Location Maps and Plans

MOD Bicester

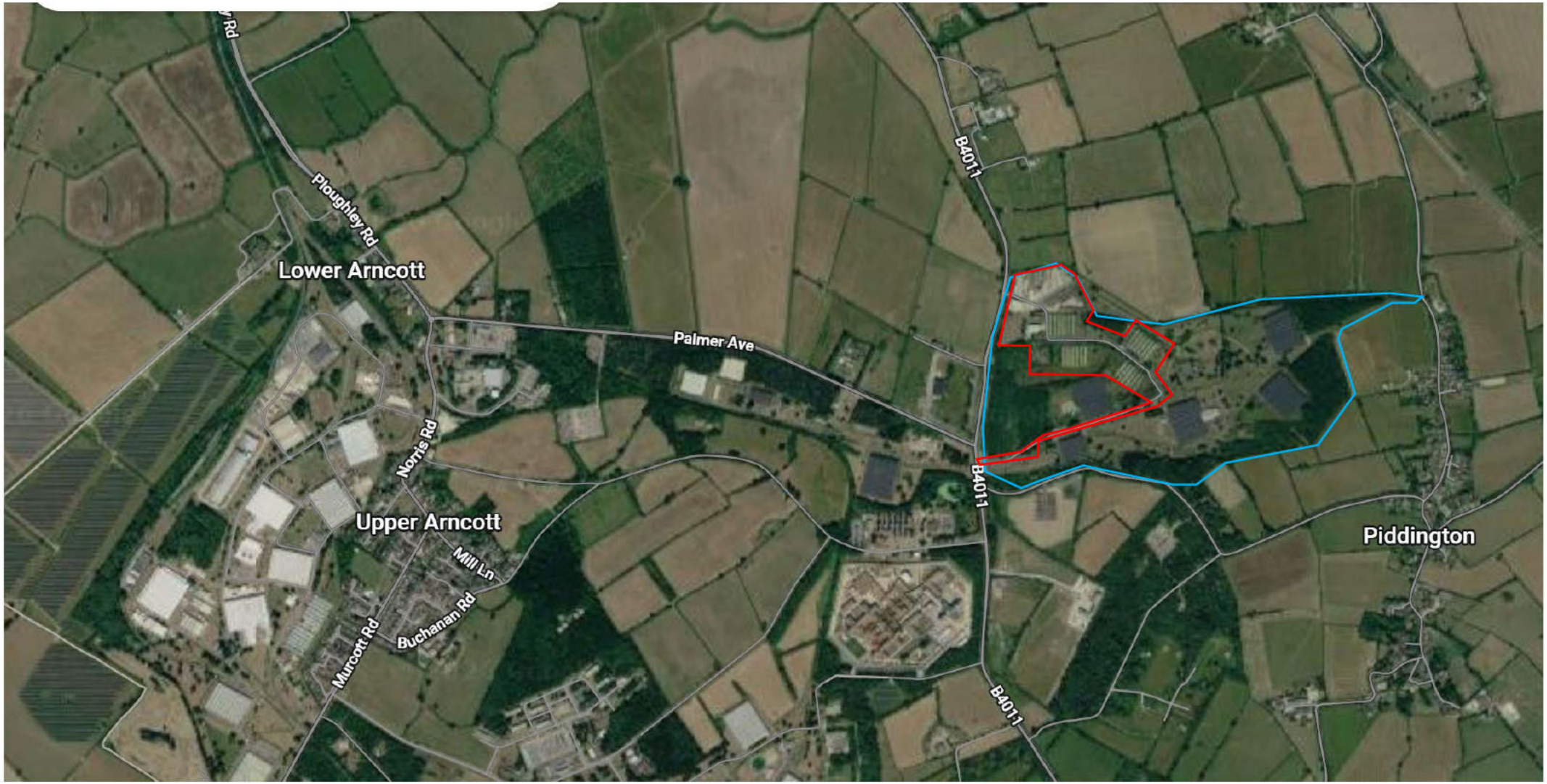
6 November 2026

Figure 1: Location



Site outlined in red

Figure 2: Site Location Plan A of MOD Bicester wider site



Site outlined in red , MOD Bicester wider site outlined in blue

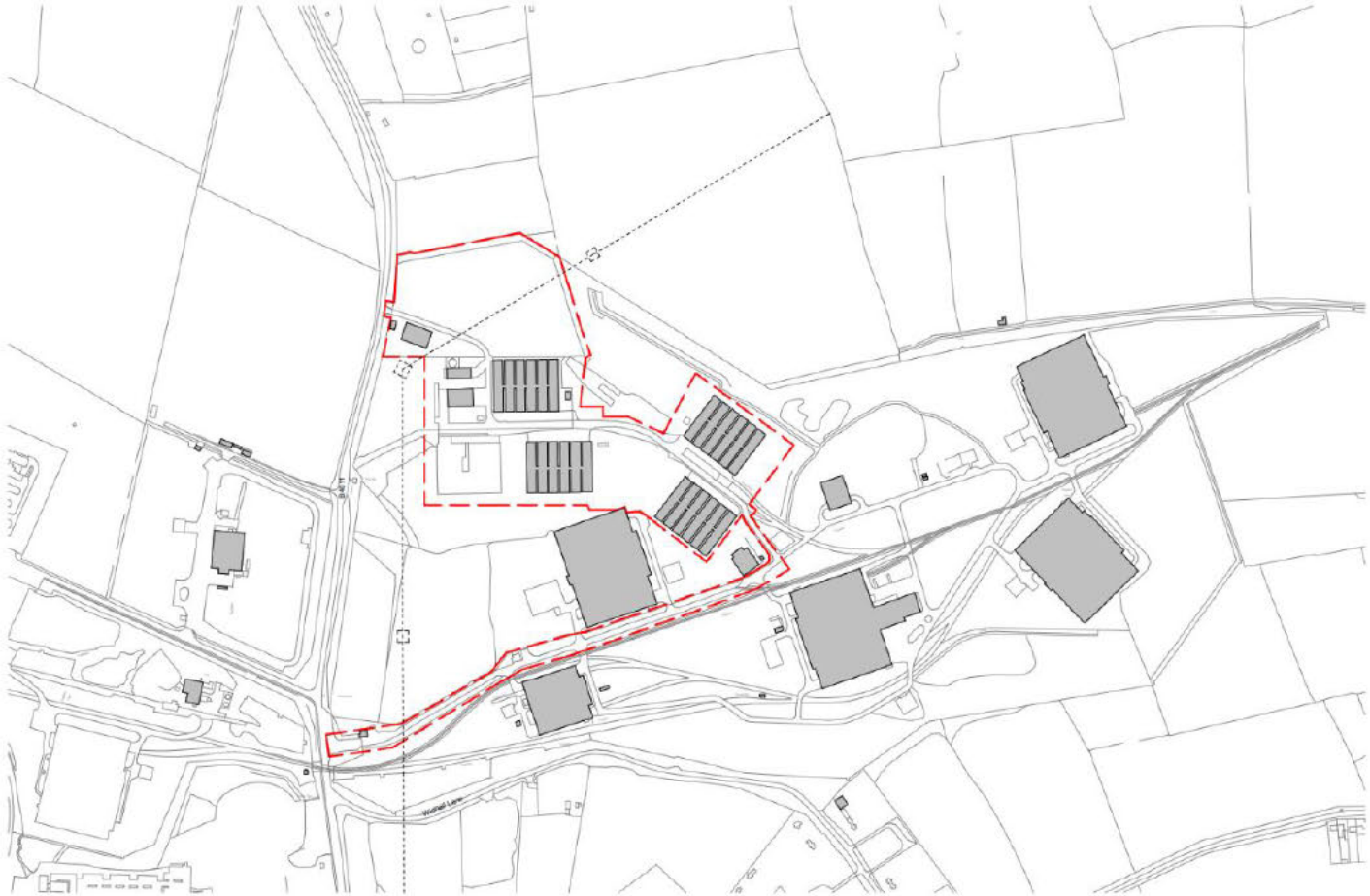
Figure 3: Site Location Plan A of MOD Bicester – Development Area



Site outlined in red

Source: EIA Screening

Figure 4: Site Location Plan – Red Line Boundary of Development Site



All dimensions are to be checked prior to construction and any discrepancies are to be identified to the Architect.

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GENERAL NOTES

Site Location Key

Red line boundary

Existing buildings

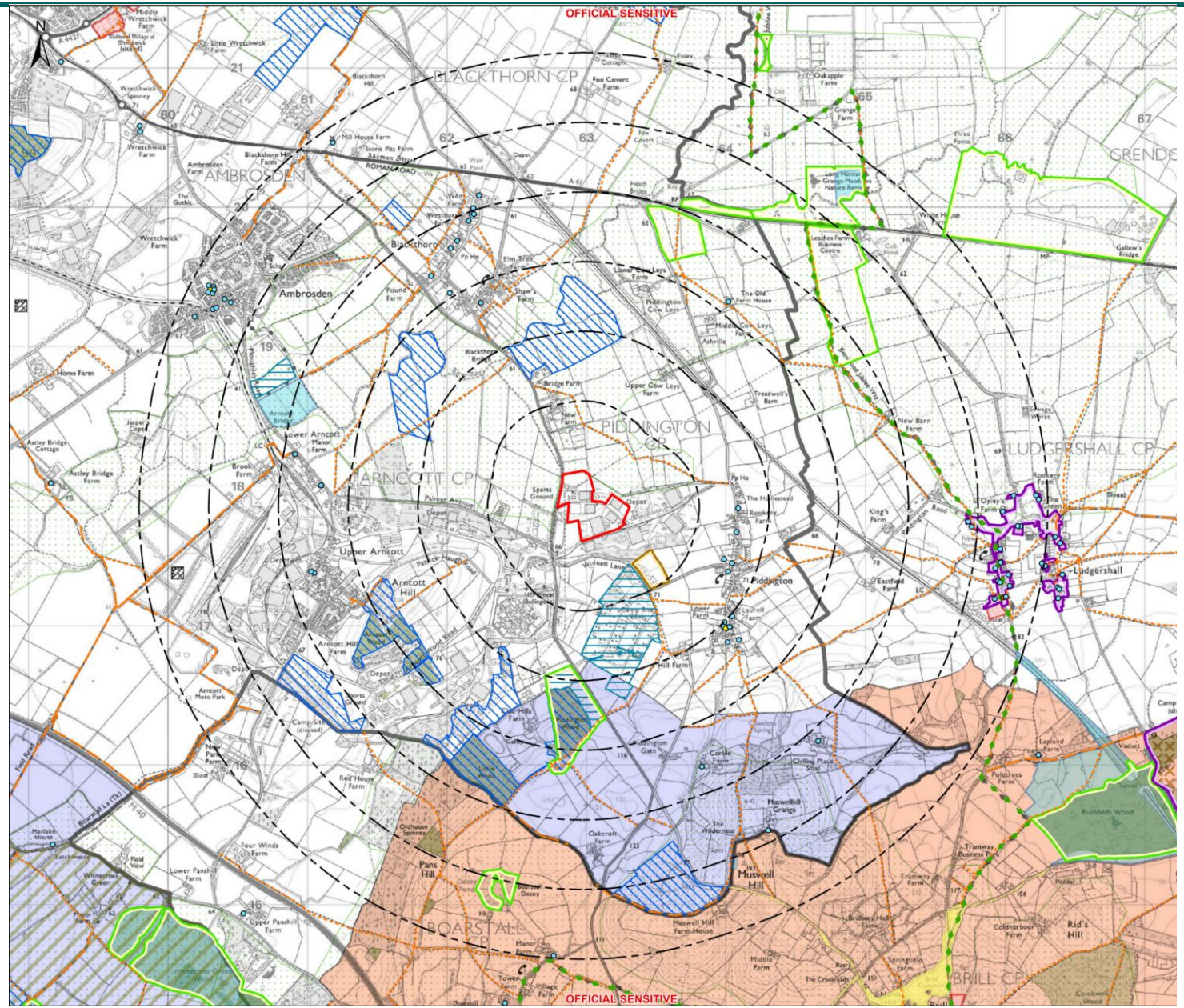
FORMER DEFENCE STORAGE & DISTRIBUTION CENTRE BICESTER

