



AtkinsRéalis



Rosefield Solar Farm (EN010158)

**Buckinghamshire Council's position on heritage assets
where the Council and the Applicant remain at variance in
relation to the levels of harm identified**

Buckinghamshire Council

June 2026

Introduction

The Council has set out in its previous submissions and comments that it is our opinion that there was inadequate assessment of the contribution of setting to significance for a number of heritage assets and that the most detailed assessment presented by the Applicant (in REP2-046, 6.4.2 Environmental Statement Volume 4, Appendix 9.1: Archaeological Desk-Based Assessment and Setting Assessment (Rev 2) Annex D) is relatively cursory and did not accurately identify the nature and significance of the architecture in sufficient detail to identify how it responds to its surroundings, and thus the contribution of setting to significance. In many instances the rural character is identified by the Applicant as having the main contribution, while there is little to no analysis of how the architecture was and is meant to be appreciated and understood, or analysis of the historic relationships.

The Examining Authority has requested that where, following further discussions after Submission 3 and the Hearing on 21st May 2026, the Council and Applicant cannot reach agreement on the level of harm to heritage assets, that the Council should set out their view in relation to the heritage assets where there remains disagreement.

Where there remains disagreement, the Council's opinion for each heritage asset is set out below. The assessments set out below assume the implementation of mitigation currently proposed by the Applicant.

There is a table at the end comparing the council's and the Applicant's assessment of harm and summarising the differences between the Council and the Applicant in assessment of effects for the operational phase.

Heritage Assets

Claydon House (Grade I listed), Claydon House Registered Park and garden (Grade II registered) and its ancillary buildings

Significance and contribution of setting to significance

Claydon House and its park include the house, and its three separately listed ancillary buildings (the Fernery, Stables and Arch and wall on south side of the stables). The late 1760s to early 1770s date of the house means that it was an 'informal' house, designed to sit naturalistically within its wider landscape. The south west frontage was the principal elevation. As with all ha-has,¹ the ha-ha to its south west was designed to blur the distinction between the house, its garden and the wider fields, parkland and estate, making the wider estate part of the house's visual as well as operational, economic and associative setting. The Picturesque movement dominated the aesthetic values of the time and celebrated the

¹ A ha-is a sunk ditch, usually with a retaining wall on the side nearer the house, often with a hidden fence preventing access to the garden and house by animals but making the fields and countryside beyond appear to be part of the garden. They were pioneered by Charles Bridgeman at Stowe in Buckinghamshire in c.1720.

contrived naturalisation of the landscape, placing the country house at the centre of its wider landscape. The relationship with the parkland outside the registered park, to the south of Orchard Way, was therefore important historically and contributes strongly to its significance, as does the adjacent All Saint's Church, the Fernery, and the Arch and associated walls to the south of the stable, the latter two listed buildings being built to be visible on the approach along the former main drive from the south. These elements would have been visible to visitors on the approach to the house and to parishioners accessing the church from the south, advertising the status of the Verneys (the landowners who lived in the house). The Strawberry Hill type Gothick used for the Fernery² was quite fashionable for the period and the ironstone of its walls make reference to the materials used in grottos (another Picturesque movement fashion) and would have made a statement advertising the owner's wealth and good taste, as would the listed classical pedimented arch.

The legibility of the farms and estate buildings as being part of the wider landscape of Claydon House was meant to be understood as part of the Verneys' land holding, further advertising their status and dominance of the area. The use of stone in the farms' elevations facing towards Claydon House would have made this relationship legible, as would views from raised ground to the south, such as from Knowl Hill. The legibility of these relationships on the approaches to the original south gate of the house would have been important as would have intervisibility between the estate buildings and the character of the estate's agricultural land. The field boundaries are mostly older than the house and the understanding of the relationships between and across this patchwork of fields to the south, south west and west also contribute to Claydon House's significance.

