

**WRITTEN REPRESENTATION ON BEHALF OF NATIONAL TRUST****DEADLINE 1****ROSEFIELD SOLAR FARM**

The National Trust is the owner and custodian of Claydon House, which is situated north of Calvert Road in close proximity to the Rosefield Solar Farm site. This Written Representation will not repeat the contents of the submitted Relevant Representation; however, both documents must be read in conjunction with each other.

**HERITAGE IMPACT**

As set out in our Relevant Representation, the National Trust has a duty to ensure that no harm to the setting of Claydon House and Claydon Registered Park and Garden would arise from the Project.

In response to the request that the impact of the project from views enjoyed from the upper floors of the house was further assessed, the applicant has taken additional photographs from 2 rooms on the first and second floor of Claydon House. The specific viewpoints have been agreed between the Applicant, National Trust and Historic England. The National Trust has seen the photographs; however, it is understood the photomontages will be submitted at either Deadline 1 or Deadline 2. The National Trust will provide comments on these submissions once we are in receipt of them and assessed the impact on the views from these rooms, which contribute to the setting and significance as a heritage asset.

**LANDSCAPE AND VISUAL IMPACT**

The National Trust continues to concur with the assessment within Volume 2 of the Environmental Statement that there would be a moderate/minor adverse effect on views from the public right of way (PRoW MCL/10/2) at Claydon during the construction phase.

During the operation phase, where a moderate adverse effect could occur on views to and from Claydon House and the Registered Park and Garden, the National Trust have been discussing mitigation measures with the applicant.

The proposed landscaping as shown on Appendix 2B – Parcel 1 & 1A from the Outline Landscape and Ecological Management Plan, reference APP APP-142 indicates mitigation screening along Three Points Lane in the form of the enhancement and management of existing hedgerows/tree belts. The National Trust in their Relevant Representation, referred to additional screening being included, such as a block of tree planting or a belt of poplars in order to mitigate the impact of the proposed satellite collector compound within Parcel 23. Additional tree planting along Three Points Lane would be beneficial and be consistent with the wider

historical designed landscape. This must be secured as part of the detailed LEMP(s) as set out in section 7 of the Outline LEMP.

It is noted that the new hedgerows proposed for parcel B23 (North) and on edge of B22 are not generally consistent with the historic field pattern as show on the Ordnance Survey map 1842-1952; however, they would provide some screening of the panels from the north and within Claydon Park (Registered Park and Garden).

In the Relevant Representation, we requested that the satellite collector compound be treated like an agricultural building, using profiled steel cladding with a fibre cement roof in dark grey. The applicant has confirmed that although the precise details would be determined at the detailed design stage, the proposed structures would be grey or green and sensitive to the local environment (D16, Design Commitments – AS18). This is acceptable in principle; however, the overall finish needs to be carefully considered at the detailed design stage and our initial comments taken on board.

### **CONSTRUCTION TRAFFIC**

Given the projected traffic movements on the highway network during the 30 months construction period within the vicinity of Claydon House, the National Trust continue to advocate that Claydon House must be referred to in the Outline Construction Management Plan (CTMP- reference APP-141) as a historical visitor attraction close to the DCO Limits.

The applicant sets out that the suggested route to Claydon House for visitors, as set out on the National Trust website (from M40 junction 9 along A41, turn off to Grendon Underwood and Calverts), avoids the proposed construction traffic route. Notwithstanding this, visitors and staff can approach Claydon from a variety of different directions; including via Waddesdon and Quainton and given the projected traffic movements and routes as outlined in the Access Strategy (Section 2 of the Outline Construction Traffic Management Plan) it is still highly likely that there will be an impact on the local highway network.

Therefore, we also request that arrangements are put in place for the Principal Contractor to liaise regularly with the National Trust at Claydon House to discuss and agree arrangements to minimise disruption to travel of staff and visitors to Claydon House. It would be advisable for the Outline CTMP to be amended at paragraph 3.2.4 to include the National Trust alongside Buckinghamshire Council.

