
Home Office

Landscape and Visual Statement

Nettlefire – MOD 015



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Acronyms/Abbreviations

Acronyms/Abbreviations	Definition
AAP	Asylum Accommodation Programme
CTA	Conservation Target Area
DWS	District Wildlife Site
LCA	Landscape Character Area
LDFP	Long Distance Footpath
LPA	Local Planning Authority
LVS	Landscape and Visual Statement
LWS	Local Wildlife Site
NCA	National Landscape Character Area
PRoW	Public Right of Way
SSSI	Site of Special Scientific Interest
SU	Service User
ZTV	Zone of Theoretical Visibility

1.0 Introduction

- 1.1.1 The Home Office has instructed the preparation of this Landscape and Visual Statement (LVS) which relates to The Home Office Asylum Accommodation Programme (AAP), which is progressing a priority initiative established to rapidly mobilise and de-risk a pipeline of complex sites through early-stage feasibility, assurance and technical readiness activity.

1.2 Proposed development

- 1.2.1 The Home Office Asylum Accommodation Programme (AAP) is progressing a priority initiative established to rapidly mobilise and de-risk a pipeline of complex sites through early-stage feasibility, assurance and technical readiness activity. Initial investigation identified multiple Government-owned land sites potentially suitable to operationalise as asylum accommodation, using modern methods of construction/modular accommodation to house asylum seekers. Some sites have existing buildings with the potential to remediate for use as accommodation and others are more suitable for demolition and full use of modular accommodation. Following initial feasibility assessments, the Proposed Development site was deemed as having potential for this use. The Proposed Development site has been non-operational for a number of years and is currently vacant. Extensive surveys are ongoing: to support planning applications; determine the level of enabling works required; and to inform the detailed design of the modular solution.
- 1.2.2 The proposed development comprises modular buildings no greater than 6 metres in height, set within three development parcels within the Proposed Development Site.
- 1.2.3 It is expected utilities, site services, foul and surface water drainage systems etc will need to be replaced and/or capacity increased for use as asylum accommodation for c800 Service Users (SU), with a further 450 bedspaces for surge capacity, totalling 1,250.
- 1.2.4 For the purposes of this LVS, “the Site” refers to the red line boundary as shown on **Figure LA.01, Appendix 2**, and “the Proposed Development Site” refers to the

likely development footprint within the Site (blue areas), also shown on **Figure LA.02, Appendix 2**.

1.3 Mitigation

- 1.3.1 The primary mitigation measures embedded within the proposed development include the location of the proposed modular buildings located within the existing built form envelope of the site.

1.4 Statement methodology and limitations

- 1.4.1 The study involved desk-based work and a site visit by Chartered Landscape Architects to establish the landscape and visual baseline relevant to the proposed development and identify opportunities and constraints including recommendations for mitigation.
- 1.4.2 Relevant local planning policy, landscape information, and other relevant contextual information sources were also referred to.
- 1.4.3 Landscape Architects visited the Site and surrounding area on 26th March 2026 during dry and bright weather with very good visibility.
- 1.4.4 All survey work undertaken beyond the site boundaries was accessed from publicly available locations only.

2.0 Landscape policies and designations

2.1 Local policy

- 2.1.1 The site lies within the boundaries of Cherwell District Council. Local planning policy relevant to the proposed development of the site is provided by The Cherwell Local Plan (2011-2031) (re-adopted in 2016) and Saved Policies of the Cherwell Local Plan (adopted 1996). Relevant landscape policies relating to the proposed development are outlined below. Details of these policies can be found in **Appendix 1** of this report.

The Cherwell Local Plan (2011-2031)

- **Policy ESD13: Local Landscape Protection and Enhancement:** states that “opportunities will be sought to secure the enhancement of the character and appearance of the landscape, ... through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows”. The policy also requires that “development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided” and that proposals will not be permitted if they would “cause undue visual intrusion into the open countryside”, “cause undue harm to important natural landscape features and topography”, “be inconsistent with local character”, or “impact on areas judged to have a high level of tranquillity”.
- **Policy ESD17: Green Infrastructure:** requires that the district’s green infrastructure network will be maintained and enhanced through “ensuring that green infrastructure network considerations are integral to the planning of new development” and that “proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space”.

Cherwell Local Plan (1996) – saved policies

- **Policy C15:** “The council will prevent the coalescence of settlements by resisting development in areas of open land, which are important in distinguishing them.”

- **Policy C28:** “Control will be exercised over all new development ... to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development.”
- **Policy C30:** Design control will be exercised to ensure “that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity”.

Cherwell Residential Design Guide Supplementary Planning Document

- The chapter on ‘responding to the site and its context’ states that new development in Cherwell should promote “designs which are responsive to local conditions, which fit naturally with the landscape and settlement pattern and are distinctive to Cherwell”.

2.2 Designations

- 2.2.1 Designations provide an indication of landscape value. They are areas that have been recognised for qualities such as scenic beauty and the recreational potential of the landscape. Designations are shown on **Figure LA.01**.

National landscape designations

- 2.2.2 There are no nationally designated landscapes in the study area.

Local landscape designations

- 2.2.3 Cherwell District is proposing a Local Landscape Designation within the emerging local plan. The proposed area is c.800m from the site to the south and includes the north facing slopes of Muswell Hill.
- 2.2.4 In the far south of the study area, the landscape is designated an Area of Attractive Landscape within the Aylesbury Vale Local Plan.

Historic and cultural landscape designations

- 2.2.5 Relevant historic and cultural designations are shown on **Figure LA.01**.

- 2.2.6 The setting of historic and cultural designations is a consideration during the analysis of landscape and visual matters as these features inform the overall landscape character, quality and value of the area.

Conservation areas and listed buildings

- 2.2.7 There are no conservation areas within 2km of the site boundary.
- 2.2.8 The village of Piddington, c.700m to the east of Piddington Depot, has 11 Grade II listed structures and one Grade II*. The latter, Church of St Nicholas, is c.1.0km to the southeast, while Fir Tree House is the nearest Grade II listed structure and is c.760m to the east.

Scheduled Monuments

- 2.2.9 The only Scheduled Monuments within the study area are located between 2.5km and 3km from the site, one to the east in Ludgershall and one to the northwest in Ambrosden. The former is a moated site and the latter a churchyard cross.

