Simon Raywood

From: Edward du Boulay [redacted]
Sent: 01 October 2026 11:08
To: Botley West Solar Farm
Cc: Sophie du Boulay
Subject: Ref: EN010147 - visual impact from "[redacted]

You don't often get email from [redacted]

Dear Planning Inspectorate,

Ref: EN010147

We wish to submit the following comments in response to the Applicant's latest documents in respect of the proposed southern section of the Botley West Solar Farm.

Background

- We are the owners and residents of [redacted] in Cumnor, which directly overlooks the southern section of the Proposed Development.
- The proposed infrastructure will be only 175 metres away from our property.
- To date, the Applicant has never:
    1. contacted us or, to our knowledge, visited our property (beyond the end of its long driveway) to discuss or assess residential visual amenity; or
    2. approached us to discuss entering into an "Alternative Agreement" to compensate us for the loss of visual amenity (although we would be open to this).

Applicant's erroneous visual assessment

- In its latest Visual Amenity plan (C1-108, 4 Sep 2026), the Applicant has increased its assessment of the magnitude of visual impact from "low" to "medium", stating that from the Proposed Development *"will form a recognisable component in the views obtained"* from [redacted]
- The Applicant also states that this will *"slightly influence the setting…albeit not wholly defining the overall composition, with views towards Farmoor Reservoir maintained as the most prominent feature in the view."*
- This description remains demonstrably untrue and grossly misrepresents factual reality in respect of our property.

Actual visual impact

- [redacted] enjoys sweeping, elevated views across the whole of the proposed southern section of the project, both from the garden and all floors of the house.
- We welcome the Applicant's removal of above ground infrastructure from Fields 3.2-3.4 and removal of panels from Field 3.1, but even with these tweaks the Proposed Development would have a materially adverse impact on the visual amenity of our property.

Insuficient mitigations

- The Proposed Development cannot be screened from view from our property either by vegetation or topography: the new infrastructure will be fully exposed from our elevated position.
- The only feasible mitigations to the impact of the Proposed Development on our family home would be:
    1. removal of panels and infrastructure from Fields 3.1-3.8 inclusive; or
    2. financial compensation for the loss in visual amenity.

If the Planning Inspectorate is minded to approve the Proposed Development, we respectfully ask that approval is conditional on the Applicant entering into an "Alternative Agreement" with us to compensate us for the material adverse impact to the visual amenity of our family home.

Thank you for considering our comments,

Edward & Sophie du Boulay