



Landscape and Visual Impact Assessment
Campsfield Immigration Removal Centre (IRC), Kidlington
For The Home Office

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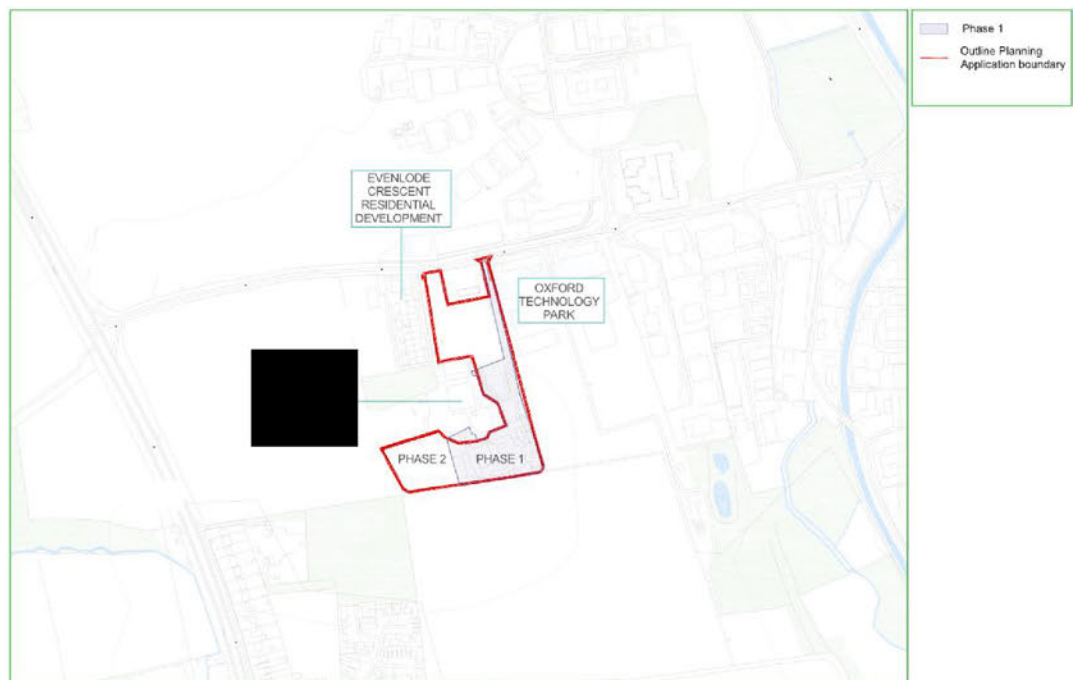
Appendix A Viewpoints – Photographic Survey
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1 EXECUTIVE SUMMARY

- 1.1 This Landscape and Visual Impact Assessment (LVIA) report has been prepared to accompany an outline planning application for Phase Two of the Campsfield Immigration Removal Centre (IRC) expansion, which comprises development on land adjacent to the existing IRC estate. The LVIA report was originally commissioned by CTG Consultancy in July 2023 on behalf of the Home Office and has subsequently been updated in April and July 2025, with further minor amendments up to March 2026, to reflect changes in landscape and planning context.
- 1.2 The site is located at Campsfield IRC, Evenlode Crescent, Kidlington, Oxfordshire OX5 1RE.



- 1.3 The site is located within a semi-rural setting, with open agricultural land to the southeast and west, the National Tactical Response Group (NTRG) and a small residential development to the north, and the recently constructed Oxford Technology Park to the east.
- 1.4 The existing Campsfield IRC comprises a number of single and two-storey buildings accommodating a range of operational functions. These buildings are predominantly

- brick-built and date back approximately 80-90 years, having been extended and remodeled over time.
- 1.5 Campsfield Phase One is now complete and operational, having refurbished and redeveloped the existing IRC to provide accommodation for up to 160 detained individuals. As part of Phase One, a number of modular buildings were installed on a temporary basis; these will be repurposed or removed as part of the Phase two proposals, where no longer required. Prior to Phase One, the existing Campsfield facilities and infrastructure no longer met current Home office requirements, necessitating refurbishment and redevelopment to bring the site into operational use.
 - 1.6 To the west of the existing IRC, beyond the accommodation block and the adjacent fenced Multi-Use Games Area (MUGA), is a large, grassed area enclosed by fencing, with boundary vegetation along the southern and eastern edges. The land is generally flat with minimal cross-falls. A line of 10 mature Lombardy poplar trees runs east-west parallel to the northern boundary, and an existing pump house owned by the local water authority is located along this boundary, accessed via the current IRC site. This land forms the Phase Two development area.
 - 1.7 The Campsfield IRC expansion has been planned to enable Phase One to be completed and operational prior to the construction of phase Two. Phase Two is the subject of this outline planning application and comprises development of the adjacent land to deliver a new IRC building providing accommodation for up to 240 detained individuals, alongside centralised catering and healthcare facilities, multi-faith provision, education and activity spaces and a new Case and Separation Unit (CASU). Phase Two also includes a new gatehouse, Visitor reception and ancillary buildings within the existing IRC estate, together with a new car park. Parking for staff and visitors will be provided on land to the west of Evenlode Crescent at the approach to the site.
 - 1.8 The purpose of a Landscape and Visual Impact Assessment (LVIA) process is to identify and assess the effects of a development proposal on the landscape and on visual amenity, including the public's experience of the landscape. This involved consideration of both the existing landscape setting and the visual effects of the proposed development as experienced from the surrounding areas where views are available.
 - 1.9 In planning terms, the LVIA has been informed by a review of relevant national and

local planning policy, including the National Planning Policy Framework (December 2024) and the Cherwell Local Plan 2011-2031, as far as these relate to landscape and visual matters.

- 1.10 The main issues relevant to this assessment relate to environmental protection and sustainability, biodiversity and drainage, and landscape protection. The site falls within land identified as Grey Belt, with detailed consideration of Green Belt and Grey Belt policy matters set out in a separate Planning Statement prepared by Cushman and Wakefield.
- 1.11 The site is not located in close proximity to any designated ecological sites, and no likely significant effects have been identified in this regard.
- 1.12 The site is not within or close to any designated landscapes. There will be localised effects on the non-designated landscape. The development will have a visual effect on the appearance of the site, and this will be apparent in views from public rights of way, local roads and residential properties. The effects will be localised in terms of geographical extent.
- 1.13 The site is considered to be previously developed land as it falls within the long-established curtilage of the existing IRC with large scale fixed infrastructure surrounding it.
- 1.14 In terms of the potential impact on the Green Belt this is covered in a separate Planning Statement by Cushman and Wakefield. In landscape terms the new built form will be perceived from local landscape and visual receptors as can be seen in 2 mass-modelling visualisation views prepared for this report from representative viewpoints.
- 1.15 There will be some perception of closing the gap between the developments growing out from Kidlington and Begbroke Village, however this is in the context of the countryside in the immediate area of the site being already heavily influenced and compromised by existing and/or newly built industrial, institutional, commercial and residential development including Oxford Airport and transport corridors. There will be some local landscape and visual impact resulting from the new development on the Campsfield site, but this is not considered to have a significant impact on the wider countryside.
- 1.16 In terms of landscape issues, the site is located within a large-scale open farmland landscape type. However, its overall landscape character and context is heavily

influenced by existing development and by the nearby built environment. The existing boundary vegetation adjacent to the site on the west and south flanks contributes positively to the local landscape character and provides a good level of screening, particularly in the summer months. A line of mature Lombardy Poplar trees oriented in an approximately east west orientation is to be removed as part of the development.

