by the Applicant to evaluate potential air quality impacts and risk associated with thermal runaway incident. This study concludes that the significant risk to health effects to the surrounding land uses is judged to be very low. The Applicant has also added another commitment within the Design Commitments [EN010158/APP/5.9.6] [REP4-010] for a minimum separation distance between the battery unit and the relevant surrounding field boundaries to ensure all contaminant levels remain below AEGL1 limits in the surrounding PFL/TCS occupied fields. iii) iii) The Outline BSMP [EN010158/APP/7.9.5] [REP4-074] also outlines containment measures that	
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		(x) Fire service response times and emergency planning are critical considerations in assessing fire risk to PFL/TCS. Such risks must be avoided or mitigated in advance with certainty. Refs: REP1-133 PFL WR, Proximity paras 56–60; Overview paras 40.3–40.4, 51–52, 66–67, 68–72 REP2-107 Q1.16.14 para 17(c); Mrozik Exec Summary, secs. 1.1–1.11, 2.1–2.6, 3.1–3.4 and 4 REP3-067 ISH1-2 Sub. paras 47–49, 72–73, 95; App. A paras A6.4–A7.2 REP4-104 ExQ2 Q2.2.3 paras 1–5; ExQ2 Q2.3.1 paras 1–4; ISH1 AP 35 para 7; ISH1 AP 37 paras 31–33]	will be included within the design to ensure a sealed isolatable system exists to ensure the pathway between retained fire water and the receptors is blocked. iv) iv) Firewater will be contained as set out in the Outline BSMP [EN010158/APP/7.9.5] [R EP4-074]. v) v) Please refer to BESS Plume Assessment Summary [EN010158/APP/7.13.3] [REP3-042][and Applicant's Response to Action Point 45 from ISH1 [EN010158/APP/8.2 6] [REP4-084] which determine that the effects of thermal runaway incident are very low risk. vi) vi) Please refer to Applicant's Response to Action Point 45 from ISH1 [EN010158/APP/8.2 6] [REP4-084] 26] where human AEGL1 limits have been used. As AEGL1 limits are designed to ensure reversible or prevent more minor effects	
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			in the most sensitive human populations, they are judged most applicable for comparison against animals. While it is acknowledged the unique nature of the livestock in question and their health importance to a business, in the absence of evidence on the levels that would harm the specific horses to the level that would have an effect on the business, it is not possible to conduct a further assessment beyond the comparison with the strictest human standards. vii) vii) As above please refer to BESS Plume Assessment Summary [EN010158/APP/7.13.3] [REP3-042][REP3-042] which determines that the dispersion of the Plume wouldn't compromise TCS/PFL ventilation systems due to the distance from the BESS area to the holdings. viii)	
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			viii) Agreed – please refer to the LOPA within the Appendix of the BESS Plume Assessment Summary [EN010158/APP/7.13.3] [REP3-042] [REP3-042] which determines the likelihood of a thermal runaway incident to be in the region of 1 in 5804 years. ix) ix) Please refer to responses above. The effects of thermal runaway incident are concluded as very low risk. x) x) As outlined in the Outline Battery Safety Management Plan (Outline BSMP) [EN010158/APP/7.9.3]: As a minimum, the battery system will have completed unit or installation level UL 9540A (5th Edition) testing (Ref), the BESS design will have completed large scale fire testing (LSFT) to demonstrate that loss will be safely limited to one BESS enclosure without the intervention of Fire Fighters. NFPA 855 (2026 revision)	
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			mandates that Large Scale Fire Testing (LSFT) which is full scale burn testing of the BESS system to validate safe equipment spacing, must be conducted and the BESS selected at detailed design must as a minimum have completed this testing under the UL 9540A test program or an accredited 3rd Party LSFT test program i.e. CSA, DNV, TUV SUD, etc. The BESS is designed to not propagate to adjacent units and will be left to 'burn out'. Therefore, Buckinghamshire and Milton Keynes Fire Authority (BMKFA) intervention to a BESS incident, in worst case scenarios would typically be limited to boundary cooling of adjacent BESS units to prevent the fire from spreading. The fire would be allowed to burn out. The Applicant will work closely with Buckinghamshire and Milton Keynes Fire Authority to provide all relevant	
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			information on BESS and Site design features to inform all necessary hazard and risk analysis studies and assist in the development of comprehensive Risk Management Plan and Emergency Response Plan.	
7 Design				
7.1	Current use of Field E23 by PFL	Field E23 is critical for animal rotation and food production. Livestock location and grazing rotation change throughout the year. E23 is used seasonally for both animal movement and grazing. As PFL will not occupy the land to the north of Field E23 this will represent a significant change to the current holding and reduces flexibility and movement corridors as highlighted layouts1-3 Deadline 5 [REP5-111 p.33] making E23 more important than if the	The business operates without moving animals through Field E23 for a number of months in the year. PFL will not occupy land to the north of Field E23 if the Proposed Development proceeds and therefore the status of Field E23 will change. It should also be noted that the Design Commitments document [EN010158/APP/5.9.8] secures an area for animal movement through Field E23 if an agreement is reached between PFL and the Estate. If no agreement is	Not Agreed

		land north of E23 was not already being lost.	reached PFL will not have an interest in E23.	
7.2		The reason the landlord served the Notice to Quit was to facilitate the solar scheme (See above 1.21) Whilst it is intended that E23 and all other PFL current interest in the Order Limit area will initially be under a short term FBT the Claydon Estate have acknowledged any land that was proposed to go into the short-term FBT, that was subsequently not required for the scheme, would be added to the Long-term FBT currently under negotiation. The paragraph that begins "E23 forms part of the Option Agreement" was text the Applicant added On 12 August 2026 That is the first time reference was made here to the Option Agreement with the Claydon Estate and to specific provisions within that agreement. That text is a significant addition to the SoCG.	PFL do not have a long term interest in Field E23 so its use as part of the wider holding is in jeopardy whether the Proposed Development proceeds or not. The Estate was entitled to issue a Notice to Quit irrespective of the Applicant and Proposed Development. It is our understanding that the Notice to Quit was served as part of the agreed Heads of Terms between the Estate and PFL. E23 forms part of the Option Agreement between the Applicant and the Estate. The current Option Agreement allows the Applicant to draw down a lease over this land as part of the wider Option area. The Estate therefore must make the vacant possession of the land available to the Applicant if the Applicant calls on the Option. Should the Estate wish to provide Field E23 to PFL in the scenario where it is not required for the Proposed Development, the Estate and the Applicant would need to agree a	Not Agreed