Ecological designations

- 2.2.10 Ecological designations, although not specifically related to landscape amenity and not assessed within this report, are an indication of landscape value. Relevant ecological designations are shown on **Figure LA.01**.

Sites of Special Scientific Interest (SSSI)

- 2.2.11 The nearest SSSI to Piddington Depot is Arncott Bridge Meadows, c.1.8km to the northwest. "The meadows exhibit medieval ridge-and-furrow features indicating that parts, at least, have remained unploughed for many centuries. They are managed as hay meadow and pasture and accordingly support a wide range of plant species which are largely confined to such old, unimproved, neutral grassland."¹

¹ https://web.archive.org/web/20160303222157/http://www.sssi.naturalengland.org.uk/citation/citation_photo/1000916.pdf [accessed March 2026]

Conservation target area (CTA)

2.2.12 There are 36 CTAs in Oxfordshire with an aim to restore biodiversity at a landscape-scale through the maintenance, restoration and creation of BAP priority habitats. All lie outside the site boundary. TCAs cover a strip across the north central part of the study area and an area to the northern boundary of Piddington Depot.

Local wildlife site (LWS)

2.2.13 There are numerous small LWSs in the western part of the study area, the nearest to Piddington Depot being c.730m to the north. There are further LWSs c.1.0km from Piddington Depot to the northwest, southwest and south.

District wildlife site (DWS)

2.2.14 A DWS is located to the southwest of Widnell Lane and c.250m to the south of the site, known as Jubilee Nature Reserve.

Ancient woodland

2.2.15 There are several small parcels of ancient woodland in the southwestern part of the study area. The nearest to Piddington Depot, at c.1.0km to the south, is Piddington Wood, an 'ancient & semi-natural woodland'.

Public access

2.2.16 Public access is shown on **Figure LA.01**. There is no public access to the site or to Piddington Depot.

Public rights of way (PRoW)

2.2.17 There is a moderate density of public rights of way in the study area, with fewer in the southwest and more around the hamlets of Blackthorn and Ambrosden to the northwest and Ludgershall in the east.

- 2.2.18 The nearest right of way to the site is a public footpath that crosses farmland c.300m to the north, connecting the B4011 with the north of Piddington.

Open access land

- 2.2.19 At c.900m to the south, Piddington Wood is the both the closest and only area of access land in the study area.

Open space

- 2.2.20 There is a small area of open space, Widnell Park/Jubilee Reserve, designated by Policy BSC 9 of the Cherwell Local Plan 2011-2031, just off Widnell Lane and c.260m to the south of the site. The area is managed by Piddington Parish Council as a sports field and nature reserve.

Long distance footpaths (LDFP)

- 2.2.21 Bernwood Jubilee Way crosses the northeastern part of the study area and is c.1.8km from the site at its nearest point.

3.0 Landscape baseline

3.1 Introduction

- 3.1.1 The landscape baseline is a description and analysis of the existing landscape. The landscape is described by reference to national and local character assessment information for the area in which the site is located and then from site-specific surveys and analysis. The landscape baseline informs the analysis described at **Section 5.0**.

3.2 National landscape character assessment

- 3.2.1 The desk study has made reference to National Character Areas for England². National Character Areas (NCAs) divide England into 159 distinct natural areas. Each NCA 'is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.'
- 3.2.2 The site is located within the **National Character Area: 108 - Upper Thames Clay Vales**³. The key characteristics which are set out below and those relevant to the site and study area are underlined for reference:
- Low-lying clay-based flood plains encircle the Midvale Ridge. Superficial deposits, including alluvium and gravel terraces, spread over 40 per cent of the area, creating gently undulating topography. The Upper Jurassic and Cretaceous clays and the wet valley bottoms give rise to enclosed pasture, contrasting with the more settled, open, arable lands of the gravel;
 - The large river system of the River Thames drains the Vales, their headwaters flowing off the Cotswolds to the north or emitting from the springline along the Chilterns and Downs escarpments. Where mineral extraction takes place, pits naturally fill with water, and limestone gravels from the Cotswolds give rise to marl formation. There are a high number of nationally important geological sites;

² National Character Area Profile - Character Area 108 - Upper Thames Clay Vales, <https://nationalcharacterareas.co.uk>, Natural England

³ <https://nationalcharacterareas.co.uk/upper-thames-clay-vales/> [accessed March 2026]

- Woodland cover is low at only about 3 per cent, but hedges, hedgerow trees and field trees are frequent. Watercourses are often marked by lines of willows and, particularly in the Aylesbury Vale and Cotswold Water Park, native black poplar;
- Wet ground conditions and heavy clay soils discourage cultivation in many places, giving rise to livestock farming. Fields are regular and hedged, except near the Cotswolds, where there can be stone walls. The Vale of White Horse is made distinct by large arable fields, and there are relict orchards on the Greensand;
- In the river corridors, grazed pasture dominates, with limited areas of historic wetland habitats including wet woodland, fen, reedbed and flood meadow. There are two areas of flood meadow designated for their importance at a European level as Special Areas of Conservation (SAC). There are also rich and extensive ditch systems;
- Gravel extraction has left a legacy of geological exposures, numerous waterbodies and, at the Cotswold Water Park, a nationally important complex of marl lakes;
- Wetland habitat attracts regionally important numbers of birds including snipe, redshank, curlew and lapwing and wintering wildfowl such as pochard. Snake's head fritillary thrives in the internationally important meadows. The area also supports typical farmland wildlife such as brown hare, bats, barn owl, tree sparrow and skylark;
- Blenheim Palace World Heritage Site, including its Capability Brown landscape, is the finest of many examples of historic parkland in this NCA. There are many heritage features, including nationally important survivals of ridge and furrow, Roman roads, deserted medieval villages and historic bridges;
- Brick and tile from local clays, timber and thatch are traditional building materials across the area, combined with limestone near the Cotswolds and occasional clunch and wichert near the Chilterns; and
- Settlement is sparse on flood plains, apart from at river crossings, where there can be large towns, such as Abingdon. Aylesbury and Bicester are major urban centres, and the outer suburbs of Oxford and Swindon spread into this NCA.