- 1.17 The Landscape Value of the site itself is 'Low'. The local landscape will however be valued by the local community, especially in terms of access and recreation, and is well used for walking and dog walking via a good network of paths.
- 1.18 Overall, the impacts on the landscape are local, and are judged to range between Moderate to Moderate-Minor in terms of significance. There will also be a cumulative effect with other planned and potential development in the area.
- 1.19 The assessment has determined that the visual influence of the existing site is relatively limited, confined mostly to views within 0.5-1km of the site. This is due to the physical and visual screening created by built development, vegetation and topography. There are some limited longer and middle-distance views, notably from the west on rising ground.
- 1.20 The baseline visual assessment was originally undertaken during the summer months with maximum screening provided by existing vegetation. This updated report has been updated in Spring (early April) when the trees are mostly still without their leaves and so conditions reflect a predominantly winter scenario albeit that the hawthorn in hedgerows is in leaf. The bare branched trees do allow additional, albeit filtered, glimpses of the site. The final report amendments were mostly undertaken in July 2025 with further minor amendments up to February 2026.
- 1.21 From near distance views there are partial glimpses of the site from local receptor locations including the A44 (VP8 and 12), Langford Lane (VP11) and Begbroke Lane (VP1). These views are partial in nature, intermittent and/or transient for motorists or walkers. There are also limited views from some residential properties and from local rights of way, as local and boundary screening is effective in filtering significant views. There are glimpsed views of existing buildings or of high security fencing in gaps where boundary vegetation is lower and the upper parts of these elements are therefore visible. The significance of the impact is up to Moderate-Major but affecting relatively

few properties.

- 1.22 From more remote views to the west the perceived change will be Low, and the potential impact will up to Moderate-Minor. Lighting will generally be positioned to provide minimal light trespass beyond the facility's perimeter fence to provide minimal light trespass beyond the facility's perimeter fence.

2 Introduction

2.1 This LVIA report has been prepared to accompany an outline planning submission for the extended provision of Campsfield IRC (Immigration Removal Centre) including a new development on the adjacent fields owned by the Home Office. The LVIA report was originally commissioned by CTG Consultancy in July 2023 on behalf of the Home Office to carry out the study. The report has been updated in November 2025 to reflect changes to the landscape and planning context that have occurred over the intervening period:

2.2 The proposed development comprises:

- erection of new accommodation buildings (up to 16 metres in height) for 240 detained individuals and associated services for health care, visitors, interview rooms, administration, staff rest area, kitchens, and faith rooms [REDACTED]
- replacement and erection of additional [REDACTED] perimeter fences,
- erection of internal zonal fencing, vehicular and pedestrian gates,
- [REDACTED]
- creation of internal road, car parking and hard surfacing including space to accommodate protesters on site,
- Installation of lighting columns [REDACTED]
- Installation of roof top solar PV panels,
- [REDACTED]
- provision of bunds to re-use excavated materials, creation of biodiversity enhancements and landscaping.

Scope of This Study

2.3 The purpose of a Landscape and Visual Impact Assessment (LVIA) process is to inform and assess the impact of a development proposal on two aspects related to landscape and the public's enjoyment of it. These aspects are firstly the landscape setting itself and secondly the visual impact of the proposed development on the surrounding areas from which views are possible.

Methodology

2.4 The methodology for the LVIA is derived from the Landscape Institute Guidance for Landscape and Visual Impact Assessment 3rd Edition 2013. The methodology also

draws from: Landscape Character Assessment – Guidance for England and Scotland Swanwick C and LUC 2002. The report is based on a combination of desk-based research and field survey work.

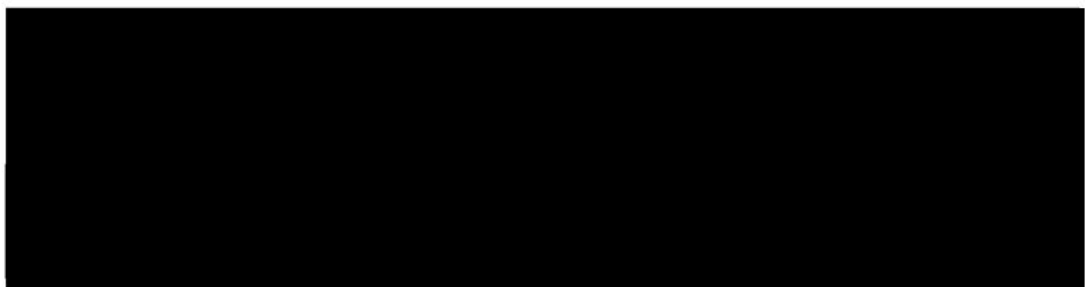
- 2.5 The guidance in the 3rd edition of the LVIA guidance has placed an emphasis less on formulaic methods and more on the judgement of a qualified and experienced professional. While this report does use matrices, these are not based on numeric values. Instead, they use descriptive scales to inform the overall judgement and conclusions of the report and to provide a greater degree of transparency that would otherwise be lacking. The way in which the field data and other data was compiled as part of the study is interpreted and defined by the Assessment Methodology contained in Appendix B. This methodology has been developed over a period of time and has been found to be robust, providing transparency and traceability of the findings of the report.
- 2.6 The LVIA process makes a distinction between the landscape effects and visual effects. Landscape effects are those which affect individual components of the landscape, its pattern and composition, or its perceptual qualities such as openness or tranquility. Visual effects are those experienced by individuals or groups of people who are likely to view the development.
- 2.7 The LVIA process carried out for the study comprised of:
- A baseline study to identify the existing landscape character and likely landscape and visual 'receptors'. This was carried out through a process of desk study and field observation. The extent and complexity of the study is proportionate to the scale and size of the proposed development.
 - The identification of the landscape and visual effects likely to result from the development.
 - An assessment of the significance of these effects through an assessment of the sensitivity of the landscape and visual receptors, and the likely magnitude of change that the receptors will experience compared to the existing landscape and visual baseline. Assessment Methodology and Criteria are set out in Appendix B.
 - An initial assessment of cumulative impacts, assessing at a high level the effects of multiple developments within the site is contained within the report. The Cumulative

Effects Methodology is also set out in Appendix B.

3 The Existing Landscape Context

Site Location

- 3.1 The Site is located at the western edge of Cherwell District; approximately 1km from the boundary with West Oxfordshire District. The Site is approximately 500m west of Kidlington and approximately 500m north of Begbroke.
- 3.2 The application site comprises the Campsfield IRC, which is not accessible to the public, and is located immediately to the south of the existing Campsfield IRC estate. The buildings to the north of the application site form part of Phase One of the Campsfield IRC redevelopment, which has been refurbished and is now in operational use by the Home Office, [REDACTED]. A small residential development lies to the north along Evenlode Crescent, while a recently completed business park is located to the east of the site.
- 3.3 The existing IRC consists of a cluster of single and two-storey buildings of differing architectural styles [REDACTED]. There is a boiler house chimney some 3 storeys high in the eastern part of the cluster. These buildings are interspersed with areas of hard standing, car parking and landscaped recreation areas, including tree and shrub planting.
- 3.4 The site for a new 3-4 storey building, up to just under 16m high, is proposed immediately to the west of the Removal Centre and consists of an open area of grassland, bordered to the south and west by mature trees and hedgerows and enclosed on all sides by security fencing. To the north and west of the Site there is a line of existing semi-mature Lombardy Poplars.
- 3.5 The site is surrounded by high security fencing of differing heights and construction.



Topography

- 3.6 The landform within the Study Area is relatively flat and low lying (generally at an elevation of 60-70 metres AOD) and slopes gradually from north to south. The site is located within a shallow valley through which the Oxford Canal runs and is situated at

an elevation of approximately 70m AOD. The site is predominantly flat in nature. High ground to the north and west of the site form local landscape features, rising by approximately 40 metres above the surrounding lowlands. The hilltops are at elevations just above 100 metres AOD and include Bladon Heath, Woodstock and Bletchington.

Land Use

3.7 The following land uses occur within the Study Area:

- Agricultural;
- Institutional;
- Industrial;
- Residential; and
- Airport related uses
- Statutory Designations and Rights of Way (Figure 1)

3.8 There are no Public Rights of Way (PROW) across or immediately adjacent to the site however there are a number of footpaths in the locality (as shown on Figure 1), including:

3.9 Begbroke Lane - PROW 120/6/20 & 120/6/10 (Restricted Byway) running parallel to the site boundary to the south, and other footpaths to the south of the Site including PROWs 124/11/10, 124/7/10, 30, 20 and; 265/22/10. PROW 124/8/10 links south to Begbroke Science Park.

3.10 The Oxford Canal towpath (PROW 265/33) to the east of the Site;

3.11 The Shakespeare Way long distance path (PROW 132/5/10 & 124/4/10) and other footpaths including PROWs 124/9/10; 124/1/10, 124/3/10 to the west of the site and west of Begbroke Village.

