

CUMNOR PARISH COUNCIL

Planning Inspectorate

By email:

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26th June 2025

Contact:

(Clerk)

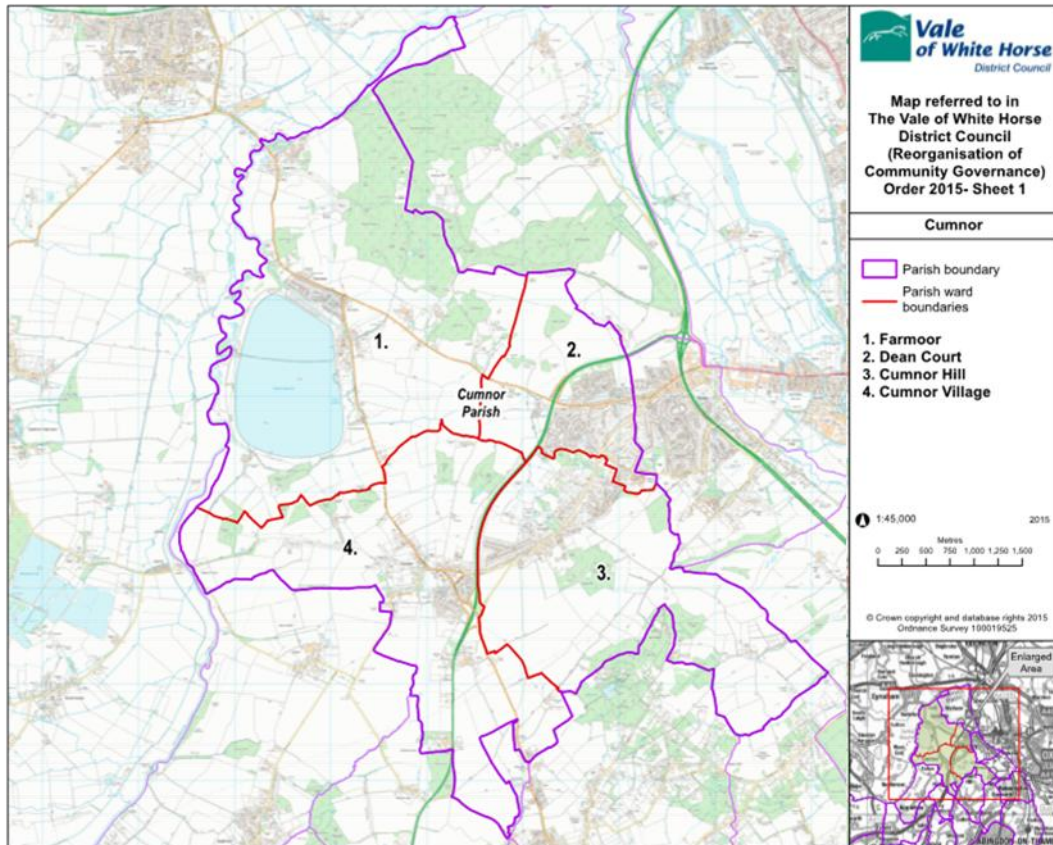
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EN010147

Nomination for Site Inspection (ASI) as indicated in item 9 of Rule 6 letter, Appendix B

1. Location

Cumnor Parish, within the Vale of White Horse District Council (VWHDC) area



2. Reason

Cumnor Parish Council (CPC) requests that the Examining Authority make a site inspection to two wards in the Parish, Farmoor and Cumnor Village (see Map 2, pp7 in the made Cumnor Neighbourhood Plan – reproduced above - submitted to PINS for Deadline 1 as **EN010147-000890-Cumnor-Parish-Neighbourhood-Development-Plan-v7.0-07072021-min**).

Such an inspection could examine the DCO red line area, including the proposed cable route, witnessing severe adverse impacts on VWHDC Local Plan policies and policies in Cumnor's made Neighbourhood Plan, resulting not just from this application, but also the co-located proposed associated National Grid substation, and the cumulative impacts of two other proposed co-located solar power stations not considered by the applicant.

Cumnor Parish Council is aware of the ExA's earlier unaccompanied site inspection (USI) in February 2025 (**EN010147-000671-Botley West Solar Farm Examining Authority's Unaccompanied Site Inspection Note for USI1 on Monday 24 February 2025**), but believes the route proposed below, either completed in whole or in part, would provide further valuable information to the ExA, including:

- The significance of a number of Important Views in the Parish, not visited in February, and not mentioned by the Applicant in their Book of Reference, Statement of Reasons or Land Plan in respect of their application nor the proposed co-located National Grid substation. These Important Views are designated in Policy DBC 7 of the Cumnor Neighbourhood Plan (see also map in Appendix A of this document).
- The cumulative impacts of this proposal and two immediately adjacent proposed solar power stations not addressed by the applicant¹, for example the 2023 and 2024 Town and Country Planning Act applications for the 49MWe Red House Farm power station covering 64ha of the Farmoor valley -see map on pp4 and para 10 of the CPC Written Representation (**EN010147-000887-Cumnor Parish Council Written Representation Ref EN010147 30th May 2025**).