Market towns and villages are strung along the springlines of the Chilterns and Downs. Major routes include mainline rail, canals, a network of roads including the M40 and M4 and The Ridgeway and Thames Path National Trails.

3.3 County and district level landscape assessment

- 3.3.1 The most recently published Landscape Character assessment of relevance to the site is the Landscape Character Assessment for Cherwell District, which was published in September 2024 and covers the site and the majority of the study area. The published document is discussed further below.

Landscape Character Assessment for Cherwell District

- 3.3.2 The site and study area are covered by **landscape character area (LCA) 8: Otmoor Lowlands**, that “form the south-eastern part of the district and county, adjoining Bicester to the north, Buckinghamshire to the east, South Oxfordshire to the south and Oxford to the south-west. Although principally a flat and open landscape the southern part of the character area includes some of the higher area of Coral Rag hills that runs east-west through Oxfordshire”. **Plate 1** is an extract taken from the Landscape Character Assessment for Cherwell District⁴ and shows the extent of the LCA.
- 3.3.3 The key characteristics are defined as follows, with those relevant to the study area underlined for reference:
- Flat, low-lying wet meadows and pastures associated with the River Ray and Cherwell floodplains, rising to include higher ground on the southeastern boundary of the area such as Muswell Hill, and also to the east of Horton-cum-Studley;
 - Land uses are mixed but dominated by traditional small to medium-sized pasture fields divided by overgrown hawthorn hedges, water-filled drainage ditches and willow-lined watercourses;

⁴ <https://www.cherwell.gov.uk/downloads/download/1804/cherwell-landscape-character-assessment-2024>

- Tree cover is concentrated on the steeper slopes and higher ground in the southern part of the character area such as around Arncott, including several woodland blocks and also some well-treed field boundaries in areas of arable farmland. Elsewhere, such as at Graven Hill, tree cover is used as a way of screening infrastructure;
- Settlements are small in scale and linear in form, typically located just above the level of the floodplain, close to watercourses and often on outcrops of Cornbrash limestone; and
- Overgrown hawthorn hedges and lines of willows in the pastoral landscape limit views from within the flat floodplain. This contrasts with longer views across the floodplain, where roads are built above the level of the fields and, or from higher ground in the southern part of the Character Area.

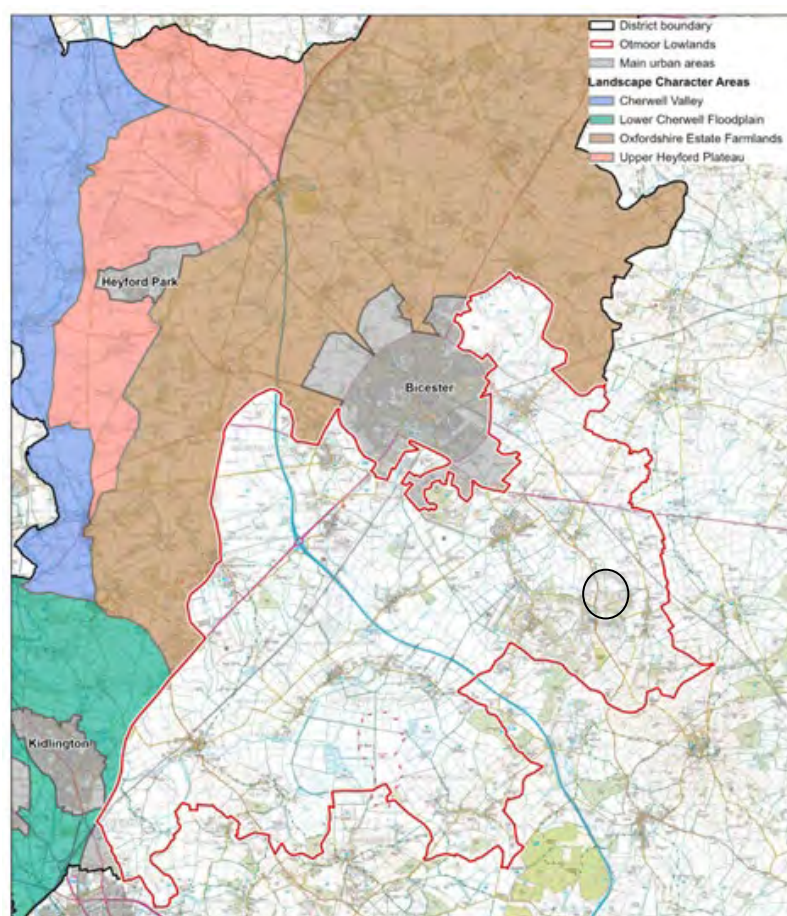


Plate 1 – Extract from Landscape Character Assessment for Cherwell District, 2024 showing the extent of the Otmoor Lowlands LCA. Site location is circled in black.

3.4 Site specific baseline

- 3.4.1 The following paragraphs provide descriptions of the site and should be read alongside the Opportunities and Constraints Plan **Figure LA.03**.