		The matter had not previously been raised in the tenancy discussions or in the examination to date. PFL/TCS have not seen the Option Agreement. PFL/TCS wish to see the Option Agreement, including because the new text appears to be in tension with what has been said by the Claydon Estate regarding FBT land not being needed for above-ground infrastructure. If the examination were not at a very late stage, with barely one week remaining before Deadline 7, PFL/TCS would have suggested that the whole SoCG be put on hold. In the present circumstances, PFL/TCS agree that the SoCG should now be provided to the ExA.	variation to the Option Area requiring the Applicant to 'give up' this land	
7.3		With the exception of fields maintained as permanent pasture, fields are generally used for winter food production and later season grazing. This has been explained to the Applicant numerous times and specifically in Deadline 3 submissions (REP3-067)	Google earth imaging shows Field E23 has been used as an arable field until June/July over the last 4 or 5 years.	Not Agreed

7.4		The Applicant added this “issue” to the Drat. The Applicant makes a bare assertion. It is PFL’s evidence that E23 is key for livestock movement, and there is dual use of the field. The movement of machinery across the holding can be just as crucial to the management of the farm as animal movements. Temporary fencing is used when necessary. The farm responds to changing conditions to ensure food required is produced and livestock rotated through grazing. The evidence before the ExA is that E23 has dual and changing operational uses. Machinery uses the margins to move between different parts of the holding. That machinery access is itself essential to forage production, feeding, livestock management and biosecurity. E23 is also used for livestock movement and grazing. PFL adapts the use of the field in response to seasonal, weather, ground	Whilst crop is growing in Field E23 it is not used for animal movement and is used for vehicle movement around the margins. The latest Animal Movement Areas Plan which has been sent to PFL for comment provides access for machinery along the four boundaries of Field E23 and access for livestock via 80m wide areas along the northeastern and southwestern boundaries of Field E23, providing access for livestock from the field to the west to the fields to the east and south of Field E23. Therefore the Proposed Development will not hinder animal and vehicle movements between PFL-occupied fields.	Not Agreed
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		and feed conditions to ensure that winter forage is produced and livestock can be safely rotated through the available grazing. The 'sandwich' proposed for E23 sent by the Applicant to PFL's solicitors on 6 August 2026 does not work as it does not allow the necessary livestock access. That design assumes that livestock could be moved through the field to the west, when inevitably that will not be the case if it is being used for other livestock. The design also depends on an agreement being reached between PFL and the Claydon Estate to allow access over that field (in the event it is <u>not</u> part of the long term FBT). PFL understands its livestock movement needs		
7.5		Fields are used for a dual process. PFL has introduced layout maps in evidence to show that the ability to rotate animals around the holding is highly constrained and will be reduced	Whilst crop is growing PFL rotate animals around the holding.	Not Agreed

		further by the removal of Parcel 3, excluding E23.		
7.6		The dDCO will prevent access to freehold grazing land east of E23.	Without Field E23 PFL will be able to still access all of its holding as was confirmed within ISH3. It should also be noted that the Design Commitments document [EN010158/APP/5.9.8] secures an area for animal movement through Field E23.	Not Agreed
7.7		The Applicant's calculation assumes a fixed sequence of winter housing followed by cropping. E23 is not required to be cropped and could be retained wholly for grazing; alternatively, it may be used for forage production followed by later season grazing and livestock movement, with temporary fencing used as required. As explained at Deadline 5, E23 will become permanent pasture when the development goes ahead assuming it remains available to PFL. PFL's holding is managed dynamically in response to weather, ground, feed and livestock conditions. It provides grazing when summer pasture is under pressure, internal machinery and movement access, access to land east of E23, and flexibility through the centre of the holding.	On the basis animals are housed from October/November to April/May and crop is then grown, Field E23 can only be available for animal movement/grazing for 3 or 4 months of the year.	Not Agreed

		This has previously been explained at REP2-107, Q1.19.13 paragraphs 36–37; REP1-133 paragraphs 39–42; REP3-067 paragraphs 53–58; and REP5-111 page 33.		
7.8	Consequences of loss of E23 for PFL	The loss of E23 to solar panels means the land to the east would no longer be contiguous with the rest of the holding, undermining the integrated management and biosecurity that are essential to PFL/TCS. The dDCO will prevent access to freehold grazing land east of E23. E23 will become even more integral to the holding with the loss of the other part of Parcel 3 and will become permanent grazing [see Deadline 5 [REP5-111 p.33]]	The loss of Field E23 does not fragment the PFL holding. All PFL land remains contiguous with other land and access is available to all land. Fields to the east of E23 will still be accessible from Granborough Road via two gates which are currently utilised. Furthermore, the area for animal movement allows for access to the east of E23.	Not Agreed
7.9		For detail of PFL/TCS's position on the status of the land negotiations see the note on tenancies from Simon Alden MRICS FAAV and dated 11 August 2026 at 18.06.29 provided to the Applicant together with SoCG signed obo PFL/TCS.	PFL will not be in occupation of E23 after 30 September 2026 unless they reach an agreement with the Claydon Estate. The Applicant received the Simon Alden note on tenancies on 12 August 2026 and cannot agree its contents, noting it is not party to the negotiations between PFL and the Estate and contains	Not Agreed

			inaccuracies that the Applicant will respond to a Deadline 7	
7.10		For detail of PFL/TCS's position on the status of the land negotiations see the SoCG note on tenancies from Simon Alden MRICS FAAV and dated 11 August 2026 at 18.06.29 provided to the Applicant together with SoCG signed obo PFL/TCS.	Any agreement, such as the one proposed, will allow the Claydon Estate to gain possession of E23 when required. The Applicant received the Simon Alden note on tenancies on 12 August 2026 and cannot agree its contents, noting it is not party to the negotiations between PFL and the Estate and contains inaccuracies that the Applicant will respond to a Deadline 7..	Not Agreed
7.11		For detail of PFL/TCS's position on the status of the land negotiations see the SoCG note on tenancies from Simon Alden MRICS FAAV and dated 11 August 2026 at 18.06.29 provided to the Applicant together with SoCG signed obo PFL/TCS.	Whilst E23 may be important to PFL its occupation of E23 is limited and therefore PFL will need to deal with the consequences of losing E23 whether it be for the Proposed Development or another reason. The Applicant received the Simon Alden note on tenancies on 12 August 2026 and cannot agree its contents, noting it is not party to the negotiations between PFL and the Estate and contains inaccuracies that the Applicant will respond to a Deadline 7	Not Agreed

