



## Appendix 13.8

### **CORRESPONDENCE WITH CDC AND LUC**

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**From:** [REDACTED]  
**To:** [REDACTED] @quod.com  
**Subject:** RE: Baynards Green, Oxfordshire - LVIA Assessment  
**Date:** 09 February 2024 10:37:15  
**Attachments:** [image018.png](#)  
[image019.png](#)  
[image020.png](#)  
[image021.png](#)  
[image022.png](#)  
[image023.png](#)  
[image026.png](#)  
[image027.png](#)  
[image031.png](#)  
[image032.png](#)  
[image033.png](#)  
[image034.png](#)  
[image347313.png](#)

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Morning [REDACTED]

Hope you are well.

Many thanks for your email here and I can confirm that we are happy with this approach from an LUC perspective also.

With kind regards,  
[REDACTED]

---

**LUC** [REDACTED] (she/her)  
**Principal Landscape Planner**  
BA (Hons) MLA (Dist.) CMLI

T [REDACTED] | D [REDACTED]

I work Mon 9.00 - 12.45, Tues, Wed, Thurs 9.00 - 17.30, Fri 9.00 - 12.45

---

**From:** [REDACTED] @tylergrange.co.uk>  
**Sent:** Wednesday, February 7, 2024 3:52 PM  
**To:** [REDACTED] @landuse.co.uk>; [REDACTED] @cherwell-dc.gov.uk>; [REDACTED] @landuse.co.uk>  
**Cc:** [REDACTED] @tylergrange.co.uk>; [REDACTED] @edp-uk.co.uk>; [REDACTED] @landuse.co.uk>; [REDACTED] @cherwell-dc.gov.uk>; [REDACTED] @troopershill.co.uk>; [REDACTED] @quod.com  
**Subject:** RE: Baynards Green, Oxfordshire - LVIA Assessment

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Dear all

Would it be possible to confirm that you are happy with the approach for the Albion site and recollection of our meeting as set out below please?

I have been to site to take winter photography and we have instructed our AVR consultants to undertake five additional AVRs, as well as cumulative images. The attached plan demonstrates the five proposed additional AVR locations (in pink). The light blue locations are those previously included as photoviewsheets but scoped out of the AVRs and assessment.

Receptors will be assessed as set out in the list below.

Could you confirm that you are happy with this approach please?

Kindest regards

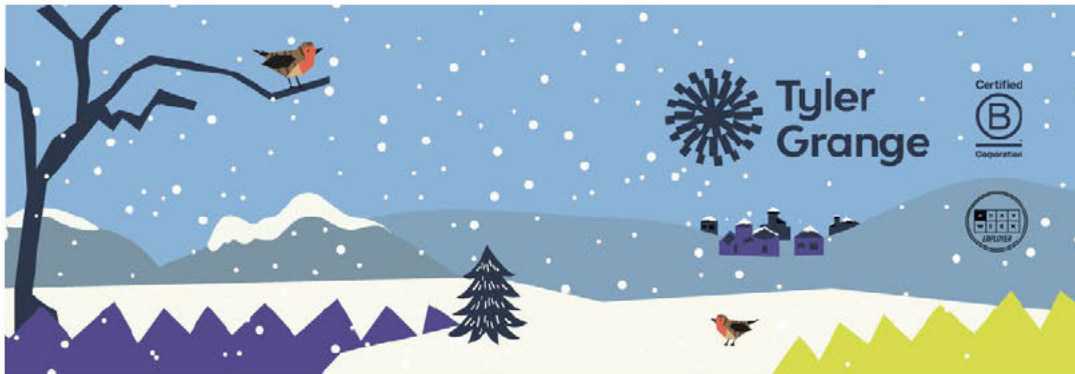
[REDACTED]

