

I would like to endorse the comments that I made previously and to assert the inappropriateness of this development in this location at this time.

The applicant's Residential Visual Amenity Assessment (RVAA) which is of fundamental importance to all the residents of the proposed site is full of errors and omissions. The developer states "the effects resulting from the Project would fall below the RVAA threshold of such magnitude that it potentially affects living conditions" I would most strongly disagree with this assessment. I refer the Inspectorate to the findings of the Vale of White Horse Planning Committee in its consideration of the much smaller Red House Farm application for a solar development in the Farmoor valley. Application No : P24/V2489/FUL. Planning decision document attached.

The Oxfordshire Host Authorities (OHA) have submitted a very detailed response describing the areas recommended for panel removal, explaining the methodology they used to decide these areas and the impacts they feel remain. They conclude that all panels should be removed from the southern area in which I live. I strongly endorse this conclusion. As I previously described Cumnor Village with its ancient church and historic core is a designated conservation area. The village and its rural surroundings are irreplaceable heritage assets which have not been given serious consideration or sufficient weight in this application.

This proposal is a de facto industrialisation of the Green Belt. The developer has made little or no effort to justify the project's location nor to convince that it meets the threshold of "very special circumstances" sufficient to outweigh the damage to the Green Belt.

In addition to the proposed "temporary" solar arrays there is the question of the permanent National Grid substation proposed to be located in the Farmoor Valley next to the reservoir. Insufficient clarity has been provided in relation to this, the 3rd party battery storage and their cumulative impacts.

I remain totally unconvinced that the biodiversity net benefits claimed by the applicant can/will be achieved. These will entirely depend upon professional and committed conservation management of the site, which the applicant has failed to ensure.

Serious questions surrounding the funding of this application have not been adequately addressed by the applicant. In light of this I strongly support the written Parliamentary Questions tabled by Calum Miller, MP for Bicester and Woodstock on November 5, 2025, and due for answer by November 12.

These are vital issues of local and national importance which have been inadequately addressed by the applicant.

# PLANNING

ELECTRONIC  
VERSION

## Planning Decision

P24/V2489/FUL

Red House Solar Limited  
c/o Green Nation Solar Energy  
The Long Barn  
Manor Courtyard  
Stratton-on-the-Fosse  
Radstock  
BA3 4QF

## REFUSAL OF PLANNING PERMISSION

Application No : **P24/V2489/FUL**

Application proposal, including any amendments :

**Installation of ground mounted solar photovoltaic array with associated infrastructure, security fence, CCTV, cable route, landscaping, and onsite biodiversity net gain (Resubmission). (Amended by information received 28 May and as amplified by information received 24 June 2025)**

Site Location : **Land to the West of Red House Farm Eynsham Road Farmoor OX2 9ND**

Vale of White Horse District Council hereby gives notice that **planning permission is REFUSED** for the carrying out of the development referred to above for the following reason(s) :

1. The proposal would be an inappropriate development that would be harmful to the openness of the Oxford Green Belt in which it would be located. The Council considers that the benefits that the scheme would bring are not such as would amount to very special circumstances sufficient to outweigh the harm to the Green Belt, even when the wider environmental benefits associated with the increased production of energy from renewable sources have been taken into consideration. As such, the proposal would be contrary to paragraph 153 of the NPPF 2024 and contrary to Policies CP13, CP41 and CP44 of the Vale of White Horse Local Plan Part 1 and Policy DBC4 of the Cumnor Parish Neighbourhood Development Plan 2021.
2. The proposed development is within the Oxford Greenbelt and would introduce



uncharacteristic built form which will result in significant harm to the strong undeveloped open and rural landscape character within the wider valley landscape between Farmoor to the west and Botley / Oxford to the east. There will be a negative impact on the quality of views across and over the valley floor and to the rising land both to the north towards the Wytham Hill and south towards Cumnor from the recreational network of Public Rights of Way (PRoW) in the area, including the Oxford Greenbelt Way. There would also be a loss of tranquillity. This would be contrary to Policies CP41 and CP44 of the Vale of White Horse Local Plan 2031 Part 1, Development Policy 31 of the Vale of White Horse Local Plan 2031 Part 2, Policies DBC4, DBC7 and TI3 of the Cumnor Parish Neighbourhood Development Plan and paragraph 187 of the NPPF 2024.

3. The submitted application has failed to provide sufficient information to adequately assess the flood risks posed by the development. The Flood Risk Assessment (FRA) does not comply with the requirements for site specific flood risk assessments as set out in paragraphs 20-21 of the Flood Risk and Coastal Change Planning Practice Guidance. The planning application as submitted does not demonstrate the development will be safe, without increasing flood risk elsewhere or demonstrate the exception test is passed, if applicable. The development is therefore contrary to paragraphs 170 and 181 of the NPPF, Policy CP42 of the Vale of White Horse Local Plan 2031 Part 1 and Policy RNE2 of the Cumnor Parish Neighbourhood Development Plan.
4. The proposed development would result in the loss of the rural, agricultural character of the open land which forms part of the setting of a number of designated heritage assets and contributes to the understanding and experience of those assets. This will result in harm to their significance contrary to Policy CP39 of the Vale of White Horse Local Plan 2031 Part 1, Development Policies 36, 37 and 38 of the Vale of White Horse Local Plan 2031 Part 2, Policy DBC6 of the Cumnor Parish Neighbourhood Development Plan and paragraphs 215 and 216 of the NPPF.
5. In the absence of a completed s.106 agreement, the proposal fails to secure significant on-site enhancements required to deliver, manage and monitor an on-site biodiversity net gain of 10% or more. As such the development is contrary to Policy CP46 of the Vale of White Horse Local Plan 2031 Part 1.

In accordance with paragraph 38 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

Note : A more detailed explanation is available in the officer's report, available in the

application case file.



Head of Planning  
**6th November 2025**

## STATUTORY INFORMATIVE

### Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate  
Customer Support Unit  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN  
Telephone : 0303 444 5000  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)  
email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

### Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

### **Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

### **OTHER INFORMATION**

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).

### **BUILDING OVER GAS MAINS AND SERVICES**

Please note before you plan to dig, or carry out building work within the SGN gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact the SGN Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone SGN with general plant protection queries. See SGN details below: Phone 0800 912 1722 or email [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk)

For further information please refer to:

<https://www.sgn.co.uk/damage-prevention>

<https://www.sgn.co.uk/help-and-advice/digging-safely>