SITE LOCATION PLAN

BIC-DR-AR-100105

Source: BIC-DR-AR-100105-P01

Figure 5: Site context



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

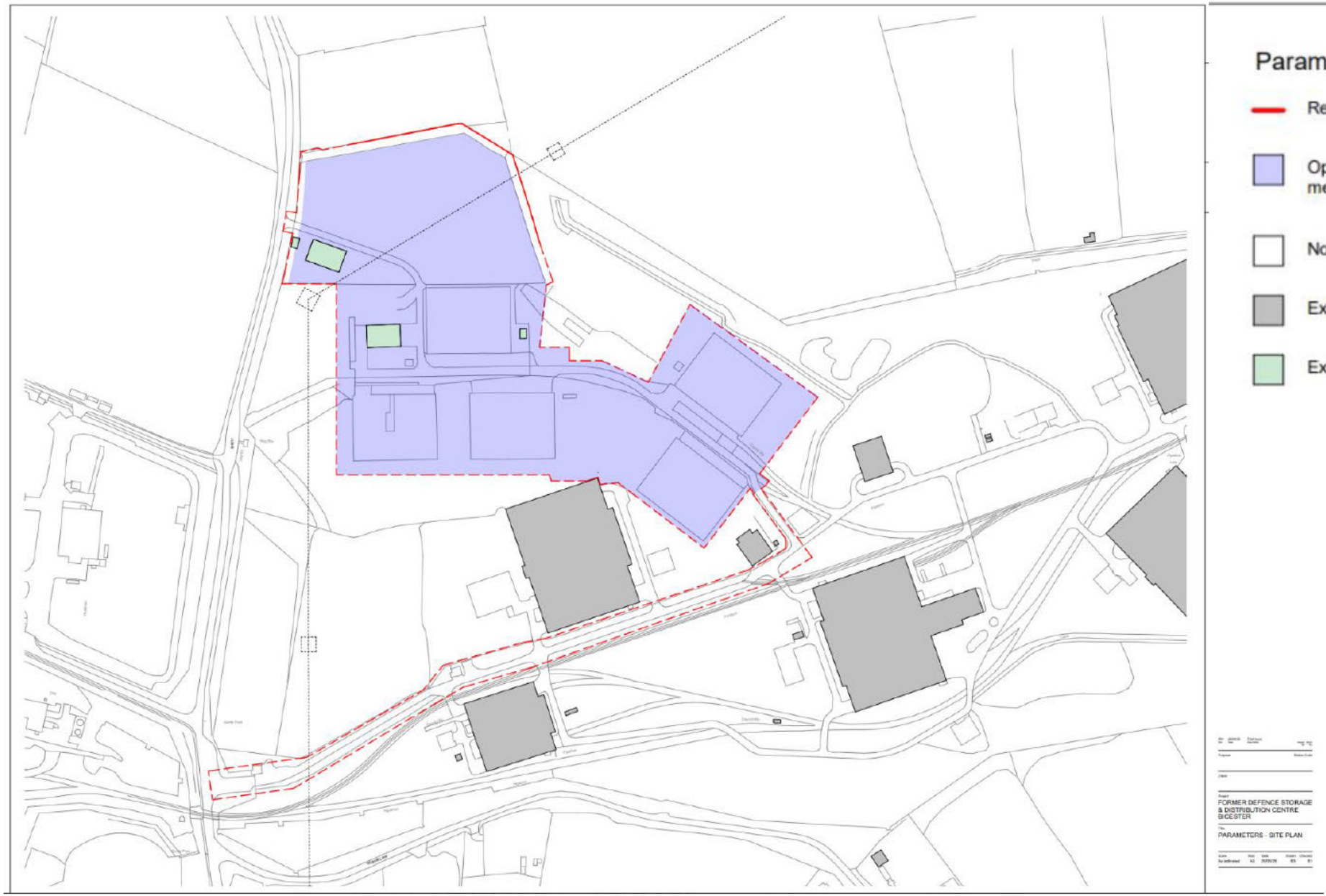
- I
- II*
- II
- Registered Parks and Gardens
- Sites of Special Scientific Interest
- District Wildlife Sites
- Local Wildlife Sites
- Wildlife Trust Sites
- Conservation Target Area
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland
- Green Belt
- Bernwood Jubilee Way
- Footpath
- Bridleway
- Restricted Byway
- CRoW Access Land
- Woodland Trust - All Accessible Woodlands
- Widnell Park/Jubilee Reserve/Playing Field

Source: MOD 015 Landscape and Visual - Final_Redacted Appendix 2: Figures Figure LA.01

Figure 6: Site Layout Plan (Proposed)

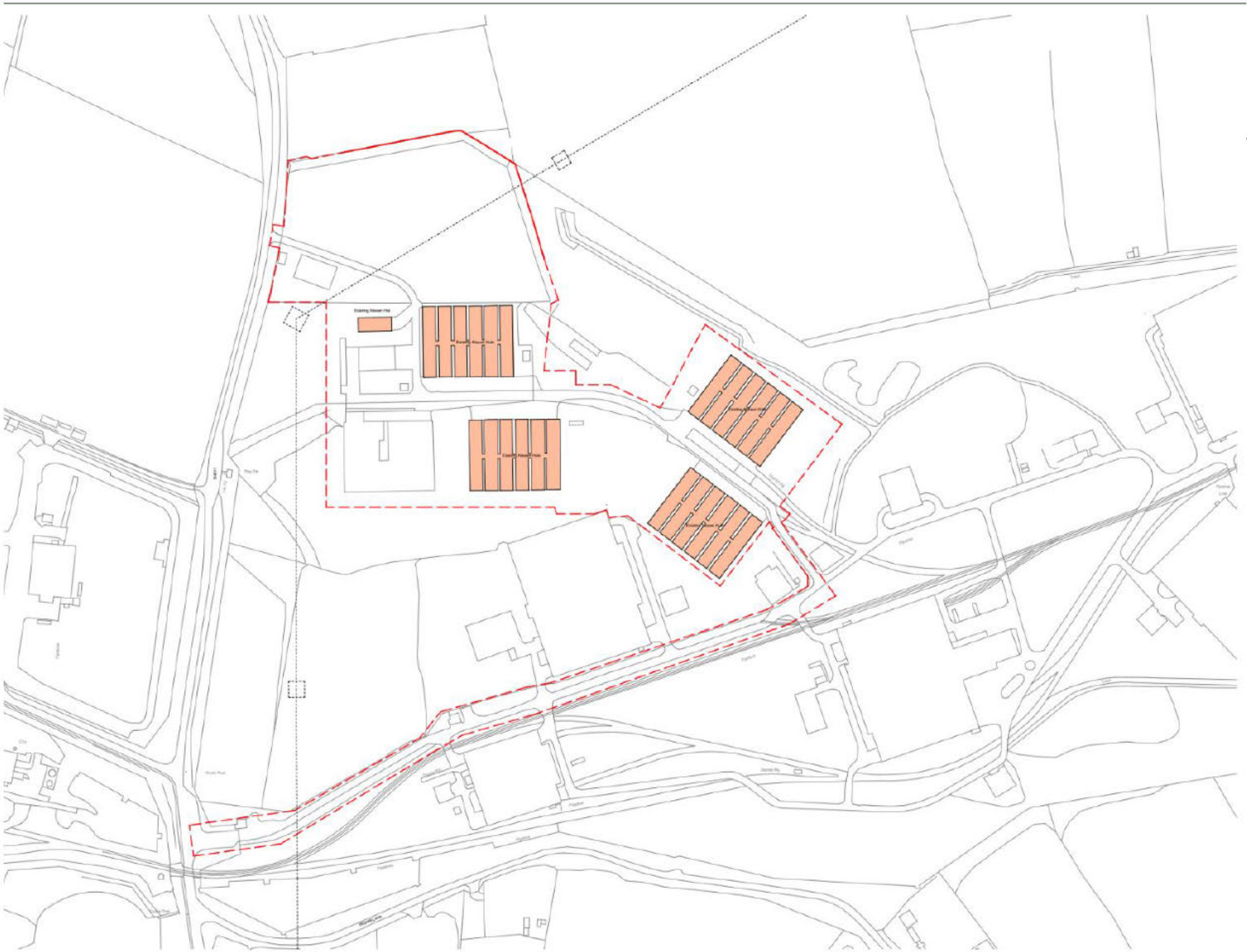


Figure 7: Parameter Plan (Existing)



Source: BIC-DR-AR-100107 PO1 Rev 2

Figure 8: Site Demolition Plan



Demolition Key

Red line boundary

Proposed buildings to demolish

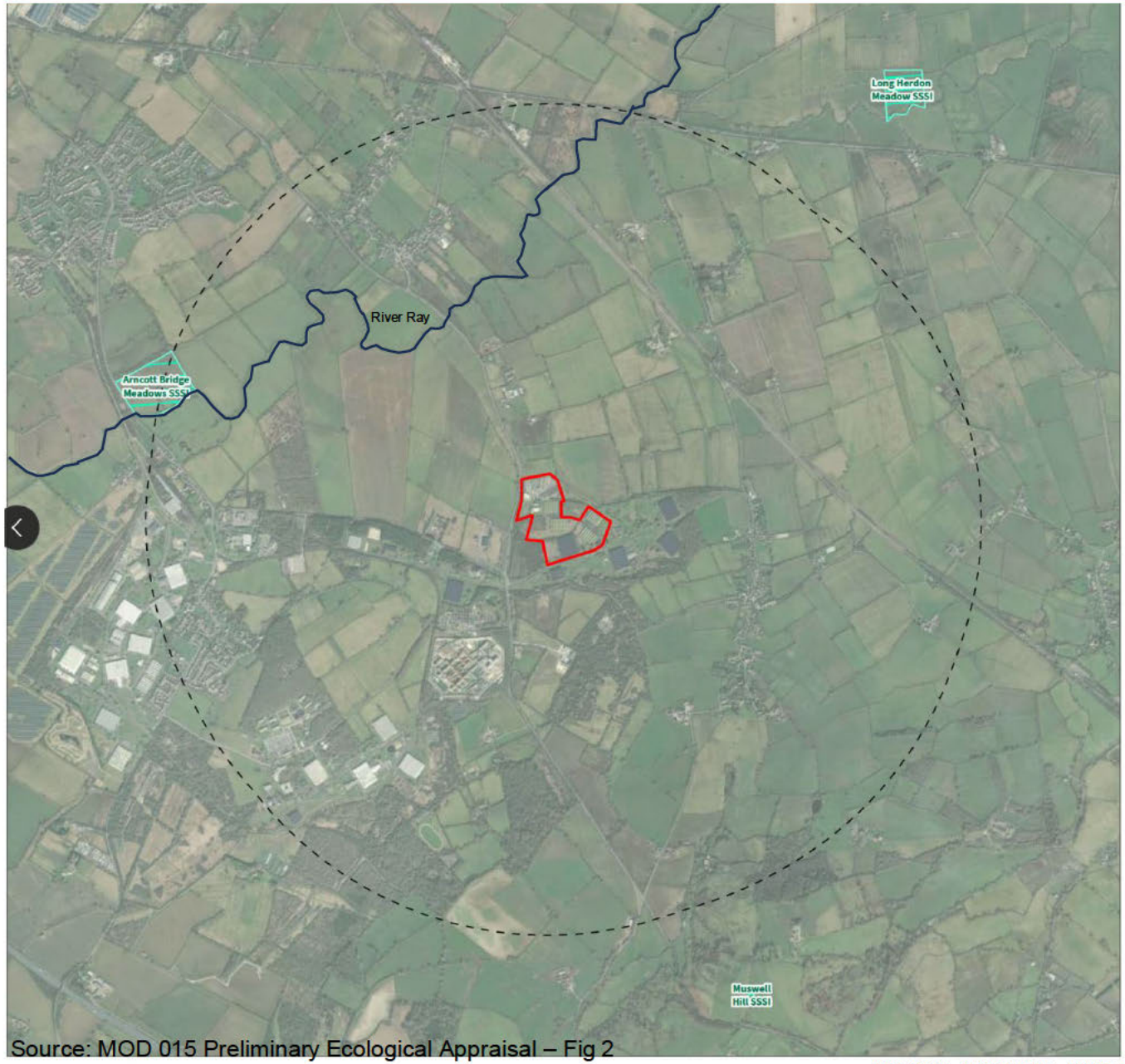
Source: BIC-DR-AR-100108-P01

Figure 9 – Aerial photo of existing development in proposed development area and buildings to be demolished



Source: 20260323112926

Figure 10: SSSI within 2km

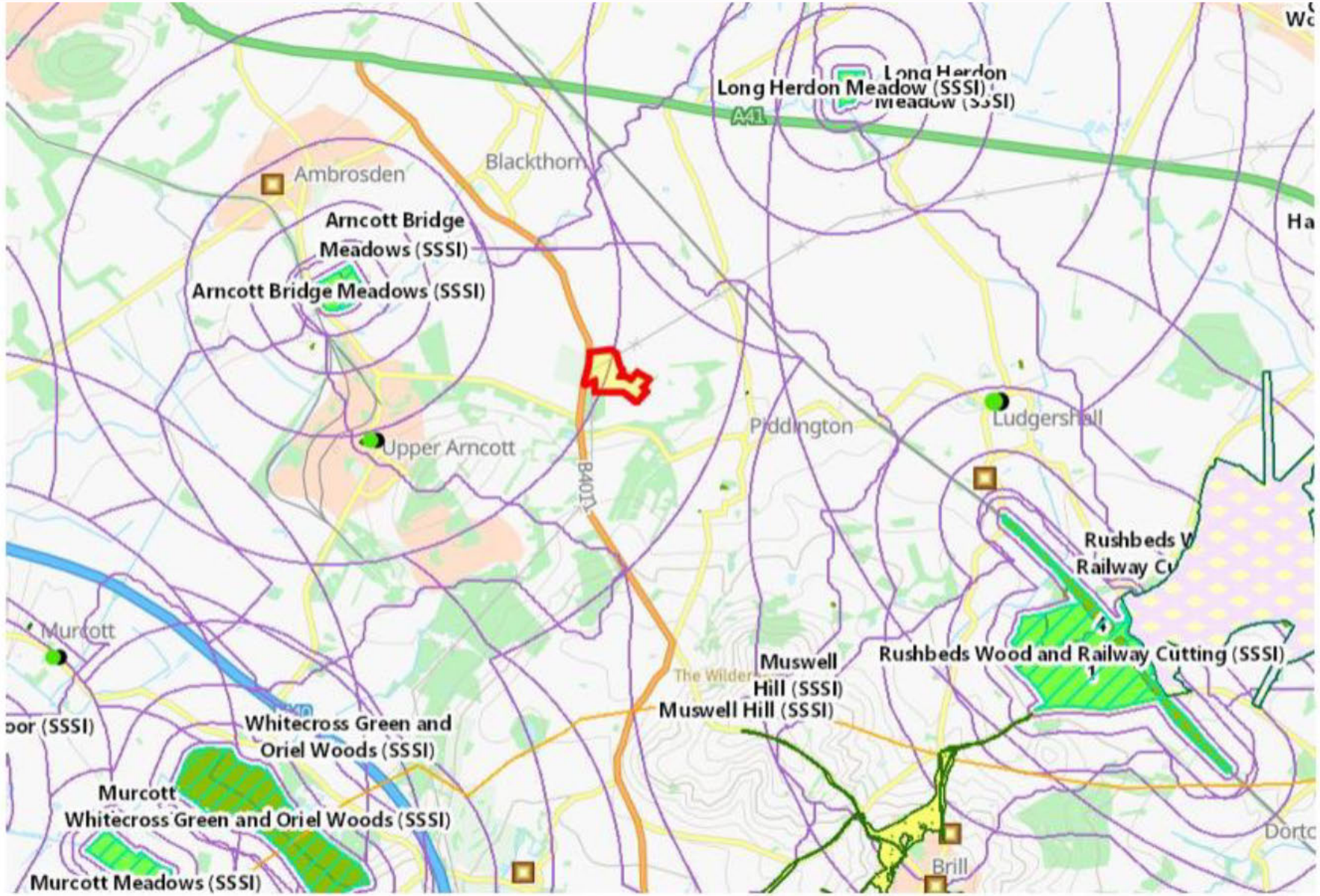


Legend

- Site boundary
- Site boundary buffer (2 km)
- Sites of Special Scientific Interest (SSSI)