[REDACTED]  
Landscape Director

M [REDACTED] | T [REDACTED]  
A New City Court, 20 St. Thomas Street, London, SE1 9RS  
E [wendy.lancaster@tylergrange.co.uk](mailto:wendy.lancaster@tylergrange.co.uk) |  
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**From:** [REDACTED]  
**Sent:** Friday, February 2, 2024 12:20 PM  
**To:** [REDACTED] <[\[REDACTED\]@landuse.co.uk](mailto:[REDACTED]@landuse.co.uk)>; [REDACTED] <[\[REDACTED\]@landuse.co.uk](mailto:[REDACTED]@landuse.co.uk)>; [REDACTED] <[\[REDACTED\]@tritaxsymmetry.com](mailto:[REDACTED]@tritaxsymmetry.com)>; [REDACTED] <[\[REDACTED\]@cherwell-dc.gov.uk](mailto:[REDACTED]@cherwell-dc.gov.uk)>; [REDACTED] <[\[REDACTED\]@landuse.co.uk](mailto:[REDACTED]@landuse.co.uk)>; [REDACTED] <[\[REDACTED\]@cherwell-dc.gov.uk](mailto:[REDACTED]@cherwell-dc.gov.uk)>  
**Cc:** [REDACTED] <[\[REDACTED\]@tritaxsymmetry.com](mailto:[REDACTED]@tritaxsymmetry.com)>; [REDACTED] <[\[REDACTED\]@tritaxsymmetry.com](mailto:[REDACTED]@tritaxsymmetry.com)>; [REDACTED] <[\[REDACTED\]@framptons-planning.com](mailto:[REDACTED]@framptons-planning.com)>; [REDACTED] <[\[REDACTED\]@savills.com](mailto:[REDACTED]@savills.com)>; [REDACTED] <[\[REDACTED\]@tylergrange.co.uk](mailto:[REDACTED]@tylergrange.co.uk)>; [REDACTED] <[\[REDACTED\]@tylergrange.co.uk](mailto:[REDACTED]@tylergrange.co.uk)>  
**Subject:** RE: Baynards Green, Oxfordshire - LVIA Assessment

Hi [REDACTED]

Thank you for your comments below. I'm reviewing with the Tyler Grange team and will come back to you (though I note your comment that you have provided early feedback prior to a site visit).

As requested, I've attached the EDP ZTV plan that was used to inform our baseline – Just to note that this has been updated (the previous iteration was based on 2m LiDAR data, though we now have the benefit of slightly more detailed 1m DSM data and chose to update). This ZTV still shows us that views become fragmented beyond 1km, with woodland blocks within the local context providing a good degree of visual screening (particularly to the north, south and west).

In terms of a cumulative ZTV, I am preparing that now, though I will need Tyler Grange to confirm that they're happy (I'll need to discuss with them on Monday).

Hopefully the attached is helpful for now, but please come back to me if you have any questions.

Kind regards,

■

---

**From:** ■ [@landuse.co.uk](mailto:■@landuse.co.uk)>

**Sent:** Monday, January 29, 2024 11:45 AM

**To:** ■ [@edp-uk.co.uk](mailto:■@edp-uk.co.uk)>; ■ [@landuse.co.uk](mailto:■@landuse.co.uk)>; ■ [@tritaxsymmetry.com](mailto:■@tritaxsymmetry.com)>; ■ [@cherwell-dc.gov.uk](mailto:■@cherwell-dc.gov.uk)>; ■ [@landuse.co.uk](mailto:■@landuse.co.uk)>; ■ [@landuse.co.uk](mailto:■@landuse.co.uk)>; ■ [@cherwell-dc.gov.uk](mailto:■@cherwell-dc.gov.uk)>

**Cc:** ■ [@tritaxsymmetry.com](mailto:■@tritaxsymmetry.com)>; ■ [@tritaxsymmetry.com](mailto:■@tritaxsymmetry.com)>; ■ [@framptons-planning.com](mailto:■@framptons-planning.com)>; ■ [@savills.com](mailto:■@savills.com)>; ■ [@tylerrange.co.uk](mailto:■@tylerrange.co.uk)>; ■ [@tylerrange.co.uk](mailto:■@tylerrange.co.uk)>

**Subject:** RE: Baynards Green, Oxfordshire - LVIA Assessment

Dear ■

Thank you sending this information through, it is most helpful. We have provided some early feedback below prior to our site visit and full review of the ES, which we hope you find useful.