Assessment of Harm (and discussion)

The Proposed Development would sever some of these contributory relationships and be noticeably intrusive to others. The PV arrays and mitigation planting in Parcel 1 to the south of Orchard Way and Calvert Road would change the character of the Claydon House estate on the approach routes to the original main south gate of Claydon House. The PV arrays and associated infrastructure would also be noticeable to the south of Orchards Way/Calvert Road on approaches along paths and former carriage driveways to the south and south east. The solar farm infrastructure in Parcel 2, along roadway approach routes from the east and south east would also be a major presence, although further away along the approach routes. This intrusion on the approaches would harm the legibility of the surrounding farms and agricultural land as Claydon House estate land and buildings and screening planting would heighten and thicken field boundaries, impeding views across the patchwork of fields and visually severing the estate land in the solar PV covered areas of around Pond Farmhouse from

² Gothick was pioneered by Horace Walpole in the late 1740s and used the forms and details of medieval gothic architecture without an understanding of its coherent use in the medieval period. The later Gothic Revival, from the early 19th century onwards, systematised medieval gothic architecture, applying it in a studied fashion.

the elements of former parkland to its east. . Direct views from the south west front of the house would only include some PV arrays, which would cause some harm. The change in character on the approaches to the house would be highly legible. In views from Knowl Hill and in movement to and from it, the PV arrays would be a significant intrusive elements towards one side (to the west) of the views. There would be considerable change to the currently mostly unchanged historic estate and its contribution to the significance of Claydon House. When combined with East West Rail and HS2 the approaches to the House and its estate would be largely surrounded by modern infrastructure.

The Council consider the changes set out above would diminish the contribution of the setting of the house, in its park and former estate, to its significance causing harm in the middle of the scale of less than substantial harm.

In EIA terms the Applicant identifies the impact to be minor and the effect to be Slight.

The Council identifies the impact to be at the minor and the effect to be Moderate.

The Fernery and Arch and wall to stables (both Grade II listed)

Significance and contribution of setting to significance

These buildings have special architectural and historic interest in their own right as well as in relation to their role in the historic operation and setting of Claydon House (see section on Claydon House, above). Annex D of [REP2-46], Sections 2.37 and 2.38, contain the Applicant's most detailed assessment of the Fernery and Arch and wall. However, in these sections, only the relationship with the house and its aesthetic value are identified as important. Although the Council agree with the Applicant that the primary contribution of setting to their significance relates to their ancillary role in Claydon House, these buildings played an important role in the historic approaches to the park (the stables and arch being the route and hub of carriage, cart and horse movement in and out to the former parkland and beyond), and impacts on wider approaches would affect their significance.

Assessment of Harm

Although the Council agree that the relationships with the house are the most important element of these buildings' significance and the buildings are barely visible outside the registered park, there would be some harm to the setting of these buildings, given the role of these buildings in the approaches and routes out of Claydon House and their role in presenting the high status of the owners to visitors, through their architecture, in the 18th century and later. There would be harm from the presence of Solar PVs and other modern infrastructure on the approach routes to these buildings to the south east of the former carriage drives that survive in the former parkland, south of the registered park; to the west of the former parkland (in the Claydon estate fields west of Pond Farmhouse), on the south side of the approaches along Calvert Road/Orchard way, to the east and west of Pond Farmhouse and on the road and path network in approaches from the south east and east in Parcel 2 . Modern

transport infrastructure including East-west Rail and HS2 would also be a presence on the routes towards these buildings. The wider infrastructure would also affect the wider setting. Both we and the Applicant identify the harm as being at the lower end of the scale of less than substantial harm, but compared with the Applicant's assessment we identify a more adverse level of negative effect, due to the wider relationships these buildings have that will be affected although the effect would not be significant in EIA terms, .

In EIA terms the Applicant identifies the impact to be Negligible and the effect to be Neutral.

The Council identifies the impact to be Negligible and the effect to be Slight.

All Saints Church (Grade I listed)

Significance and contribution of setting to significance

All Saints Church is medieval and predates Claydon House, dating back to the 13th century, with characteristic Early English features. Its location as the highest status hub and centre of the parish would have meant that locating the later country house adjacent to it would have accentuated the high status, power and influence of the house's owners. The west tower, as with all churches, was built to be a landmark, to impress with its height, at a time when other buildings would have been considerably lower, and to project the sound of bells, the importance of religion and the dominance of the church across the countryside. Its visibility and discernability in the landscape is therefore a major element of its past and present significance. Although trees have grown and been planted around its churchyard and make the house more dominant visually, the tower remains visible above the trees and the church is discernible in its setting. The views out of the upper floors of Claydon House (the last three views in [REP2-052]) indicate that the church intervenes in views from Knowl Hill and from the wider landscape. The tower has a crenulated parapet and would therefore probably have had a roof platform that would have been accessible historically (see images in [REP2-052]). This would have afforded wide views across the Parish and beyond and later across the Claydon House estate, enabling the appreciation of the parkland and satellite farms and the extent of the house owners' ownership and influence.