Source: MOD 015 Preliminary Ecological Appraisal – Fig 2

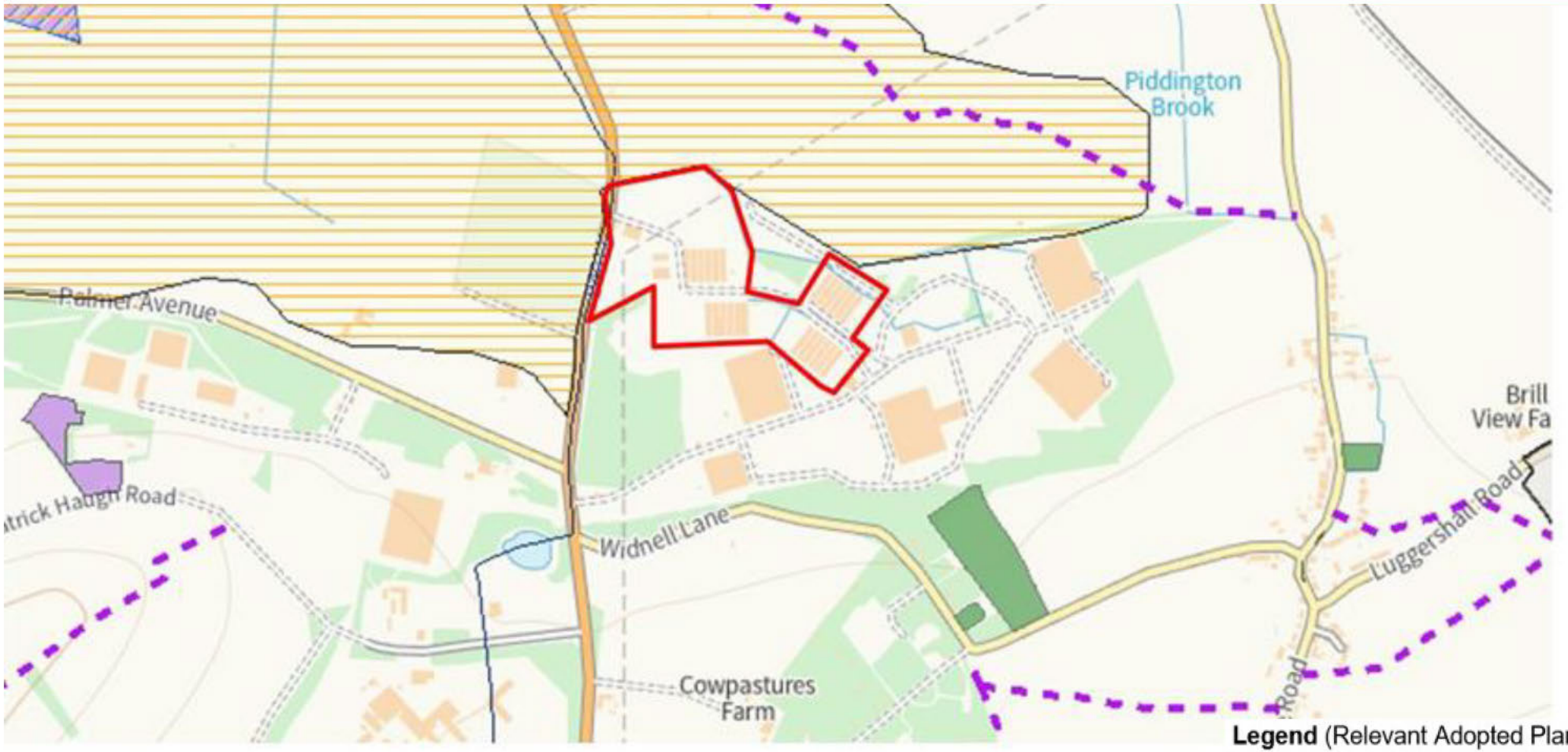
Figure 11: Sites showing SSSIs and impact Zones



Source: MOD015 Planning Proposal Statement - Final Submission Version- 6 July 2026

Figure 3: Proximity from site to SSSI's (Sites of Scientific Special Interest) (Source Defra Magic Maps)

Figure 12 – Site plan showing local ecological designations

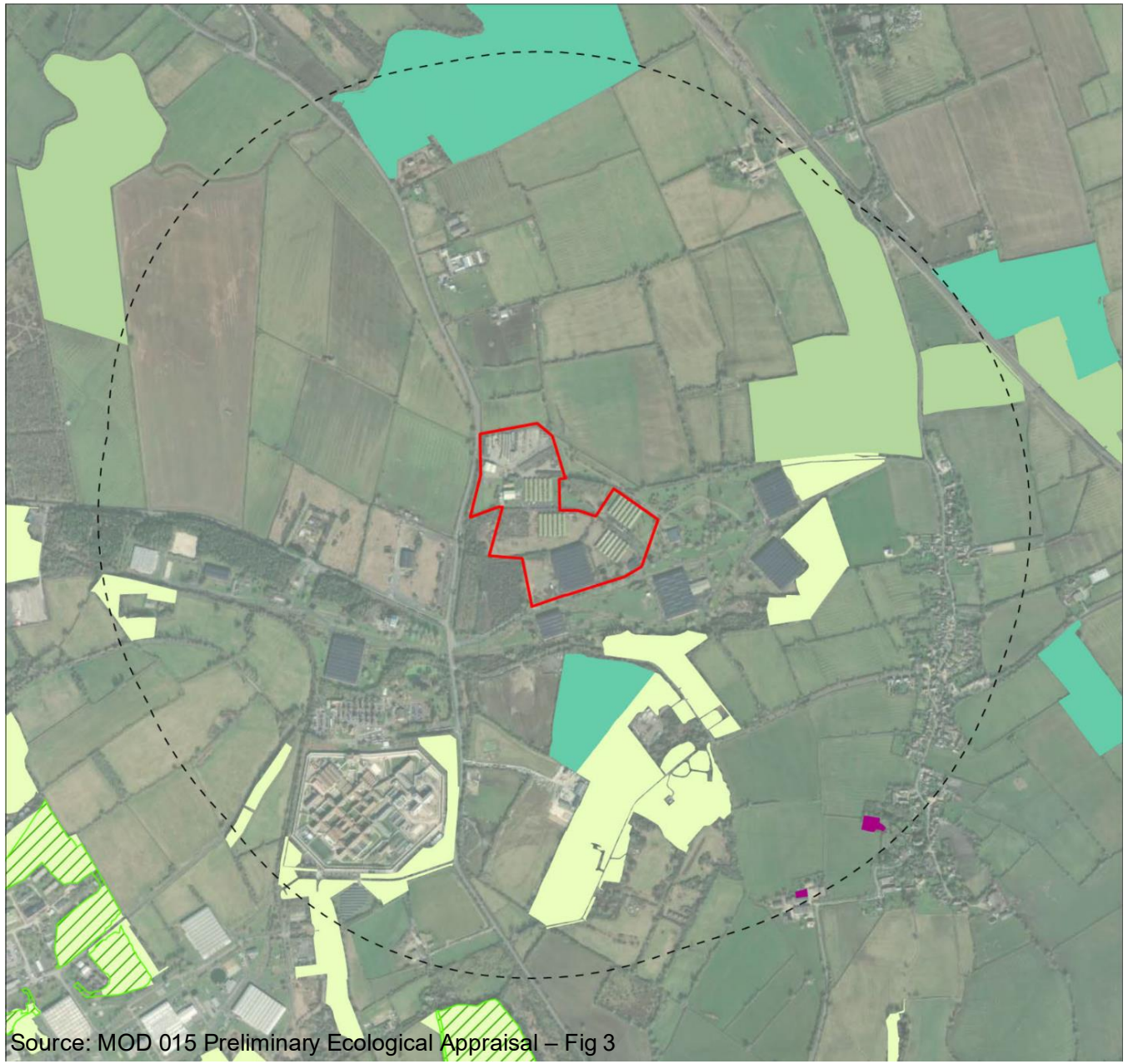


Legend (Relevant Adopted Planning Policy Map Designations)

- Application Site (proposed built areas)
- Existing Green Space
- Habitats (Previosuly UKBAP)
- Conservation Target Areas

Source: MOD015 Planning Proposal Statement - Final Submission Version- 6 July 2026 Fig 4

Figure 13: Priority Habitats within 1 km



Source: MOD 015 Preliminary Ecological Appraisal – Fig 3

Figure 14: Existing habitat within the site



Legend

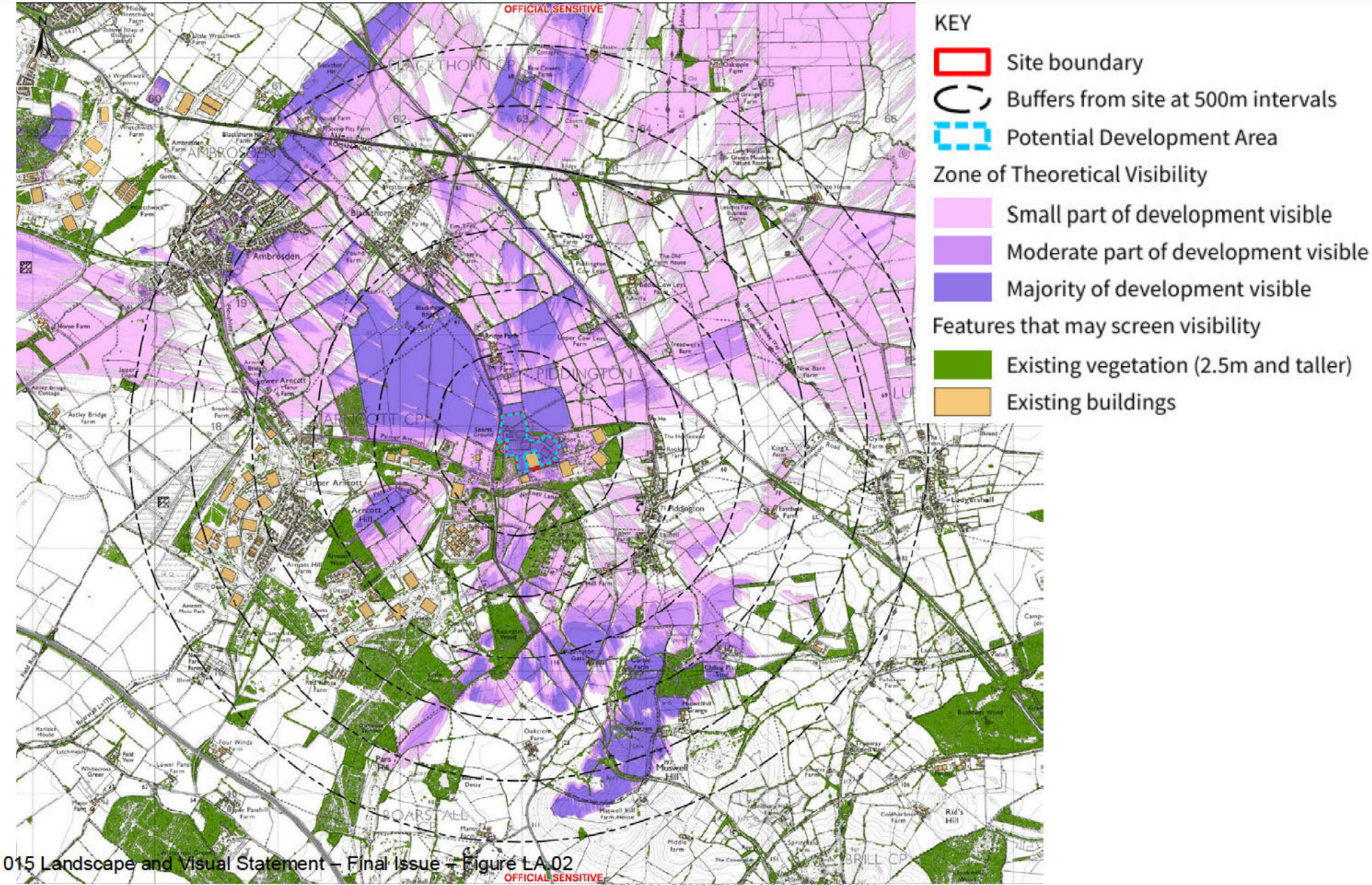
- Site boundary
- g3c - Other neutral grassland
- g3c5 - Arrhenatherum neutral grassland
- g3c7 - Deschampsia neutral grassland
- h3a - Blackthorn scrub
- h3d - Bramble scrub
- h3h - Mixed scrub
- r1g - Other standing water
- u1b - Developed land, sealed surface
- u1b5 - Buildings
- u1c - Artificial unvegetated unsealed surface
- h2a5 - Species-rich native hedgerow
- h2a6 - Other native hedgerows
- r1g - Other Standing Water
- u1e - Built linear feature
- w1g - Other woodland broadleaved

Secondary codes:

- 10 - Scattered scrub
- 11 - Hedgerow with trees
- 16 - Tall forbs
- 32 - Scattered trees
- 33 - Line of trees
- 45 - Reservoir
- 49 - Freshwater - artificial
- 50 - Ditch
- 81 - Ruderal or ephemeral
- 106 - Mown
- 108 - Frequently mown
- 128 - Tall or tussocky sword
- 502 - Seasonally wet
- 518 - Neglected
- 530 - Ecotone
- 532 - Scattered grass
- 612 - Fence