7.12	Consequences of removal of E23 for the Applicant	If E23 is removed the Development Proposal would still meet the project's objectives in terms of generating capacity. On the current design proposals E23 would generate approximately 10MWp. Refs: REP1-133 Overview paras 61–64; PFL WR, E23 para 67, Alt./Mitigation paras 75– 78 REP2-107 Q1.17.4 paras 32–33 REP3-067 ISH1-2 Sub. footnote 2 App. A paras A6.6–A6.8; App. B Timeline, 22 February 2022 REP4-104 ExQ2 Q2.14.7 paras 1–5]	Field E23 is capable of providing approximately 15MW of renewable energy generation and is therefore an important part of the Proposed Development to meet the policy objectives of maximising the energy generation near the point of connection, making efficient use of the land and meeting the urgent need for renewable energy as CNP infrastructure, in line with NPS EN-1 (2023).	Not Agreed
7.13		The Applicant initially proceeded on the basis of a smaller Development Proposal excluding E23. That Development Proposal would still have met the project's objectives (REP3-067 Submission following ISH1–2 footnote 2, Appendix A A6.6–A6.8) The Applicant has not relied on evidence from those that walked around the proposed order limits and so does not contradict the evidence of Mr James Preston as to what was explained to him regarding the extent	The Applicant did not start non- statutory consultation or EIA scoping until sufficient land was assembled to meet the project objectives. The preliminary design proposed in the EIA scoping and non-statutory consultation in 2023 included Field E23. It is likely that a misunderstanding has arisen from a historic ecology survey which did not include Field E23, potentially due to survey access restrictions at the time. However, a	Not Agreed

		parcel 3. [REP3-067, both the main document and Appendix A and the Appendix B timeline, along with Mr Preston's oral evidence and see Submission REP5-111]] Refs: REP3-067, both the main document and App. A and the App. B timeline, along with Mr Preston's oral evidence]	historic ecological survey boundary does not comprise a formal project boundary.	
7.14	Livestock corridors	Livestock corridors through solar panels are unsuitable for herd management and risk animal welfare. The Applicant is seeking PFL's agreement to an alternative design now in its third iteration. The Applicant has the third time chosen to revise what PFL has in good faith suggested as an alternative. See above at 7.4. The most recent design will not work as it assumes that livestock could be moved through the field to the west, when inevitably that will not be the case if it is being used for other livestock. The design also depends on an agreement being reached between PFL and the Claydon Estate to allow access over that field (in the event it is not part of the long term FBT).	A revised proposed Animal Movement Areas Plan has been sent to PFL for comment which provides access for machinery along the four boundaries of Field E23 and access for livestock via two 80m wide areas along the northeastern and southwestern boundaries of Field E23, providing access for livestock from the field to the west to the fields to the east and south of Field E23. An animal movement area is not considered necessary along the northwestern boundary of E23 as there is a PFL-occupied grazing field immediately to the west which animals can move through. The Applicant provided two designs to facilitate animal movements before PFL proposed an alternative. The current design is a response to PFL's proposal	Not Agreed

			and is the design secured by the Design Commitments.	
7.15	Livestock 'arc'	The 'arc' plan design does not replicate the configuration needed for coordinated movement and rotation system for livestock, but is superior to the previous proposal of livestock corridors. The Applicant's "arc" still blocks livestock corridors, reduces grazing capacity, and risks a 16.6% reduction in donor blood supply. PFL/TCS have submitted without prejudice to their primary position that E23 should be removed, an updated animal movement "arc" plan for Field E23, as requested by the Examining Authority, to show how livestock could continue to move through the holding if part of E23 were retained for access. The Applicant has not referred to that plan. Refs: REP1-133 Overview para 40.2; PFL WR, E23 paras 62–65; App. 1 Vet letter paras 4–5 REP2-107 Q1.17.4 paras 30–33; NVS letter, paras on	As above, the Applicant has proposed a revised Animal Movement Areas Plan, to be appended to the Design Commitments document [EN010158/APP/5.9.8] at Deadline 6.	Not Agreed

		herd movement and corridor inadequacy REP3-067 ISH1-2 Sub. paras 29–32, 53, 58, 85–88; App. C Ops Notes, E23 movement plan, corridor-width and replacement-land access material REP4-104 ExQ2 Q2.14.6 paras 1–5; ISH1 AP 35 para 7; App. NVS letter pp.37–39]		
7.16		PFL has previously explained that there are limited areas within the existing holding where livestock movements involve a greater degree of risk. Those locations arise from the established configuration of the holding, are not ideal, and are carefully managed by experienced staff using familiar animals, routes, timings and procedures. PFL has never deliberately introduced such constraints where safer alternatives were available.	PFL already have a number of corridors within the land holding for animal movement which appear to work including a 9m wide and 60m long corridor route to Middle Farm.	Not Agreed
8. Traffic and Access				
8.1	Access to Parcel 3	Proposed construction access to Parcel 3 crosses operational land. This will disrupt and fragment the holding. PFL in October 2024 took position that if access through E23 were required, that it should be limited to a stone	The current construction access route to Parcel 3 was placed in the location identified as a result of a request from PFL in October 2024. However, it is now understood that PFL/TCS do not support this location and the Outline Construction Traffic Management Plan [EN010158/APP/7.5.5] REP5-068 was	Not Agreed