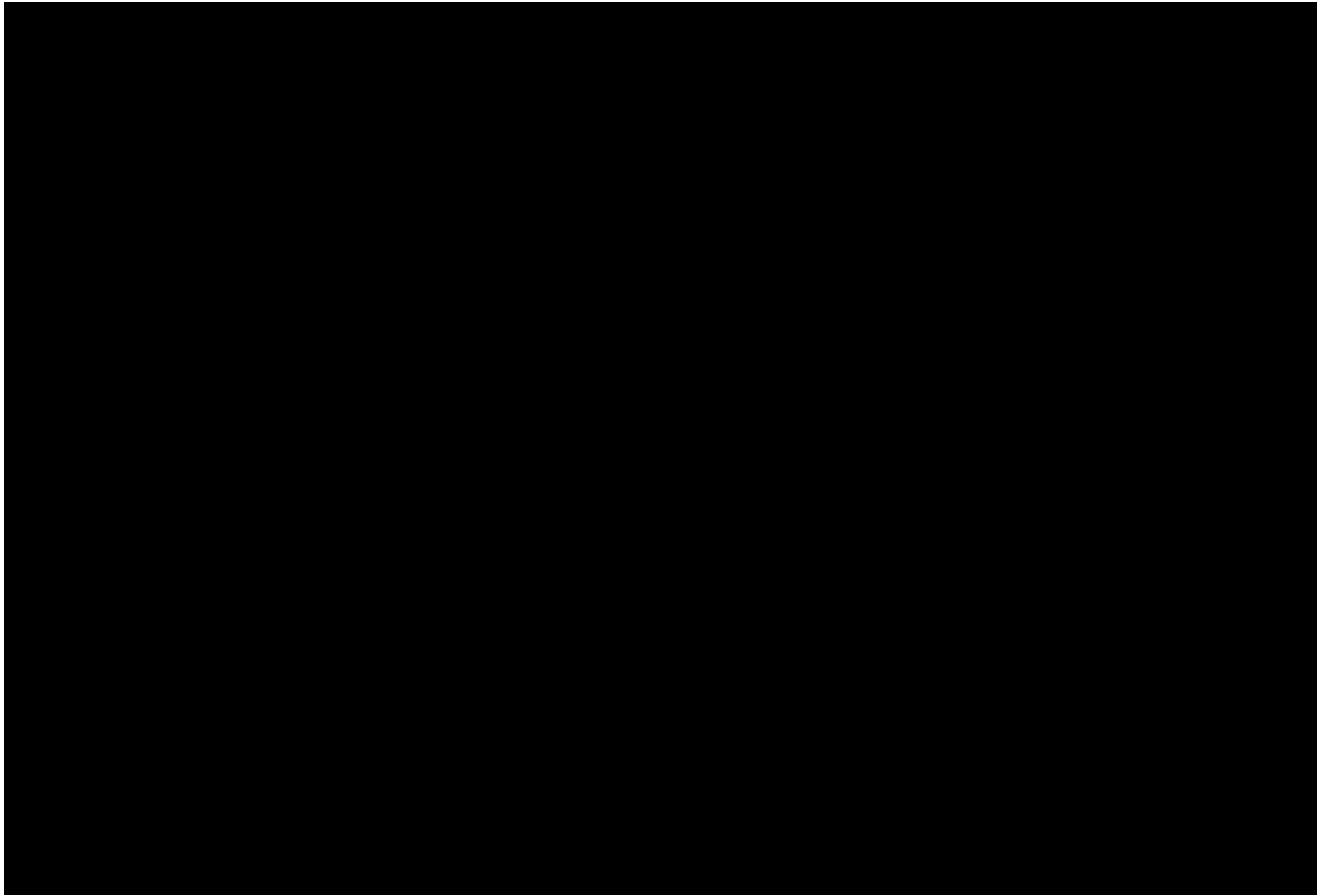
The landscape, features and characteristics of the site and local area

- 3.4.2 The Site is located in a rural location to the south east of Bicester, Oxfordshire. The local landscape is heavily influenced by military development associated with MOD Bicester, which dates back to 1942. The topography of the immediate area is largely flat, associated with the plain of the River Ray. The topography of the landscape in the wider study area is in comparison much higher, with notable ridgelines to the north and south.
- 3.4.3 The Proposed Development Site is characterised by four sets of six Nissen huts and three storage warehouse units set within areas of grass with trees and scrub, alongside a larger area of hardstanding in the north of the site, used for storage. The built character is typical of military buildings of the early/mid century as shown on Plate 2. Two of the sets of Nissen huts are fenced off and self set vegetation has become well established within the inaccessible areas (Plate 3). An electric pylon carrying high voltage overhead powerlines is located within the western portion of site; the powerlines pass through the northern storage area on a south west to north east axis, forming a constraint to consider (Plate 4). The site also features railways line remnants of the Bicester military railway as seen on Plate 2.
- 3.4.4 The periphery of the Site is enclosed to varying degrees by vegetation and other existing military buildings beyond the site. The most visibly enclosed boundaries are found on the south and east, where the wider military area continues with several very large storage warehouses. In contrast, the western and northern site boundaries are more open in nature, particularly the western boundary with the B4011.
- 3.4.5 The wider locality of the Site comprises a mix of small to medium arable fields interspersed with woodland and copses. The woodland in the vicinity of the military landscape features coniferous trees, which provides a sense of enclosure. The largely flat agricultural landscape also restricts longer range appreciation of the

landscape. In contrast, there is a much greater appreciation of the wider landscape afforded from higher ground within the wider extents of the study area, particularly from Muswell Hill to the south.

Public access

- 3.4.6 There is no public access within the Site, it is a secure military area.
- 3.4.7 Within the locality of the Site there is a network of PRow, mostly which radiates from local settlements such as Piddington and Ambrosden, providing connection to the surrounding agricultural landscape. By the nature of the landscape to the south and south west of the Site, where there is a large military presence, alongside H.M.P. Bullingdon, public access is much more limited.
- 3.4.8 Within the flatter agricultural river plain landscape to the north of the site, the closest PRow to the Site passes to the north east, within c. 300m distance. Within c. 1km of the Site, there are a further 4 PRow. Within the landscape to the south and south west, where there higher ground allows for a greater appreciation of the wider landscape, PRowS are found traversing Muswell Hill and Arncott Hill respectively, from which intervisibility across the wider landscape is much greater.



4.0 Visual baseline

4.1 Zone of theoretical visibility and likely receptors

- 4.1.1 The visual baseline provides analysis of the existing views afforded by likely visual receptors located within the study area.
- 4.1.2 The Zone of Theoretical Visibility at **Figure LA.02, Appendix 2** shows the extent of likely visibility of proposed development at the Site, which is theoretically extensive over the river plain landscape to the north and north east, with a more sporadic theoretical coverage across the wooded military landscape to the south and west. The extent of the ZTV, followed by site analysis, has informed the identification of likely receptors and subsequent analysis described at **Section 5.0**.

4.2 People in residential properties

- 4.2.1 As the landscape in which the site is located is largely military in use, there are few residential properties located within immediate proximity of the site. It was noted

during the site survey that there is a leisure/caravan park under construction to the immediate south of Widnell Lane, south of the site, set within a well vegetated area, separated from the site by other existing large military warehouses and woodland. There are also a number of dispersed farmsteads located along the B4011 to the north. The ZTV shows, confirmed by site survey, that longer distance views are likely to be available from the southern periphery of Ambrosden (Plate 5), the southern edge of Blackthorn, the western periphery of Piddington, and the eastern edge of Lower Arncott.