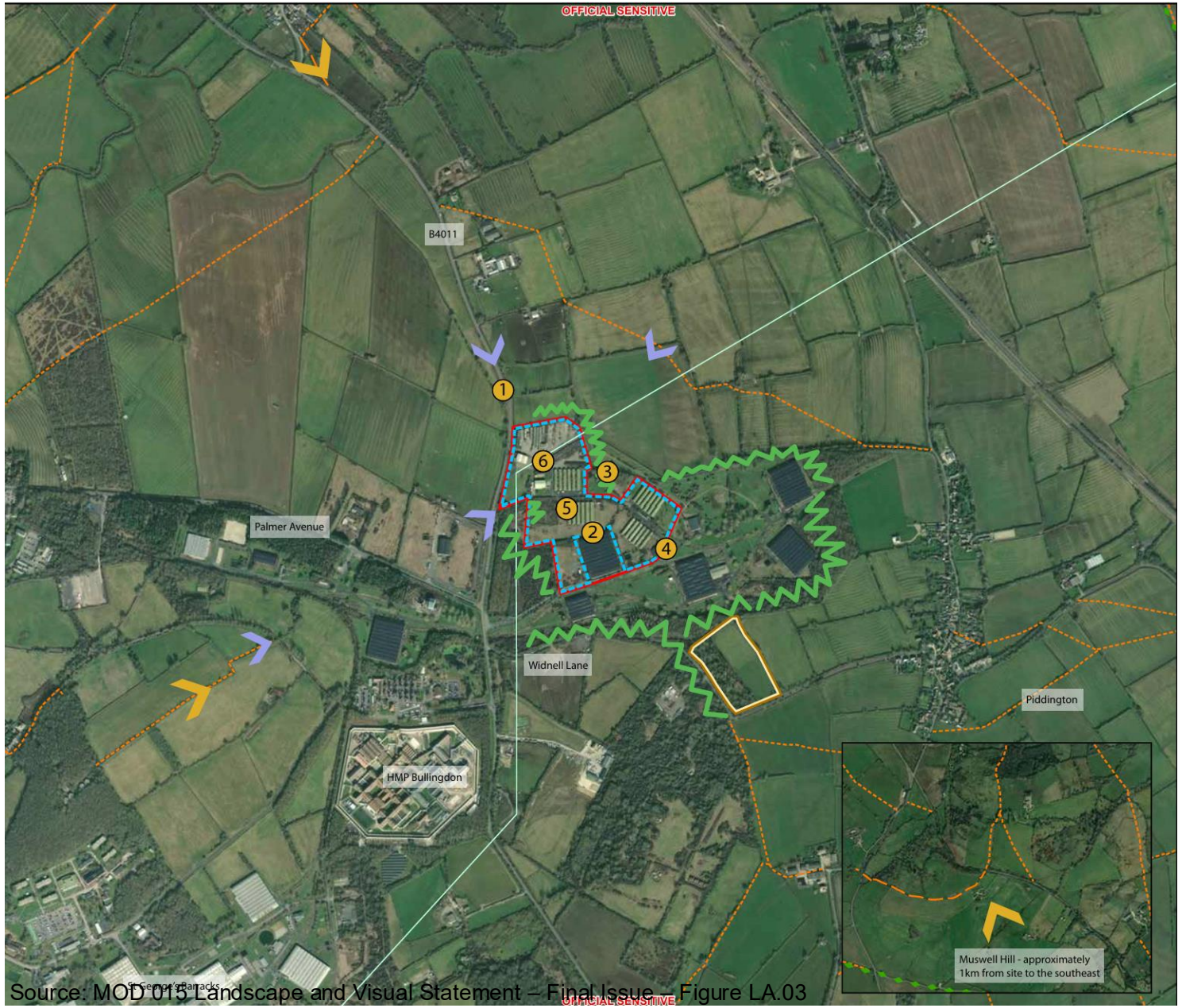
Source: MOD 015 Preliminary Ecological Appraisal – Fig 5

Figure 15: Zone of Theoretical Visibility



Source: MOD 015 Landscape and Visual Statement – Final Issue – Figure LA.02

Figure 16: Opportunities and Constraints Plan



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

Source: MOD 015 Landscape and Visual Statement – Final Issue – Figure LA.03

Figure 17: Viewpoints (Existing)

[redacted]



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



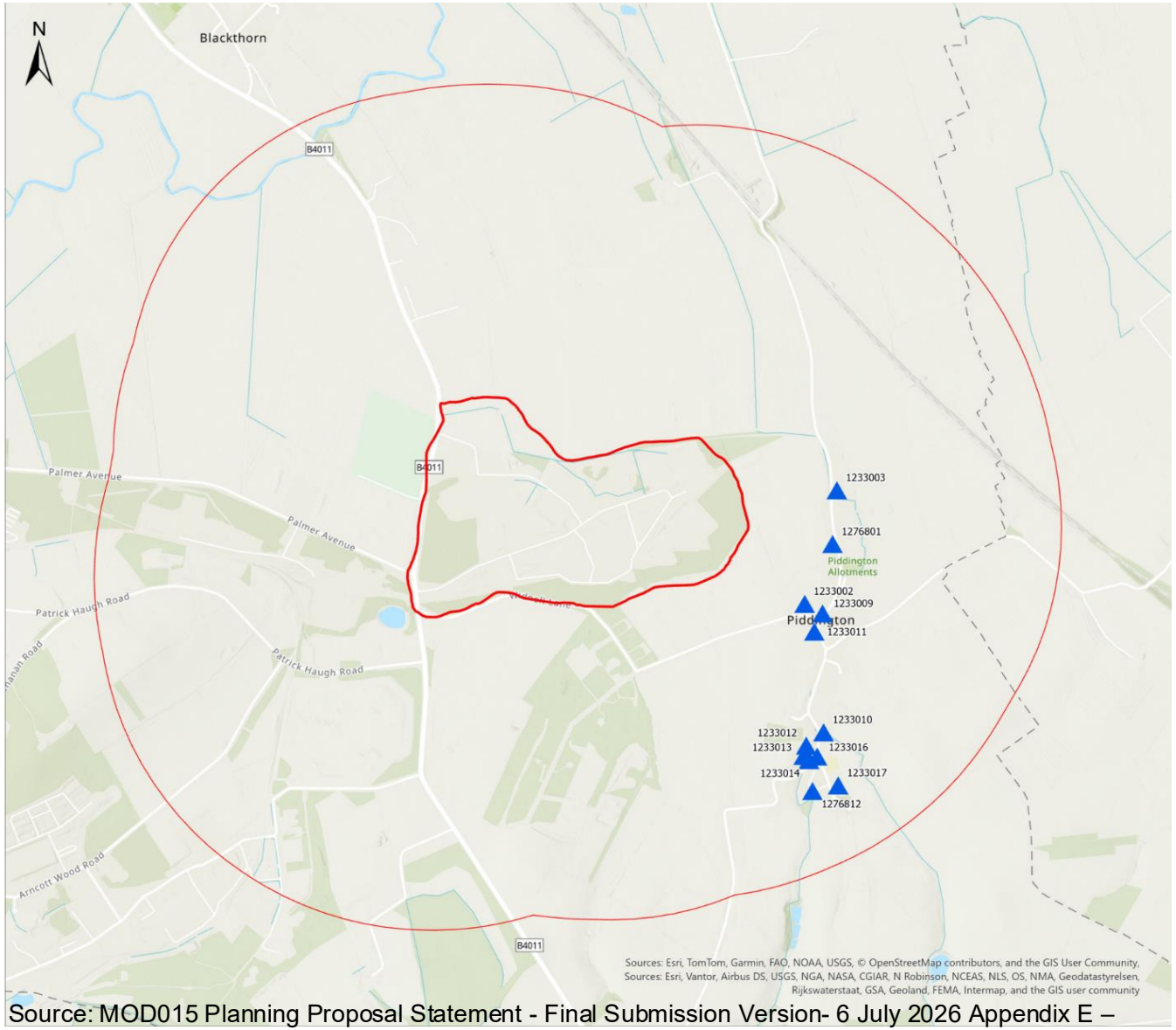
Plate 6 – View north from Muswell Hill. The Site is located within the mid distance view. The Site is visible within the panoramic view available.



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

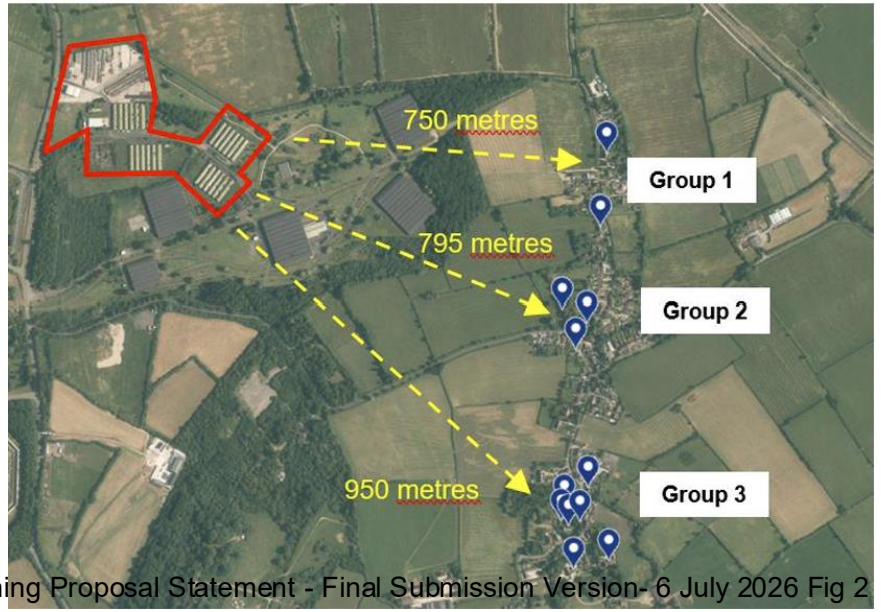
Source: MOD 015 Landscape and Visual Statement – Final Issue

Figure 18 –Statutorily Listed Buildings/Structures



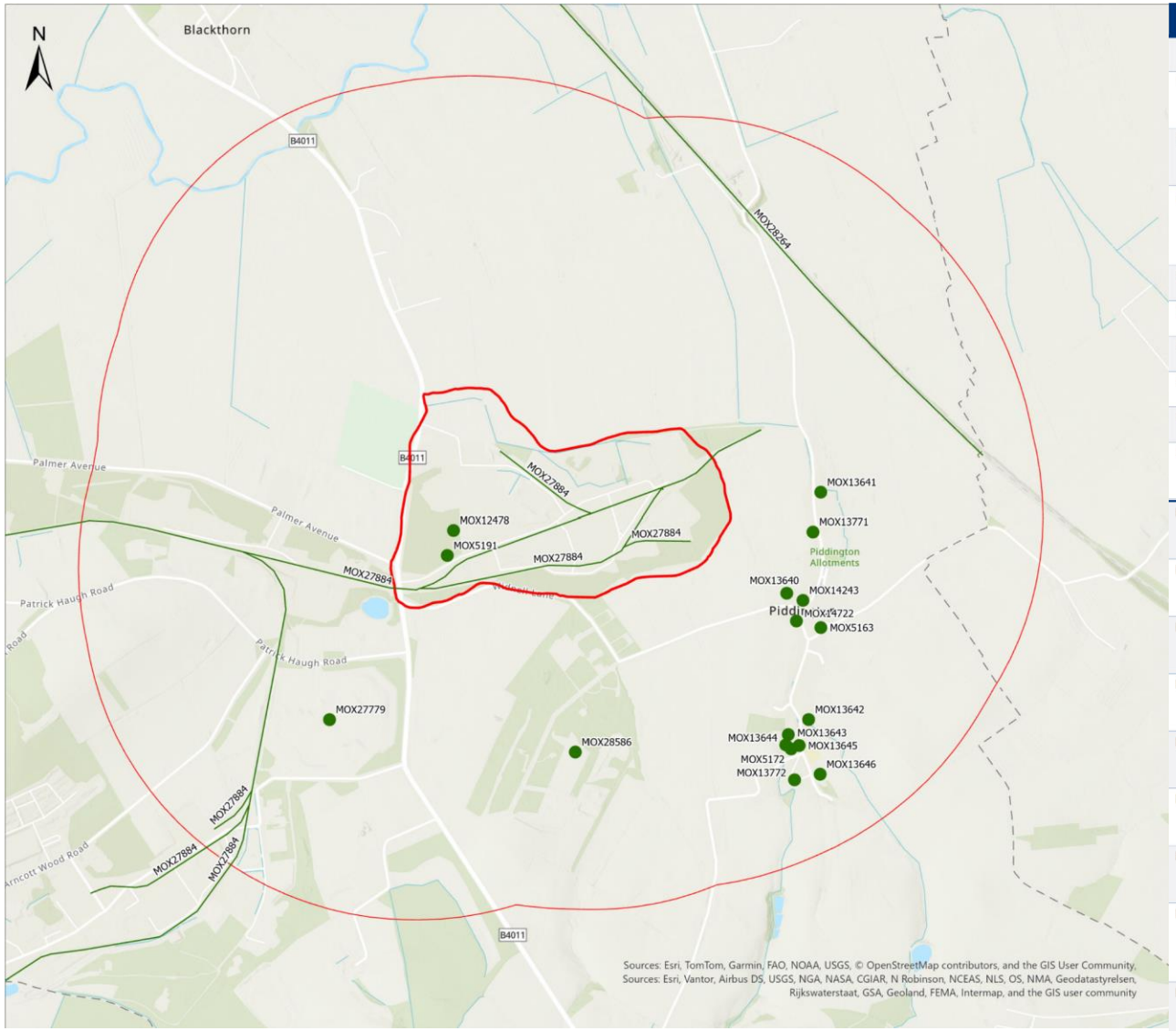
Source: MOD015 Planning Proposal Statement - Final Submission Version- 6 July 2026 Appendix E – Recorded heritage asset Fig 2