		access along the bottom/east hedge, to minimise interference. The “ecological buffers” is not clear. In the version of this document Applicant returned on 10 August 2026 this has not been explained. Refs: REP1-133 Overview paras 14.1, 40.1, 61.1; PFL WR, Access Parcel 3 paras 49–55 REP2-107 Q1.16.14 paras 14– 15; Q1.19.13 paras 35–41 REP3-067 ISH1-2 Sub. paras 16, 47–50, 54–68; App. B Timeline, entries for 10 October 2024, 16 October 2024, 5 December 2024 and Deadline 2 REP4-104 ISH1 AP 35 para 7; ISH1 AP 37 paras 24, 26–33; ExQ2 Q2.6.2 para 6; D4 tenancy pp.24–25]	updated at Deadline 5 to show an alternative access junction location 50m to the east, which would still provide sufficient visibility splays. The route of the access track within Parcel 3 is flexible and can be moved further to the east at the detailed design stage, insofar as ecological buffers allow.	
8.2	Traffic and access	Third party traffic and access breaches PFL’s carefully managed biosecurity protocol Refs: REP1-133 Overview paras 34–35, 40.1, 40.5; PFL WR, Access Parcel 3 paras 49–55, Access/Cables para 74; App. 1 Vet letter para 3 REP2-107 Q1.16.14 paras 19– 22; Q1.19.13 paras 35–41 REP3-067 ISH1-2 Sub. paras 20–28, 59–68, 69–73; App. D Biosecurity risks REP4-104 ISH1 AP 35 paras 7, 11; ISH1 AP 37 paras 20, 24, 26–33; Req./plans p.25]	There is no evidence that PFL currently control third party access effectively. For example, access to the silage clamp appears open from Granborough Road and there are multiple PRoW which cross PFL fields without clear biosecurity signage or access control measures. Biosecurity measures have been proposed in the Outline Biosecurity Management Plan [EN010158/APP/8.39] to ensure biosecurity is maintained and provides a betterment to the current situation.	Not Agreed

8.3	Alternative routes	Alternative access routes include the route found acceptable by the Planning Inspector who decided to grant planning permission under PINS Appeal Ref: APP/J0405/W/25/3360 81336081 for the development of a BESS at Rookery Farm, Granborough, Buckinghamshire MK18 3NJ. Refs: REP1-133 Overview paras 61.1–62; PFL WR, Access Parcel 3 paras 50–52, Alt./Mitigation para 77 and bullet “Removal of Main Construction Route to Parcel 3” REP2-107 Q1.16.14 para 14; Q1.19.13 paras 38–39 REP3-067 ISH1-2 Sub. paras 64–68; App. F Alt. access route REP4-104 ISH1 AP 37 para 33; ExQ2 Q2.6.2 para 6]	This is irrelevant to the Proposed Development. The traffic route used by the Statera Energy application, only has one access route to site, unlike that for the Proposed Development. The only route choice for the Statera application is between access via East Claydon Road or traffic passing through the settlement of Granborough to an access point to the west of the village.	Not Agreed
8.4	Access routes	PFL has adduced evidence that concludes that the Applicant has underestimated the disadvantages of the proposed Granborough Road route and underestimated the benefits of the Winslow Road alternative, with the result that the alternative route is the preferable access option. Refs: REP5-111 pp.56-82]	The only feasible and safe means of access is via the proposed access route from the A41 via Snake Lane and Granborough Road as demonstrated in Construction Access Review [EN010158/APP/8.29.2] REP4-087. This comment is further addressed in the Applicant's Response to Preston Farms and TCS Biosciences Ltd's Deadline 5 Submission [EN010158/APP/8.43], which confirms that the proposed access route from Granborough Road is suitable and that the route via Winslow Road is	Not Agreed

			untenable on a cumulative basis given the health and safety risk.	
8.5	Alternative Access Route	As above at 8.4	The cumulative effect of HGV access via Winslow would result in a safety risk for other road users and vulnerable pedestrians at the junction of the High Street and Vicarage Road. It is not possible to fully remove or mitigate this in a cumulative traffic situation. This is detailed in the Construction Access Review [EN010158/APP/8.29.2] REP4-087.	Not Agreed
9 Replacement Land				
9.1	Current operation	PFL holding operates at full capacity in terms of crop and livestock management. PFL/TCS has provided evidence of land use/stocking, 743–865 hectares are needed for current livestock numbers, there is no surplus land, there is a dual use system. There is no slack in the system. [REP5-111]	Noted..	Agreed

9.2		For detail of PFL/TCS's position on the status of the land negotiations see the SoCG note on tenancies from Simon Alden MRICS FAAV and dated 11 August 2026 at 18.06.29 provided to the Applicant together with SoCG signed obo PFL/TCS.	The loss of the FBT land in light of the notice to quit served by the Claydon Estate would have a serious impact on the PFL/TCS operation which is far greater than the impact of the Proposed Development. The Applicant received the Simon Alden note on tenancies on 12 August 2026 and cannot agree its contents, noting it is not party to the negotiations between PFL and the Estate and contains inaccuracies that the Applicant will respond to a Deadline 7	Not Agreed
9.3	Provision of replacement land	Although replacement land offered to PFL in September 2024 [REP3-067 Appendix B] was a possible starting point in appreciating that the proposal would impact PFL and replacement land was offered. The replacement land does not replicate the internal configuration or the coordinated system or facilities thereon. Part of the land (~35%) could be used for general grazing. The remainder is too distant from	Replacement Land has been offered as part of the agreement between the Estate and PFL the alternative will be for PFL to lose the FBT land and replacement land which would significantly alter the internal configuration.	Not Agreed

		donation sites and core operations cannot be used for grazing though it could be used for emergency grazing. The replacement land is not secured by this dDCO and would require significant additional investment by PFL/TCS, including fencing and water infrastructure, at its own expense before it could be used.		
9.4.	Compulsory acquisition of land	PFL holds some land freehold, some land under a AHA tenancy and some land under a farm business tenancy ('FBT'). The land has been held for decades.	Agreed.	Agreed
9.5		The FBT has been periodic since 2014. The landlord (the Claydon Estate, who have granted the Applicant an option) has offered a further 40-year FBT (in	Agreed	Agreed