Ecology

3.12 There is a Special Site of Scientific Interest (SSSI), Rushy Meadows, 350m east of the site.

Watercourses

3.13 The most significant watercourse in the vicinity of the site is the Oxford Canal, which passes through the study area broadly from north to south some 550m from the site

to the east.

3.14 A number of small drainage ditches and associated ponds are located within the lower lying floodplain area to the south of the site, including Rowel Brook.

3.15 There are no significant existing water features on the site, and, according to the Flood Risk Assessment by Curtins Consulting Limited dated 10th October 2025, the site has not been identified to be at risk from fluvial or Pluvial flooding there, but Curtins recommended further investigations to ascertain that there was no groundwater emergence.

Vegetation

3.16 There are a number of large woodlands located on the upper slopes to the west of the site including Worton Heath west of Begbroke. A few smaller woodland blocks are also located within the valley, usually in proximity to water courses

Non-statutory designations:

3.17 Hedgerows are located throughout the Study Area and provide significant visual elements. The hedgerows are also often of ecological value as wildlife corridors.

3.18 Vegetation on and surrounding the site consists of linear groups of trees and hedgerows. For the most part, this vegetation is indigenous to the locality, however, a row of Lombardy Poplars have been introduced and is clearly visible on the skyline of the Landscape. The vegetation which surrounds the site provides substantial physical and visual screening.

Heritage

3.19 The nearest listed buildings are in Begbroke Village 585m to the south west. Begbroke also has a Conservation Area.

4 Landscape Planning Context

- 4.1 The site at Campsfield IRC falls within the administrative area of Cherwell District Council, The Development Plan for Cherwell District Council comprises the Cherwell Local Plan (2015). The National Planning Policy Framework (December 2024) and Guidance, and Supplementary Planning Documents (SPDs) are material considerations in the determination of planning applications for the development of the site.
- 4.2 The Planning Statement by Cushman and Wakefield contains detailed consideration of all planning matters including those on Green Belt and Grey Belt and includes a Statement of the need for the proposed development together with an Assessment of Alternative Sites.

National Planning Policy Framework December 2024

135	Chapter 12 sets out the Government’s approach to design and achieving well-designed places. Paragraph 135 explains that planning decisions should ensure developments will add to the overall quality of the area, are visually attractive, establish a strong sense of place and are sympathetic to the local character and history of the surrounding building environment and landscape setting	The development should be designed with best practice in mind in terms of sustainability and design.
136	Paragraph 136 goes on to reference that trees make an important contribution to the character and quality of urban environment and can also help mitigate and adapt to climate change	Refer to separate Tree Report by CBA Trees February 2026.
137	Paragraph 137 also states, ‘Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.	The development should be designed with best practice in mind in terms of sustainability and design. Good design should relate to both the built form, landscape design and biodiversity. Refer also to the Ecological Impact Assessment by Sweco UK Limited 17/2/26.
162 and 164	Chapter 14 relates to climate change.	Refer to separate Flood Risk Assessment and Sustainable Drainage Strategy by Curtins Consulting Limited dated 10th October 2025

	<p>Paragraph 162. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures....</p> <p>Paragraph 164. New development should be planned for in ways that:</p> <p>a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems;</p>	
187	<p>Chapter 15 relates to conserving and enhancing the natural environment with paragraph 187 stating, planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</p> <p>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</p> <p>c) n/a</p> <p>d) minimising impacts on and providing net gains for biodiversity...</p>	<p>The site sits within Green Belt (see below). The landscape itself is not otherwise designated as having any recognised or special value.</p> <p>The development should be designed with best practice in mind in terms of sustainability and design. Good design should relate to both the built form, landscape design and biodiversity net gain. Refer also to the Ecological Impact Assessment by Sweco UK Limited 17/2/26.</p>
193	<p>Paragraph 193 relates to habitats and biodiversity and states, ‘when determining planning applications, local planning authorities should apply the following principles... if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused’.</p>	<p>The development will be designed to incorporate the existing green infrastructure and will be supplemented with new biodiverse planting that will contribute towards achieving a biodiversity net gain. The indicative landscaping plan indicates where replacement tree and shrub planting can occur. The proposals provide for over 100 trees/shrubs to be planted. These will be of a mixed species and planting size that are suitable for the site and location of planting to ensure a range in longevity and size of tree/shrub whilst also providing for ecological enhancements.</p>

		<p>The development should be designed with best practice in mind in terms of sustainability and design. Good design should relate to both the built form, landscape design and biodiversity. Refer also to the Ecological Impact Assessment by Sweco UK Limited 17/2/26.</p>
	<p>GREEN BELT</p>	
	<p>In Chapter 13, the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence</p> <p>Green Belt serves five purposes:</p> <ul style="list-style-type: none"> a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land <p>Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.</p> <p>When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness*. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.</p> <p>*Other than in the case of development on previously developed land or grey belt land, where development is not inappropriate</p> <p>Paragraph 155 goes on to say that:</p>	<p>In the review entitled The Small-Scale Green Belt Review Accommodating High Value Employment Needs at Kidlington and Begbroke in Cherwell District November 2016 the consequences of release from the Green Belt for land parcel A7 was examined; this included the Campsfield site.</p> <p>Quoting from this report: Green Belt Contribution: Release of this area from the Green Belt would reduce the already narrow belt of open land between employment development to the north-west of Kidlington and housing at Begbroke. The extent of contribution to Green Belt purposes is dependent on the value attached to the maintenance of a gap between commercial development at the northern end of Kidlington and residential development at Begbroke.</p> <p>The development of Oxford Technology Park (east of the Campsfield site) will weaken the parcel’s contribution to Green Belt purposes by reducing its already limited separation from Kidlington. Its contribution to preserving openness between settlements would relate only to the remaining gap between the parcel and the edge of Begbroke.</p> <p>Potential mitigation: In practice the maintenance of strong boundary vegetation would limit the impact that any additional development within the parcel would have on perceived settlement separation and the openness of the countryside, as long as limitations were placed on the height of new buildings and tree cover was preserved.</p> <p>Environmental considerations summary: The parcel’s value is in the screening function of the tree cover within and around the parcel, although the character of some of the planting, particularly the poplars, has an adverse impact on rural character.</p> <p>Potential for beneficial use: The extent of development within the parcel limits its potential for any beneficial contribution as Green Belt land, beyond the screening function that it already performs.</p>

	<p>The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:</p> <ul style="list-style-type: none"> a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan; b. There is a demonstrable unmet need for the type of development proposed; c. The development would be in a sustainable location. 	<p>It is the case that the proposed development in Phase 2 constitutes inappropriate development in the Green Belt. The new main building in Phase 2 will have some effect on the openness of the Green Belt in terms of additional visible built form, especially in views from the west. However, the building heights are not generally above the tree line, there is a significant amount of boundary vegetation, and the site has to be considered in the context of other extensive commercial and institutional developments connected to the site.</p> <p>The site is not in or close to any designated landscapes. There will be localised effects on the non-designated landscape, but these are not likely to be significant effects. The development will have a visual effect on the appearance of the site, and this will be apparent in views from public rights of way, local roads and some residential properties. These are local effects and are limited to relatively few receptors.</p> <p>The site is considered to be previously developed land as it falls within the long-established curtilage of the existing IRC with large scale fixed infrastructure surrounding it.</p> <p>In terms of whether the application site falls within the definition of Grey Belt, the National Planning Policy Framework provides an exception to inappropriate development in defined circumstances. The Cushman and Wakefield Planning Statement sets out the detailed case in relation to Grey Belt policy and, where relevant, a fallback position in relation to Green Belt, and should be read alongside this LVIA.</p>
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Summary of Local Planning Policy Relevant to Landscape

