

Simon Raywood

From: Julie Hutton [REDACTED]
Sent: 20 June 2026 11:06
To: Botley West Solar Farm
Subject: Interested Party less than 250m from development boundary
Attachments: Cassington BWS.png; Eynsham road BWS.jpeg; View from garden.jpeg

You don't often get email from [REDACTED]

Dear Inspectorate,

I am writing to you as an Interested Party to follow up after PVDP's recent response to the Secretary of State's letter. My property is 135m from the development and located on the Eynsham road, Cassington.

I have been on the government webpage where there are 56 documents submitted on June 16th by PVDP, which unfortunately as a busy working single parent I have no hope of thoroughly reading and responding to by the July deadline. It is disappointing that the many opportunities that PVDP has had to communicate within the original timeline of the consultation have been missed with respect to individual households close to buffer zones for whom a concise report specific to their property could and should have been made available without hunting for a needle in a haystack of documents.

However I am able to report that my property, and its immediate neighbours, have never had a robust and accurate Residential Visual Amenity Assessment (RVAA) despite PVDP being given ample time and opportunity to carry this out. I have not had any specific information from PVDP about the impact of the development on my visual amenity, nor have they requested additional information from me, despite my having been in contact with them requesting a site visit (to which I received merely a standard autoresponse acknowledging my email).

I have attached a number of pictures to try to illustrate my concerns and the errors made by PVDP in assessing the Visual Amenity with respect to the row of houses in which my home is situated. The first is a map of how the development will sit adjacent to Cassington, overwhelming the view to the North West for residents and the 360 degree views from the local footpaths (the one I walk daily with my dog being shown on this map - the path going from the village travelling NW between 2.102 and 2.103). The second attachment shows a closer view of Eynsham road pinpointing my property. This attachment includes photographs taken from the field behind the property - THESE ARE NOT REPRESENTATIVE of the backs of the residential properties (including my own) in this row of houses. The view is taken towards, rather than away, from the properties, it is located where the owners of the field have placed some temporary metal fence panels and have allowed overgrowth of hedging. It is disingenuous, in my opinion, for the developer to have based any kind of assessment of Visual Amenity on this picture. The final attachment is a picture from my garden looking over my 3'6" fence in a NNW direction to the treeline where the closest panels will be located just 135m from our properties (despite examiners suggesting a minimum 250m buffer). The view from both the lower and upper floors of my home (& other neighbours) across the fields to Blenheim (a steady incline incorporating multiple fields), will also be completely changed by the proposed development, with every field earmarked for panel installation.

The statement made by PVDP to accompany their maps/pictures is as follows:

Eynsham Road, Cassington Figure 2.1

This row of properties, located at the southwestern edge of Cassington, are approximately 135m to the southeast of the solar panels at the nearest point. Vegetation and outbuildings located to the rear of these properties filters / screens views to the north from rear elevations. Existing vegetation further to the north further filter views. Not included in the assessment.

Many of the properties have NO vegetation or outbuildings restricting their views towards the proposed development. Those that do have sheds or greenhouses still have large areas of unrestricted views. A simple, direct request for this information, or better still a site visit, would have corrected these assumptions very readily and allowed the developer to offer an increased buffer and other mitigation at a point in the consultation where residents would've had the opportunity to respond. The "existing vegetation further to the north" does not exist in any meaningful sense - as is quite clear from my own photograph there is a sparse line of a few medium sized trees along the boundary of the buffer zone which do not obscure the view - this sentence provided by PVDP is misleading and appears to be an easy "catch all" to avoid further scrutiny.