		May 2026) and in September 2025 served a notice to quit the present FBT.		
9.6		The Applicant's proposed access arrangements for construction and operation require AHA and FBT land.	Agreed.	Agreed
9.7		The Applicant's proposed construction and operational land take requires FBT land for 'above ground' infrastructure and AHA and FBT land for cable runs. Construction and operational access is across AHA land.	Agreed	Agreed
9.8		For detail of PFL/TCS's position on the status of the land negotiations see the SoCG note on tenancies from Simon Alden MRICS FAHV and dated 11 August 2026 at 18.06.29 provided to the Applicant together with SoCG signed obo PFL/TCS.	Unless an agreement is reached PFL will have to vacate the FBT land, including land outside the Order Limits, on 30 September 2026. The Applicant received the Simon Alden note on tenancies on 12 August 2026 and cannot agree its contents, noting it is not party to the negotiations between PFL and the Estate and contains inaccuracies that the Applicant will respond to a Deadline 7	Not Agreed

9.9		For detail of PFL/TCS's position on the status of the land negotiations see the SoCG note on tenancies from Simon Alden MRICS FAHV and dated 11 August 2026 at 18.06.29 provided to the Applicant together with SoCG signed obo PFL/TCS.	The agreement proposed allows the landowner to take possession of the land required for the Proposed Development as well as the ability to grant third party rights. The Applicant received the Simon Alden note on tenancies on 12 August 2026 and cannot agree its contents, noting it is not party to the negotiations between PFL and the Estate and contains inaccuracies that the Applicant will respond to a Deadline 7	Not Agreed
9.10		For detail of PFL/TCS's position on the status of the land negotiations see the SoCG note on tenancies from Simon Alden MRICS FAHV and dated 11 August 2026 at 18.06.29 provided to the Applicant together with SoCG signed obo PFL/TCS.	If the agreement is reached the Applicant will not need to use CA powers over the FBT and/or the AHA land. The Applicant received the Simon Alden note on tenancies on 12 August 2026 and cannot agree its contents, noting it is not party to the negotiations between PFL and the Estate and contains inaccuracies that the Applicant will respond to a Deadline 7	Not Agreed
9.11		For detail of PFL/TCS's position on the status of the land negotiations see the SoCG note on tenancies from Simon Alden MRICS FAHV and dated 11 August 2026 at 18.06.29 provided to	If the agreement is not reached the Applicant will only need CA powers over the AHA land as PFL will have vacated the FBT land by the 30 September 2026.	Not Agreed

		the Applicant together with SoCG signed obo PFL/TCS.	The Applicant received the Simon Alden note on tenancies on 12 August 2026 and cannot agree its contents, noting it is not party to the negotiations between PFL and the Estate and contains inaccuracies that the Applicant will respond to a Deadline 7	
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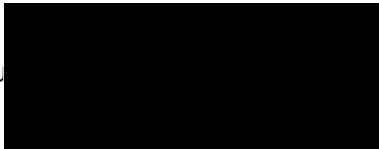
Signatures

This Statement of Common Ground is agreed upon:

On behalf of Preston Farms Limited and TCS Biosciences Limited

Name: Richard Buxton Solicitors on behalf of Preston Farms Limited and TCS Biosciences Limited

Signature

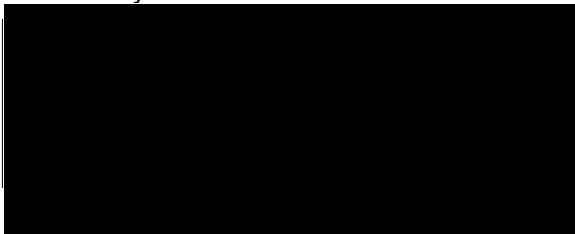


Date: 12 August 2026

On behalf of the Applicant

Name: Jame Dewey of Newsteer on behalf of Rosefield Energyfarm Limited

Signature



Date 12

NOTES ON THE TENANCIES HELD BY LYNDA JANE PRESTON

The following tenancies are held by Lynda Jane Preston ("LJP"). Both Holdings are effectively occupied by Preston Farms Limited ("PFL"), a company of which she is both a Director and a person with significant control. LJP's son, James Eley Preston ("JEP"), is also both a Director and a person with significant control of PFL.

Agricultural Holdings Act Tenancy ("AHA")

Holding: Botolph Farm, Botolph Claydon.
Dated: 17th August 1972.
Assigned: 11th November 1999.
Landlord: Claydon Estate LLP ("the Estate").
Tenant: Lynda Jane Preston.
Occupier: Preston Farms Ltd.
Status: Annual Periodic.
Area: 373 acres (151 hectares) approximately.

Agricultural Tenancies Act Tenancy ("FBT")

Holding: Sion Hill Farm, Botolph Claydon.
Dated: 11th November 1999.
Landlord: Claydon Estate LLP.
Tenant: Lynda Jane Preston.
Occupier: Preston Farms Ltd.
Status: Holding Over.
Area: 339 acres (137 hectares) approximately.

LJP & PFL as Tenant - Why good covenant?

The Preston family have farmed at Botolph Claydon for 75 years and have had a relationship with the Estate since 1948.

Pays rent on time.

Keeps Holdings in a condition over and above what might be expected of a conventional livestock or arable farmer.

Has invested over £780,000 in improvements to residential properties and buildings to support the donor horse enterprise which is in excess of what might be expected of a conventional arable and livestock farmer.

Has agreed a rent with the Estate on both Holdings as recorded on a subject to contract basis in the Heads of Terms dated 18/09/2025.

Manages the Holdings in a way that is above and beyond their obligations to farm in accordance with good agricultural practice.

Current position with negotiations

Despite the 'quiet enjoyment' clause in the AHA, the Tenant gave the Landlord consent to carry out intrusive investigations on part of the AHA land and at the same time gave consent to the same on the FBT land.

The Landlord served a valid Notice to Quit the tenancy of Sion Hill Farm dated 9/09/2013. Following this, the Landlord continued to demand and the Tenant continued to pay the rent. Subsequently, the Landlord served a further Notice to Quit dated 26/09/2025. It is understood that the second Notice to Quit was served in order to secure vacant possession of part of Sion Hill Farm to implement the proposed development of the solar farm.

The Tenant and Landlord (through their agents) have been negotiating the renewal of the FBT tenancy of Sion Hill Farm since around 2013. A brief chronology is attached at Appendix 1.

Two separate FBTs under the Agricultural Tenancies Act 1995 are proposed as follows:

1. 40-year FBT of Sion Hill Farm (Sion Hill long-term).
2. 2-year FBT of Sion Hill Farm (Sion Hill short-term on land that is required for permanent DCO infrastructure including E23 at present).