<p>Cherwell Local Plan (2015) Adopted Cherwell Local Plan (Saved Policies) GB1: Development in the Green Belt C2: Development affecting protected species C4 Creation of new habitats C7: Landscape conservation C15: Prevention of coalescence of settlements</p>	
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<p>C28: Layout, design and external appearance of new development C30: Design of new residential development C31: Compatibility of proposals in residential areas ENV1: Development likely to cause detrimental levels of pollution ENV12: Contaminated land TR1: Transportation funding</p> <p>Central Oxfordshire (Cherwell) Local Plan (1992) GB1: Development in the Green Belt</p>	
<p>The Cherwell Local Plan 2011-2031</p>	<p>How the proposal complies with policy</p>
<p>The Cherwell Local Plan 2011-2031, which was adopted by Cherwell District Council in July 2015, provides for Cherwell’s development needs to the year 2031</p> <p>Policy ESD 7: Sustainable Drainage Systems (SuDS) All development will be required to use sustainable drainage systems (SuDS) for the management of surface water run-off. Where site specific Flood Risk Assessments are required in association with development proposals, they should be used to determine how SuDS can be used on particular sites and to design appropriate systems in considering SuDS solutions, the need to protect ground water quality must be taken into account, especially where infiltration techniques are proposed. Where possible, SuDS should seek to reduce flood risk, reduce pollution and provide landscape and wildlife benefits. SuDS will require the approval of Oxfordshire County Council as LLFA and SuDS Approval Body, and proposals must include an agreement on the future management, maintenance and replacement of the SuDS features.</p>	<p>An appropriate SuDS drainage system will be incorporated into the proposed development</p>
<p>Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment Protection and enhancement of biodiversity and the natural environment will be achieved by the following:</p> <ul style="list-style-type: none"> • In considering proposals for development, a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources • The protection of trees will be encouraged, with an aim to increase the number of trees in the district. 	<p>The site sits within Green Belt (see below). The landscape itself is not otherwise designated as having any recognised or special value. The development should be designed with best practice in mind in terms of sustainability and design. Good design should relate to both the built form, landscape design and biodiversity net gain. Refer also to the Ecological Impact Assessment by Sweco UK Limited Jan 2023.</p> <p>Refer also to separate Tree Report by CBA Trees February 2026</p>

<ul style="list-style-type: none">• The reuse of soils will be sought if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then development will not be permitted.• Development which would result in damage to or loss of a site of international value will be subject to the Habitats Regulations Assessment process and will not be permitted unless it can be demonstrated that there will be no likely significant effects on the international site or that effects can be mitigated• Development which would result in damage to or loss of a site of biodiversity or geological value of national importance will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site and the wider national network of SSSIs, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity• Development which would result in damage to or loss of a site of biodiversity or geological value of regional or local importance including habitats of species of principal importance for biodiversity will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity• Development proposals will be expected to incorporate features to encourage biodiversity and retain and where possible enhance existing features of nature conservation value within the site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity• Relevant habitat and species surveys and associated reports will be required to accompany planning applications which may affect a site, habitat or species of known or potential ecological value• Air quality assessments will also be required for development proposals that would be likely to have a significantly adverse impact on biodiversity by generating an increase in air pollution• Planning conditions/obligations will be used to secure net gains in biodiversity by helping to deliver Biodiversity Action Plan targets and/or	<p>10% Biodiversity Net Gain (BNG) will be delivered as part of the proposals.</p>
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<p>meeting the aims of Conservation Target Areas. Developments for which these are the principal aims will be viewed favourably</p> <ul style="list-style-type: none"> • A monitoring and management plan will be required for biodiversity features on site to ensure their long-term suitable management. 	
<p>Policy ESD 13: 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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>The site sits within Green Belt (see below). The landscape itself is not otherwise designated as having any recognised or special value. The development should be designed with best practice in mind in terms of sustainability and design.</p> <p>The impact on the immediate countryside to the south and west of the site is local in extent but will be perceived as adding to the built form.. The site is generally well contained, however there will be views possible of the upper storeys and roof of the new building in these local views.</p> <p>The site is located in the context of other commercial developments, transport corridors and an airport. As a result, the site is not considered to be tranquil. Aircraft activity is constantly present. There is a distinctive line of mature poplars that will be removed though these are not necessarily characteristic of the local landscape.</p> <p>The cumulative impacts of existing and proposed development are also assessed.</p> <p>In terms of harm to existing setting to settlements etc, the new building will be visible from local residential areas and will add to the perception of this land use within the local landscape context.</p> <p>This landscape assessment has made reference to the OWLS Study.</p>
<p>Policy ESD14: Oxford Green Belt The Oxford Green Belt boundaries within Cherwell District will be maintained</p>	<p>Quoting from this report: Green Belt Contribution: Release of this area from the Green Belt would reduce the already narrow belt of open land between employment development to the north-west</p>

<p>in order to:</p> <ul style="list-style-type: none"> • Preserve the special character and landscape setting of Oxford • Check the growth of Oxford and prevent ribbon development and urban sprawl • Prevent the coalescence of settlements • Assist in safeguarding the countryside from encroachment • Assist in urban regeneration by encouraging the recycling of derelict and other urban land. <p>Development proposals within the Green Belt will be assessed in accordance with government guidance contained in the NPPF and NPPG. Development within the Green Belt will only be permitted if it maintains the Green Belt’s openness and does not conflict with the purposes of the Green Belt or harm its visual amenities. Proposals for residential development will also be assessed against Policies Villages 1 and Villages 3.</p> <p>A small-scale local review of the Green Belt boundary in the vicinity of Langford Lane, Kidlington and Begbroke Science Park will be undertaken as part of the Local Plan Part 2, in order to accommodate employment needs (see Policy Kidlington 1). Further small-scale local review of the Green Belt boundary will only be undertaken where exceptional circumstances can be demonstrated.</p>	<p>of Kidlington and housing at Begbroke. The extent of contribution to Green Belt purposes is dependent on the value attached to the maintenance of a gap between commercial development at the northern end of Kidlington and residential development at Begbroke.</p> <p>The development of Oxford Technology Park (east of the Campsfield site) will weaken the parcel’s contribution to Green Belt purposes by reducing its already limited separation from Kidlington. Its contribution to preserving openness between settlements would relate only to the remaining gap between the parcel and the edge of Begbroke.</p> <p>Potential mitigation: In practice the maintenance of strong boundary vegetation would limit the impact that any additional development within the parcel would have on perceived settlement separation and the openness of the countryside, as long as limitations were placed on the height of new buildings and tree cover was preserved.</p> <p>Environmental considerations summary: The parcel’s value is in the screening function of the tree cover within and around the parcel, although the character of some of the planting, particularly the poplars, has an adverse impact on rural character.</p> <p>Potential for beneficial use: The extent of development within the parcel limits its potential for any beneficial contribution as Green Belt land, beyond the screening function that it already performs.....</p> <p>It is the case that the proposed development constitutes inappropriate development in the Green Belt. The new main building in Phase 2 will have a local effect on the openness of the Green Belt, especially in views from the west. However, building heights are generally below the tree line of local screening and boundary vegetation.</p> <p>A separate Planning Statement by Cushman and Wakefield covers Green Belt and Grey Belt matters.</p> <p>The site is not in or close to any designated landscapes. There will be localised effects on the non-designated landscape, but these are not likely to be significant effects. The development will have a visual effect on the appearance of the site, and this will be apparent in views from public rights of way, local roads and residential properties. The effects will be localised and will not be significant effects.</p>
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	<p>The site is considered to be previously developed land as it falls within the long-established curtilage of the existing IRC with large scale fixed infrastructure surrounding it.</p>
	<p>From the Oxford Review of Green Belt</p> <p><u>Re protection of open land from unrestricted sprawl</u> The parcel lies adjacent to Kidlington which is not considered to be a large built-up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.</p> <p><u>Ability of boundaries / features to contain development and prevent urban sprawl</u> The parcel lies adjacent to Kidlington which is not considered to be a large built-up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of large built-up areas.</p> <p><u>Reduction in visual or physical gaps between settlements</u> The parcel occupies the entire width of the gap between Kidlington to the east and Begbroke to the west, and is largely open, arable farmland. The parcel therefore plays a strong role in preventing the merging of the two settlements, as any encroachment by either settlement would be likely to result in a significant physical and visual reduction in the gap.</p> <p>The Cushman and Wakefield Planning Statement states that ‘when considering individual sites within this wider parcel, the strength of the contribution varies’.</p> <p><u>Significance of existing urbanising influences and sense of openness</u> The majority of the parcel is open farmland, but it is largely ringed by development with Begbroke to the south west, Oxford Motor Park (Kidlington) to the east and London-Oxford Airport and Oxford Spires Business Park to the north. Within the parcel itself the northern central area has been wholly developed and represents a significant urbanising influence on characteristics of the countryside within the parcel. The parcel contains residential dwellings along Evenlode Crescent, an ambulance station and a cluster of large buildings used as an immigration detention centre. A small cluster of industrial buildings also lie within the eastern edge of the parcel.</p> <p><u>Significance of historical and/or visual setting to the historic town</u></p>