Overall I am disappointed at the lack of targeted and empathetic communication from PVDP, who have had ample opportunity to engage with residents in areas with less than 250m buffers during the lengthy consultation process. No

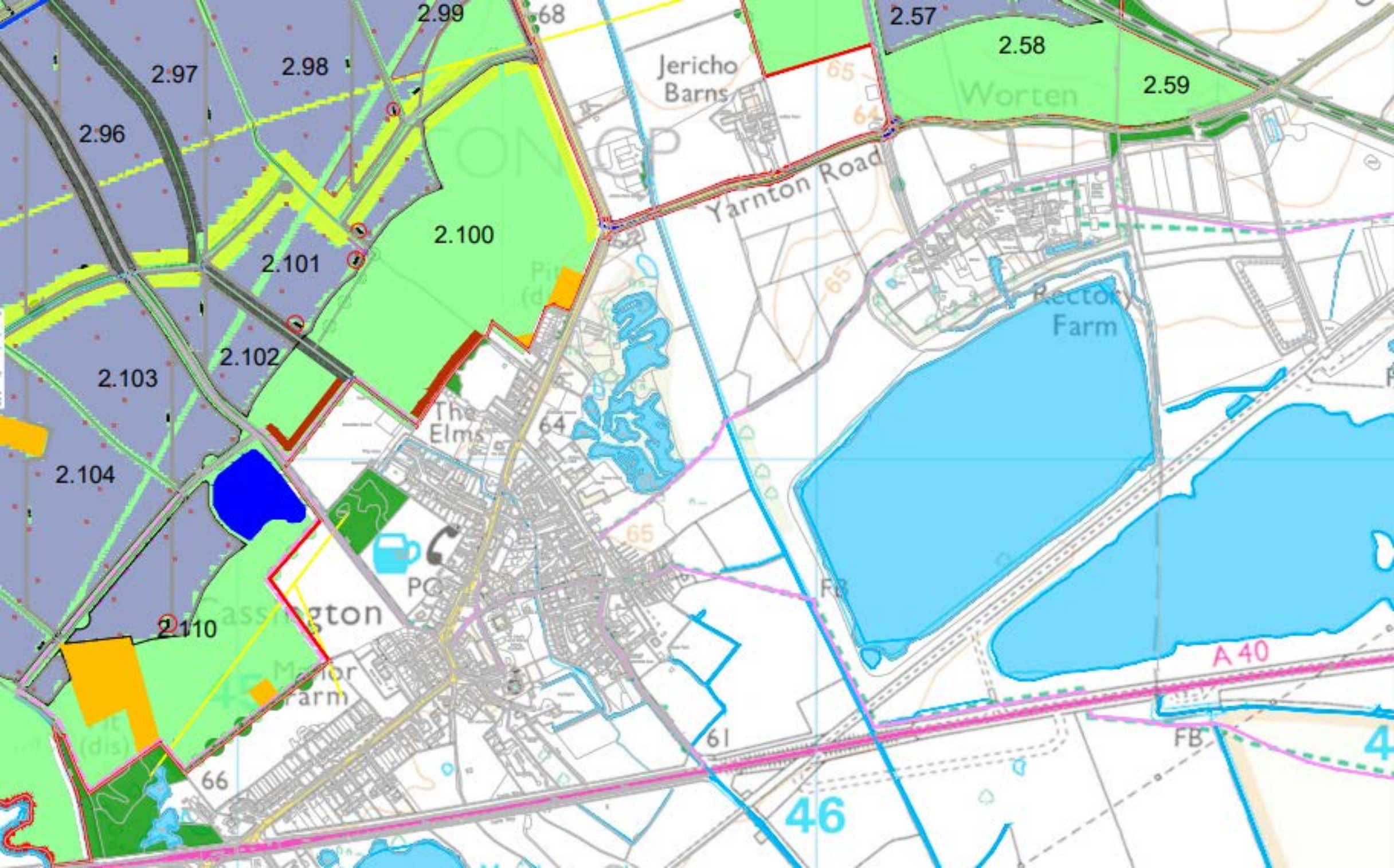
explanation, mitigation or compensation has been forthcoming and the assessment on which PVDP's conclusions are based is simply inaccurate.

Thank you for your time reading this, I appreciate you have much to consider in your recommendations. I may well write again if I have time to read through more of the documents but wanted to highlight the keypoints above without further delay. If I can provide anything further to assist your review please do let me know.

Regards,

Julie Hutton

[REDACTED]
[REDACTED]
[REDACTED]





Site photography



Comments

Vegetation and outbuildings located to the rear of these properties filters views to the north from rear elevations.