At the same time, there have been discussions in respect of the tenancy of Botolph Farm. The last meeting was held at the Estate office with me, Adam Corbin (PFL solicitor), Tom Mason (Resident Agent, Claydon Estate) and Ethan Desai (Claydon Estate solicitor). Negotiations progressed well with much of the drafting agreed in relation to the Long-term Sion Hill FBT, although detailed drafting of many of the terms remain to be agreed as referred to below. Subsequently, Adam Corbin amended the Long-term Sion Hill FBT further and returned the travelling draft to the Estate.

Little time was spent on the Sion Hill short-term agreement and most of the conversation revolved around the mismatch between the short-term notice in the FBT (3 months) and the practicalities (fencing/water/grass ley) and timescales of getting the replacement land ready to take horses. It was acknowledged by Tom Mason that any land that was proposed to go into the short-term FBT, that was subsequently not required for the scheme, would be added to the Sion Hill Long-term FBT. It was accepted that an option agreement would be required as a separate document to record the obligations in respect of the replacement land, should the short-term FBT be terminated.

Little progress was made on the proposal to replace the existing AHA tenancy with an FBT as there were fundamental concerns regarding the Landlord's reserved rights to access the Holding and gain vacant possession in the draft FBT, in contrast to the more limited rights under the AHA tenancy. In the absence of agreement, the AHA will continue in its current form.

Notable negotiation points

Sion Hill short-term

Rights reserved by the Landlord:

- Access (Short notice, 'reasonable notice' and 'except in the case of emergency' rather than defined period required by PFL for practical reasons including movement of animals, feeding regime, biosecurity).
- Third-Party Rights (not yet defined).

Notice for Vacant Possession (for any reason):

- Notice period 3 months too short (12 months required for above operational reasons and to prepare the replacement land).
- Option terms for the replacement land not yet defined sufficiently (capital expenditure and improvements including obligations of Landlord and Tenant).

Sion Hill long-term

The points of contention are essentially the same as the above with the addition of the right to resume possession of part of the holding.

- Rights should be limited to the grant of development consent.
- Specific areas of the Holding (close to buildings for example) need to be excluded.
- Rights need to be limited to a maximum total area (for example to 2 hectares).

In the absence of these amendments, the security afforded by a 40-year term is undermined causing operational difficulties and risk to the established business of PFL.

Botolph long-term

The principal distinction here is that the current tenancy attracts:

- enhanced security of tenure provisions under the Agricultural Holdings Act 1986. Having been granted before 1984, the tenancy carries with it rights to succession for JEP.
- stronger rights to 'quiet enjoyment' limiting rights to and the reasons for access for the Landlord.
- More limited rights for the landlord to resume possession.

The other points being negotiated are broadly the same as for the long-term tenancy of Sion Hill Farm.

Importance of the Continuation of Sion Hill Tenancy

Preservation of land and buildings utilised in the PFL business.

Critical mass of land holding to accommodate existing number of livestock.

Lack of security of tenure causing operational difficulties and risk to the established business of PFL.

The commercial implications of the Sion Hill Farm tenancy being terminated

Reduction in the total size of land occupied by PFL on tenancies from 712 acres (288 hectares) to 373 acres (151 hectares).

Loss of buildings used for housing donor horses and for blood donation.

This would reduce the capacity of the landholding to manage 4 herds of horses down from the existing 6 and to 2 flocks of sheep down from 6.

This in turn would reduce the employment requirements of PFL and the associated company, TCS Biosciences Ltd.

Loss of Sion Hill Farmhouse as accommodation for workers.

E23

Given the above position, particularly in relation to LJP/PFL being an excellent covenant, I am of the opinion that in the event of the parcel of land referred to as 'E23' being removed from the DCO in terms of operational above ground infrastructure, so no longer requiring vacant possession, merely rights of access/cabling access, the Estate would have no sound commercial reason not to grant LJP/PFL an FBT on identical terms in the interests of good estate management. The same would be true of any part of the present Sion Hill FBT presently included in the DCO if it was not required for above ground infrastructure.

Simon Alden MRICS FAAV

11/08/2026 18.06.29

APPENDIX 1

Botolph Farm (AHA '86 Tenancy)

Rent last reviewed with effect from 29/09/2012.

Sion Hill Farm (ATA '95 Tenancy) ("FBT")

The fixed term FBT terminated on 30/09/2014 following a Notice to Quit served prior to 30/09/2013. There is effectively a periodic annual Farm Business Tenancy now in place subject to termination on 12 months' notice to expire on the term date of 29th September. Rent last reviewed with effect from 29/09/2012.

SPA	Simon Alden (Brown & Co)
HG	Henry Gurney (Claydon Estate)
LJP	Lyn Preston (Preston Farms Ltd)
JEP	James Preston (Preston Farms Ltd)
TM	Tom Mason (Claydon Estate)
HCR	HCR Law (Claydon Estate's Solicitors)
AC	Adam Corbin (Michelmores Solicitors)

The story so far

May 2013	As part of the rent review discussions on both holdings, HG put forward a proposal for the surrender of the AHA tenancy and the grant of long term FBT's on both holdings. At that time, the change from an AHA tenancy to an FBT was beneficial to the Estate for Inheritance Tax purposes, as agricultural property let under an FBT attracted Agricultural Property Relief at 100%, whereas agricultural property let under an AHA tenancy attracted Agricultural Property Relief at a reduced rate of 50%. This benefit has now diminished due to the value of agricultural property attracting the Relief being capped at £2.5 million or £5 million if the relief is transferred between spouses.
June 2013	Both rent reviews agreed.
Sept 2013	Notice served to terminate the FBT.
Dec 2013	SPA meets LJP to discuss implications of proposal.
July 2014	HG/SPA/LJP meet to discuss proposals. HG writes to SPA to set out proposals including confirmation that security will not be lost under a surrender and re-grant.
Sept 2014	HG confirms he will issue a 12-month FBT.
Nov 2014	Draft FBT received.
Dec 2014	SPA provides comment on FBT.
Feb 2015	Negotiations ongoing on terms for FBT.
Sept 2015	Negotiations ongoing on terms for FBT, terms broadly agreed.
Jan/Dec 2016	Awaiting response to comments on FBT & Forsters LLP tax paper.
June 2017	LJP agrees to cover her own fees. Forsters LLP paper published on surrender & re-grant.
Jul/Dec 2017	SPA chases HG for copy of Forsters LLP tax paper.
Jan 2018	LJP provided with a copy of Forsters LLP tax paper. SPA writes to HG with response/questions.
Feb 2018	SPA/HG meet to discuss.