#### **Cumulative Assessment**

With reference to your second bullet in relation to cumulative assessment, we assume that phasing of developments will not be included, and the assessment will assume that the development comes forward as one?

To assist with the cumulative assessment, we suggest that a cumulative ZTV would be of use, to understand where one or both development would be visible from within the surrounding landscape.

In addition, please can have sight of the EDP screened ZTV to understand the schemes visibility, prior to it being manually edited to show a 'zone of primary visibility'. This will assist us to understand the wider visibility of the proposals, and the potential visual effects, including those beyond 1.5km from the site.

#### **EDP Viewpoints**

We have had the opportunity to undertake a desk based review of the EDP viewpoints/wirelines and wish to make the following early observations prior to our site visit:

- In all wireline views please add a solid fill to the built form, so we can understand what will be seen in front or behind within the photograph;
- In all wirelines, please can you ensure that the cumulative sites are included and clearly labelled;
- In all wirelines, please can you clearly describe the differences between parts of the proposed development, as it is not clear what you are viewing;
- EDP VP1 – please relocate your viewpoint further to the south-west along the footpath, as the visibility of the proposed development is likely to be far greater;
- EDP VP4 – please consider taking this viewpoint from the PROW to the west, to avoid screening by the foreground road hedge;
- EDP VP11 – please relocate this viewpoint to Tyler Grange Viewpoint 10, which offers a more open aspect along the bridleway and which would be more representative of views experienced;
- EDP VP2 – it would be of use to undertake a wireline from this viewpoint, to understand how much of the proposed development would be seen over the existing woodland;
- If you are not already considering additional Tyler Grange Viewpoints, we would suggest considering viewpoints 3, 9 and 12 as supplementary viewpoints;
- We would recommend an additional viewpoint from the bridleway adjacent to Park Farm to the north of the site, to better appreciate the visual effects upon the property and recreational route (in proximity to 455502, 230350, subject to further site work);
- It would be helpful to have wirelines from all viewpoints, including those recommended above; and
- Do you have any views from Tusmore Park which substantiates the reason for not including this as a receptor.

In relation to receptor groups as set out below, we have the following observations:

- We recommend separating PROW around Stoke Lyne and Fewcott/Ardely into two separate receptor groups due to the separation provided by the motorway;
- We suggest the addition of Park Farm, Fritwell, and Fewcott/Ardley into the residential receptors;
- We suggest that the minor road to the north between the B4100 and the A43 is included as a receptor;

We hope this is helpful feedback prior to you undertaking additional work and ahead of our site visit / ES review. We will undertake the site visit once additional information relating to the cumulative assessment and above is received.

If you would like to discuss further, please do not hesitate to contact us.

Kind Regards

[Redacted]

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**LUC** [Redacted]  
**Associate Landscape Architect**

T 0161 802 2800 | D [Redacted] | M [Redacted]  
I work Mon to Fri 9.00 - 17.30

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**From:** [Redacted] <[Redacted]@edp-uk.co.uk>  
**Sent:** Thursday, January 25, 2024 4:26 PM  
**To:** [Redacted] <[Redacted]@landuse.co.uk>; [Redacted] <[Redacted]@tritaxsymmetry.com>; [Redacted] <[Redacted]@cherwell-dc.gov.uk>; [Redacted] <[Redacted]@landuse.co.uk>; [Redacted] <[Redacted]@landuse.co.uk>; [Redacted] <[Redacted]@landuse.co.uk>; [Redacted] <[Redacted]@cherwell-dc.gov.uk>  
**Cc:** [Redacted] <[Redacted]@tritaxsymmetry.com>; [Redacted] <[Redacted]@tritaxsymmetry.com>; [Redacted] <[Redacted]@framptons-planning.com>; [Redacted] <[Redacted]@savills.com>; w [Redacted] <[Redacted]@tylerrange.co.uk>; [Redacted] <[Redacted]@tylerrange.co.uk>  
**Subject:** RE: Baynards Green, Oxfordshire - LVIA Assessment

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Hi [Redacted]

I hope you're well.

