

I support appropriate and well-conceived development, but this proposal is neither.

Botley West is too big, inappropriately located to residential areas, destroys good agricultural land (probably forever) and removes the amenity of the Green Belt, not only from local communities but the wider benefit of Oxfordshire including the 23,000 visitors to Hill End Outdoor centre.

I fully support the position of Cumnor Parish Council and The Vale of White Horse DC to remove the Southern Site wholly from this application.

After 6 months of Examination and 3 years of planning by the developer the following questions remain unanswered:

With no money in the bank how will this scheme be funded? Is this scheme reliant on buying land through compulsory purchase and selling on to financial institutions?

What is the increased flood risk to properties in the Farmoor Valley given the lack of attention to the Cumnor Neighbourhood Plan policy?

What is the impact on residential visual amenity given the omission of asking for evidence from adjacent properties in the Farmoor Valley, including properties on Tumbledown Hill and Hill End Education Centre?

How will the scheme connect to the grid if the developer's operational plan runs from 2026 and National Grid power station's earliest operational date is apparently 2029?

What is the emergency plan in the event of a fire? Prevailing westerly winds will draw hazardous chemicals towards Cumnor & Botley - this is the first large scale solar farm to be co-sited close to an urban centre. In the event of a fire, water will probably be drawn from local sources and contaminated water will leach back into the ground and River Thames.

What is the impact of this both short term and long term on the environment?

Given the size, scale and proximity of this major infrastructure to so many residents, together with the reluctance of the developer to provide the Planning Inspectorate with the evidence requested, it is clear that the measures are not in place within the scheme to protect the future generations living in Cumnor and Botley.

Residents will be left with a scheme that is poorly planned and does not meet the high bar necessary for major infrastructure. The harm of the proposal significantly exceeds any benefit.

From the outset, at the first public consultation at Cumnor Village Hall, the developer has appeared to deflect, [REDACTED] and openly ignore reasonable requests to answer questions and provide evidence. The developer has been acting like this is a foregone conclusion.

Our property sits 225m from the Power Station boundary, yet this property has not been included in the RVAA. To my knowledge my neighbour's properties have also been omitted. Neither has Hill End Centre on the other side of Farmoor Valley, as far as I am aware, been included. The photos supplied for my neighbours show their driveway rather than the views towards the solar panels and the power station to the north. This seems to be either incompetence or misleading behaviour by the developer.

The developer has failed to acknowledge the Cumnor Neighbourhood Plan particularly with respect to Flood Risk and Important Views policies.

The developer has clearly frustrated the Planning Inspectorate, which, given the sheer size and scale of this infrastructure is alarming and leads to a lack of trust in their being able to fulfil their commitments and promises.

Many questions, posed by the Parish Council, by residents, by the MP Layla Moran and by others, remain and will, by the look of things, remain unanswered, with the applicant asserting that these matters will only be addressed after planning permission is granted. This level of detail should not be left to chance with a project as large and permanent in nature as this.

In addition, I wish to reiterate my opposition to Botley West on the following grounds:

- I suspect it will be permanent, not temporary, industrialisation of Green Belt land — including large areas within Cumnor Parish.
- Substantial and lasting Heritage, Landscape and Visual impacts, notably on Public Rights of Way such as the Oxford Green Belt Way.
- Contravention of the adopted Cumnor Neighbourhood Plan policies, particularly those concerning Important Views and Flood Risk.
- Lack of assessment of cumulative impacts, including those arising from the proposed National Grid substation and the adjacent Red House Solar Farm.
- Inadequate and error-strewn assessment of visual amenity impacts on domestic properties.
- Noise disruption from both construction and operation, affecting homes and walkers across the parish's extensive footpath network.
- Numerous unanswered questions — including:
 - Traffic and transport impacts, such as repeated disruption to the B4044 and B4017, alterations to roads to accommodate abnormal loads up to 150 tons, and adverse effects on the proposed B4044 Community Path.
 - Ecological concerns, including risks to protected farmland species such as skylarks and the impact on the Hill End Outdoor Education Centre.

I'm also struck by the volume of detail that PVDP has yet to provide.

The Planning Inspectorate's own hearings have revealed significant shortcomings in the application, and the Examiners have expressed clear frustration at the lack of clarity and rigour.

I therefore endorse the Oxfordshire Host Authorities' request for the removal of the proposed southern site from the application. This portion, which lies entirely within Cumnor Parish, is especially sensitive and ill-suited to development.

I also support the Examining Authority's proposed conditions that:

- No construction may commence until National Grid's application to VWHDC is granted, and
- The applicant, PVDP, must demonstrate how they intend to fund decommissioning in 42 years' time.