	<p>Open fields backed by strong tree lines help to retain rural character, but there is no intervisibility with Oxford. The rural character makes no contribution to Oxford's historic setting as experienced en-route from Woodstock, given the extent of development in Begbroke and Yarnton that follow further along the route.</p> <p>In terms of the 5 identified functions of the Green Belt</p> <ul style="list-style-type: none"> • Preserve the special character and landscape setting of Oxford – There is no intervisibility of the site and Oxford and so this factor is not considered significant in this instance. • Check the growth of Oxford and prevent ribbon development and urban Sprawl – The introduction of the new building as part of Phase 2 of the Campsfield development will introduce new built form that will be perceived from nearby landscape and visual receptors as can be seen in the mass visualisation views prepared for this report. • Prevent the coalescence of settlements – there will be some perception of closing the gap between the developments growing out from Kidlington and Begbroke village. • Assist in safeguarding the countryside from encroachment – the countryside in the immediate area of the site is already heavily influenced by existing industrial, institutional, commercial and residential development; Oxford Airport is a major contributor to this influence. There are two fields next to the site. The one to the west is already enclosed on 3 sides by development and on the fourth side by the A44 dual carriageway. The field to the south is part of a rather more meaningful open gap between Kidlington and Begbroke Village • Assist in urban regeneration by encouraging the recycling of derelict and other urban land. – within the Campsfield site most of the new buildings are proposed ‘within the wire’ of the existing IRC, i.e. within an area of recreational open space surrounded by a 5.2 metre security fence. The proposed car park extension is located on land that includes an existing cul-de-sac, which remains in place and previously served residential properties that were demolished some time ago. • There is a proposal for a major solar farm development on land to the west of the site on both sides of the A44.
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<p>Policy ESD 17: Green Infrastructure The District's green infrastructure network will be maintained and enhanced through the following measures:</p> <ul style="list-style-type: none"> • 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 SLE 4: Improved Transport and Connections), open space, sport and recreation (Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision), adapting to climate change (Policy ESD 1: Mitigating and Adapting to Climate Change), SuDS (Policy ESD 7: • Sustainable Drainage Systems (SuDS), biodiversity and the natural environment (Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment), Conservation Target Areas (Policy ESD 11: Conservation Target Areas), heritage assets (Policy ESD 15) and the Oxford Canal (Policy ESD 16) • 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. 	<p>The indicative landscaping plan indicates where replacement tree and shrub planting can occur. The proposals provide for over 100 trees/shrubs to be planted. These will be of a mixed species and planting size that are suitable for the site and location of planting to ensure a range in longevity and size of tree/shrub whilst also providing for ecological enhancements.</p> <p>A SuDs strategy will be integral to the development proposals.</p> <p>10% Biodiversity Net Gain (BNG) will be delivered as part of the proposals.</p>
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Summary

- 4.3 Policy ESD13 Local Landscape Protection and Enhancement sets out the main points of policy as determined by Cherwell District Council and the following addresses in more detail the compliance of the new development against Policy ESD13.
- 4.4 Policy ESD 13: Local Landscape Protection and Enhancement
- 4.5 *‘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’.*
- 4.6 The loss of the line of mature poplars will represent the loss of a local feature.
- 4.7 ‘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
 - Inconsistent with local character
- 4.8 The loss of the line of mature poplars will represent the loss of a local feature albeit they are not characteristic of the baseline landscape.
- 4.9 The existing landscape is already heavily influenced by the existing and nearby commercial developments and ongoing new development on the adjacent site to the east. Two proposed mass modelling visualisations (Viewpoints 1 and 12) demonstrate the predicted view from the south and west respectively. It is necessary to demonstrate that the development represents a very special circumstance to outweigh the potential harm, including:
- 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.
- 4.10 The site is located in the context of other industrial, institutional, commercial and

residential developments, transport corridors and an airport. As a result, the site is not considered to be tranquil. Aircraft activity is constantly present. There is no impact on local heritage assets, listed buildings or conservation areas.

4.11 *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.*

4.12 This LVIA Report addresses this point, having made reference to the published CDC OWLS Study. The Council's Countryside Design Summary was published in 1998 but does remain as SPD.

4.13 It is the case that in the EIA screening process determined in May 2023 advice/response given was that a 16m building height parameter within the Phase two half of the site was considered not to trigger the requirement for an EIA. This has been confirmed by the Home Office in August 2025 in response to a new screening request.

4.14 The 2023 Screening Statement included the following text: 'The site is not in close proximity to any designated ecological sites, and no likely significant effects have been identified in this regard. There may be some effects on protected species during construction from site clearance/tree felling. There is no evidence that any effects on protected species that may be present would be significant.

4.15 The site is not in, or close to, any designated landscapes. There will be localised effects on the non-designated landscape, but these are not likely to be significant effects. The development will have a visual effect on the appearance of the site, and this will be apparent in views from public rights of way, local roads and residential properties. The effects will be localised and will not be significant effects.

4.16 The site is considered to be previously developed land as it falls within the long-established curtilage of the existing IRC with large scale fixed infrastructure surrounding it.

4.17 In the 2014 Cherwell District Council Committee Report (Ref14/01778/F) the recommendation was to approve the proposal which included up to 3 storey building on the application site.

4.18 'Notwithstanding its Green Belt status, the application site is not in a sensitive

landscape position and there are no heritage constraints to take into account in the surrounding built environment. Furthermore, the buildings would be a minimum distance of 220m from the closest properties in Begbroke and 160m from the closest property in Evenlode Crescent.'

Green Belt and Grey Belt Policy

- 4.19 Matters relating to Green Belt and Grey Belt policy compliance, including assessment against the purposes of the Green Belt, the application of Grey Belt policy exceptions, and any fallback case in relation to Very Special Circumstances, are addressed in detail within the Planning Statement prepared by Cushman & Wakefield.
- 4.20 This Landscape and Visual Impact Assessment focuses on identifying and assessing the landscape and visual effects of the proposed development and should be read alongside the Planning Statement in relation to policy compliance and the overall planning balance.

5 Proposed Development

Description of Development

5.1 The description of the proposed development is being undertaken in two phases:

Phase 1 (Completed)

- “Planning approval for use of land as a permanent Immigration Removal Centre including:
- the demolition of existing modular buildings, cold store, and removal of existing fencing,
- refurbishment and redevelopment of existing buildings to provide accommodation for up to 160 detained individuals,
- extension and alteration of existing buildings to improve thermal performance and new plant rooms,
- erection of new accommodation buildings (up to 16 metres in height) for 240 detained individuals and associated services for health care, visitors, interview rooms, administration, [REDACTED] rest area, kitchens, and faith rooms [REDACTED]
[REDACTED]
- replacement and erection of additional 5.2-metre-high perimeter fences,
- erection of internal zonal fencing, vehicular and pedestrian gates,
- new site entrance gates and barrier,
- creation of internal road, car parking and hard surfacing including space to accommodate protesters on site,
- Installation of lighting columns [REDACTED]
- Installation of roof top solar PV panels,
- [REDACTED]
- provision of bunds to re-use excavated materials, creation of biodiversity enhancements and landscaping.”