Apr 2018	SPA provides further comment in writing to HG.
Apr/Nov 2018	SPA chases HG for a response to FBT terms and questions arising from Forsters LLP tax paper.
Sept 2019	HG proposes new terms for FBTs.
June 2020	Amended draft FBT provided by HG.
July 2020	Amended draft FBT returned to HG.
2020-2022	Very little contact with HG, chased multiple times.
June 2023	Meeting at Estate Office.
Dec 2023	HG confirms the Estate's preference to explore the option of surrendering the AHA in lieu of granting a new long term FBT on AHA terms to James.
2023-2025	Heads of Terms for new FBTs negotiated by email.
June 2025	Draft Heads of Terms issued by HG (Botolph Farm & Sion Hill Farm).
September 2025	Heads of Terms signed by LJP (Botolph Farm & Sion Hill Farm).
October 2025	Draft FBT (Botolph Farm) issued to SPA by HCR via TM.
May 2026	Draft FBTs (Sion Hill Farm) issued to SPA by HCR via TM.
June 2026	Amended draft FBT (Botolph Farm) returned to Estate & HCR by SPA.
June 2026	Amended draft FBT (Botolph Farm) returned to SPA.
July 2026	Draft FBTs (Sion Hill Farm) returned to Estate & HCR by SPA.
July 2026	Draft FBT (Botolph Farm) returned to Estate & HCR by SPA.
July 2026	Meeting at the Estate office between SPA, AC & TM with the Estate solicitor present to negotiate terms of the FBTs.
July 2026	Draft Sion Hill Long-term FBT amended and returned to the Estate solicitors by AC.
August 2026	Estate agrees in principle to assign the Botolph Farm AHA to LJP & JEP.

21 July 2026

Attendees:

Preston Farms/TCS: Lynda Preston (LP), James Preston (JP), Gareth Williams (GW), Emily Utley (EU) (“we”, “our”, “us”)

Rosefield Solar: Grant Folley EDFps (GF), Gordon Buchan PF (GB), John Hill EDFps (JH) (“you”, “your”)

Agenda/Minutes/Actions

Removal of E23

- We outlined significant adverse impact of development of field E23 and panels should be removed to reduce impact.
 - This covered that E23 is critical to our holding. It is important for movements and as later-season grazing land for Horses and sheep. The field provides feed for animals with grass (and other forage – currently it is lucerne,) cut for winter food.
 - We are seeing the significant impact of hot and dry summers. This has reduced the amount of grazing/feed that can be taken from the holding; retaining good pasture well located in relation to the wider business infrastructure is critical. Flexibility is critically important in this area of the holding as stocking rates are high and most horse herds are in this area.
 - Without the removal of E23 there will be significant impact from the development. Our Future intention is that the field becomes Permanent Pasture when the rest of the fields in Parcel 3 are lost because of the proposed development. This is because the herds currently in Parcel 3 cannot be moved too far away from their donor housing.
 - Field E23 is critical to animal movements across the wider holding. it is situated in the centre of the holding and connects several different fields. It is the only access to our/the PFL freehold land to the east. If panels are retained this renders that land unusable/inaccessible. It is also central to the donor locations, so that herds in and around E23 are never too far away from their housing / donor location.
- You queried whether if the solar was removed from the field and only access was proposed through the field rather than the siting of panels, that would mitigate our concerns. We confirmed with reference to

evidence submitted that there are a number of significant unresolved impacts associated with any construction or operational access, due to recognised disturbance of livestock, biosecurity and significant impacts on the operations of the holding which as explained already includes preventing access to the freehold land to the east rendering that unusable for grazing. We also explained that strict restrictions are placed on TCS/PFL by the Home Office Licence, which legally defines what the business must adhere to in terms of biosecurity and animal welfare.

You asked whether the land offered through the land swap would mitigate the impacts on the holding from the loss of grazing/feed/movements as a result of the loss of E23 for Solar.

- We confirmed that the Claydon Estate (the “Estate”) replacement land, particularly the northerly part of that land that is further away from the animal housing/donation centre, is not workable for horse grazing now due to distance from those buildings. We cannot on the current proposal see any circumstances in which that would work to be usable by PFL/TCS for grazing, except in an emergency. Also, access would need to be widened significantly which would require removal of hedgerows that might not be straightforward and it would also be necessary to address ground-level issues between adjoining land parcels. The Estate has offered to fence the perimeter rather than individual fields so at present we would have to pay for that. A Water supply would need to be provided. The land is currently arable so the southerly part sufficiently proximate to be grazed would take time to be brought up to grazing standards.

Actions:

- You are to confirm the working arrangements that will be brought forward at the Detailed design stage now and how this would be secured as part of DCO consent.
- You are to confirm why cabling and access rights are requested for the central parcel.
- You would confirm if the rights for cables allow for access for maintenance/repair and that general access rights are not required or if they are why.

We queried why two cable routes are included to parcel 3 and you said that was because there would be two cables and they could not be guaranteed to fit into one trench. We asked you confirm the position.

Animal movement arc

We referred to the discussions regarding E23 and reiterated that the loss of E23 for Solar would have significant adverse impact on PFL/TCS. While the proposed Animal movement arc you presented at deadline 3 would make some improvement it would not mitigate that impact.

We commented on the recently provided variation to the animal arc, as being frankly, unhelpful as it does not reduce the impact/harm, and clearly just moves the problem from one side to another. We have told you of the problems with the arc and the latest variation has not addressed those at all.

Actions:

- We are to mark up the Animal Arc plan to show an alternative, and you agree that this will be without prejudice to our position (so whilst maintaining our position that it does not solve the problem of planting solar panels in E23 that could and should come out).

