



Rosefield Energyfarm Limited
Alexander House
1 Mandarin Road
Rainton Bridge Business Park
Sunderland
DH4 5RA

[REDACTED]

Case Manager
The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

24 August 2026

Dear [REDACTED],

**Application by Rosefield Energyfarm Limited: Rosefield Solar Farm
(Application Reference: EN010158)**

Rule 17 Request for Further Information

In response to the request for further information under Rule 17 issued on 21 August 2026, the Applicant has submitted redacted versions of the Option for Lease Agreement (2022) (OLA) and Deed of Variation (2025) ('DoV') with the Claydon Estate in relation to the Proposed Development. Commercially sensitive information has been redacted in the submitted documents as allowed for in the Rule 17 letter. The information below is relevant to provide context to the OLA and DoV.

The Land Assembly Process

The OLA was entered into in 2022 at an early stage in the development of the project to secure land for a solar development near the National Grid East Claydon Substation. At that stage, surveys, design development and public consultation had not been completed. Accordingly, the extent of land shown within the OLA did not represent a settled project or fixed boundary of a DCO Application. Rather, it reflected the land interests which had been secured at that early stage of the process. Regardless, the Applicant observes that it is not required to have secured all land under voluntary agreement to bring forth an application for consent.

It was anticipated between the parties that the OLA would be updated as the design of the Proposed Development evolved, including where the Applicant sought to include more land within the Option Area to maximise the grid connection location. Clause 30 of the OLA provides that the Applicant is able to enter into further options for lease to include additional land, which is indicative that the project area can change and therefore require the OLA to be varied. The Applicant also notes that - as is standard with any contractual agreement executed by deed - it can be varied by deed accordingly as agreed between the parties at any time.

The site boundary and developable areas which were promoted during the Phase One Consultation (non-statutory) in autumn 2023 formed part of the design process which ultimately resulted in the Order Limits of the Proposed Development as submitted in the DCO Application. The Phase One Consultation Map included several fields which had not been included in the 2022 OLA, as shown at Appendix A-2.5 in the **Consultation Report Appendices A-1 to A-4** [\[APP-021\]](#). The fields which were not in the 2022 OLA but formed part of the Phase One Consultation Map and the Order Limits included part or all of Fields B5, B23 (north and south), D6, D7, D30-D37, D44, D45, E11, E21, E22 and E23, as shown on the **Location, Order Limits and Grid Coordinates Plans** [\[EN010158/APP/2.1\]](#) [\[AS-004\]](#).

This was discussed and agreed with the Claydon Estate prior to Phase One Consultation and the decision was made to await the 'design freeze' for the submission of the DCO Application prior to formalising the land under option through a Deed of Variation. Rather than formalising each iteration of the design through successive amendments to the OLA, the Application and the Claydon Estate subsequently formalised the land arrangements through the DoV once the land requirements associated with the DCO Application had crystallised. The DoV was signed in July 2025.

The land assembly process for the Proposed Development has been reported in the **Schedule of Negotiations** [\[EN010158/APP/4.4.2\]](#) [\[AS-016\]](#), which identifies the plots of land included within the OLA and DoV respectively.

It is noted that Preston Farms Limited is already in receipt of the OLA and the DoV as of 20 July 2026 and 12 August 2026 respectively, prior to requesting the OLA and DoV be submitted into the DCO Examination. The versions provided directly to Preston Farms Limited by the Claydon Estate were redacted only to exclude financial details. The Claydon Estate provided the OLA and DoV to Preston Farms Limited on a without prejudice, good faith basis and subject to Lyn Preston entering into a Confidentiality Agreement so that Preston Farms Limited could review these agreements.

In summary, the extent of land shown within the original OLA should not be understood as representing a settled boundary for the Proposed Development. The facts remain that:

- Parcel 3, including Field E23, formed part of the Proposed Development since the earliest stages of the design development process leading up to Phase One consultation in autumn 2023;
- the Applicant has the right, reached through voluntary agreement with the Claydon Estate, to take a lease of Field E23 and all other areas shown on the map in the DoV, as set out in the **Applicant's Response to PFL/TCS Deadline 6 Submission** [\[EN010158/APP/8.46\]](#) [\[REP7-023\]](#).

The difference between the land shown in the 2022 OLA and that shown in the 2025 DoV reflects the evolution of the Applicant's land assembly arrangements alongside the development of the Proposed Development. It does not demonstrate that a solar development confined to the land shown in the 2022 OLA had been identified by the Applicant as an alternative configuration of the Proposed Development.

The Applicant's consideration of reasonable alternatives to the Proposed Development is set out in **ES Volume 1, Chapter 4: Reasonable Alternatives Considered [EN010158/APP/6.1] [APP-047]**. The evolution of the contractual land arrangements must remain distinguished from that assessment of project and design alternatives.

The Applicant and the Claydon Estate have agreed to provide the enclosed OLA and DoV to the Examining Authority for the purposes of responding fully to the Rule 17 request. The documents are private contractual agreements which have consistently been treated as confidential, including where previously provide to Preston Farms Limited on expressly confidential terms. The Applicant's submission is not intended to waive that confidentiality. The parties therefore respectfully request that, if procedurally possible, the documents are only made available to the Examining Authority and the Secretary of State for Energy Security and Net Zero without publication on the Planning Inspectorate's website.

Yours sincerely,


Project Director
On behalf of Rosefield Energyfarm Limited


DocuSigned by:  24 August 2026


Estate Manager
Claydon Estate


Signed by:  24 August 2026