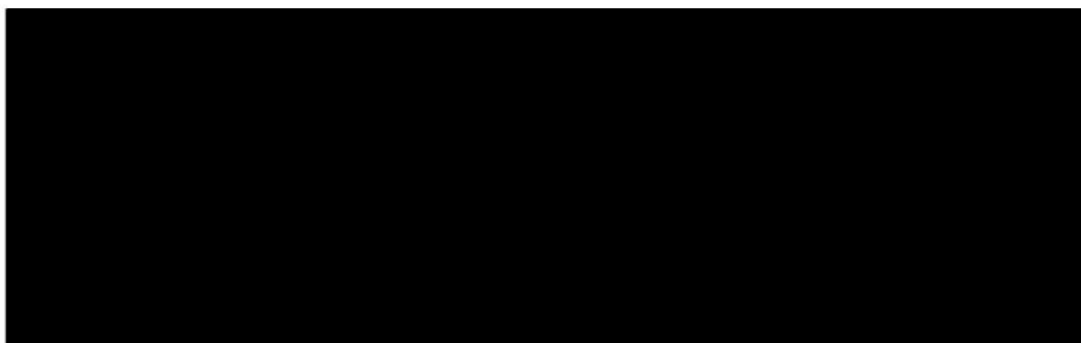
5.2 Most of this proposed development to be as permitted under The Town and Country Planning (General Permitted Development) Order 2015. Refer to the separate Design and Access Statement and Planning Statements.

5.3 Phase 2 of the project proposes a new 3-4 storey building located on the west, currently open portion of the site. The design of this is shown on plans and elevations

in Appendix C.

- 5.4 Phase 1 of the IRC is restricted to single and two stories within the closest proximity to the 2 storey resident accommodation blocks on the existing site. In Phase 2, the main IRC building scale increases up to 3-4 stories, at a maximum of just under 16m high, as it extends away from the existing accommodation and is orientated with splayed wings to ensure good levels of natural daylight enter into all accommodation spaces and external courtyard spaces created between the splayed wings. The accommodation wings are three storey and the central administration and reception is four storeys.

5.5



- 5.6 The overall built form of the development is realised as a cluster of buildings, which enables the mass of the proposed development to be broken down and settle within the landscaped settings

Mitigation

- 5.7 The main aims and objectives of the Landscape Proposals for the site are shown on the Proposed Landscaping Plans in Appendix C. These include hardscape design strategy which seeks to provide a simple robust low-maintenance hard-standing around the perimeter of the building. A similar scheme as existing will be adopted with only very minor modifications. There will be outdoor recreational areas located between the wings of the new Main Building. There will also be a lit Multi-Use Games Area (MUGA) (existing).
- 5.8 Existing mature internal and boundary planting is retained where it exists within the site, and boundary planting outside the site is also beneficial in screening out most low and mid-level views that may be possible.
- 5.9 The new car park benefits from existing mature tree planting being retained and supplemented with new trees, and the introduction of a broad (30-35m wide x 160-165m long) 2m high bund, also with new trees, on the west flank, acting as a landscape

buffer between the car park and the housing on Evenlode Crescent.

Lighting

5.10 A lighting design and External Lighting Assessment has been prepared by MZA Consulting Engineers 18/2/26. Key points in terms of the design and mitigation of the lighting scheme are:

- The site has been designated to be located within an environmental zone E3, which is described as being medium district brightness areas such as small towns or urban locations.
- The site has sensitive ecological features around the boundary. [REDACTED]
[REDACTED]
- The use of PV canopies at the car park has provided an umbrella effect to the car park lighting, preventing upward light transmission from the general car park area.
- This assessment has been undertaken to cover the external lighting from existing and proposed development.
- The outline design for the developments provides a low energy lighting system with no upward light in line with the requirements of an E3 zone. The impact of lighting on the environment around the development has been assessed and found to be below the proposed criteria.
- The proposed design was formed to comply with the ILP Guidance Note 01/21 The Reduction of Obtrusive Light.
- All illumination levels within the site satisfy the requirements for the minimum external lighting levels and uniformity as set out in the CIBSE SLL Code of Lighting and the Ministry of Justice Standards.
- For the obtrusive light assessment, the lighting criteria falls within both the pre curfew and post curfew assessment levels.
- The lighting design proposed meets all the illuminance levels specified and are within the limitations set out within the guidance regarding obtrusive light

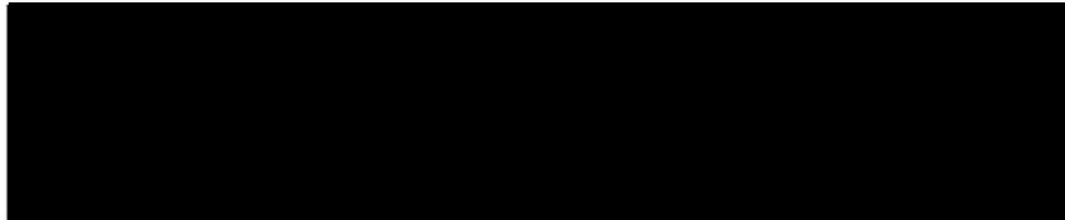
5.11 Lighting trespass will not be possible through the facility's [REDACTED] fence.

In addition, lighting will be positioned to ensure light does not trespass into adjacent resident rooms within the main block. Where this is not

- 5.12 The general external lighting installation will comprise of building and column mounted luminaires as part of the site wide lighting strategy. [REDACTED]



- 5.13



6 Landscape Assessment

Site Baseline

- 6.1 The description of the wider landscape and its importance is informed by published sources including the National (Joint) Landscape Character description and the 'OWLS' Landscape Study, plus from various field visits and an extensive photographic survey for this report. These published sources of data are summarised below.

National (Joint) Character Area (NCA)

- 6.2 The National (Joint) Character Areas were first developed in the mid 1990's by Natural England and divided England into 159 Character Areas.
- 6.3 This study places the site in the Upper Thames Clay Vales (NCA 108). The web link for this JCA is: <http://publications.naturalengland.org.uk>. This character area consists of a broad loosely defined clay belt of open, gently undulating lowland farmland and major river valley floodplains. The clay vales are bounded by the limestone scenery of the Cotswolds to the north and the narrow limestone outcrop of the Midvale Ridge to the south.
- 6.4 The NCAs provide a broad-brush description of the landscape. At a more local level, which is more focused on the landscape characteristics of the specific area in question is a regional study (Oxfordshire Wildlife and Landscape Study (OWLS)):

Oxfordshire Wildlife and Landscape Study (OWLS)

- 6.5 'OWLS' is the current landscape character assessment for Oxfordshire. Its main purpose is to investigate the landscape character and biodiversity resource of the county and to use the results of the survey work to help safeguard, maintain and enhance this resource.
- 6.6 The OWLS identifies that the site is entirely located within (but close to the southern boundary of) the Woodstock (CW/52) Estate Farmlands' Landscape Character Area; a rolling agricultural landscape characterised by parklands and a well-ordered pattern of fields and estate plantations.
- 6.7 A number of other LCAs are proximate to the site, including Cassington (UT/26) and Begbroke (UT/30) 'Lowland Village Farmlands'; the Oxford Canal (CW/53) and Lower Cherwell (UT/35) 'River Meadowlands'; Bladon (UT/27) 'Wooded Estatelands'; Yarnton

(UT/29) 'Alluvial Lowlands'; and Kidlington North (UT/31) 'Rolling Farmland'.

6.8 The Site is classified at a regional scale as being within LCA Woodstock (CW/52) but is largely screened from the wider LCA (and other LCAs within the Study Area) by established vegetation and existing built form.

6.9 The character of the landscape within the site is influenced to a great extent by the built environment within its immediate surroundings and land uses. These include large office buildings, institutional and infrastructure development (London Oxford Airport) lies just to the north, significant commercial development including new development to occupy the land immediately to the east and adjacent residential settlements and transport corridors.

6.10 The site is surrounded by a number of landscape types that have clearly distinguishable features and characteristics. These areas can be summarised as:

- Elevated or low-lying, arable farmland with weak structure
- Airfields (operational and disused)
- Urban areas
- Rural Fringe Farmland
- Large scale arable farmland enclosed by woodland belts and blocks

6.11 The site is located within a large-scale open farmland landscape type. However, its overall landscape character and context is heavily influenced by existing development and by the nearby built environment. The existing boundary vegetation adjacent to the site on the west and south flanks contributes positively to the local landscape character and provides a good level of screening at around 8m high (taken from the Arboricultural Implications Report by CBA Trees February 2026). There is also a line of mature Lombardy Poplar trees oriented in an approximately east west orientation that provides a landmark in the local landscape. These are visible in most of the views towards the site.