Following on from our recent meeting to discuss the scope of the landscape cumulative assessments for the sites at Ardley, we have provided a summary of the key points raised below. We understand the meeting outcomes to be:

### Cumulative Assessment

- It was agreed that only the Albion and Tritax schemes would be assessed as part of the cumulative assessment.
- It was agreed that the cumulative assessment would be undertaken as if all schemes were taking place concurrently (i.e. worst case scenario at years 1 and 15).
- It was agreed that there would be difference in the cumulative assessments undertaken in the respective ES chapters due to methodological and professional differences. In certain cases, particularly where moderate or moderate/minor effects arise, a further degree of professional judgement may be applied when determining the significance and level of overall change. Where this occurs, further explanation is given.
- AVRs
- The Albion wirelines are to be updated to include the additional viewpoints and the Tritax

scheme and vice versa.

### **Viewpoint Location and Receptor Groups**

EDP and Tyler Grange have been liaising to agree our approach to the cumulative assessment, which we set out below. In terms of views, due to the variation in visibility of each site, we noted that the viewpoint locations for both assessments would not correspond exactly, but we agreed that receptor groups would (although this would need to allow for the comparative locations of the two schemes in relation to receptors). Although wider residential receptor groups would be assessed as part of the usual LVIA process, individual properties would be addressed separately, although not to the degree of an RVAA (see below).

The following receptor groups will be considered in both the Albion and Tritax cumulative assessments:

#### **Receptor Groups**

- Receptors using PRoW between Fewcott and Stoke Lyne
- Receptors using PRoW in and around Tusmore Park (TG has scoped most of these out due to intervening vegetation but will revisit as part of the updated winter assessment.
- Receptors using PRoW west and north-west of A43
- Users of the B4100
- Users of A43
- Users of M40
- Publicly accessible views from Ardley and Fritwell

#### **Additional receptor groups relating to Albion:**

- Unnamed road between B4100 and Tusmore Park around Lone Barn
- Users of road NE of Fritwell where it crosses M40 (VP11)
- Users of road south-east of Ardley (VP15)

#### **Residential receptors to be included:**

- Properties at Baynard's Green
- Horwell Farmhouse
- Green Farm (not requested but similar distance to Horwell Farmhouse)
- Lone Barn (adjacent to the eastern boundary of the Tritax site)
- Properties on the north-western fringe of Stoke Lyne (Tritax only)

To assist with the above, I have provided the viewpoint location plans for both the Tritax and the Albion schemes (please see attached).

- Albion: 14047\_MU1\_Proposed additional viewpoints
- Tritax: edp2355\_d023 Findings of Visual Appraisal

I hope the above provides you with the information that you need, but please do come back to me if not. Further, can you please confirm that you're happy with the approach set out.

Kind regards,



 BSc (Hons), PGDipLA, CMLI

Director





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**The Environmental Dimension Partnership Ltd**

Second Floor, Darwin House, 67 Rodney Road  
Cheltenham, Gloucestershire, GL50 1HX

m [redacted]  
w [www.edp-uk.co.uk](http://www.edp-uk.co.uk)



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**From:** [redacted]@landuse.co.uk>  
**Sent:** Wednesday, January 24, 2024 2:59 PM  
**To:** [redacted]@tritaxsymmetry.com>; [redacted]@cherwell-dc.gov.uk>; [redacted]@landuse.co.uk>; [redacted]@landuse.co.uk>; [redacted]@landuse.co.uk>; [redacted]@landuse.co.uk>  
**Cc:** [redacted]@tritaxsymmetry.com>; [redacted]@tritaxsymmetry.com>; [redacted]@framptons-planning.com>; [redacted]@edp-uk.co.uk>; [redacted]@savills.com>; [redacted]@tritaxsymmetry.com>  
**Subject:** RE: Baynards Green, Oxfordshire - LVIA Assessment

Hi [redacted]

Thank you for confirming the purchase order number; we note the invoicing instructions.

