

[REDACTED]

From: David Rogers [REDACTED]
Sent: 18 September 2023 18:10
To: Botley West Solar Farm
Subject: Re: Botley West Solar Farm application
Attachments: BWSFeffectsonHouseValues.pdf

Categories: EST, HEO

Dear Emily,

Thank you for this clarification.

I have questions about the Scoping Report and your subsequent Scoping Opinion about the Botley West Solar Farm proposal for Oxfordshire.

In the Scoping Report from the developers, Section 7.9 Socio-economics, they acknowledge the 'potential impacts on house values and amenity of residents' but then scope this out in Table 7.18, because "The solar farm and the substations are relatively low impact in terms of built form and are temporary in nature limiting the potential for any widespread adverse effect on housing value or affordability. Unlikely to have any significant impact."

You may know that I subsequently corresponded with the Planning Inspectorate with the attached document analysing the global literature on the impact of large scale utility solar installations on local house values. This analysis shows that on balance one should expect such an impact, especially given the size of the Botley West proposal and the number of properties it potentially affects.

I am not sure whether or not my document had any effect on the subsequent Scoping Opinion from PINS but in it, on p. 35 (referring to 3.9.8, Table 7-18), you will find the following:

"The Scoping Report anticipates that the Proposed Development infrastructure would have minimal adverse effect on housing values or affordability. Whilst the Inspectorate broadly agrees considering the nature of the Proposed Development during operation, the ES should explain why the Proposed Development would have a minimal effect on housing value and affordability during operation."

I have two questions about this Scoping Opinion statement:

1. Should the first use of the term 'during operation' in fact read 'during construction'? Otherwise the Planning Inspectorate is making two rather contradictory statements about 'during operation' ; in the first agreeing with the developers anticipating minimal adverse impacts and in the second asking the developers to explain why they believe there would be minimal effects on house values. Thus I believe this paragraph should read as follows, with the suggested change in red:

*"The Scoping Report anticipates that the Proposed Development infrastructure would have minimal adverse effect on housing values or affordability. Whilst the Inspectorate broadly agrees considering the nature of the Proposed Development during **construction**, the ES should explain why the Proposed Development would have a minimal effect on housing value and affordability during operation."*

2. Does your request that "...the ES should explain why the Proposed Development would have a minimal effect on housing value and affordability during operation." amount to instructing the developers to Scope In the possible effect on house values rather than Scope it out? There's some ambiguity in your statement here. The developers could choose to ignore your request, or could do minimal compliance by continuing to claim there IS no effect (referring only to selected literature where no effect was found)? As I hope my document made clear, those who claim no impact on house values are often estate agents (USA realtors) in

non-peer reviewed documents. I can think of no peer-reviewed paper which does not claim some effect or other on house values. Thus this effect really should not be scoped out, especially as Botley West Solar Farm is the only one on the planet with quite so many houses quite so close to it (c. 11,000 within 1.5 kms - see the attached).

I do hope your Scoping Opinion statement amounts to a request to the developers to scope in this effect, and that the developers are fully aware of this.

Yours sincerely,

David Rogers

David J. Rogers
Emeritus Professor of Ecology
Department of Zoology,
University of Oxford, UK

My email address has now changed to [REDACTED]
The old @zoo address will function only until the end of September 2023

From: Botley West Solar Farm <BotleyWestSolar@planninginspectorate.gov.uk>
Sent: 29 August 2023 08:48
To: David Rogers [REDACTED]; Botley West Solar Farm
<BotleyWestSolar@planninginspectorate.gov.uk>
Subject: RE: Botley West Solar Farm application

Dear Mr Rogers,

Thank you for your email.

To confirm, all responses to the scoping consultation are appended to the end of the Scoping Opinion and contained within that document. The response from Reading Borough Council was submitted after the deadline and therefore has not informed the Scoping Opinion and instead, was forwarded to the Applicant and published separately on our website.

Kind regards,

Emily



Emily Park | Senior EIA Advisor
National Infrastructure & Project Speed
The Planning Inspectorate
T [REDACTED]

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From: David Rogers [REDACTED]
Sent: 27 August 2023 22:55
To: Botley West Solar Farm <BotleyWestSolar@planninginspectorate.gov.uk>
Subject: Botley West Solar Farm application

Sirs

As at 27/08/23 the Pre-application phase of the proposed NSIP Botley West Solar Farm in Oxfordshire (S. East Region) reckons there are only three documents (see screen grab below). All other responses from the District Councils and Parish Councils seem to have disappeared from the PINS website.

I would be grateful if this error could be corrected,

Yours sincerely,

David Rogers

Botley West Solar Farm

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Documents Published By Stage

- ➔ Pre Application (3)
- ➔ Developer's Application (0)
- ➔ Acceptance (0)
- ➔ Pre Examination (0)
- ➔ Examination (0)
- ➔ Decision (0)
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Description

[Reading Borough Council](#) (PDF, 129 KB)

Late scoping consultation response

Pre Application > Environmental Impact Assessment Scoping

[Scoping Opinion](#) (PDF, 8 MB)

Scoping Opinion adopted by the Secretary of State

Pre Application > Environmental Impact Assessment Scoping

[SolarFive Ltd](#) (PDF, 34 MB)

Scoping Report submitted to the Secretary of State

Pre Application > Environmental Impact Assessment Scoping

Showing 1 to 3 of 3 entries

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