Table 1: Details of Statutorily Listed Buildings/Structures in the Village of Piddington (Source: Historic England)	
Grade II Listed Fir Tree House (List Entry Number: 1233003)	**Group 1**: Statutorily Listed Buildings
Grade II Listed 33 Lower End (List Entry Number: 1276801)	
Grade II Listed Brown's Place (List Entry Number: 1233009)	**Group 2**: Statutorily Listed Buildings
Grade II Listed Barn 100 m north of Brown's Place (List Entry Number: 1233002)	
Grade II Listed Gwith Cottage (List Entry Number: 1233011)	
Grade II Listed Brook Cottage (List Entry Number: 1233010)	
Grade II Listed Inn Cottage (List Entry Number: 1233012)	
Grade II Listed Church Cottage (List Entry Number: 1233013)	**Group 3:** Statutorily Listed Buildings
Grade II* Listed Church of St Nicholas (List Entry Number: 1233014)	
Grade II Listed Graveboard (List Entry Number: 1233016)	
Grade II Listed Manor House (List Entry Number: 1276812)	
Grade II Listed The Old Vicarage (Listed Entry Number: 1233017)	



Source: MOD015 Planning Proposal Statement - Final Submission Version- 6 July 2026 Fig 2

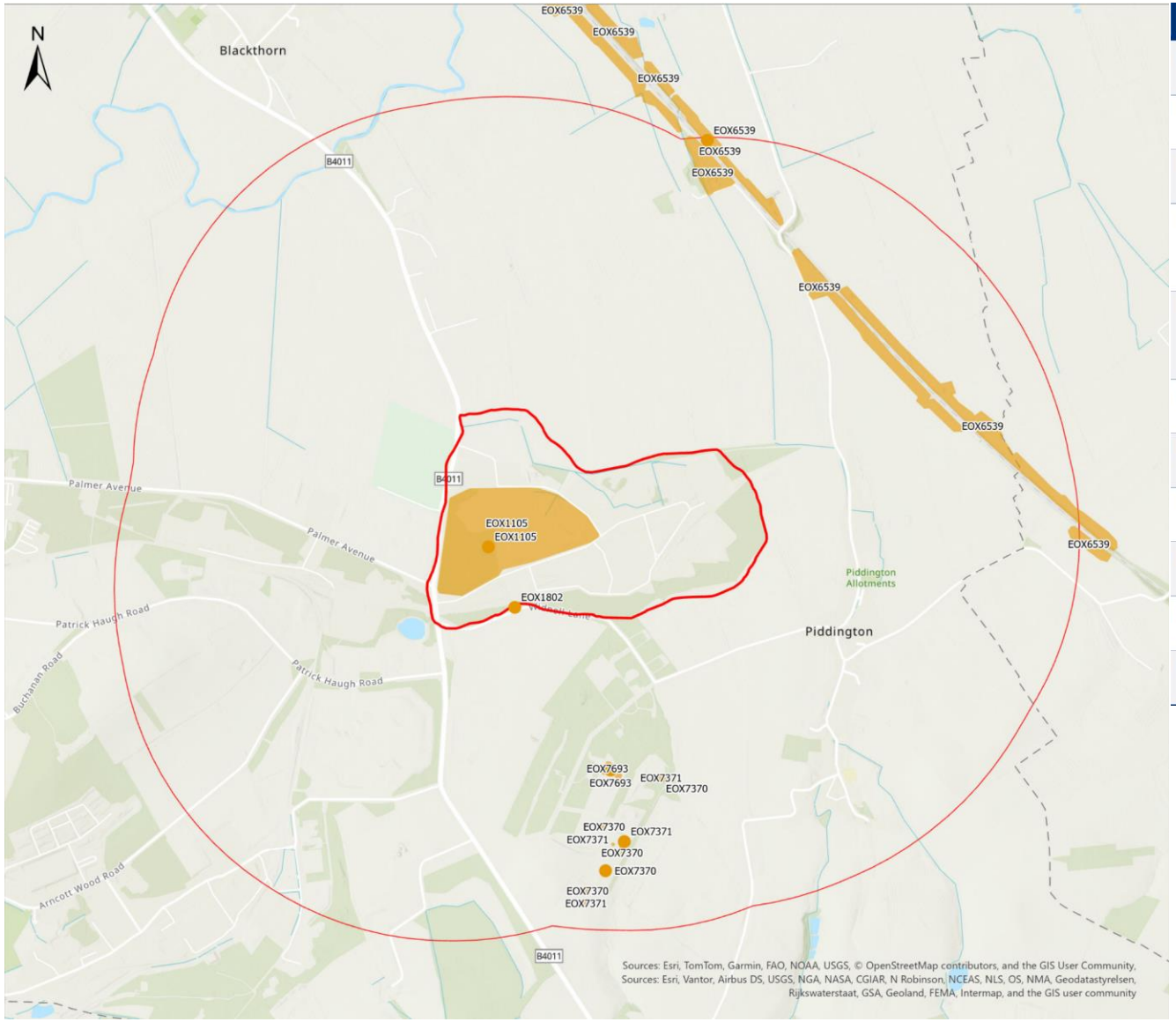
Figure 19 – Non-designated recorded heritage assets



Source: MOD015 Planning Proposal Statement - Final Submission Version- 6 July 2026 Appendix E – Recorded heritage asset Fig 3

Identifier	Record Type	Description	Period
		Recorded Heritage Assets (by period)	
MOX5191	Find Spot	Large quantity of Samian ware found during construction of War Dept warehouse built in 1940's at Arncott Camp.	Roman
MOX5172	Building	Chancel 1300, nave C13-C15 and C16 tower. Wallpaintings. Repairs in 1826 and restored in 1855.	Medieval to Post Medieval
MOX12478	Landscape	Medieval to early Post Medieval buried ploughsoil covering most of the development site. Environmental evidence suggests that waterlogging limited activity to sporadic periods of ploughing.	Medieval to Post Medieval
MOX5163	Building	Chapel established in 1825.	Post Medieval
MOX13640	Building	Barn. C17, possibly earlier.	Post Medieval
MOX13642	Building	Small house. Probably C17 or earlier, re-modelled C18 and extended early C19.	Post Medieval
MOX13645	Building	Graveboard. Probably late C18/early C19. Wood.	Post Medieval
MOX13771	Building	Small house. Late C16/early C17.	Post Medieval
MOX13772	Building	Farmhouse, probably incorporating parts of manor house. Late C17/early C18, with earlier fragments, extended C19.	Post Medieval
MOX5191	Find Spot	Large quantity of Samian ware found during construction of War Dept warehouse built in 1940's at Arncott Camp.	Roman
MOX13641	Building	House, 1693 on datestone; altered C18 and C20.	Post Medieval to Late 20th Century
MOX13643	Building	Inn, now house. Late C16/early C17, C18 and C20.	Post Medieval to Late 20th Century
MOX13644	Building	Small house. Late C16/early C17 and C17, extended C20.	Post Medieval to Late 20th Century
MOX13646	Building	Vicarage, now house. Early C18.	Post Medieval to Late 20th Century
MOX14243	Building	Farmhouse, now house. 1777 on datestone, extended C20.	Post Medieval to Late 20th Century
MOX14722	Building	Small house. C17 and C20.	Post Medieval to Late 20th Century
MOX28264	Linear	The Aynho and Ashendon Railway was built in 1910 to bypass Oxford and radically shorten the London - Birmingham connection, which it did by 19 miles. Although built for express trains, it has been downgraded since the 1960's.	Edwardian to Late 20th Century
MOX27884	Linear	Britain's largest military railway system, it was the primary mode of transport at the Central Ordnance Depot Bicester. Surveyed 1941, ready for construction 1942. Still extant.	Second World War to Late 20th Century
MOX27779	Building	New Gallery prison, opened on 16th March 1992.	Late 20th Century
MOX28586	Monument	Two undated gullies and a gully terminus identified during a watching brief at Piddington Training Area.	Undated

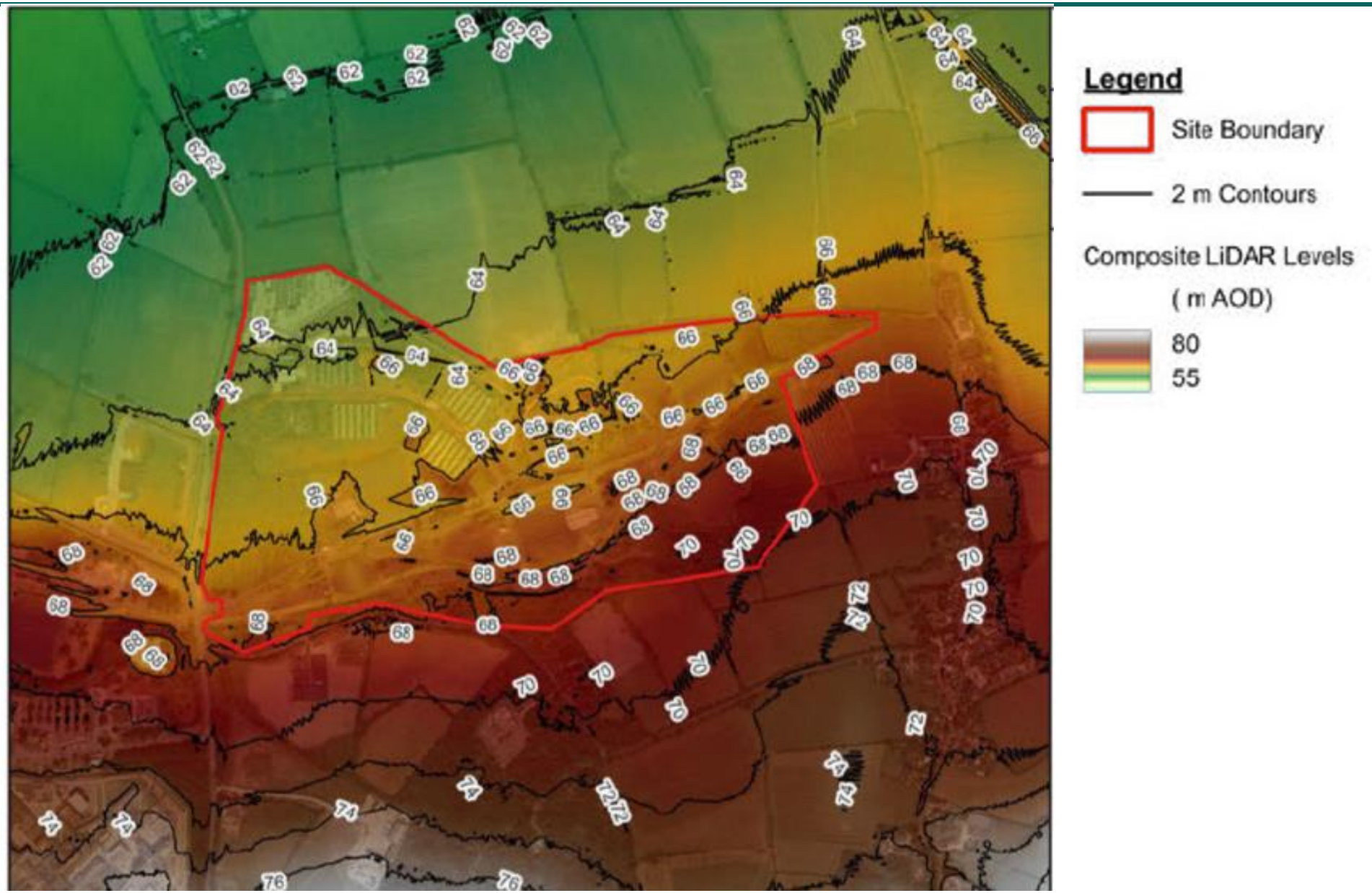
Figure 20 – Areas of archaeological potential



Ref	Location	Type
EOX1105	Site A: MOD Bicester	DSDC Site A: MOD Bicester Evaluation
EOX1105	MOD Bicester Evaluation	DSDC Site A: MOD Bicester Evaluation
EOX1802	Bicester Oxfordshire	DSBC Bicester Oxfordshire DBA
EOX6539	Blackthorn to Piddington Embankment Work	Blackthorn to Piddington Embankment Work: Geophysical Survey
EOX6539	Blackthorn to Piddington Embankment Work	Blackthorn to Piddington Embankment Work: Geophysical Survey
EOX7370	Piddington Training Area	Metal Detection Survey at Piddington Training Area
EOX7370	Piddington Training Area	Metal Detection Survey at Piddington Training Area
EOX7371	Piddington Training Area	Watching Brief at Piddington Training Area
EOX7371	Piddington Training Area	Watching Brief at Piddington Training Area
EOX7693	Piddington Training Area	Watching Brief at Piddington Training Area
EOX7693	Piddington Training Area	Watching Brief at Piddington Training Area