Views of cumulative impacts are visible between points 3.3 and 3.7 in the proposed site inspection route below, **where stage 3.7 marks the boundary of this application and the Red House Farm application**, and again between 3.9-3.10 and 3.12-3.15.

- The accuracy of answers provided by the applicant to ExA's 1st written questions, in respect of questions such as 1.6.29 (Upper Whitley Farm Grade II), 1.7.25 (discrepancies), 1.8.4 (Cumulative impacts), 1.10.13 (Cumnor Neighbourhood Plan Flood Risk Policy RNE2) and 1.14.6 (Viewpoints and photomontages).
- The accuracy of any answers provided by the applicant at Deadline 3 (22nd July) or later, responding in turn to Cumnor Parish Council and VWHDC's own submissions to

¹ See CPC responses to question 1.1.5 and 1.3.3 in its submission for Deadline 2 responding to ExA 1st written questions

the ExA's 1st written questions for Deadline 2. These to include, but not be limited by, Deadline 2 submissions on 1.1.5 (Cumulative Impacts) and 1.14.6 (Viewpoints and Photomontages)

As the ExA recorded in its note of its February USI, such locations cannot be understood solely from a vehicle on the one road (B4017) that bisects the proposed southern power station site, given that this road has no roadside footpath along its length through the DCO red line area.

Instead, they are best understood by reference to their openness, setting and rural access and amenity from a network of PRoW, including the Oxford Green Belt Way, that cross and mark boundaries of the DCO area.

So, only by walking the relevant PRoW can the application's proposed significant adverse impacts (see Cumnor Parish Council Written Representation submitted to PINS at Deadline 1 as **EN010147-000887-Cumnor Parish Council Written Representation Ref EN010147 30th May 2025**) be fully understood.

This understanding will include reference to Cumnor Neighbourhood Plan (CNP) Important Views (report submitted to PINS at Deadline 1 as **EN010147-000892-Cumnor-Parish-Neighbourhood-Plan-Important-Views-v1.5-16022021**), and its associated CNP Policy DBC7, where kinetic views help to provide context and setting for:

- the Cumnor Landscape Character Assessment (report submitted to PINS at Deadline 1 as **EN010147-000888-Cumnor-Neighbourhood-Plan-Landscape-Character-Assessment-September-2020**),
- the Cumnor Parish Character Assessment (submitted to PINS at Deadline 1 as **EN010147-000889-Cumnor-Parish-Character-Assessment-September-2020**),
- the Character Assessment of the Cumnor Village Conservation Area (submitted to PINS at Deadline 1 as **EN010147-000893-Cumnor-Village-Character-Assessments-Final-v2-Jan-2019**) and
- the Farmoor Character Assessment (submitted to PINS at Deadline 1 as **EN010147-000894-Farmoor-Character-Assessment-Final**)

3. Proposed Site visit

The proposed site visit starts in the heart of the Cumnor Village Conservation Area, adjacent to the mediaeval St Michael's church.

There, behind Cumnor Old School, is a convenient free car park with a signposted entrance off the High Street at w3w [w3w ///tenure.chapels.tables](https://www.cpreoxon.org.uk/countryside/oxford-green-belt-way-guide/).

From there it is proposed to proceed on foot, essentially following the Oxford Green Belt Way (<https://www.cpreoxon.org.uk/countryside/oxford-green-belt-way-guide/>) - marked

yellow on the accompanying extract from the Oxfordshire County Council PRoW map² - see also Appendix B) and additional PRoW, in the following order:

- 3.1. Cross the High St to the N side, walk 5m E(ast) and turn left into PRoW 184/1540, known locally (and signposted as) Denman's Lane
- 3.2. Walk in NNE direction to junction of 184/15/40 with 184/18/20 and 184/15/30. Note applicant's initial chosen Viewpoint 55 at junction of 184/18/20 with 184/17/30.

The meeting of the PRoWs here is ancient in origin, with those preserved marking the junction of others – such as a path to Dean Court ward in Cumnor Parish lost because of, for example, the construction of the A420.