4.3 Public views – ProW and roads

- 4.3.1 The ZTV at **Figure LA.02, Appendix 2** suggests that theoretical views may be available towards the Proposed Development Site from numerous PRow and roads within the local landscape. The greatest extent of public views into the Proposed Development Site are experienced from the B4011 corridor where views into the northern storage area are available through an access gate and the boundary security fence. Views from the public footpath c. 300m to the north east of the Proposed Development Site are also available but interrupted by vegetation within the intervening landscape. Similarly, views from the PRow in the landscape to the north west of the Site are also interrupted by vegetation. Further afield from the Site, views towards the Proposed Development Site are further interrupted by the layers of vegetation in the landscape, even from higher ground to the south and south west, as shown on Plates 6 and 7.



Plate 5 – View south east towards the Site from the public space on southern periphery of Ambrosden. The Site is difficult to distinguish in the view



Plate 6 – View north from Muswell Hill. The Site is located within the mid distance view. The Site is visible within the panoramic view available.



Plate 7 – View north east from Arncott Hill. The Site is located in the mid distance view. The Site is screened by intervening vegetation and built form

5.0 Landscape and visual analysis

- 5.1.1 The following paragraphs provide the landscape and visual analysis relating to proposed development at the Site and should be read alongside the Zone of Theoretical Visibility at **Figure LA.02** and the Opportunities and Constraints Plan **Figure LA.03** at **Appendix 2**.

5.2 Landscape analysis

- 5.2.1 The landscape character of the Proposed Development Site and its local environs are defined by its military use. The proposed development would be located within an existing military facility that has been a feature of the locality for many decades. Due to the enclosed nature of the Site, the proposed development is unlikely to be highly perceptible beyond its immediate locality and thus highly noticeable changes in local landscape character are considered unlikely to occur. It is also considered that changes in wider landscape character, with reference to other named LCAs identified within Section 3, is also unlikely due to the nature of the baseline landscape which limits intervisibility between character areas due to the presence of coniferous woodland and layers of hedgerows and trees within the patchwork of fields. Even from higher ground to the south and south west, the Site sits within a well wooded part of the landscape, and this baseline character would continue to prevail as the primary characteristic; it is unlikely that development would be greatly perceived amongst the existing built form within and surrounding the Site.
- 5.2.2 Regarding the character of the Proposed Development Site itself, at the time of the site visit, the existing Nissen huts appeared redundant and in a poor state of repair. The development proposals would replace these structures with modern modular buildings, which would be located within the context of the existing, retained built form within the wider depot. The storage area on the northern part of the Proposed Development Site would also be used to locate the modular buildings, replacing the military paraphernalia that current occupies the space with built form. The landscape character would not be greatly altered as a result of the development due to the overall wider context in which the new structures would be appreciated, which is from a limited part of the landscape overall.

5.3 Visual analysis

- 5.3.1 As previously described, the Site is located within a largely flat, mixed agricultural and military landscape to the south east of Bicester. The landscape is layered with coniferous and mixed woodland, field hedgerows and hedgerow trees which interrupts the overall extent of visibility across the area. The Site itself is enclosed to the east and south by thick vegetation therefore views towards the Proposed Development are very limited, even during winter months.
- 5.3.2 The greatest degree of views towards the Proposed Development are likely to occur from the west and north west within 1km of the Site, and also from higher ground to the south west and south. Where close distance views are available, these are likely to be from the adjacent B4011 as road users drive passed the site at higher speeds. Such views are likely to be fleeting and glimpsed as views would be oblique when travelling in a north bound direction. When travelling southbound, views towards the development are likely to be more direct towards the northern portion of the Proposed Development Site. However, the development scheme would occur within the existing context of the military built form and is unlikely to form a highly noticeable additional feature in the view from the road.
- 5.3.3 In longer distance views, and in views across the flat agricultural landscape to the north and north west of the Proposed Development Site, the development scheme would occur as a small additional element within a much wider military context and is likely to be filtered in views by the layers of vegetation that occur within the intervening field pattern.
- 5.3.4 Overall, the likely visual envelope of the development proposals is limited by the presence of vegetation and built form within the local landscape. Where visible, from the B4011 and local PRow, the development scheme is unlikely to give rise to any notable visual change in the local landscape, the modular buildings would occur in the context of the existing military storage buildings that will remain within the wider depot area.

5.4 Opportunities and Considerations

5.4.1 The following opportunities and considerations have been identified relating to proposed development at the site with reference to landscape and visual matters, as shown on **Figure LA.03 Appendix 2**:

- Opportunity to replace buildings in poor state of repair with modern modular structure with existing built envelope;
- Consideration of proposed boundary vegetation to soften appearance of development within northernmost part of the site in views from B4011;
- Consideration of the colour and appearance of the proposals to assimilate with the local environs;
- Consider the easement requirements for the existing pylons in terms of siting any new built form and any proposed mitigation planting;
- Consider the retention and protection of existing mature vegetation to maintain the character of the site, such as large willow tree adjacent to Nissen huts and avenue of trees through the site; and
- Consider roofscape appearance of development and how it sits within the context of existing retained buildings in longer distance views.

6.0 Conclusions

6.1 Report findings

- 6.1.1 This Landscape and Visual Statement (LVS) relates to proposed asylum accommodation at site MOD015. The proposed development comprises modular buildings no greater than 6 metres in height, set within three development parcels within the Proposed Development Site.
- 6.1.2 This Landscape and Visual Statement concludes that proposed development at MOD015 is unlikely to bring about highly perceptible landscape and visual change due to the ability of the underlying military and highly vegetated landscape to accommodate the introduction of relatively small scale buildings without them being highly perceived in both near and longer distance views. The development proposals would be apparent in a landscape already characterised by military

storage buildings, which are much larger in scale and mass than the current development proposals. Existing vegetation within the Site provides an opportunity to protect and retain, particularly mature trees, with opportunity to enhance the green infrastructure network, which would be beneficial to future users of the Site and the wider landscape structure.

Appendix 1: Planning policy

The Cherwell Local Plan (2011-2031)

Policy ESD13: Local Landscape Protection and Enhancement

Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.

Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided.