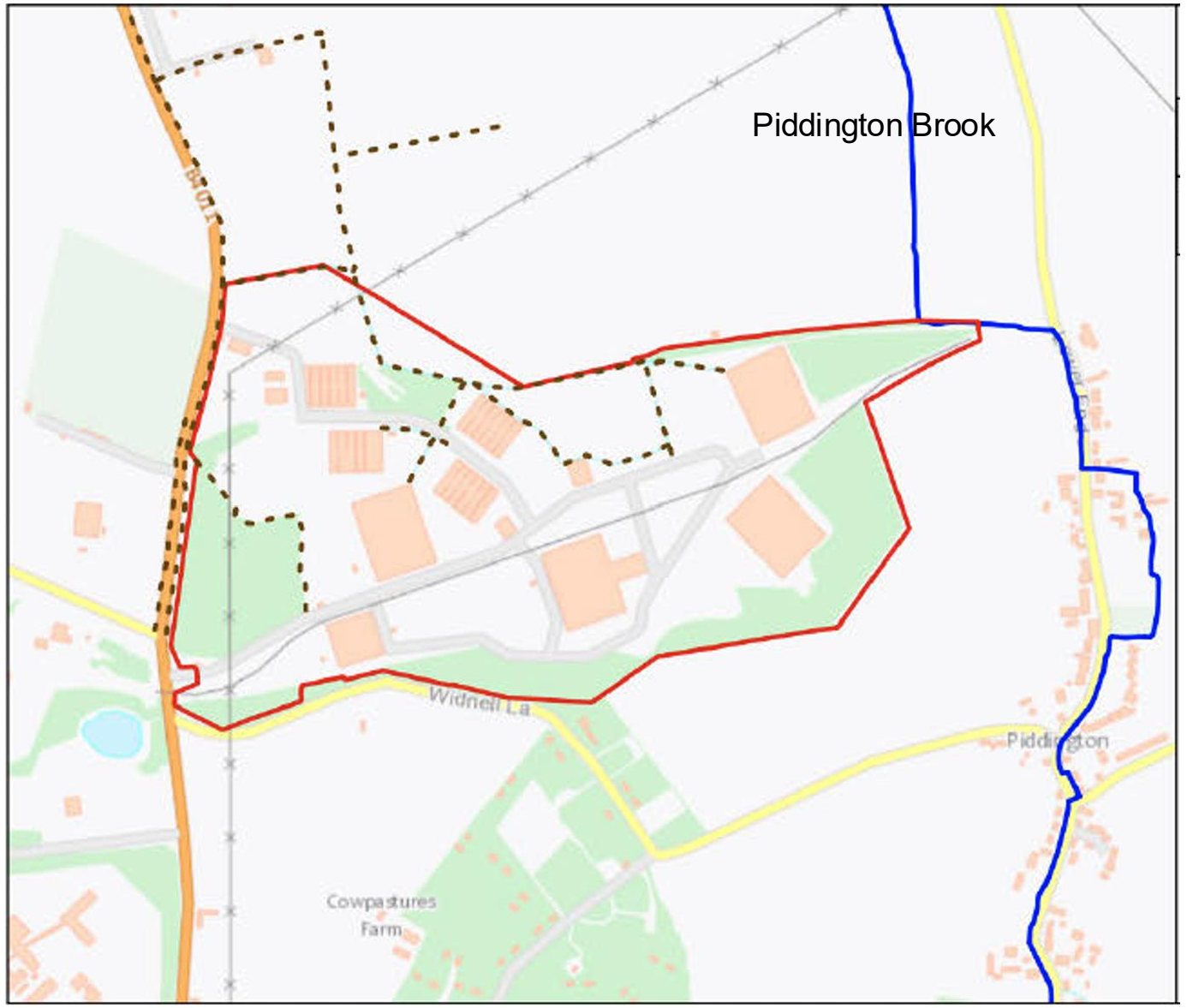
Source: MOD015 Planning Proposal Statement - Final Submission Version- 6 July 2026 Appendix E – Recorded heritage asset Fig 4

Figure 21 – Site Topography



Source: MOD015 Flood Risk Assessment Fig 2.2

Figure 22 – Existing ditches and Surface Water

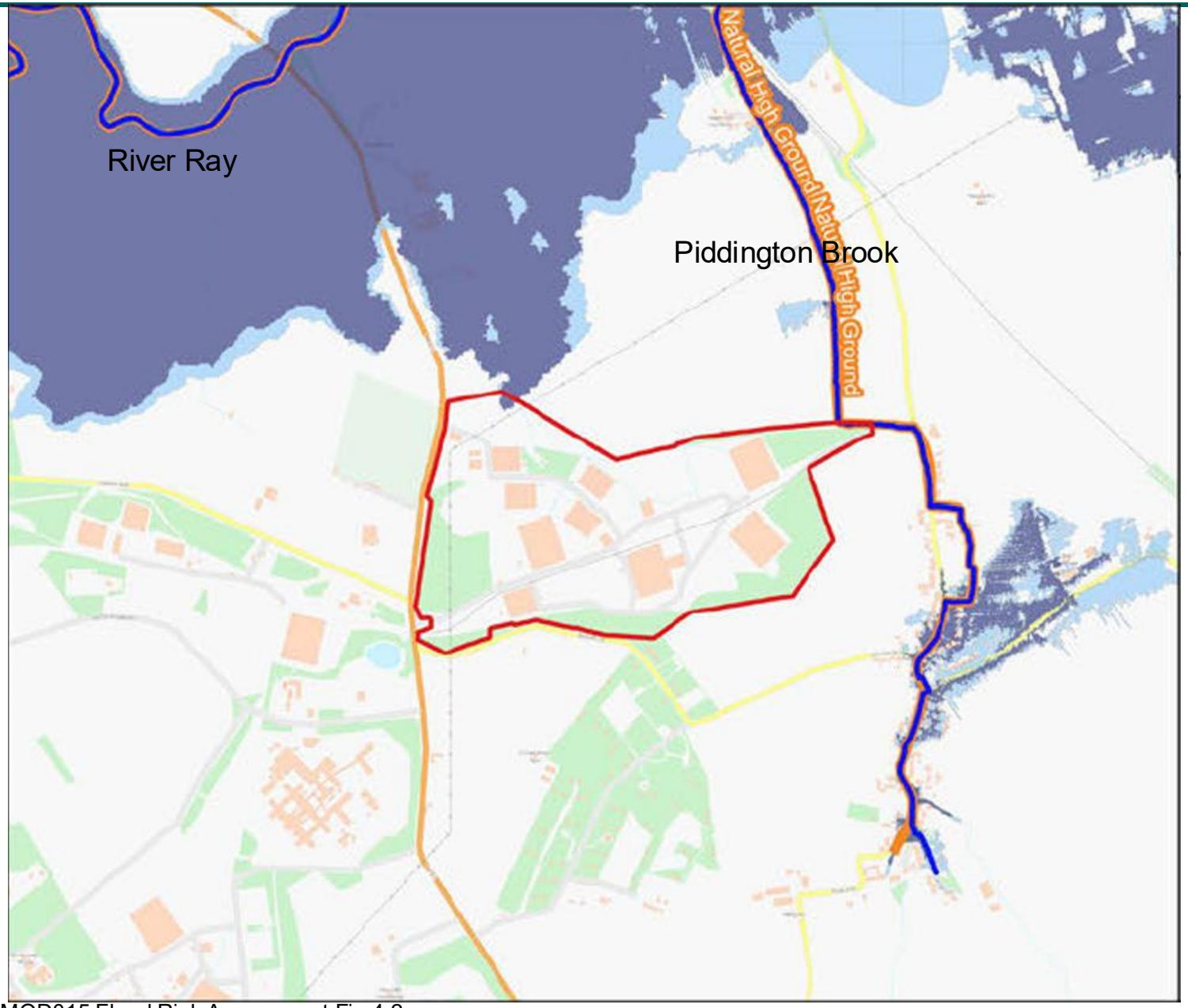


Legend

- Site Boundary
- EA Main Rivers
- Ditches

Source: MOD015 Flood Risk Assessment Fig 2.3

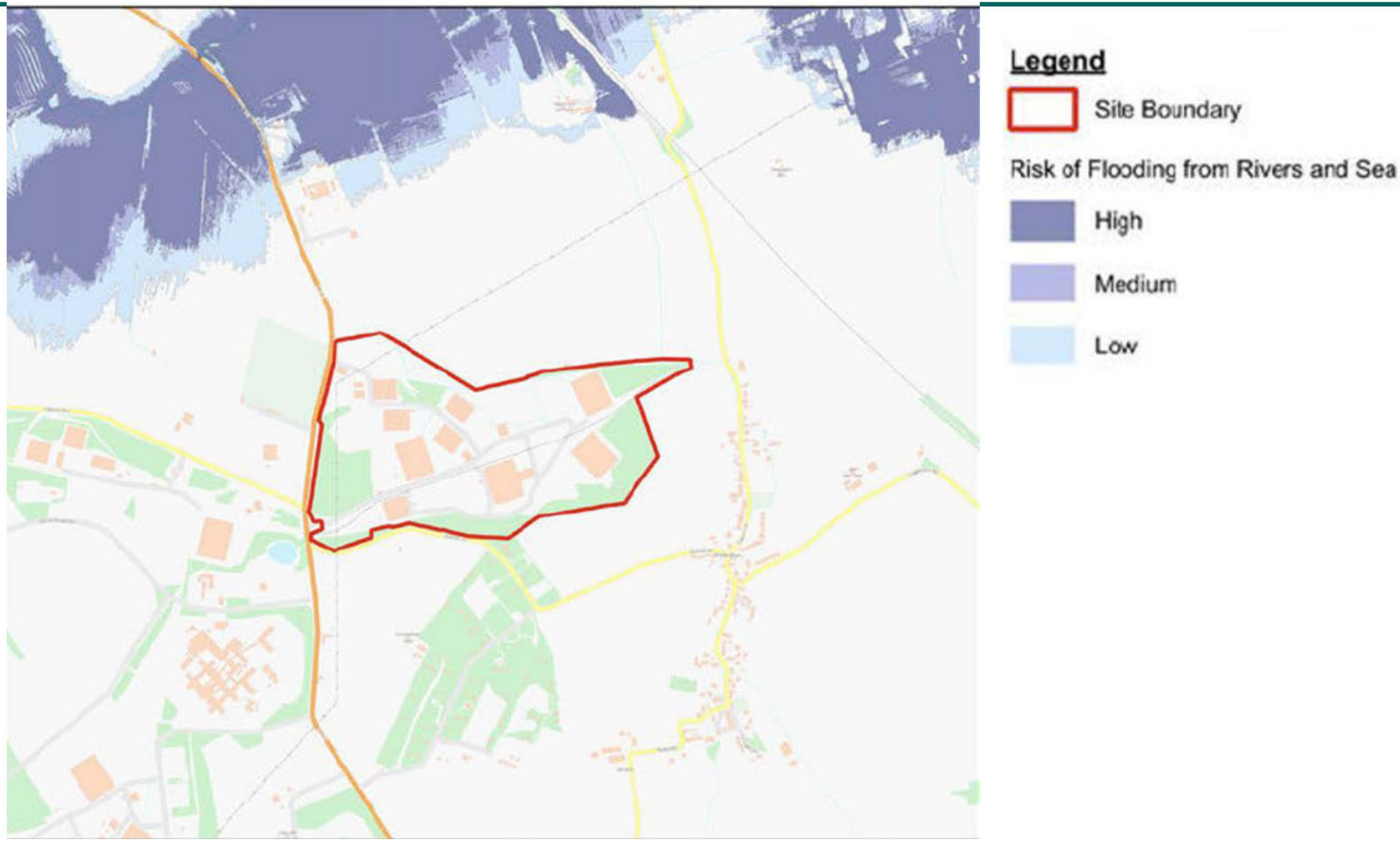
Figure 23: Flood Zone





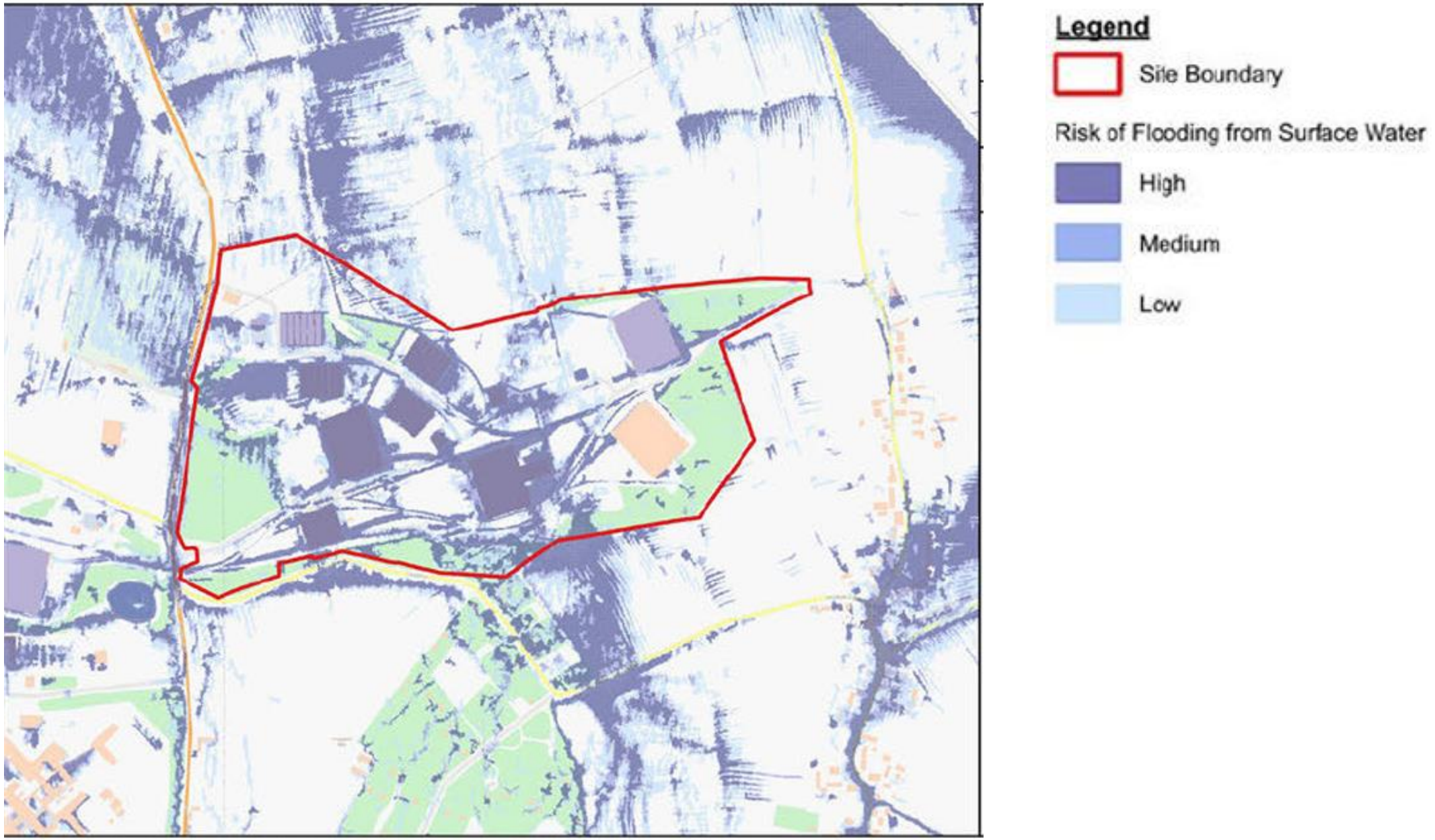
Source: MOD015 Flood Risk Assessment Fig 4.2

Figure 24: Risk of Flooding from River and Sea under future climate change scenarios



