

**From:** Julie Baxter <[Julie.Baxter@Cherwell-DC.gov.uk](mailto:Julie.Baxter@Cherwell-DC.gov.uk)>  
**Sent:** Tuesday, June 20, 2023 2:02 PM  
**To:** Hannah Race <[Hannah.Race@pegasusgroup.co.uk](mailto:Hannah.Race@pegasusgroup.co.uk)>  
**Cc:** David Pickford <[david.pickford@pegasusgroup.co.uk](mailto:david.pickford@pegasusgroup.co.uk)>; Rebekah Morgan <[rebekah.morgan@cherwell-dc.gov.uk](mailto:rebekah.morgan@cherwell-dc.gov.uk)>  
**Subject:** RE: Planning Application Number 22/01682/F - Land North Of Manor Farm, Noke - Landscape Response

Dear Hannah,

Thank you for your email.

In response to the rebuttal letter, I appreciate it bringing to my attention a couple of points which include:

Lighting is not in fact proposed - that's helpful to know. I must have interpreted it to read as shown to support the CCTV as well as a requirement for lighting to the Welfare Containers. In which case, I trust also then that no lighting is needed during the construction period?

I appreciate that the Case Officer will want to make comment on this, however Landscape Architects are also qualified to advise and make judgement on the Green Belt in terms of impacts on the landscape. As such, when reviewing an application that may be seen as inappropriate development, with the site being within close vicinity of this designation it would only seem appropriate that one would also make comment on such matters.

I'm sure the Case Officer will also read this letter and give it some further thought in support of their decision, however I stand by my comments of which were submitted back in October '22.

Best regards,

Julie.

**Julie Baxter**

Landscape Architect  
Landscape & Street Scene  
Cherwell District Council  
[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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**Cherwell**

DISTRICT COUNCIL  
NORTH OXFORDSHIRE

**From:** Hannah Race <[Hannah.Race@pegasusgroup.co.uk](mailto:Hannah.Race@pegasusgroup.co.uk)>  
**Sent:** Wednesday, May 31, 2023 12:09 PM  
**To:** Julie Baxter <[Julie.Baxter@Cherwell-DC.gov.uk](mailto:Julie.Baxter@Cherwell-DC.gov.uk)>  
**Cc:** David Pickford <[david.pickford@pegasusgroup.co.uk](mailto:david.pickford@pegasusgroup.co.uk)>; Rebekah Morgan <[rebekah.morgan@cherwell-dc.gov.uk](mailto:rebekah.morgan@cherwell-dc.gov.uk)>

**Subject:** Planning Application Number 22/01682/F - Land North Of Manor Farm, Noke - Landscape Response

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Dear Julie,

I am contacting you in relation to the above planning application. The description of development is the *'Development of a ground mounted solar farm incorporating the installation of solar PV panels, associated infrastructure and access, as well as landscape planting and designated ecological enhancement areas'*.

The attached consultation response was received from you on 03/10/2022. In response to this, the attached Landscape Rebuttal Letter, prepared by Pegasus Landscape, was submitted to the Council on 02/02/2023.

We are awaiting a response to the letter submitted and are seeking to resolve the concerns outlined in your consultation comments and progress the application forward in a positive manner. We have been liaising directly with our Case Officer Rebekah Morgan (cc'd in) and we understand that you have been re-consulted on the matter following the submission of the additional information. We also understand that Rebekah and the planning team are experiencing high levels of workload at the moment, and we thought we would contact you directly with Rebekah cc'd to help alleviate some of this pressure.

We would ideally like a response as soon as and myself and Pegasus Landscape would be happy to discuss this with you directly dependant on your availability.

Kind regards,

Hannah

Hannah Race  
Planner

E [Hannah.Race@pegasusgroup.co.uk](mailto:Hannah.Race@pegasusgroup.co.uk)  
|DD 0121 796 4127|EXT 3077|T 0121 308 9570  
5th Floor, 1 Newhall Street | Birmingham | B3 3NH



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