Proposals will not be permitted if they would:

- Cause undue visual intrusion into the open countryside
- Cause undue harm to important natural landscape features and topography
- Be inconsistent with local character
- Impact on areas judged to have a high level of tranquillity
- Harm the setting of settlements, buildings, structures or other landmark features, or
- Harm the historic value of the landscape.

Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS), and be accompanied by a landscape assessment where appropriate.

Policy ESD17: Green Infrastructure

The District's green infrastructure network will be maintained and enhanced through the following measures:

- Pursuing opportunities for joint working to maintain and improve the green infrastructure network, whilst protecting sites of importance for nature conservation

- Protecting and enhancing existing sites and features forming part of the green infrastructure network and improving sustainable connectivity between sites in accordance with policies on supporting a modal shift in transport (Policy SLE4: Improved Transport and Connections), open space, sport and recreation (Policy BSC10: Open Space, Outdoor Sport and Recreation Provision), adapting to climate change (Policy ESD1: Mitigating and Adapting to Climate Change), SuDS (Policy ESD7: Sustainable Drainage Systems (SuDS)), biodiversity and the natural environment (Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment), Conservation Target Areas (Policy ESD11: Conservation Target Areas), heritage assets (Policy ESD15) and the Oxford Canal (Policy ESD16)
- Ensuring that green infrastructure network considerations are integral to the planning of new development. Proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting the towns to the urban fringe and the wider countryside beyond
- All strategic development sites (Section C: 'Policies for Cherwell's Places') will be required to incorporate green infrastructure provision and proposals should include details for future management and maintenance.

Cherwell Local Plan (1996)

Policy C15

The council will prevent the coalescence of settlements by resisting development in areas of open land, which are important in distinguishing them.

Policy C28

Control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development. In sensitive areas such as conservation areas, the area of outstanding natural beauty and areas of high landscape value, development will be required

to be of a high standard and the use of traditional local building materials will normally be required.

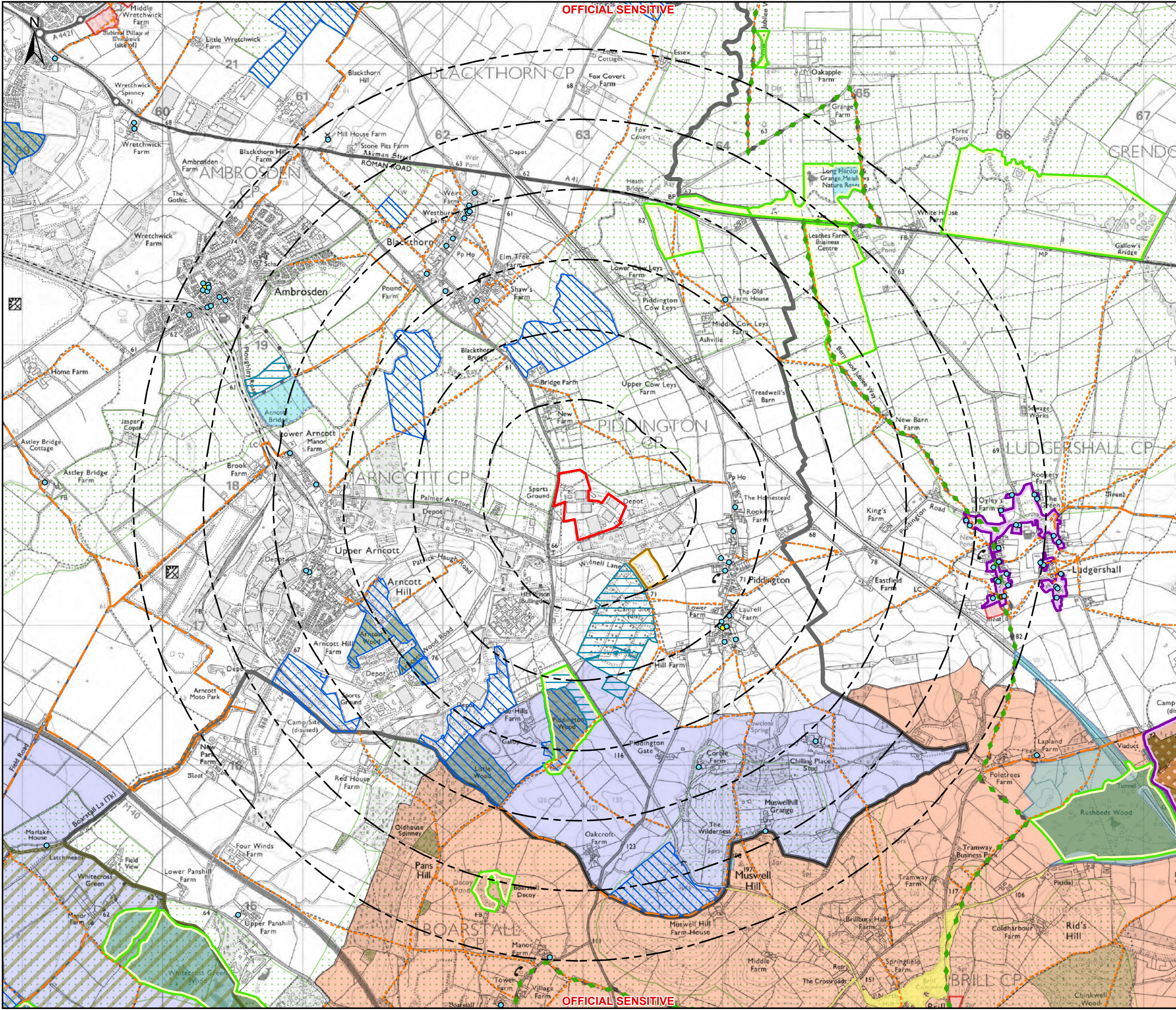
Policy C30

Design control will be exercised to ensure:

- I. That new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity;
- II. That any proposal to extend an existing dwelling (in cases where planning permission is required) is compatible with the scale of the existing dwelling, its curtilage and the character of the street scene;
- III. That new housing development or any proposal for the extension (in cases where planning permission is required) or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority.