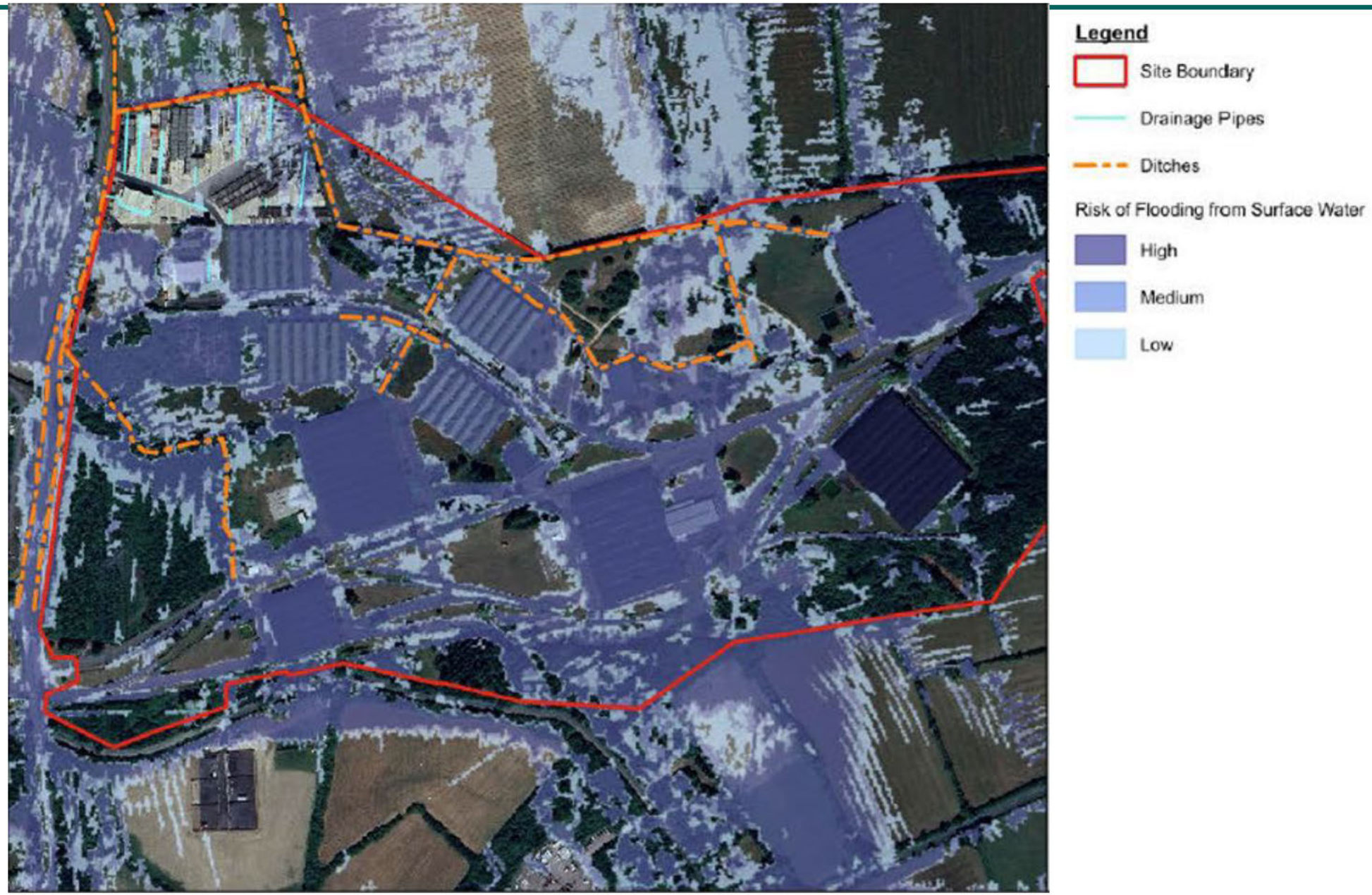
Source: MOD015 Flood Risk Assessment Fig 4.3

Figure 25: Risk of Flooding from Surface Water



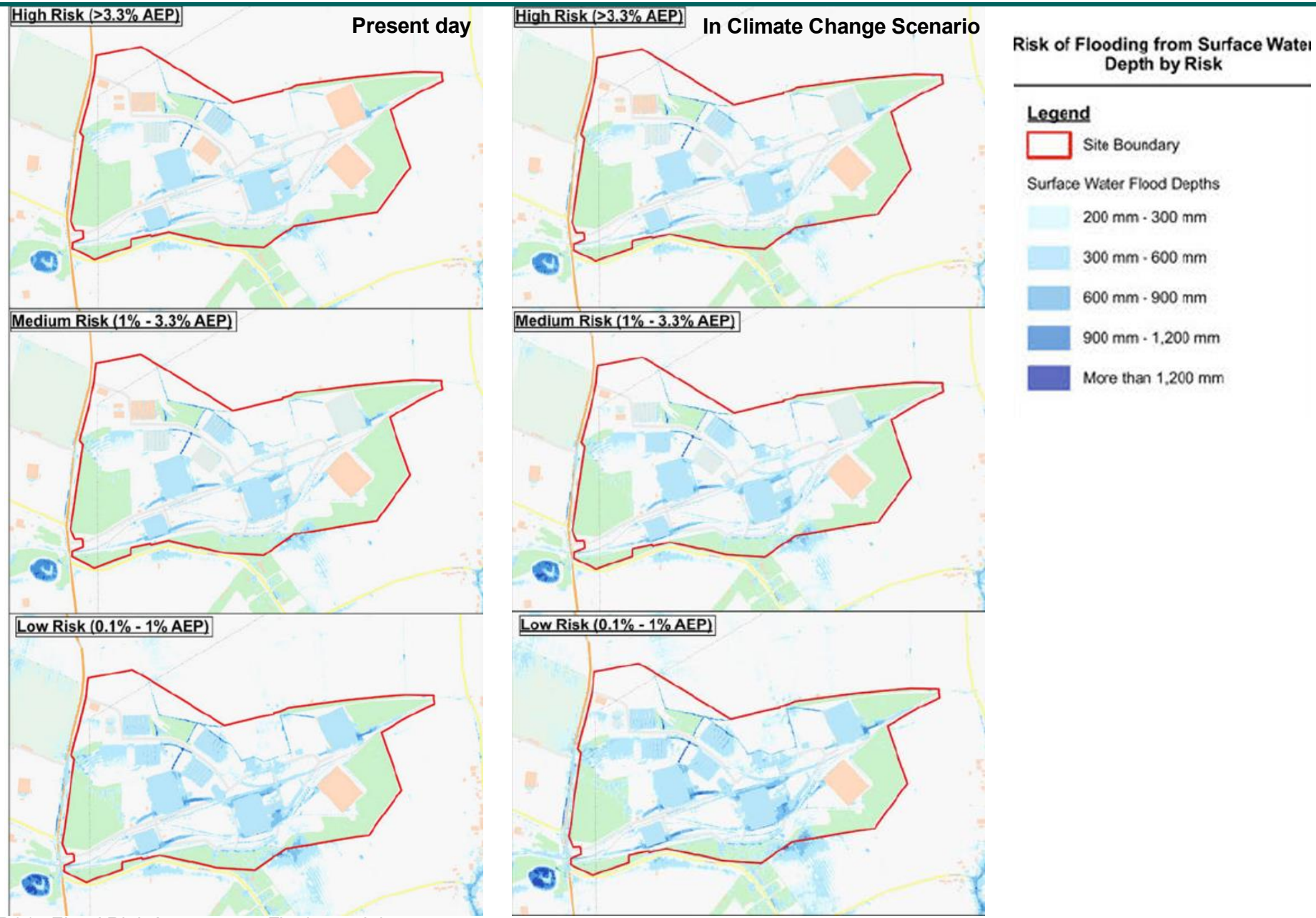
Source: MOD015 Flood Risk Assessment Fig 4.4

Figure 26: Risk of Flooding from Surface Water under future climate change scenarios, with private drainage network



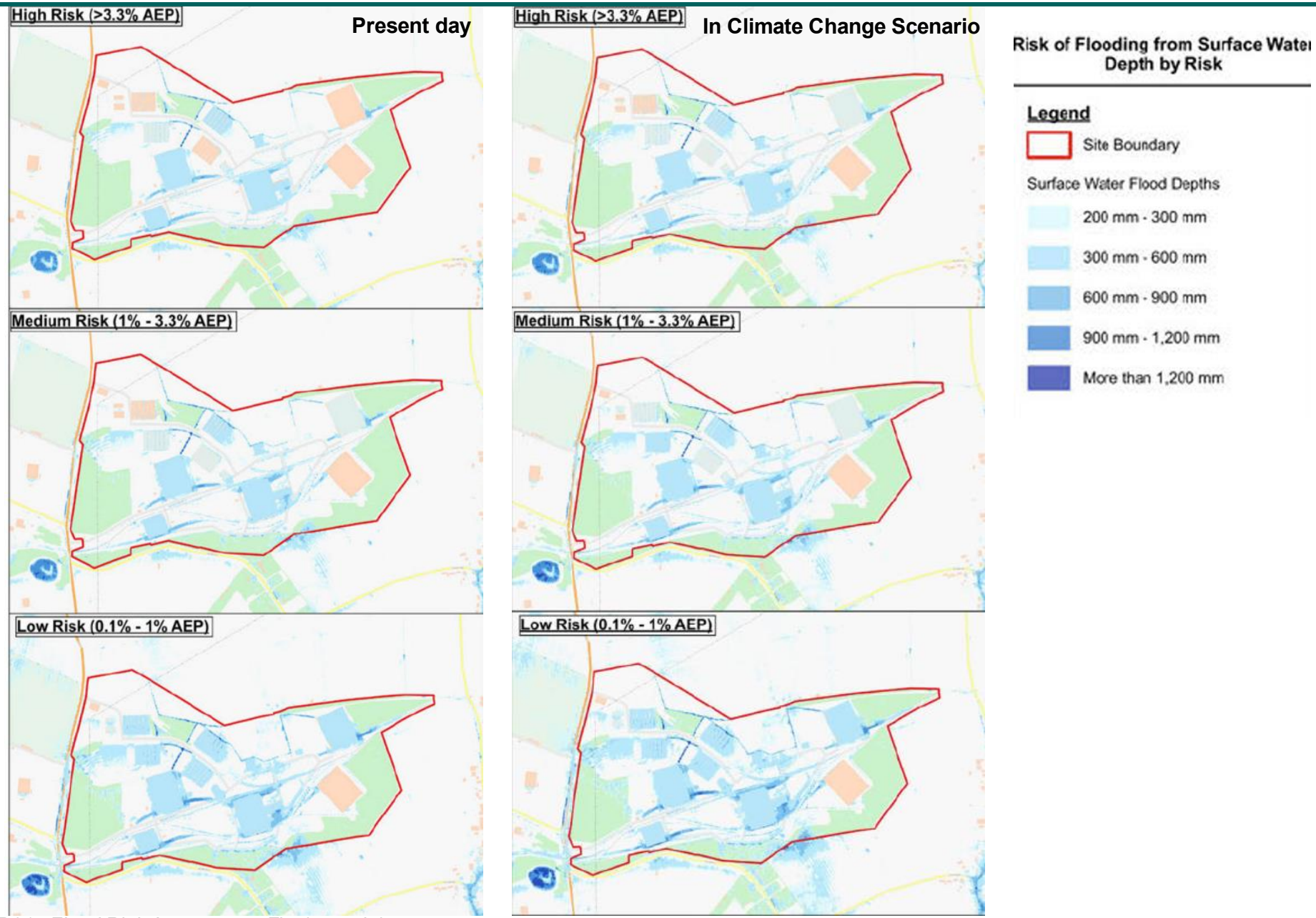
Source: MOD015 Flood Risk Assessment Fig 4.8

Figure 27: Surface Water Flood Depth (present day and future)



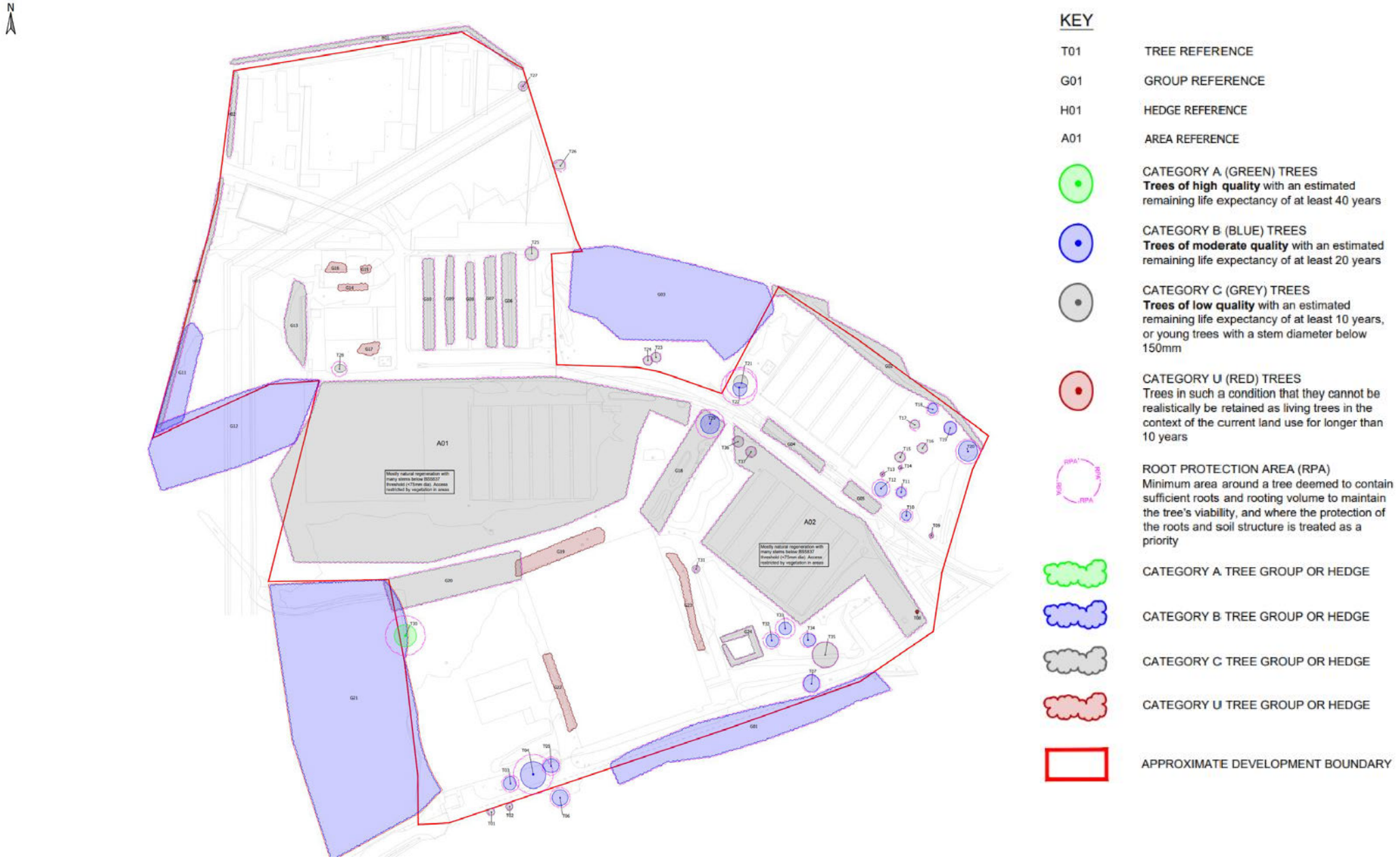
Source: MOD015 Flood Risk Assessment Fig 4.5 and 4,7