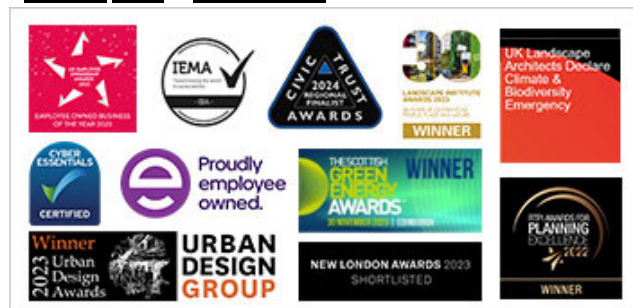
We haven't received confirmation of the viewpoint locations yet. It would be good to get this soon, even in draft form, so that [redacted] and [redacted] can take advantage of any windows of opportunity (weather and workload) to schedule the site visit over the coming weeks.

Regards,

[redacted]

**LUC** [redacted] (he/him)  
**Associate Landscape Planner**  
BSc MLA CMLI

T [redacted] | D [redacted]





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Registered Office: 250 Waterloo Road, London SE1 8RD.

---

**From:** [REDACTED] <[REDACTED]@tritaxsymmetry.com>  
**Sent:** Tuesday, January 23, 2024 11:44 PM  
**To:** [REDACTED] <[REDACTED]@cherwell-dc.gov.uk>; [REDACTED] <[REDACTED]@landuse.co.uk>; [REDACTED] <[REDACTED]@landuse.co.uk>; [REDACTED] <[REDACTED]@landuse.co.uk>; [REDACTED] <[REDACTED]@cherwell-dc.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@tritaxsymmetry.com>; [REDACTED] <[REDACTED]@tritaxsymmetry.com>; [REDACTED] <[REDACTED]@framptons-planning.com>; [REDACTED] <[REDACTED]@edp-uk.co.uk>; [REDACTED] <[REDACTED]@savills.com>; [REDACTED] <[REDACTED]@tritaxsymmetry.com>  
**Subject:** RE: Baynards Green, Oxfordshire - LVIA Assessment

[REDACTED]

With apologies for the delay in issue, I have now raised PO7383 for the attached works.

In terms of invoicing:

Invoices should be addressed to:  
Tritax Symmetry Ardley Ltd  
Grange Park Court  
Roman Way  
Northampton  
NN4 5EA

On the invoice, please can all of the fees be split out as per the workstreams in your proposal to track what work streams you are invoicing against, and a brief summary of the tasks undertaken be set out.

Invoices should also include:

- The PO number
- Total fee instructed for the PO
- **Clear** description on invoice. Not just “professional services”
- How much paid previously if applicable
- How much paid this month
- How much left to invoice if applicable

Invoices should please be issued to myself, Jack Johnson at Savills, and TSL Invoices for review please.

As discussed on our call, the intention is that the review is carried out following submission of respective addendum information from both Tritax and Albion (intended by end-February).

In terms of viewpoints/assumptions discussed on the call, have EDP/Tyler Grange now provided these for review and approval please?]

Kind regards,



[REDACTED]

Head of Planning  
for and on behalf of Tritax Symmetry

DD: [REDACTED]  
M: [REDACTED]  
T: [REDACTED]



---

**From:** [REDACTED]  
**Sent:** Thursday, January 18, 2024 10:08 AM  
**To:** [REDACTED]@cherwell-dc.gov.uk>; [REDACTED]@landuse.co.uk>;  
[REDACTED]@landuse.co.uk>; [REDACTED]@landuse.co.uk>;  
[REDACTED]@landuse.co.uk>; [REDACTED]@cherwell-dc.gov.uk>  
**Cc:** [REDACTED]@tritaxsymmetry.com>; [REDACTED]  
[REDACTED]@tritaxsymmetry.com>; [REDACTED]@framptons-planning.com>; [REDACTED]  
[REDACTED]@edp-uk.co.uk>; [REDACTED]@albionland.co.uk>; [REDACTED]  
[REDACTED]@quod.com) [REDACTED]@quod.com>; [REDACTED]  
[REDACTED]@tylerrange.co.uk>; [REDACTED]@tylerrange.co.uk>  
**Subject:** RE: Baynards Green, Oxfordshire - LVIA Assessment

Many thanks [REDACTED]

[REDACTED] – I will raise a Purchase Order and send invoice details across later today.