Appendix 2: Figures

Figure LA.01	Designations
Figure LA.02	Zone of Theoretical Visibility
Figure LA.03	Opportunities and Constraints Plan



- KEY
- Site boundary
 - Buffers from site at 500m intervals
 - Local authority boundary
 - Emerging Cherwell Local Plan
 - Local Landscape Designation (not adopted)
 - Aylesbury Vale District Council
 - Area of Attractive Landscape
 - Scheduled Monuments
 - Conservation Areas
 - Listed Buildings
 - I
 - II*
 - II
 - Registered Parks and Gardens
 - Sites of Special Scientific Interest
 - District Wildlife Sites
 - Local Wildlife Sites
 - Wildlife Trust Sites
 - Conservation Target Area
 - Ancient & Semi-Natural Woodland
 - Ancient Replanted Woodland
 - Green Belt
 - Bernwood Jubilee Way
 - Footpath
 - Bridleway
 - Restricted Byway
 - CROW Access Land
 - Woodland Trust - All Accessible Woodlands
 - Widnell Park/Jubilee Reserve/Playing Field

0 250 500 1,000 m

FINAL ISSUE

Version	Description	Date	TP	SS	EI
P02	FINAL ISSUE	21.05.2026	TP	SS	EI
P01	PRELIMINARY ISSUE	23.04.2026	TP	SS	EI

Document Control

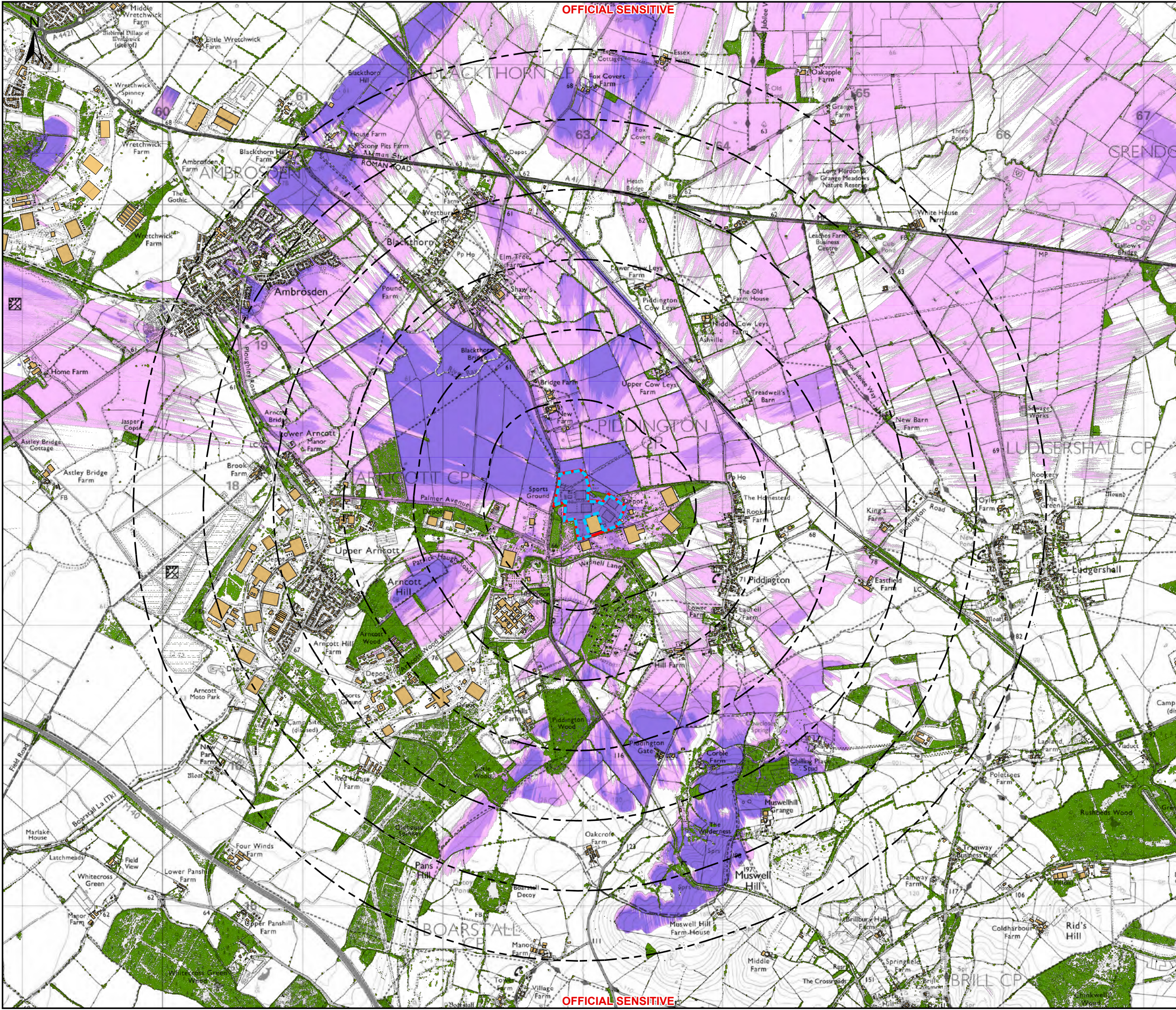
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Client
HOME OFFICE

Project Name
PROJECT NETTLEFIRE - SITE MOD015

Sheet Title
LA.01: DESIGNATIONS & PUBLIC ACCESS

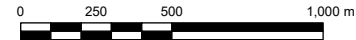
Model Reference						LOW	Status
						L1	S5
Drawn	Date	Checked	Date	Approved	Date	Classification	BSUD
TP	Apr 26	SS	Apr 26	EJ	Apr 26	XX	XX
Client Project Number(1)-Originator(2)-Function(3)-Spatial(4)-Form(5)-Role(6)-Number(7)							Scale @ A3 1:25,000
							Revision
							P02



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Note:
The ZTV has been generated using a 1m resolution model derived from DEFRA LIDAR DSM data incorporating existing buildings and woodland. Viewer height is set at 2m. The ZTV is based on a proposed development height of 6m.

