

# Comment for planning application 22/03873/F

<b>Application Number</b>	22/03873/F
<b>Location</b>	Land North And Adjacent To Mill Lane Stratton Audley
<b>Proposal</b>	Installation and operation of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with a switchgear container, inverter/transformer units, Site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.
<b>Case Officer</b>	Rebekah Morgan
<b>Organisation Name</b>	Tim Good
<b>Address</b>	Oldfield Farm, Mill Lane, Stratton Audley, Bicester, OX27 9AN
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>My wife and I own and have lived at Oldfields Farm since 1997. Our property is immediately adjacent to the land subject to the application. I object to the planning application as submitted.</p> <p>I endorse the comments made by all those who have already submitted their individual objections to the application.</p> <p>I note that at the time of submission of my comments the planning portal has received 58 discrete submissions. Of these:</p> <ol style="list-style-type: none"><li>1 the first submission is from the landowner (Jo Adams) who stands to profit from the development but who did not reveal her interest when making her submission in support;</li><li>2 the second submission is from the same address as the first;</li><li>3 there are no fewer than 16 "copy and paste " emails in support and almost exclusively from out of area correspondents. This is most likely as a result of a campaign by the applicants to garner support from associates who in fact have no interest in the application;</li><li>4 Of the remaining 40 submissions there would appear to be only two from the local area who support the application;</li><li>5 There are 36 submissions from those who would be affected by the development and almost all of these express cogent and well argued objections.</li></ol> <p>Although I am not a lawyer I consider that recommendation of and/or approval of the application would be unlawful for the following reasons:</p> <ol style="list-style-type: none"><li>1 Non-compliance with local planning policy ESD5</li></ol> <p>ESD5 includes the following:</p> <p>"The Council supports renewable and low carbon energy provision wherever any adverse impacts can be addressed satisfactorily. The potential local environmental, economic and community benefits of renewable energy schemes will be a material consideration in determining planning applications.</p> <p>"Planning applications involving renewable energy development will be encouraged provided that there is no unacceptable adverse impact, including cumulative impact, on the following issues, which are considered to be of particular local significance in Cherwell:</p> <ul style="list-style-type: none"><li>Landscape and biodiversity including designations, protected habitats and species, and Conservation Target Areas</li><li>Visual impacts on local landscapes</li><li>The historic environment including designated and non designated assets and their settings</li></ul>

The Green Belt, particularly visual impacts on openness  
Aviation activities  
Highways and access issues, and  
Residential amenity"

The proposed development fails to meet the provisos relating to the "cumulative impact" of the adverse effects of the development when considered in conjunction with the adverse impacts of HS2, EWR and the Bicester Heritage Centre. This is particularly the case in respect of the first, second, sixth and seventh issues listed.

## 2 Non-compliance with national planning policy guidance (NPPG)

The NPPG includes the following:

"Biodiversity, geodiversity and ecosystems

"Is there a statutory basis for seeking to conserve and enhance biodiversity?

"Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. A key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making throughout the public sector, which should be seeking to make a significant contribution to the achievement of the commitments made by government in its 25 Year Environment Plan."

Recommendation and/or approval of the application would not appear to comply with s40 NERCA 2006.

The lack of an Environmental Impact Assessment does not appear to conform to the NPPG.

## 3 Inadequate consultation

The local community has not been adequately consulted on the proposed solar farm on agricultural land, particularly given the significant implications that this development would have for the local environment and community. The planning application process has not provided sufficient opportunities for public input and scrutiny.

The application was not notified by letter to the adjacent properties.

## 4 Lack of consideration of alternatives

The planning application has not considered alternative sites for the solar farm, particularly brownfield sites or previously developed land, which would have less significant implications for the local environment and community.

**Received Date**

24/02/2023 15:57:15

**Attachments**