Detail of proposed boundary treatments

We explained that it is frustrating that we still have no firm details of screening, given the interfaces in Parcel 3. The Principles are to reduce stress in animals by providing appropriate screening and distance between grazing horses/sheep and planned construction and infrastructure. We require greater clarity as to what is proposed on the boundaries of the Solar site where it is adjacent to our land. We explained why it is not agreeable that this is all left entirely to a later design phase given the criticality of the impact will be significant adverse and you will need to commit now to advanced, pre-construction planting and explain how that will be secured.

There was also a discussion if acoustic barriering could be incorporated into the visual screening.

We explained why (as we have done in evidence) BHS Guidance is for a completely different (i.e. ridden equestrian) purpose.

You understand that structured herds are very different. For context we explained that horses often come to the holding if they are unrideable.

We asked about the Substation located close to where two herds are housed at Sion Farm. The Boundary Treatment there is just a fence. We request details of how that is to be managed and opportunities for advance planting.

You Queried whether animals currently cross a bridge from E23 to the fields on the eastern side of the brook. We confirmed that sheep and horses currently cross the bridge, which is a bridleway.

Actions:

- You are to clarify proposed boundary treatments/options at shared boundaries with our land and that includes advanced planting pre-construction.
- You are to confirm working arrangements that will be brought forward at the detailed design stage now and how they will be secured as part of DCO consent.

Construction Access Review

We raised that access from Granborough Road is not required. This is for a variety of reasons.

We queried whether there was an update following the previous meeting regarding the use of alternative access routes . In that meeting it had been stated that the alternative access route was not necessarily impossible, but would just provide a delay which did not seem totally unacceptable given the grid connection timings.

We raised again that other major infrastructure development is using the Winslow route which has been approved with construction access from the north rather than the south of East Claydon. That includes Statera, Tuckey Farm, Statkraft and National Grid. We queried what basis given that there was no clear programme for these projects so there may be no cumulative effect on the Winslow Road.

You (RFSF) commented that the Winslow Road AIL junction would not be suitable. You referred to concerns over the visibility splays. We did not think these sounded difficult to overcome and also that access via Ives land is also possible.

We asked for details of how many HGVs would be servicing Parcel 3 during the construction phase.

We queried whether there was an update on operational access, given that this is totally unnecessary and provides an unacceptable 40-year risk to our holding simply because, as stated at the hearings, “the road will be there anyway”.

You clarified that you consider Operational access from the south to be feasible, but confirmed that you are exploring various alternatives, although agreements would be needed with third parties and consultees.

We reiterated that operational access does not need to be from the south. A couple of LGVs or cars could easily go through Botolph Claydon and access Parcel 3 from Winslow Road. There is going to be an AIL junction anyway from the north in any event, and the landowner was willing to grant access at the right compensation. We reiterated how risky the operational access from the south and from other Parcel 1 and 2 sites would be. It is exactly what we must avoid under our Home Office Licence. It introduces

cross-contamination from Parcels 1 and 2, creating additional biosecurity and security risks for 40 years.

We explained as in evidence that animals crossing Granborough Road are currently managed using a well-practised protocol with vehicles/staff, given the very low traffic on Granborough Road.

You Discussed the potential to move the location of the proposed Granborough Road access, given that the current location splits the PFL field (SA46) in half.

You explained that you are restricted on what can be moved due to Highways Authority Requirements. You stated that the access could be moved 50m to the east, but there are restrictions as to how far east it can be moved due to the requirement for a Visibility Splay and Ecological Constraints requiring a stand-off of 25m from the brook.

We confirmed the field is not usable with a construction access running through the middle of it. We explained that could be improved if access could be moved even further east, as close as possible to the brook. We requested that you provide an exact map showing what access arrangements are possible, as we need to see what is actually being proposed and it is difficult without a clear drawing. While we appreciate the 25m from the brook constraint, we asked that the movement further to the east can be extended beyond the 50m, as we do not believe that this is impossible.

You agreed that a meeting with the highways authority/BCC would assist discussions around movement of access.

Actions:

- You are to provide further information about traffic movements through the various accesses during construction and operation, including the number of vehicle movements and expected timings.
- You are to provide drawings showing potential access arrangements/track alignment for comment by us.
- You were to discuss how close the construction track could be placed near to the brook with Buckinghamshire Council
- You are to provide details of the 14 sensitive receptors referenced in the Construction Access Review for the “other route”.

Ongoing access

We confirmed that there is no justification for operational access through our holding. We refer you to evidence regarding animal disturbance, biosecurity concerns and wider security concerns linked to the Home Office licence. This is in the context of current proposals including the ongoing access track that divides our contiguous holding.

We requested an update regarding the assessment of alternatives.

Actions:

- You are to provide an update regarding the assessment of potential alternative access during the operational phase of the scheme.

Temporary grazing land during Parcel 3 construction

You confirmed that the intention of the alternative grazing land was to allow us to move livestock further away from construction activity to lessen disturbance to livestock.

We confirmed that the land is not suitable for grazing sheep/horses due to its distance from holding infrastructure and because it is on the other side of a 60mph road. It would also be next to a construction compound, so would still be disturbing for animals. It is also currently arable land and so not currently usable. The alternative land may be suitable for taking haylage, subject to clarification about availability, proposed seed mixes once the land is taken out of arable production, and the feasibility of planting given construction timescales.

Actions:

- You are to confirm when the land could be available and for how long.

Mitigation to deal with noise and vibration

You referenced the noise and vibration measures listed in Table 3.8 at Pages 70–73 of the Construction Environmental Management Plan.

We requested that you highlight any specific new measures that you would like us to comment on

You offered follow-up discussions with the Noise Consultant if needed.

We queried whether rotary piling was under consideration. You confirmed that it was an option, subject to ground conditions. We requested details of where rotary piling would be used.

Actions:

- You are to highlight any specific noise/vibration mitigation measures you require us to review.
- You are to confirm what commitment you can make to use non-percussive/rotary piling and in what locations and how that would be secured.

Biosecurity

We requested the updated biosecurity plan as soon as possible.

- We confirmed that we would review the updated Biosecurity Management Plan when you provide a copy.

Actions:

- You are to provide the updated Biosecurity Management Plan for review.
- We are to review the plan and provide comments.

Statement of Common Ground (“SoCG”)

We confirmed that all responses/updates to the SoCG should be sent to Richard Buxton Solicitors.

Actions:

- You are to provide the updated SoCG to Richard Buxton.