- 3.3. Proceed NNW on 184/15/30 going past kinetic **Cumnor Neighbourhood Plan (CNP) Important View 3** adjacent to Denman's Copse with seat at northern end.
- 3.4. Proceed N down the steep slope to junction of 184/15/30 with 184/15/20 and 184/22/20, noting visibility of the site from **CNP Important Views 1, 4 and 23** (the latter on the PRoW at Wytham Woods SSSI) on the northern rim of the Farmoor valley.
- 3.5. ***At this point it is possible to optionally view the Eastern part of the proposed southern power station site and the immediately adjacent proposed Red House Farm power station site that would lie both E and W of Denman's Lane (184/16/10).***

This includes Denman's Copse and Saddle Copse – both ancient woodland, viewable by taking an optional route N then NE then E then N by 184/22/20 to its junction with 184/16/20 and 184/16/10 (both known locally as Denman's Lane), then proceeding N on 184/16/10 to the junction with the B4044.

Here the PRoW is immediately opposite the entrance to the Hill End Outdoor Educational Centre.

*The reciprocal view is **CNP Important View 5b** (viewpoint + photomontage requested by Vale of White Horse DC and CPC in their responses to ExA 1st written questions).*

(As walked during the February USI, ascending Cumnor Hil southward on 184/16/20 brings the spire of St Michael's into view, with it centering a view comprising the agricultural setting of the village and its Conservation Area.)

Return by the reciprocal route to the junction of 184/15/30 with 184/15/20 and 184/22/20

² <https://publicrightsofway.oxfordshire.gov.uk/standardmap.aspx> and Appendix A

- 3.6. Turn (West) onto 184/15/20 at **CNP Important View 16**, again noting visibility of the site from **CNP Important Views 1, 4 and 23** (the latter on the PRoW at Wytham Woods SSSI).

3.7. Follow line of Oxford Green Belt Way (184/15/20) W.

At this point the PRoW marks the boundary between the proposed Botley West power station to its south and the proposed Red House Farm power station to its north.

Both applicants propose to surround their power station with CCTV and at least 2m high '*deer proof*' fencing, with, in the case of Red House Farm, Thames Valley Police advising VWHDC that this is an inadequate deterrent to '*domestic organised crime groups*' (submitted to PINS at Deadline 1 as **EN010147-000885-2025-03-28 Response TVP Designing Out Crime Office**).

Then, at the junction with 184/15/10, walk NW, then W on 184/22/10 to the junction with B4017 in Filchampstead.

This PRoW, and 184/15/10, would be within the Red House Farm power station boundary and so lined with 2m high fencing, CCTV and panels on both sides.

- 3.8. Taking care (as no roadside footpath along B4017 at this point) walk NNW on B4017 to junction (on left) with Lower Whitley Road (184/50/10)
- 3.9. Walk WSW on 185/50/10, with views of the proposed site from West to East, at the end turning SSW onto 184/50/20.
- 3.10. Follow 184/50/20 to SW and then sharp turn S to junction with 184/30/40, 184/30/30 and 184/29/10 (Lower Whitley Farm Road)
- 3.11. Proceed WSW then SW on 184/30/30 with proposed National Grid substation location on LHS to junction with 184/49/10.
- 3.12. Turning around and proceeding NE then ENE return to junction of 184/50/20, 184/30/40, 184/30/30 and 184/29/10 with proposed National Grid substation location on RHS with views of Cumnor Village ward, Upper Whitley Farm etc.
- 3.13. Turn right proceeding SSE on 184/29/10 along the DCO red line boundary at its junction with the proposed National Grid substation
- 3.14. Walking up the hill on 184/29/10 SSW then SW direction between Whitley Brake and Smith Hill Copse, passing **CNP Important View 31**
- 3.15. follow 184/29/10 through Upper Whitley Farm (see ExA 1st written questions 1.6.29)

- 3.16. Proceed SSE on 184/29/10 to junction with 184/23/10 and 184/23/20.
- 3.17. Proceed E then SE on 184/23/20 (also known locally as Leys Road) passing
CNP Important View 7
- 3.18. At junction with 184/26/10 turn S, then SSW then SSE on 184/26/10, one of the ancient thoroughfares through the historic village conservation area
- 3.19. At junction of 184/26/10, 184/26/20 and 184/28/10 turn left (ENE) onto 184/28/10.
- 3.20. Follow 184/28/10 to junction with 184/27/10 and 184/27/20. NB 184/27/10 and 184/27/20 mark the line of the original medieval Cumnor High Street
- 3.21. Proceed on 184/27/20 SSW to junction with Appleton Road.
- 3.22. Proceed on pavement ENE to junction with Cumnor High Street.
- 3.23. Proceed ESE on Cumnor High Street for 10m. Cumnor Old School car park is on your right.

