



Appendix 13.7

AGREEMENT WITH LUC

File Note

Land at Junction 10, M40 – LUC comments on Tyler Grange response

Sender	Recipient(s)
David Hope, Rebecca Knight	David Lowin, Robin Forrester
Project Number	Date/Time
11851	17 May 2022

The following table sets out LUC’s response/comment on the Tyler Grange (TG) responses provided in the letter dated 11th of May 2022, which followed the meeting held on the 6th of April 2022 to discuss the Landscape and Visual Impact Assessment Review by LUC.

Table 1.1: LUC comments

Comment	LUC comment	TG response	Further LUC comment
1	The LVIA should refer to the key recommendations and guidelines for each LCT and LCA set out within OWLS (2004), and set out how these have been considered in the design development.	As part of the planned update to the ES Chapter the key recommendations and guidelines applicable to the proposed development will be incorporated into the LVIA update.	Acceptable.
2	The LVIA should provide more detailed and clear narrative text to support the judgements/assessment findings (in accordance with paragraph 3.36 of GLVIA3), which should align with the methodology.	The narratives analysing the scheme will be reviewed as part of the planned updated to the ES Chapter and where appropriate amended to clarify how conclusions were drawn.	As discussed at the meeting, all judgements require supporting narrative text that aligns with the methodology.
3	The LVIA should cross-refer to other chapters/studies where relevant, such as the arboriculture assessment and Lighting Assessment (e.g. referencing grades of tree etc.).	Further detail relevant to the LVIA contained in other chapters (inc. Arboriculture and Lighting) will be reviewed and where appropriate included in the LVIA update.	Acceptable.
4	The baseline section should include reference to the baseline character at night, including levels of lighting and key light sources. This will inform an assessment of night-time landscape and visual effects of lighting during the construction and operational	A night-time assessment relating to landscape and visual matters was not requested in the Scoping Opinion. A Lighting Assessment was however included as part of the application documents that sets out the predicted	As discussed at the meeting, the LVIA should assess the effect that lighting proposals would have on landscape and visual receptors.

Comment	LUC comment	TG response	Further LUC comment
	phases, which should cross-refer to the Lighting Assessment.	changes that will occur from the Proposed Development. Further detail relevant to the LVIA contained in other chapters (inc. Lighting) will be reviewed and where appropriate included in the LVIA update.	
5	The LVIA should include additional viewpoints (as set out in paragraph 2.5 above).	Photoviewpoint 2 is considered broadly representative of views close to Lone Barn. Similarly, views from the north of the Sites are not considered dissimilar to those represented by Photoviewpoint 10. Justification for de-scoping Viewpoint E is set out in Appendix 13.5, noting that Photoviewpoint 13 contains a greater open aspect from the east of the settlement, as such illustrates a 'worst case scenario' for receptors. Notwithstanding the points above, an assessment of the from the locations identified in para. 2.5 will be incorporated in the update of the ES Chapter.	Acceptable to use existing viewpoints to inform the visual assessment for receptors at the suggested locations. The important thing is to include an assessment for the omitted visual receptors (as set out in paragraph 2.11 to 2.13 of the LUC review).
6	The LVIA should include an assessment for the omitted visual receptors (as set out in paragraph 2.11 to 2.13. above).	Justification for de-scoping receptors using the M40 and A43 is set out in Appendix 13.5. Assessment of receptors using the B4100 north of the Site and using Jct 10 of the M40 will be included in the LVIA update.	Re users of M40 and A43 - Appendix 13.5 does not contain any justification text, just the scoped out images. The justification should be included in the updated LVIA. Re users of B4100 and Jct 10 of M40 - Acceptable.
7	The Applicant should confirm that the assessment has considered the worst-case scenario of winter conditions for all receptors, and make this clear in the assessment.	We will review the LVIA to ensure that the assessment of effects is clear is that it assumes the worst-case scenario.	Acceptable.
8	The applicant should review the judgements made on effects during the enabling works, construction and operation, to ensure none have been under reported.	As part of the planned update to the ES Chapter we will review the judgements of effects.	Acceptable.
9	In regard to discrepancies in assessment findings, the applicant should amend these, or provide an explanation for the judgements as part of detailed clear narrative text.	As part of the planned update to the ES Chapter we will review the judgements of effects.	Acceptable.
10	The applicant should consider the potential for significant effects on	We will review the potential for significant effects on the identified	Acceptable.

Comment	LUC comment	TG response	Further LUC comment
	some of the other receptors (see paragraphs 2.34 and 2.43).	receptors, and where appropriate supplement our assessment with additional text to provide a clear narrative.	
11	The cumulative assessment should include, or cross-refer to, Figure 3.3 of the ES.	A reference to Figure 3.3 will be included in the ES Chapter.	Acceptable.
12	The assessment of cumulative landscape should set out magnitude of impact and overall effect judgements.	For clarity the magnitude of impact and overall effect judgements referred to in the cumulative assessment will be included in the text.	Acceptable.
13	The applicant should confirm whether any cumulative visual effects would be experienced by the local community in Ardley with Fewcott (i.e. sequential views available from the village north towards the Development and south towards the Oxfordshire SRFI).	As part of the planned update to the ES Chapter and imminent Tritax Symmetry planning application we will review the cumulative assessment in relation to receptors located within Ardley with Fewcott.	Acceptable.
14	The applicant should ensure that the format of the Photoviewpoint images is recorded in terms of image enlargement and level represented (with reference to the LI TGN 06/19).	We will ensure that the image enlargement and level represented are included on the AVRs.	Acceptable.
15	The methodology and/or images should set out which aspects of the development have been modelled (and what is not shown in each).	The aspects of the modelled elements of the Proposed Development were included in the AVR methodology however, for clarity this information will be included in the LVIA update.	Acceptable.
16	The design development (both built and landscape) should be explained in the LVIA, with cross references to other ES Chapters and the Design and Access Statement where relevant. This should include how landscape and visual considerations have influenced the siting, orientation/arrangement, height, massing/bulk, architectural detail and materials of the proposed built development.	The design development of the Scheme was discussed in Chapter 4 of the ES which included how landscape and visual considerations influenced the design. For clarity this information will be carried through to the LVIA update.	Acceptable.
17	The applicant should confirm what assumptions were made in regards to the form and size of planting at construction (e.g. whips, heavy standards etc).	Further detail on the assumed form and size of planting will be added to the LVIA update noting that this information will be refined through the later design process.	Acceptable.
18	The applicant should amend the NTS to align with the LVIA, and ensure that this reflects any changes made to	Noted, the NTS will be updated to align with the text of the LVIA Chapter as part of the planned ES update.	Acceptable.

Comment	LUC comment	TG response	Further LUC comment
	the assessment as a result of the comments in this review.		
Post meeting comment (Andy Bateson CDC)			
19	Confirmation of the assumed strategic slab height, as material to the findings of the LVIA.	The strategic slab heights of the proposed buildings will be included in the LVIA update for clarity.	Acceptable.