### **NATIONAL TRUST COVENANT**

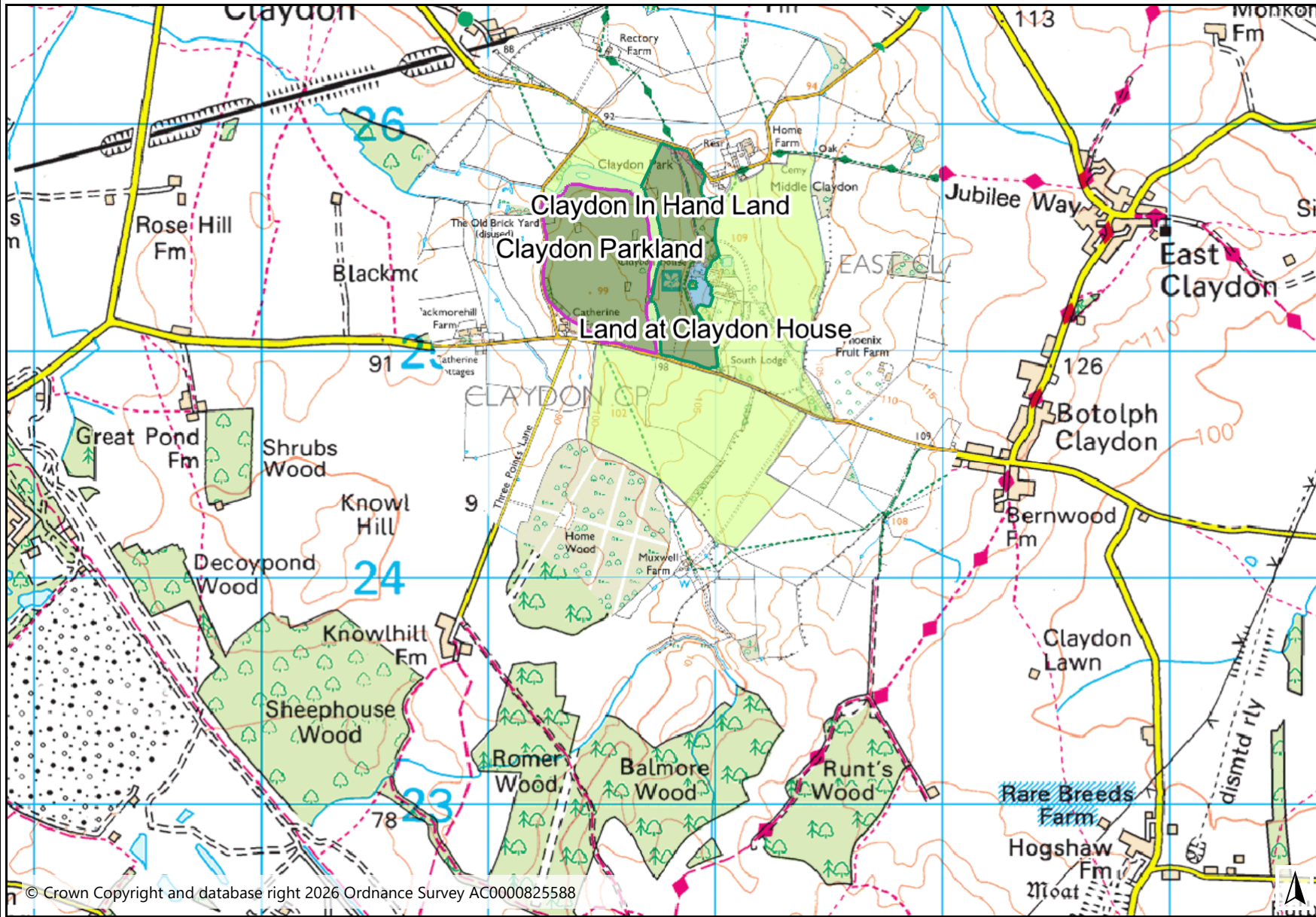
The National Trust has the benefit of restrictive covenants in the Order land over plots 3/14, 3/15, 3/16, 3/17, 3/18 and 4/1 as identified in the Land Plans and Book of Reference accompanying the DCO application. In this location the Proposed Development would comprise Work No. 7 comprising works to lay 132kV electrical cables and laying down of internal access track.

No land within the DCO Limits is within land held by the National Trust inalienably and therefore does not fall within the scope of section 130 of the Planning Act 2008. Please see Figure 1- Map of NT Ownership & Covenant at Claydon House.

A letter of comfort to the Planning Inspectorate from the National Trust and the applicant, Rosefield Energyfarm Limited outlines the above position. A copy of this letter will accompany the draft Statement of Common Ground, to be submitted at Deadline 1. In addition, in a letter dated 23.09.25 Covenant Consent was granted for the construction of an access track across covenanted land subject to a number of conditions. A signed copy of this letter will also accompany the draft Statement of Common Ground at Deadline 1.

In conclusion, following discussions with the applicant, the National Trust has no objection to the proposed works on the land subject to covenant.

# National Trust | NT Ownership & Covenant at Claydon House



**Legend**

- NT Land Interest
  - NT Ownership (Green outline)
  - NT Leasehold (Purple outline)
- NT Property System
  - NT Property Component
    - Agricultural (Green fill)
    - Commercial (Blue fill)
    - Covenant (Light Green fill)

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Scale 1: 25000 (when printed at 100% on A4 landscape)

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Figure 1 Map of NT Ownership, Lease & Covenant