Assessment of Harm

The approaches to the church along Orchard Way would be affected and views of the church from the higher ground to the south and south east would be impacted by the presence of solar PV arrays intruding into the foreground of the views, marring the surviving original historic character of the approaches and views. There would likely be similar intrusion into views from the top of the tower over the wider estate (Historic England's setting guidance³-identifying that setting is not dependent on there being current public access), with PV arrays

³ Historic Environment Good Practice Advice in Planning: GPA3 The Setting of Heritage Assets (2nd Edition), Historic England, 2017. Page 2 states that "The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting."

west of Three Points Lane being in a portion of the views from the tower as there would be in views from the higher ground to the south west. With the cumulative impacts of HS2 and East-West Rail, as well as other infrastructure within the area the character of the wider setting of the tower would be altered. Screening planting may also obscure current views from and to the Church Tower from ground to the west of Three Points Lane. In views from the tower it is likely that there would be views of fields with PV arrays or where tree planting hides the land within the field boundaries, it would appear as woodland or planting blocks, changing the character from agricultural fields. We identify the harm to be at the middle of the scale of less than substantial harm.

In EIA terms the Applicant identifies the impact to be Negligible and the effect to be Slight.

The Council identifies the impact to be Minor and the effect to be Moderate.

Botolph Claydon Conservation Area

Significance, character and appearance and contribution of setting to significance

Botolph Claydon is an 'L' shaped village. The short statement on the Council's website that summarises the conservation area (2008) identifies that "to the north of the pond [opposite] and to the south of Botolph House are fine views across open countryside. A similarly fine view is afforded in a southerly direction immediately to the west of 23 Orchard Way". It is our opinion that the view to the north of the pond preserves the legibility of Botolph House's original setting.

In relation to its character and appearance (s.72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 requires that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area" in the exercise of planning functions), there is a relatively high number of listed buildings within the conservation area. The buildings are set back a little from the road and hedges and trees intermittently front onto the road, with gaps between them. There are three bends on Botyl Road and two slight bends on Orchard Way. This creates a varied building line and a sense of anticipation when moving through the conservation area, with oblique views of building frontages. Although we have not accessed the properties, there are likely to be views across the valley from back gardens and upper floors of buildings on the east side of Botyl Road.

Botolph Claydon's setting is mostly unchanged since the early post-medieval period other than modern infrastructure to its north west and on the further approaches to it. A major contributory element of the conservation area's setting relates to the fact that the conservation area is on top of a prominent ridge, also including East Claydon. The conservation area and its buildings are visible from much of the valley floor to the east and south east as well as (more dramatically) from the higher ground and hilltop villages to the east and south east, as well as from approaches from the south and north east.

Assessment of Harm

The Parcel 2 and 3 PV arrays, main and satellite collector compounds and BESS will form prominent contrasting elements in the foreground of the views of and from the conservation area and its buildings, especially in views from the high ground to the east and south east. The character of the approach routes would also be impacted, with infrastructure forming a significant element of its setting on approaches from the south, east and to an extent from the west (as Parcel 1's PV arrays will be noticeable on the western, Calvert Road approach), with the mitigation planting in place. The Parcel 1 features may also be visible from the rear of some buildings on the west side of Botyl Road. Together with the existing infrastructure, especially that in field SA54, the proposals will change the agricultural character of the surviving original setting of the conservation area to one dominated by modern infrastructure. A large percentage of the setting of Botolph Claydon Conservation Area will be impacted. We assess the harm to the conservation area to be in the middle of the scale of less than substantial harm.

In EIA terms the Applicant identifies the impact to be Minor and the effect to be Slight.

The Council identifies the impact to be Moderate and the effect to be Moderate.