Visual context (Baseline) (See Viewpoints 1-12 in Appendix A)

6.12 The visual baseline has been assessed from relevant publicly accessible viewpoints from long, middle and near distance views. The visual baseline is described through consideration of the extent and nature of views from 12 representative viewpoints within the study area. These illustrate the existing visual context of the study area.

Descriptions of each view are provided below. The photographic survey is included in Appendix A together with a location plan. The assessment has determined that the visual influence of the existing site is relatively limited, confined mostly to views within 0.5 to 1km of the site. This is due to the physical and visual screening created by built development, vegetation and topography, particularly from long and middle distance views.

- 6.13 From near distance views there are partial glimpses of the site from local receptor locations including the A44 (VP8 and 12), Langford Lane (VP11), and Begbroke Lane (VP1). These views are partial in nature, intermittent, and/or are transient for motorists or walkers. There are very limited views from surrounding residential properties, including Begbroke and Evenlode Crescent (VP9) as local and boundary screening is effective in filtering significant views. Where views are possible, they are glimpses of existing buildings or of high security fencing in gaps where boundary vegetation is lower and the upper parts of these elements are therefore visible.
- 6.14 The baseline visual assessment has been undertaken in the spring of 2025 with little or no foliage on the trees, thus providing the worst-case scenario in terms of the views possible.

6.15

Viewpoint 1

- 6.16 This view is from Begbroke Lane, which is a definitive public right of way, adjacent to the northern part of Begbroke, looking north towards the site. It is approximately 370m from the site and shows the relationship of the settlement edge of Begbroke and the site. It also shows the new development on the adjacent land parcel to the east.
- 6.17 Views of the site from this location are well screened by the dense vegetation on the northern side of Begbroke Lane and also by the boundary screening on the southern edge of the site (beyond the site boundary). The existing line of Lombardy Poplars is a dominant feature in this view. From this location, there are glimpses of upper parts of the existing buildings and security fencing.

Viewpoint 2

- 6.18 This is taken looking west from the Oxford Canal. There are no significant views from this well vegetated corridor with other intermediate vegetation and built development

between here and the site.

Viewpoint 3

- 6.19 This view is taken 1.2km west of the site on elevated ground on PROW 124/3/10. Clear views are possible of Oxford Airport over the tops of trees and hedges, otherwise the view are mostly of a treed landscape as far as the horizon with some roof tops visible below the skyline. The site can be clearly picked out with the Lombardy Poplars breaking the skyline. No buildings are visible.

Viewpoint 4

- 6.20 This view is from PROW 124/4/10 located just north west of the edge of Begbroke. The Airport is also clearly visible in this view. Again, the site is identified by the presence of the poplars. No structures are visible.

Viewpoint 5

- 6.21 This view is taken from within the Phase 2 site and is shown in two halves showing the internal nature of the site south of the poplars. The site is well contained with no views out to the wider landscape.

Viewpoint 6

- 6.22 Viewpoint 6 is taken within Phase 1 site looking towards the Phase 2 site through the MUGA fencing. The poplars stand out as the dominant feature. The enclosed nature of the site is apparent.

Viewpoint 7

- 6.23 This is a more remote location (2km) on the edge of Bladon on the intersection of PROW 132/3/20, 132/4/10, and 132/5/10. The site can be picked out from the tops of the poplars.

Viewpoint 8

- 6.24 The view from the A44 is transient with, in this location, the airport perimeter fence in the foreground. The site is located by the poplars.

Viewpoint 9

- 6.25 There are no significant views from Evenlode Crescent to the north of the site, in the summer months as there is significant vegetation that screens the site. It is possible that in the winter months there may be some filtered views.

Viewpoint 10

- 6.26 This is taken at the entrance to the National Tactical Response Group compound. The

application site is visible beyond.

Viewpoint 11

- 6.27 It is taken from Langford Lane opposite the Airport, and the west end of the site is clearly visible in the form of the poplars.

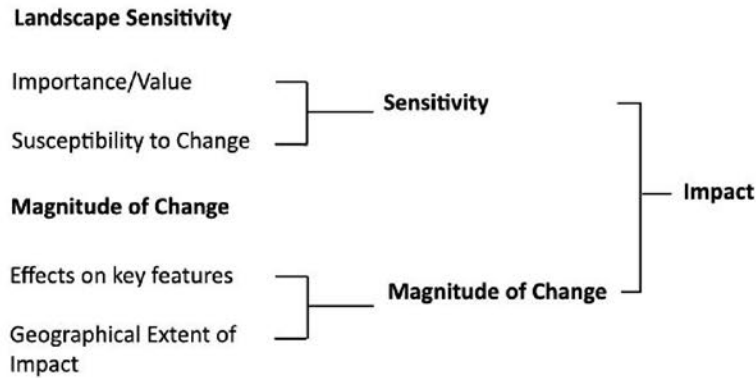
Viewpoint 12

- 6.28 This view is 365m from the site and represents a transient view from the A44 and also from the adjoining footpath looking directly eastwards toward the site with the poplars visible; the existing 2-storey accommodation block in the IRC is also visible. The visual receptor here is considered to be of lower sensitivity.

Landscape Effects: Sensitivity (derived from considering the landscape value and its susceptibility to change)

6.29 The overall Sensitivity is judged by considering the aggregate effects of the importance/value of the landscape and its susceptibility to change.

Diagram to Explain the Landscape Assessment Method



Note re Geographical Extent in relation to the assessment of Magnitude of Change.

The geographical extent as defined in this document is as follows:

- 'Site' extents are confined to impacts within the site boundaries
- 'Local' extents are those outside the site boundary generally within 500-1000m of the site.
- 'Borough or District' extents would be those beyond 1km of the site boundary.

The following diagram illustrates the relationship between geographical extent, magnitude of change and sensitivity.

SIGNIFICANCE ASSESSMENT

Magnitude of Change/Sensitivity plus Geographical Extent

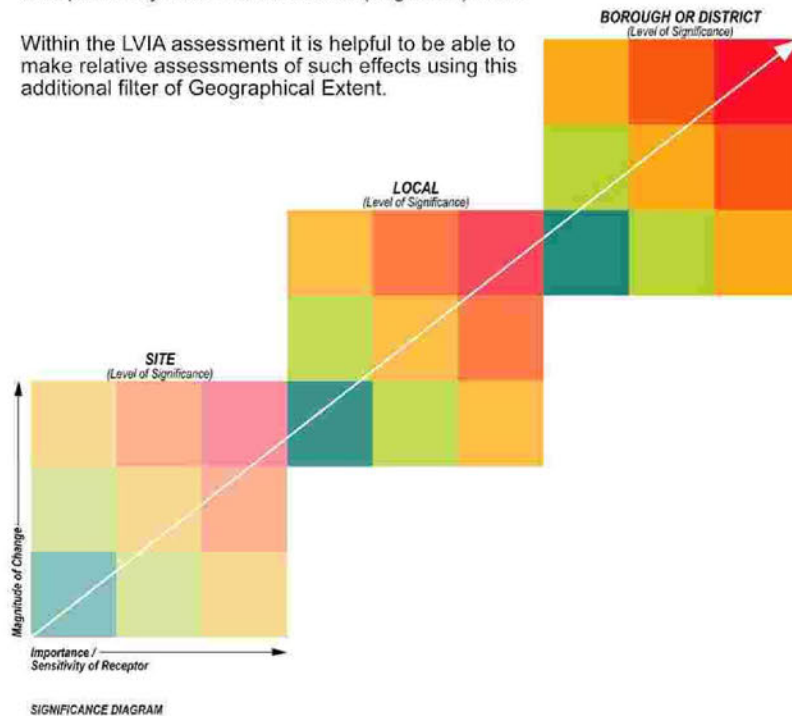
The tables below illustrate a further development of the assessment guidance to help rationalise the variations that occur between the different aspects of landscape considered in the assessment.

As Landscape and Visual Impact Assessment covers a range of different aspects of the potential effects on a local area, it is often the case that the different aspects are of greater or lesser significance depending on the proximity of the receptor to the site.

For example the changes to the physical landscape of a site may involve the loss of features which may only be apparent within the site or the immediate site environment. While these may be important at a site level, they are not necessarily of significance to the wider local area or district.