Kind regards,

[REDACTED]

Head of Planning  
for and on behalf of Tritax Symmetry

DD: [REDACTED]  
M: [REDACTED]  
T: [REDACTED]



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**From:** [REDACTED]@cherwell-dc.gov.uk>  
**Sent:** Thursday, January 18, 2024 9:55 AM  
**To:** [REDACTED]@tritaxsymmetry.com>; [REDACTED]@landuse.co.uk>;  
[REDACTED]@landuse.co.uk>; [REDACTED]@landuse.co.uk>;  
[REDACTED]@landuse.co.uk>; [REDACTED]@cherwell-dc.gov.uk>  
**Cc:** [REDACTED]@tritaxsymmetry.com>; [REDACTED]  
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[REDACTED]@edp-uk.co.uk>; [REDACTED]@albionland.co.uk>; [REDACTED]  
[REDACTED]@quod.com) [REDACTED]@quod.com>; [REDACTED]  
[REDACTED]@tylerrange.co.uk>; [REDACTED]@tylerrange.co.uk>  
**Subject:** RE: Baynards Green, Oxfordshire - LVIA Assessment

Hi [REDACTED]

I think it would be simpler for LUC to invoice you directly, as they did at J9.

██████████

██████████, BSc (Hons), MRTPI  
Development Management Team Leader

Development Management Division  
Communities Directorate  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

Tel: ██████████  
Email: ██████████@cherwell-dc.gov.uk  
Web: [www.cherwell.gov.uk](http://www.cherwell.gov.uk)  
Facebook: [www.facebook.com/cherwelldistrictcouncil](http://www.facebook.com/cherwelldistrictcouncil)  
Twitter: @cherwellcouncil

Planning and Development services can be contacted as follows:

Development Management - ██████████@cherwell-dc.gov.uk;  
Planning Policy - ██████████y@cherwell-dc.gov.uk;  
Building Control - ██████████@cherwell-dc.gov.uk;  
Conservation - ██████████@cherwell-dc.gov.uk.  
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**From:** ██████████@tritaxsymmetry.com>  
**Sent:** Wednesday, January 17, 2024 6:02 PM  
**To:** ██████████@landuse.co.uk>; ██████████@landuse.co.uk> ██████████  
██████████@landuse.co.uk>; ██████████@landuse.co.uk>; ██████████  
██████████@cherwell-dc.gov.uk>; ██████████@cherwell-dc.gov.uk>  
**Cc:** ██████████@tritaxsymmetry.com>; ██████████  
██████████@tritaxsymmetry.com>; ██████████@framptons-planning.com>; ██████████  
██████████@edp-uk.co.uk>; ██████████@albionland.co.uk>; ██████████  
██████████@quod.com>; ██████████@quod.com>; ██████████  
██████████@tylergrange.co.uk>; ██████████@tylergrange.co.uk>  
**Subject:** Baynards Green, Oxfordshire - LVIA Assessment

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Dear All,

With apologies for the delayed response – I can confirm that we are happy with the revised fee proposal (attached), noting that we discussed adjustments to the timescales for the review following submission of the additional application material on last week’s call.

██████████ – I would be grateful if you could please confirm how you would like us to proceed, either by raising a PO to Cherwell DC to recharge for these costs, or to raise directly to LUC (as we did at Junction 9).

██████████ – can you please provide an update on the agreed actions following the call (provision of viewpoints; note on receptor groupings; summary of approaches etc.) so that we can ensure all ‘baseline’ inputs are agreed with LUC accordingly.

Kind regards,

[REDACTED]

Head of Planning

for and on behalf of Tritax Symmetry

DD: [REDACTED]

M: [REDACTED]

T: [REDACTED]



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