Botolph House (Grade II* listed)

Significance and contribution of setting to significance

The Council's opinion on the significance of Botolph House as an early 18th century formal classical house designed to project its owners' status and adherence to Classical fashions across the valley to the east and to see and be seen from the higher ground beyond were submitted in [REP3-055], para 4.17. The Council should add that the views from the grassed area to the north of the pond are mentioned in the short 2008 statement on the conservation area that is on the Council's website (which states: "to the north of the pond [opposite] and to the south of Botolph House are fine views across open countryside") and it is these views that partly preserve the legibility of the original setting of Botolph House. It should also be mentioned that although the views to the front and behind the house would have been clear in the early 18th century there may well have been tree screens at the boundaries to the north and south of the house's boundary, although these would not have affected the significant views east and west.

Assessment of Harm

The gap to the north of the pond and trees to the east of the building on the opposite side of Botyl Road preserves part of the original setting in a way that can be appreciated (satellite mapping from Google maps, Imagery © 2026 Airbus, Maxar Technologies, Map data © 2026, shows the gap - also see photograph below) and there would still be views into the valley from the northern part of the principal elevation. The views out and from the east across the valley and views towards Botolph House from across the valley would include elements of the

proposed development in Fields E21, 22 and 23 and possibly E20, which include PV arrays, Rosefield sub-station and the main collector compound, intruding on their contribution to Botolph House's significance. The council identify harm to Botolph House to be in the middle of the scale of less than substantial harm.

Below is the view from the grassed area to the north of the pond and trees on the east side of Botyl Road, from which point there are views into and across the valley towards Granborough and its ridge. The northernmost upper floor windows (in the principal rooms on the principal elevation) appear to have their original views across the valley, which would be impacted by the Scheme.



View of Botolph House from the grassed area to the north of the pond and trees opposite indicating that the principal upper floor windows towards the north end of the principal elevation still have views across the valley.

In EIA terms the Applicant identifies the impact to be Minor and the effect to be Slight.

The Council identifies the impact to be Minor and the effect to be Moderate (the EIA matrix in REP2-27 allowing for a choice of either Slight or Moderate where there is a Minor impact on a High significance heritage asset, and the Council identifying a higher significant degree of harm).

East Claydon (being considered for conservation area designation)

Significance, character and appearance and contribution of setting to significance

East Claydon village dates to at least before the 11th century and its church dates to the 13th century with significant 19th century alterations (associated ridge and furrow from medieval fields systems providing evidence of its age and economy). The village contains a high concentration of listed buildings (11 in all). Other than more modern development to the north west of the village, the setting is largely unchanged since the early post-medieval period, although part of the setting has been harmed by the East Claydon substation for existing solar power generation. The approaches to the village and the roads within the village curve and

the buildings are set back from the road, with intermittent hedges and trees fronting onto the road and narrow footways, and with some more significant buildings fronting or having their side, directly onto the road and footways. This creates a sense of enclosure and anticipation with meandering routes through the village. On its edges there are trees with glimpses of buildings through them, although the trees mark the boundary in wider views, making its presence legible in the wider landscape. St Mary's Church tower acts as the focal point of the village in longer views from the east, north east and south east and in the winter this is visible from a considerable distance from the higher ground and from parts of the valley base. A major contributory element of the village's setting relates to the fact that it is on top of the same prominent ridge as Botolph Claydon, although it has slightly greater visibility due to the way the village juts out to the east of the ridge on a promontory. The village and its buildings are visible from much of the valley floor to the east and south east as well as (more dramatically) from the higher ground and hilltop villages to the east and south east, as well as from approaches from the south and north east. The longer views of the village and its conspicuous promontory location are not mentioned in the Applicant's setting assessment (RE2-046, Annex D, section 2.42). *Assessment of Harm*

The Parcel 2 and 3 PV arrays, main and satellite collector compounds, and BESS will form prominent contrasting elements in the foreground of the views of East Claydon, especially in views from the high ground to the east and south east and also from parts of the valley floor. The character of the approach routes to the village would also be impacted, with infrastructure forming a significant element of its setting on approaches from the east, even with the mitigation planting in place. With the existing infrastructure, especially that in field SA54, the Scheme will change the agricultural character of the surviving original setting of the conservation area to one dominated by modern infrastructure with views across fields impeded with planting along field boundaries and possibly around the new structures. A large contributory element of the setting of East Claydon village (the largest area where there are views of the conservation area) will be impacted. We assess the harm to East Claydon to be in the middle of the scale of less than substantial harm.

In EIA terms the Applicant identifies the impact to be Minor and the effect to be Slight.