Figure 28: Surface Water Flood Depth (present day and future)



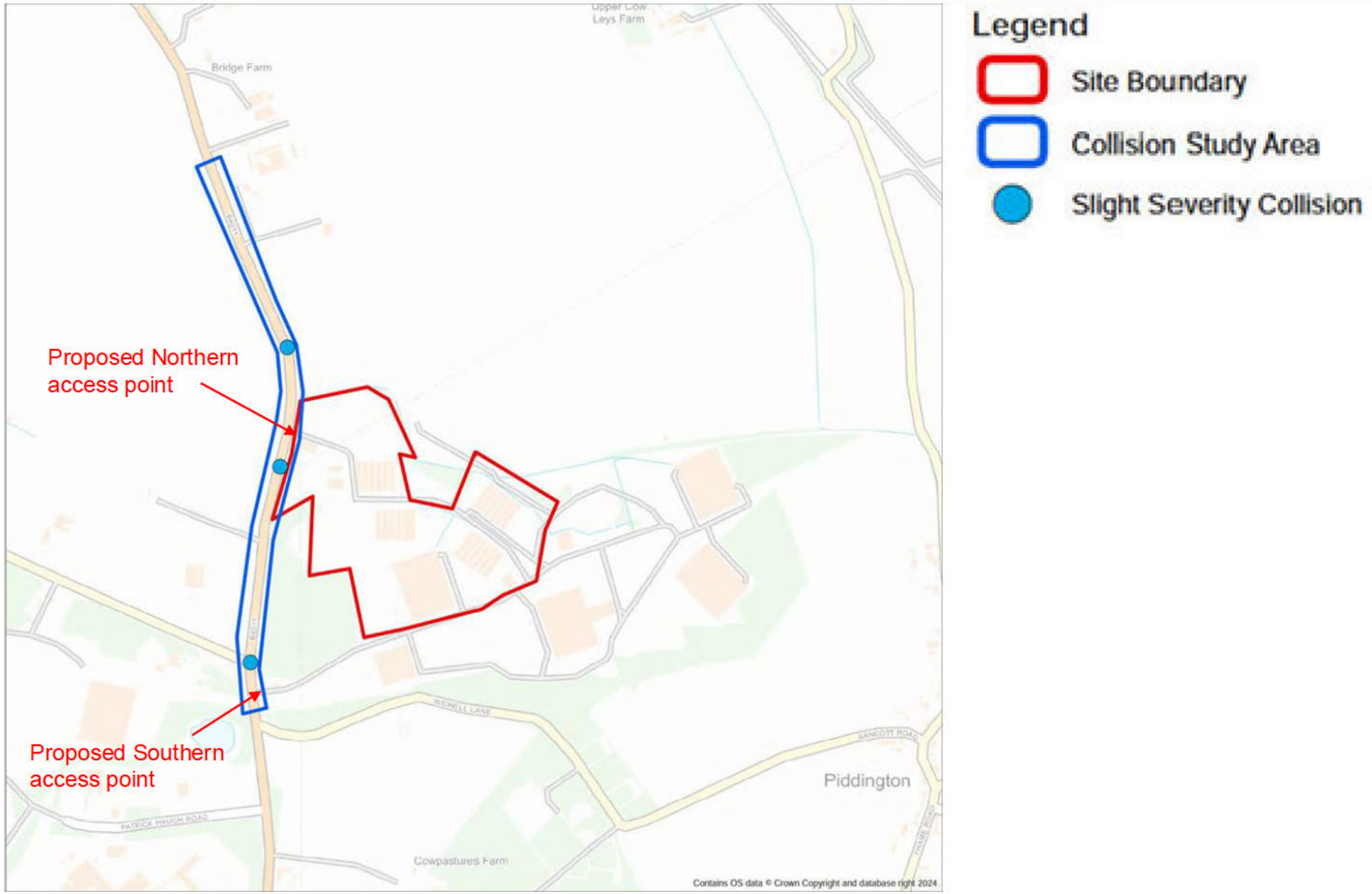
Source: MOD015 Flood Risk Assessment Fig 4.5 and 4,7

Figure 29: Tree constraints plan



Source: MOD015 - Arboriculture – Final - Appendix C

Figure 30: Past Collision Plot



Source: MOD015 - Transport Assessment - Fig 4

Figure 31: Photo of the northern and southern access point currently



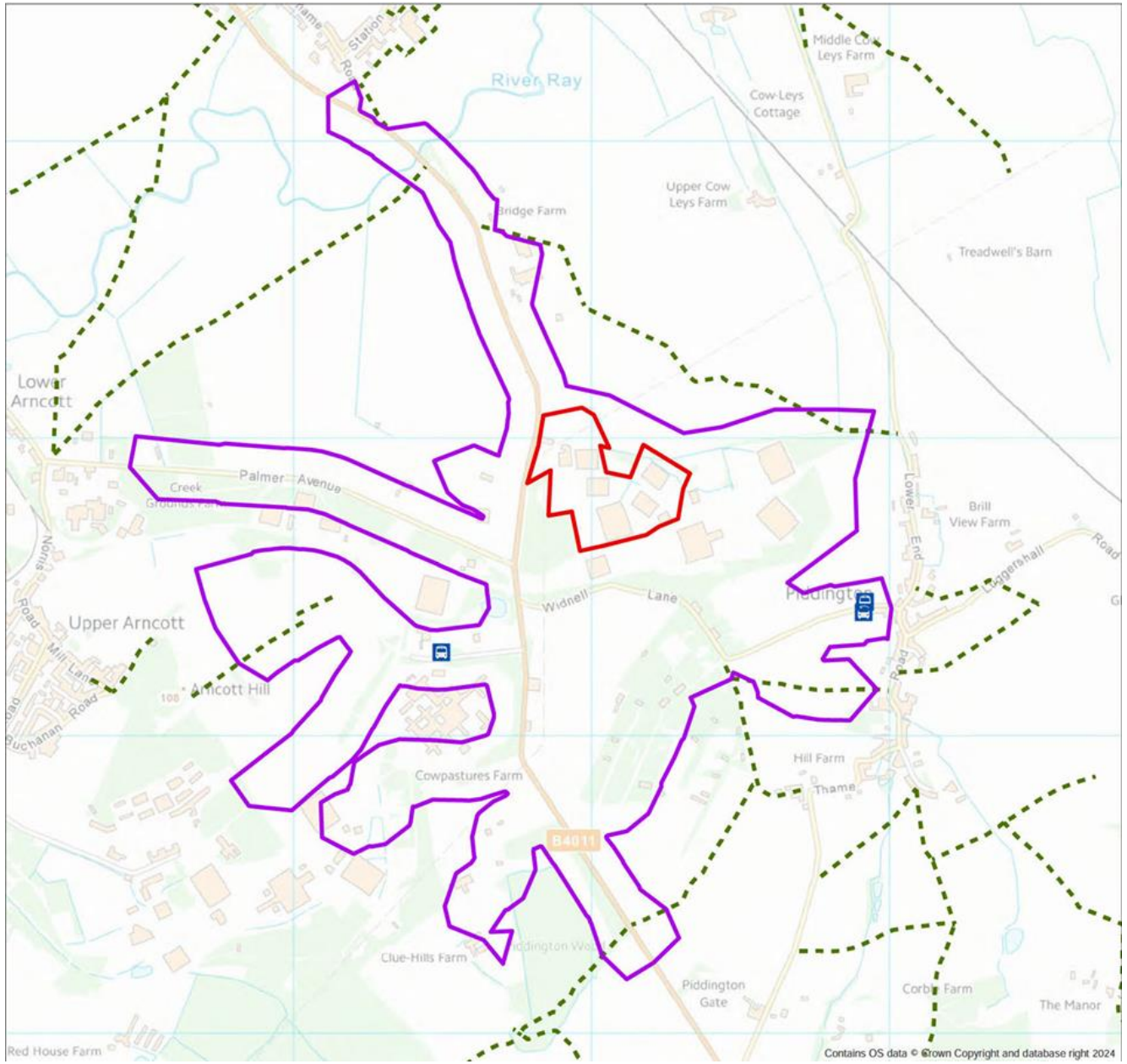
Photograph 3-1: Northern Site Access



Photograph 3-2: Southern Site Access

Source: MOD015 - Transport Assessment

Figure 32: Pedestrian Catchment area

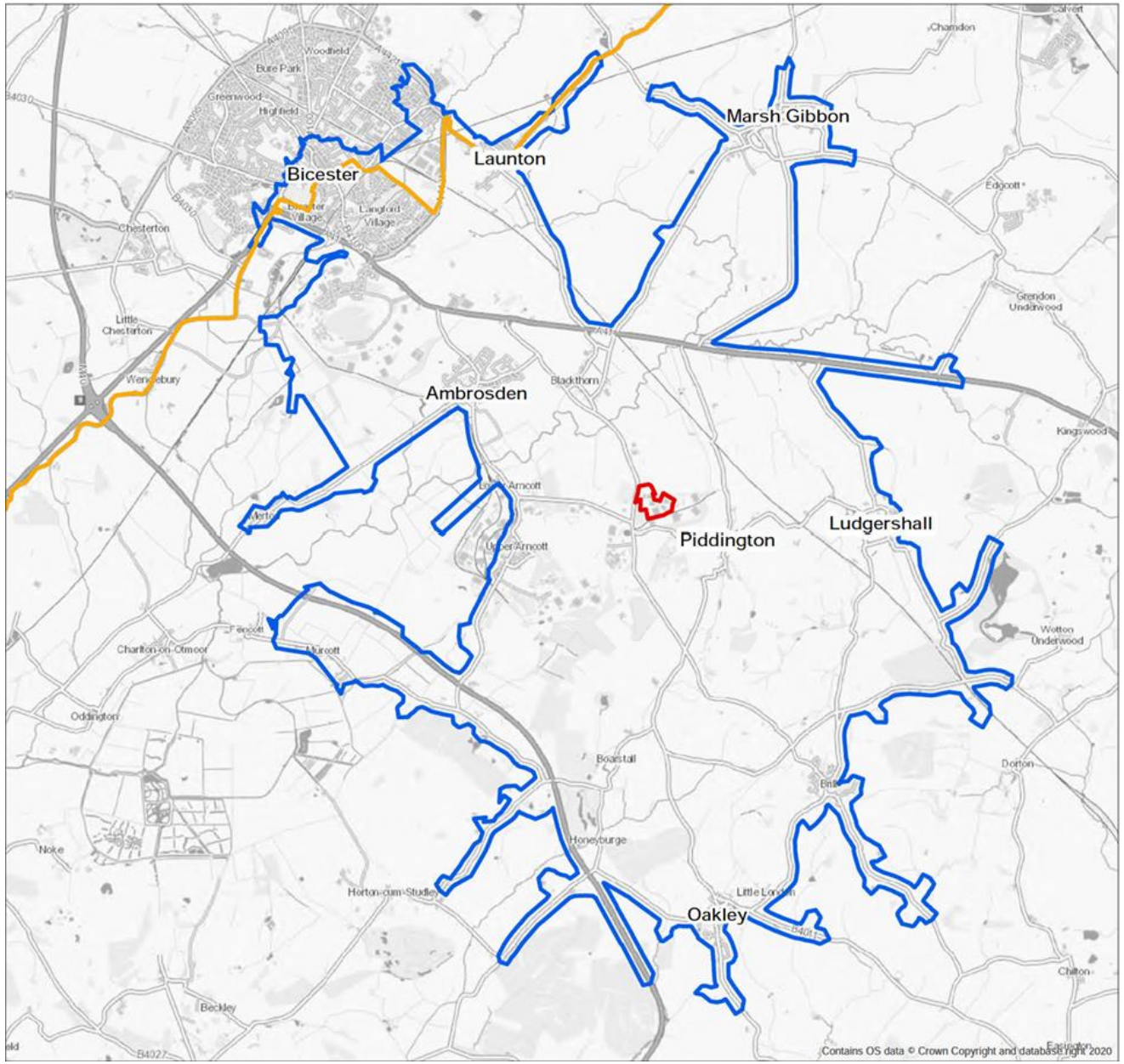


Legend

- Site Boundary
- 2km Walking Catchment
- Public Right of Way
- Nearest Bus Stop

Source: MOD015 - Transport Assessment - Fig 2

Figure 33: Pedestrian Catchment area



Legend

- Site Boundary
- 8km Cycling Catchment
- National Cycle Network 51

Source: MOD015 - Transport Assessment - Fig 3