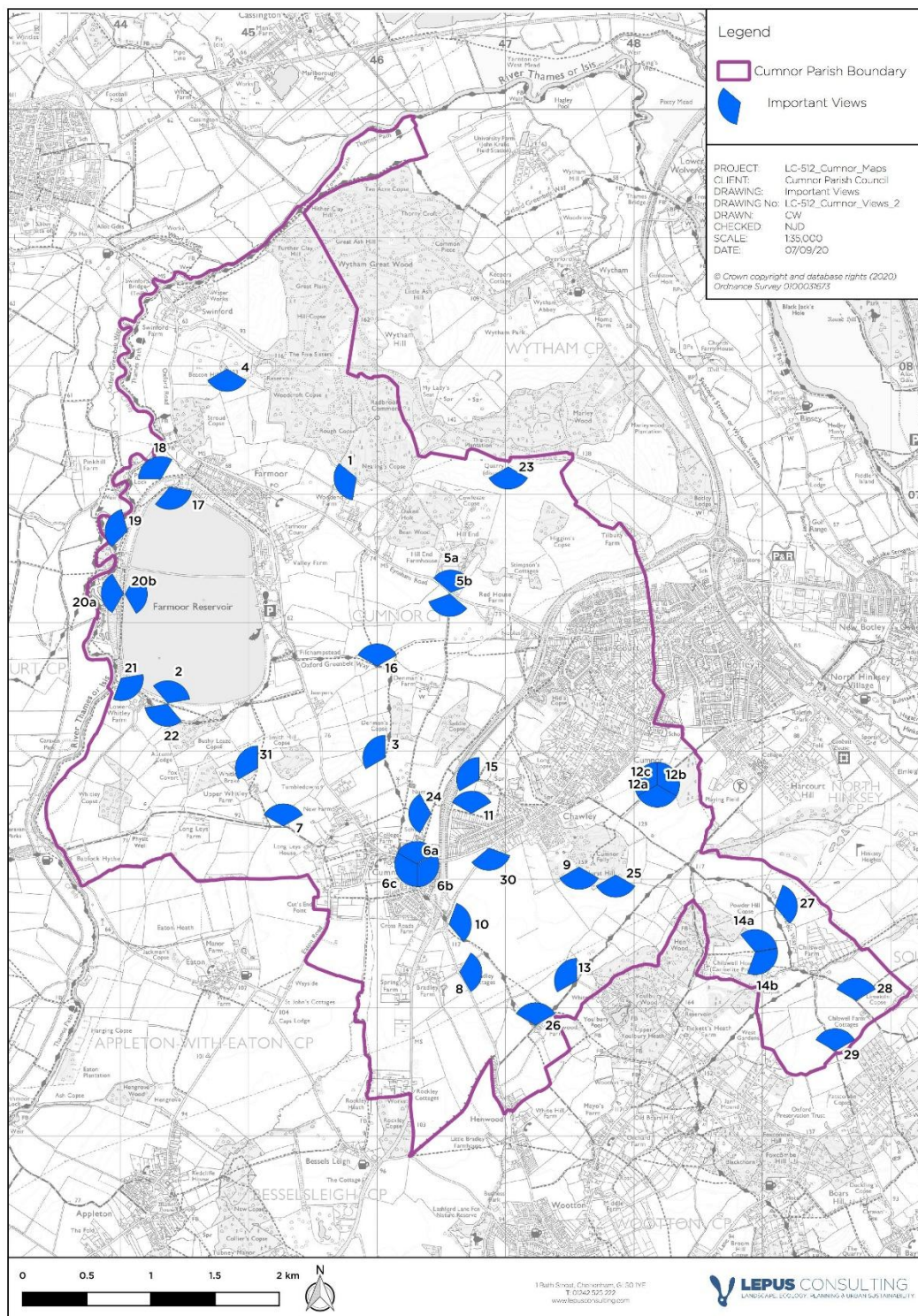
NB: immediately adjacent to Cumnor Old School Car Park you will find the Cumnor Store and Post Office. The Bear and Ragged Staff 'gastropub' is on Appleton Road at w3w [///recitals.carpentry.gracing](#). The Vine Inn is at [///camera.stress.hours](#).

Cumnor Parish Council

26th June 2025

Appendix A

Detail from Cumnor Neighbourhood Plan page 36



Map 12 Important Views of Cumnor Parish

Appendix B

Detail from <https://publicrightsofway.oxfordshire.gov.uk/standardmap.aspx>