The Council identifies the impact to be Moderate, given the prominence of the village, and the effect to be Moderate.

St Mary's Church (Grade II* listed)

Significance and contribution of setting to significance

St Mary's Church is an early to mid 14th century stone church (with Decorated style elements) with 'restoration', seemingly in the Early English style, from the famous George Gilbert Scott in the 19th century. It has a tree fringed churchyard which creates a feeling of tranquillity in its

immediate setting and its close setting contributes strongly to its significance. Its three stage tower was built as a landmark to project the church's presence and the sound of bells across the surrounding countryside and beyond. Its wide visibility from a considerable distance to the east, south east and south from high ground and the valley floor, is an important element in its setting and contributes strongly to the church's significance. This prominence is accentuated by the church being on a promontory jutting out from the ridge on which Botolph Claydon Conservation Area and East Claydon sit.

Assessment of Harm

The Parcel 2 and 3 PV arrays, main and satellite collector compounds, and BESS will form prominent contrasting elements in the foreground and middle ground of the views of the church, especially in views from the high ground to the east and south east, although also in some views from the valley floor, such as along Hogshaw Lane and along Claydon Road. The character of the approach routes would also be impacted, with infrastructure forming a significant element of its setting on approaches from the east, even with the mitigation planting in place. The existing substation and related infrastructure have already eroded the setting from some vantage points and the visibility of the proposed solar farm would harm the mostly unchanged historic views. The proposals would be visible over the proposed screening and the location of the screening would mean that when viewed from ground higher than the fields with PV arrays and other features, it would remain highly visible (as the viewer would be partly looking down over the screening). As the wide ranging views from the east, north east, south east and south play a major part in the church's setting, the council assesses the harm to be in the middle of the scale of less than substantial harm.

In EIA terms the Applicant identifies the impact to be negligible and the effect to be Slight.

The Council identifies the impact to be Minor and the effect to be Moderate (the assessment matrix in Table 9.7 of the ES, setting out the EIA method allows for a slight or moderate effect. As an important part of the church's significance would be affected (its agricultural setting in wider views, that are unchanged for several centuries).

Rosehill Farmhouse (Grade II listed) and **West and North Barns/outbuildings** (listed separately from the house at Grade II)

Significance and contribution of setting to significance

The two storey farmhouse, which dates to c.1770, and its separately listed outbuildings are contemporary with the south west garden frontage of Claydon House. The house is largely built in brick (except for its east wall) with a tiled roof. The east elevation of the house was deliberately built in dressed stone with a classical plinth and moulded eaves cornice in order to present polite face to Claydon House. This would have demonstrated the extent of the ownership, control and influence of the owners of Claydon House over the countryside,

accentuating the legibility of the farmhouse as a satellite farmhouse within the Claydon Estate. In this respect the farmhouse forms a designed element in the visual and associative setting of Claydon House. This relationship also forms part of the special architectural and historic interest of Rosehill Farm. The generosity and quality of its listed outbuildings and their group value as a productive farming complex also forms part of the Rosehill Farm group's significance. Views from the raised bank on Addison Road that crosses the East-West Rail railway, and which appears, probably in a more modest form on the late 19th Century mapping, include the farm in the foreground and a good view of the principal elevation of Claydon House, as well as Blackmoor Hill Farmhouse which, so these relationships can be appreciated from various locations. The linkages, both visual and in terms of understanding, between these buildings form an important element of their contributory setting as does the agricultural nature of the landscape around and between them.

Assessment of Harm

The proposed development would create extensive PV arrays to the south of Orchard Way/Calvert Road. These would have a noticeable presence on the approaches to the farm from the north (where there would be distant views of PV arrays on Addison Road with the farmhouse in the foreground) and south and when travelling between Rosehill Farm and Claydon House and from the western approach on Calvert Road. When combined with the existing harm to the setting of the farm from East-West Rail to the north (and its raised concrete road bridge to the north west of the farm), the presence of HS2 to the west the solar farm would create a character of modern infrastructure surrounding the listed buildings on three sides, isolating the farm, disjointing its historic relationships with other farms on the Claydon House estate (especially Pond Farmhouse) and harming the agricultural character of its setting. The Council consider that this could cause harm to the two separately listed grade II listed designations at the middle of the scale of less than substantial harm.

