



Planning Inspectorate

Application by Whitestone Net Zero Ltd for the proposed Whitestone Solar Farm

Case reference: EN0110020

Examining Authority's note of Unaccompanied Site Inspection to which the Application or Specified Matters relates on Wednesday 7th and Thursday 8th October 2026

Examining Inspectors Helen Van Willegen and Craig Loughlin being members of the Panel appointed as the Examining Authority (ExA) for the application for the proposed Whitestone Solar Farm (the Proposed Development) undertook the Unaccompanied Site Inspections (USIs) firstly in the afternoon of Wednesday 7th October 2026 (USI 1) and secondly throughout the day of Thursday 8th October 2026 (USI 2).

The inspection was undertaken by car and on foot on public roads, public footpaths and publicly accessible land. A route was planned with regard to issues raised in relevant representations, enabling the ExA to familiarise itself with the character of the area within which the solar arrays, substations, cable routes, Battery Energy Storage System (BESS) and other works associated with the Proposed Development would be located.

Wednesday 7 October

The ExA commenced USI 1 at 2pm at Conisbrough Castle, Conisbrough. The weather was generally dry and clear. The ExA viewed the exterior of the castle and its surroundings and then proceeded to Cifton and Beacon Hill, Viewpoint (VP) 4. The ExA then stopped at VP 6 and VP 5 in Micklebring.

The ExA then drove on public highways to Ravenfield, driving along Garden Lane to VP 9 and then to St James' View to reach the footpath to VP 65. The ExA then travelled to Firsby Lane stopping at VP 13 then proceeded toward Firsby Hall Farm. The ExA travelled down Park Lane and stopped at VP 14, then walked along the footpath toward Conisbrough Lodge. The ExA then stopped at the cemetery at Spring Bank Road to see VP1. The ExA ended USI 1 at 5.10 pm

Thursday 8 October

USI 2 commenced at 9.30am. The weather was sunny and dry. The ExA started at Barlborough and drove along the A618 Rotherham Road stopping at Love Rose Way near to the motorway service station. Continuing on Rotherham Road, the ExA saw VP 53 and then proceeded to High Moor, travelling along Killamarsh Road stopping at various points including VP 68 and a viewpoint suggested by the Three Joint Parishes representation [RR-2625].

The ExA visited Woodall and walked to VP 60 and along Walseker Lane in a northerly direction toward the boundary of the Order limits. The ExA then drove down Dowcarr Lane and walked along PROW/C/99 as suggested by the Three Joint Parishes [RR-2625]. The

ExA stopped at Harthill Reservoir and walked to VP 3 and then to the viewpoint suggested by the Three Joint Parishes [RR-2625]. The ExA stopped on Winney Lane on the edge of Harthill and then proceeded to the car park at Kiveton Waters. The ExA walked through the Kiveton Community Woodland to both the south-western and south-eastern boundaries.

Continuing to South Anston, the ExA stopped at Axle Lane and the entrances into Bridleways 7 and 12. The ExA then visited Penny Piece Lane and stopped at VP 21. The ExA travelled along Sheffield Road A57 and stopped at Greenscene Garden Centre, VP 25. The ExA travelled westwards to Pocket Handkerchief Lane and Common Road, stopping at VP 63 and noting the development of the solar farm on Common Road. The ExA followed Hawk Hill Lane to Laughton Common Lane and VP 62. The ExA then travelled to Thurcroft and Toad Lane to Brampton-en-le-Morten.

At Penny Hill Lane the ExA stopped at the entrance to the windfarm and VP 40 before continuing into Ulley, stopping at Turnshaw Road and walking to VP 39. The ExA drove along Reservoir Road and stopped at VP 42 then proceeded to Ulley Reservoir and Pleaseley Road. The ExA stopped at Ulley Country Park and VP 43. On Treeton Lane the ExA stopped at VP29 and then stopped at VP 30 on Well Lane in Treeton. The ExA stopped at Bole Hill and walked to VP 59 before continuing to the entrance to Spa House Farm and the sewage works. The route passed under the M1 and past the site for the National Grid substation before heading to Bawtry Road, Pleaseley Road and Upper Whiston. At Upper Whiston the ExA stopped at VP 44 and noted the proposed BESS site. The ExA continued to Morthen and Wickersley, ending the USI 2 at 4pm.