- KEY
- Site boundary
 - Buffers from site at 500m intervals
 - Potential Development Area
 - Zone of Theoretical Visibility
 - Small part of development visible
 - Moderate part of development visible
 - Majority of development visible
 - Features that may screen visibility
 - Existing vegetation (2.5m and taller)
 - Existing buildings



FINAL ISSUE

P02	FINAL ISSUE	21.05.2026	TP	SS	EJ
P01	PRELIMINARY ISSUE	23.04.2026	TP	SS	EJ

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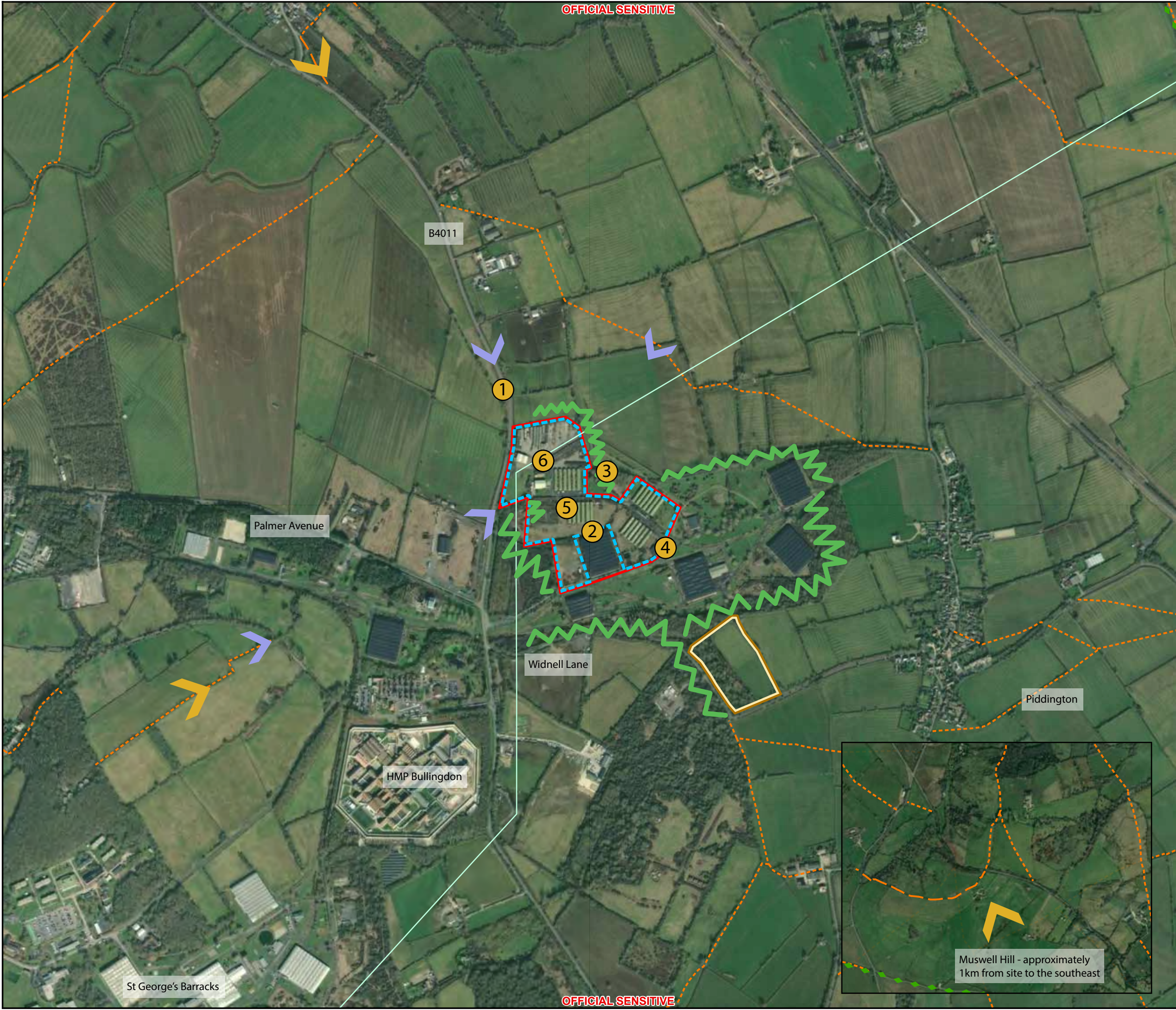
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Project Name
PROJECT NETTLEFIRE - SITE MOD015

Sheet Title
LA.02: ZONE OF THEORETICAL VISIBILITY

Model Reference						LOW	Status
						L1	SS
Drawn:	Date:	Checked:	Date:	Approved:	Date:	Classification:	Trigger Event:
TP	Apr 26	SS	Apr 26	EJ	Apr 26	XX	XX
Client Project Number(1)-Originator(2)-Function(3)-Spatial(4)-Form(5)-Role(6)-Number(7)						Scale @ A3:	Revision
						1:25,000	P02

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- KEY
- Site boundary
 - Potential development area
 - Footpath
 - Bridleway
 - Restricted Byway
 - Bernwood Jubilee Way
 - CRoW Access Land
 - Widnell Park/Jubilee Reserve/Playing Field
 - Electricity Transmission Line
 - Shorter Distance Views
 - Longer Distance Views
 - Visual Screening

- 1 Consider boundary vegetation to soften appearance of development within northern-most part of the site in views from B4011.
- 2 Consider roofscape appearance of development and how it sits within the context of existing retained buildings in longer distance views.
- 3 Consider the retention and protection of existing mature vegetation to maintain the character of the site
- 4 Opportunity to replace buildings in poor state of repair with modern modular structure within existing built envelope
- 5 Consideration of colour of proposed development in terms of assimilation with local environments
- 6 Consider the easement requirements for the existing pylons in terms of siting any new built form and any proposed mitigation planting

0 250 500 m

FINAL ISSUE

P02	FINAL ISSUE		21.05.2026	TP	SS
P01	PRELIMINARY ISSUE		23.04.2026	TP	SS

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Project Name
PROJECT NETTLEFIRE - SITE MOD015

Sheet Title
LA.03: LANDSCAPE AND VISUAL
OPPORTUNITIES & CONSTRAINTS

Model Reference							LOW	Status
							L1	SS
Drawn:	Date	Checked:	Date	Approved:	Date	Classification	BSUD	Trigger Event
TP	Apr 26	SS	Apr 26	EJ	Apr 26	XX	XX	XX
Client Project Number(1)-Originator(2)-Function(3)-Spatial(4)-Form(5)-Role(6)-Number(7)								Revision
								P02

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