In EIA terms the Applicant identifies the impact to be Negligible and the effect to be Neutral.

The Council identifies the impact to be Minor and the effect to be Slight (although at its high end).

Blackmoorhill Farmhouse (Winter's Tale) (Grade II listed)

Significance and contribution of setting to significance

Blackmoorhill Farmhouse was built at the same time as Rosehill Farmhouse (c.1770) and is contemporary with the south west garden frontage of Claydon House. The house is largely built in brick (except for its dressed stone east wall) with a tiled roof. The front, east elevation of the house was deliberately built in dressed stone with a classical plinth and with stone arches to the windows and door. These elements are specifically mentioned to be of note in the list description. The cornice appears to be missing. This front was designed to present a polite face to Claydon House and the presence of a brick dentilled cornice on other elevations

demonstrates that the house was built to display fashionable classical norms. These features would have demonstrated the extent of the ownership, control and influence of the owners of Claydon House over the countryside, accentuating the legibility of the farmhouse as a satellite farmhouse within the Claydon Estate, as well as providing a suitable visual setting to Claydon House. In these respects the farmhouse forms a designed element in the visual and associative setting of Claydon House. This relationship also forms part of the special architectural and historic interest of Blackmoorhill Farmhouse.

Assessment of Harm

The proposed development would create extensive PV arrays to the south of Orchard Way/Calvert Road and west of Three Points Lane in Parcel 1. These would be a noticeable presence on the approaches to Blackmoorhill Farmhouse from the south west and west, although less so from the north and the immediate east and south east (although on approaches from further to the east the PV arrays and compounds and BESS of Parcels 2 and 3 would be a presence in the approach route). This would combine with the existing harm to the setting of the farm from East-West rail to the north, the presence of HS2 to the west and would create a character of modern infrastructure surrounding the listed building, although the farmhouse is more visually and spatially isolated than Rosehill farm from both the proposals and the other projects' infrastructure. The Council consider that the harm to Blackmoorhill farmhouse would therefore be less than substantial harm at the lower end of the scale.

In EIA terms the Applicant identifies the impact to be Negligible and the effect to be Neutral.

The Council identifies the impact to be Minor and the effect to be Slight.

Pond Farmhouse (Grade II listed)

Significance and contribution of setting to significance

Pond Farmhouse is a two storey farmhouse built in the late 17th century using rubble stone. At that time it would have been part of the Claydon House estate, but it related to the earlier phase of Claydon House, which still survives to the rear of the late 1760s garden fronting element of Claydon House. It has brick extensions, probably dating to the 18th and 19th century. The stone of the farmhouse's walls would have been considered appropriate in the setting of Claydon House (as it was later for Rosehill Farmhouse and Blackmoorhill Farmhouse), responding to Claydon House's status, and the farm has a strong historical operational relationship with Claydon House and the other farms and former parkland of Claydon House. It also has a strong relationship with its agricultural land and its first floor windows probably have views of its fields, although there may not be direct views of Claydon House. The relationship remains understandable in the landscape and there are views from the house across the estate. The house's principal elevation faces Calvert Road with a hedge or tree lined

drive and it is appreciated from the road as part of the Claydon House estate in its agricultural landscape.

Assessment of Harm

Pond Farmhouse would be encircled by PV arrays on two sides, with the closest arrays being in fields, B1, B4, B12, B14 and B14, with further arrays extending beyond these fields to the east, west and south, with the field to its immediate front facing Calvert Road being clear of PV arrays, in field B5., In field B5 screening planting is proposed, including tree belts ([REP2-067], OLEMP, Appendix 2B). PV arrays would remain discernible to the north east and north west of the farmhouse south of Calvert Road. The planting mitigation planting proposed in [REP2-067] would visually sever the house from Calvert Road and from its agricultural land to east and west. There would also be a severing, of Pond House's perceptible relationship with the wider Claydon House estate and a curtailing its relationship with the other satellite farms of the Claydon estate (most notably with Rosehill Farm Blackmoorhill Farm). The planting would be a permanent impact extending beyond decommissioning. Where there are views from the first floor of the listed building over existing and proposed boundary planting, setting would be removed by fields of PV arrays and the industrialised landscape of solar energy generation. As the development and planting would effectively sever the listed building from its contributory setting, the council consider that there would be less than substantial harm at the high end of the scale to Pond Farmhouse.

In EIA terms the Applicant identifies the impact to be Moderate and the effect to be Moderate.

The Council identifies the impact to be Major and the effect to be Moderate, verging on Large.

Bernwood House (not designated, it is currently a candidate for local listing by the Council)

Significance and contribution of setting to significance

Bernwood House is a probably early middle to middle 19th century two storey farmhouse (it is shown on the 25 inch to 1 mile 1878 Ordnance Survey map) built in red brick with segmental headed window arches. Its elements have unusually steeply pitched hipped roofs, some with distinctive gablets, with one element having a gabled wall. The house was built to dominate its surroundings and it has some architectural pretensions (see photograph below). It is currently a candidate for local listing by the Council. As a locally significant building Bernwood House is of low significance. The setting of the house is extensive, as it sits towards the south end of the ridge on which Botolph Claydon and East Claydon stand. The ground drops off to the south slightly beyond the south of the building, so it does not sit on the very edge of the ridge. However, it remains very prominent in views from both low and high ground from the east, south east and south from a considerable distance. For instance it is visible prominently from Claydon Road to the south east. Footpath approaches from the south also afford views of the building. Together these views make a major contribution to its significance. Views out of the building, including its upper floors, also contribute to its significance.



Bernwood House, view from the north east

Assessment of Harm

The nearer elements of the views of the house that contribute mostly to its significance and some of the views out of the house would be impacted by the presence of the PV arrays, BESS and collector compound of Parcel. There would also be impacts from the planting, some of which may intrude on existing views of the house, especially those from parts of the lower road network where hedges would be heightened. The council identify that there would be less than substantial harm at the upper end of the scale to Bernwood House, as a large element of the building's significance would be adversely affected. As a low significance asset this harm would result in a slight negative effect.

In EIA terms, the Council identifies the impact to be Moderate (although close to Major) and the effect to be Slight and not significant.

Comparison of the degree of harm and effects identified by the Council and the Applicant.

The table below summarises the differences in effects and harm for the built Heritage assets where there remains a difference between the Council and Applicant in relation. The assessment is for the Operation phase only, although where there is harm to significance from planting, this would be permanent. The permanence does not alter the harm and effects identified by the Council below, as these are residual.

Asset	Designation	Applicant's EIA Assessment of Effects	Council's EIA Assessment of Effects	Applicant's Assessment of Harm	Council's Assessment of Harm
Claydon House	Grade I listed building and Grade II registered	Slight	Moderate	Lower end of less than substantial harm	Middle of the scale of less than substantial harm

Asset	Designation	Applicant's EIA Assessment of Effects	Council's EIA Assessment of Effects	Applicant's Assessment of Harm	Council's Assessment of Harm
	Park and garden				
All Saints Church	Grade I listed building	Slight	Moderate	Lower end of less than substantial harm	Less than substantial harm at the middle of the scale
Botolph Claydon Conservation Area	Conservation Area	Slight	Moderate	Lower end of less than substantial harm	Less than substantial harm at the middle of the scale
Botolph House	Grade II* listed building	Slight	Moderate	Lower end of less than substantial harm	Less than substantial harm at the middle of the scale
East Claydon Village	Being considered for conservation area designation	Slight	Moderate	Lower end of less than substantial harm	Less than substantial harm at the middle of the scale
St Mary's Church	Grade II* listed building	Slight	Moderate	Lower end of less than substantial harm	Less than substantial harm at the middle of the scale
Rosehill Farm and outbuildings	Two separate Grade II listings	Neutral	Slight	Less than substantial harm at the middle of the scale	Less than substantial harm at the middle of the scale
Blackmoorhill Farmhouse	Grade II listed building	Neutral	Slight	Less than substantial harm at lower end of the scale	Less than substantial harm at lower end of the scale
Pond Farmhouse	Grade II listed	Moderate	Moderate verging on large	Less than substantial harm at	Less than substantial harm at

Asset	Designation	Applicant's EIA Assessment of Effects	Council's EIA Assessment of Effects	Applicant's Assessment of Harm	Council's Assessment of Harm
				middle of the scale	upper end of the scale
Bernwood Farmhouse	Not designated. A candidate for local listing	Slight	Slight	See Applicant's Deadline 4 assessment	Less than substantial at upper end of scale