Alternatively, impacts on a popular designated public, or heritage landscape or view point may be of a wider district (or greater) level.

Within the LVIA assessment it is helpful to be able to make relative assessments of such effects using this additional filter of Geographical Extent.



- 6.30 The site or the surrounding landscape are not covered by any statutory landscape designations that confer special value or importance. However, the site is washed over by the Oxford Green Belt. See Fig 1. The Landscape Value of the site itself is Low. It is enclosed by high security fencing and mostly covered, or heavily influenced, by existing development. The local landscape will be valued by the local community especially in terms of access and recreation and is well used for walking and dog walking via a good

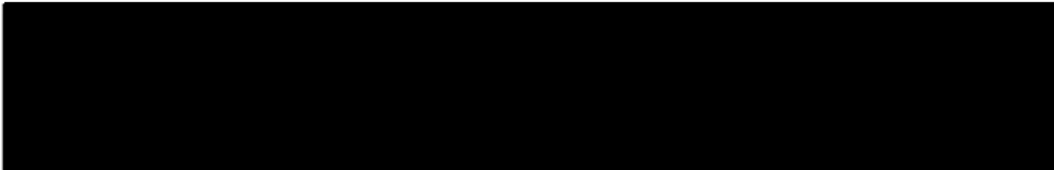
network of paths. East of the A44 road corridor, the overall value/importance is judged to be Medium-Low. The landscape is significantly affected by the proximity of the existing developments and land uses. To the west of the A44, and north of Yarnton, the landscape is more rural and less influenced by built development, with the exception of areas where there are views of the airport. Here the value and importance is Medium High.

- 6.31 The susceptibility of the overall site to change based on the baseline characteristics is judged to be Low. In terms of the landscape east of the A44, this factor is judged to be Medium-Low. For the more rural landscape to the west, this is judged to be Medium High or High.
- 6.32 The judgement of this factor is made using a balance of positive and negative features within the landscape and takes account of physical characteristics of the land as well as human perceptions and how irreplaceable the landscape is. See Methodology in Appendix B.. The local landscape has strong elements of open landscape and agricultural, semi-rural features, but the character of the local landscape is influenced, to a great extent, by the surroundings and land uses. The perception of, and views towards, the adjacent office buildings, the airport and large-scale commercial developments have the effect of eroding the rural attributes that exist in the urban/rural fringe landscape.
- 6.33 The existing boundary vegetation adjacent to the site on the west and south flanks contributes positively to the local landscape character and provides a good level of screening at around 8m high (taken from the Tree Report). There is also a line of mature Lombardy Poplar trees oriented in an approximately east west orientation that provides a landmark in the local landscape. These are visible in most of the views towards the site.
- 6.34 In summary, the **Sensitivity** of the site itself is **Low**; the sensitivity of the landscape south of the site and east of the A44 is **Medium** and to the west of the A44 it is **Medium/High or High**. The landscape immediately to the north of the site consists of another government facility. Beyond that the residential landscape of Evenlode Crescent is not predicted to experience any direct impacts; visual impacts are considered in Chapter 7.

The Effects (Magnitude of Change) of the proposed development

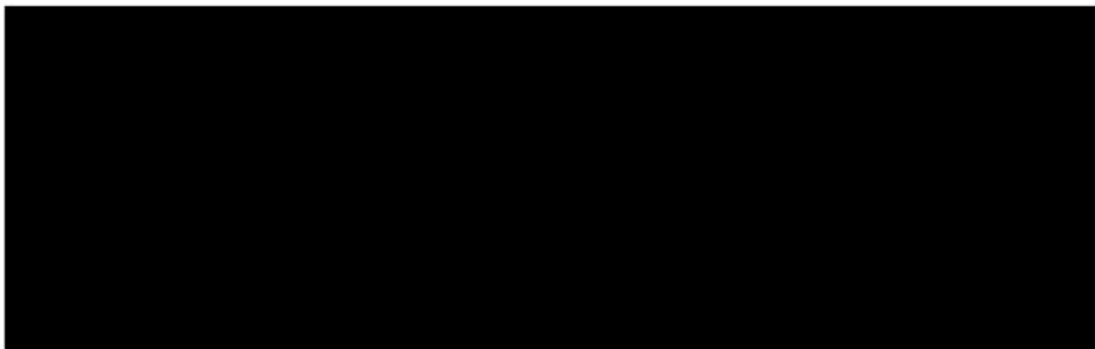
- 6.35 The predicted Magnitude of Change is combined with Sensitivity above to provide an indication of the Significance of Impacts on the landscape. These are also judged against the geographical extent as described previously. Impacts are adverse unless stated and are mostly confined to 'up to local' in extent, generally affecting the landscape parcels immediately local to the site to the south and west.
- 6.36 The Magnitude of Change is normally considered taking account of the mitigation proposals that have been described above for the site. In this case, the landscape mitigation measures are confined to the interior of the site (these are shown in Appendix C), and there is no effect, positive or negative, on the surrounding landscape.
- 6.37 Within the site itself, the effects represent a significant change and addition to the built form. The loss of the existing poplars represent a significant loss of an existing landscape feature. The new 3-4-storey building will be between 12.6m and 15.8m high to roof apex. The site of the new building is already enclosed by 5.2m high security fencing which is to be replaced, and the Phase 2 site is perceived as part of the existing detention centre site.
- 6.38 In terms of the impacts on the landscape to the immediate south and west, a new 3-4 storey building will be visible above the security fence and existing mature vegetation outside the boundary. [REDACTED]
- [REDACTED]
- [REDACTED] As part of this report two mass modelling predicted visualisations have been prepared (Photomontages 1 and 12 – in Appendix A). These have informed the opinions expressed in this report in terms of the landscape and visual impacts.
- 6.39 The effect and Magnitude of Change as shown in Photomontage 1 is considered to be Medium (overall Significance of Impact combining sensitivity and magnitude of change would be Medium x Medium = Moderate). Some changes as part of Phase 1 refurbishment with the new Gate House building are apparent in the east of the site, and the proposed building in Phase 2 is large and the upper parts of the new building are visible from this landscape parcel south of the site to Begbroke Lane and the perception of the built form is increased. The backdrop of the poplars would also be lost; however, the building is mostly at or below the remaining tree line and is only

partially seen against the skyline. This represents a modest incremental impact over the baseline in so far as there are already other glimpses of the security fences and built structures within the existing site, and there is also a strong influence from the new development (Oxford Technology Park) on the adjacent site to the east.

- 6.40 The landscape parcel to the west of the site (east of the A44) (shown in Photomontage 12) is considered to have a Medium impact (overall Significance of Impact combining sensitivity and magnitude of change would be Medium x Medium = Moderate). The poplars in the existing view will be lost, and this will open up the skyline and horizon. Currently the poplars would provide a degree of screening from views further north on the A44 and from Langford Lane. The perception of the built form on this open area of landscape would be increased albeit from a relatively local view. In terms of the geographical extent, the effects are mostly at a local level.
- 6.41 The landscape to the west of the A44 is becoming more distant from the site. The land rises beyond the village of Begbroke, and there are views toward the site from PROW 124/3/10 (VP3) where the poplars are visible. The airport is also clearly within this view. At this distance, the proposed new building roof and upper storey would be likely to be perceptible from this landscape parcel. It would form a small part of the view, and the predicted Magnitude of Change would be Low (overall Significance of Impact combining sensitivity and magnitude of change would be Medium-High x Low = Moderate Minor). A lower-level view at VP4 (about 1km away) is also illustrative of the effect on the landscape here. Again, the poplars enable the site to be easily located. Once these are gone the building (to the south of these) will be more visible in this view. The Magnitude of Change here would be up to Medium-Low or Medium (overall Significance of Impact combining sensitivity and magnitude of change would be Medium x Medium-Low or Medium = **Moderate Minor or Moderate**). This would depend on how the building finally appears within the treed horizon and against the skyline.
- 6.42 Lighting associated with the new site will be a factor in assessing the magnitude and impact on the surrounding landscape.
- 6.43 




6.44



6.45

Cumulative Effects (See Appendix B for Methodology).

6.46 The assessment of the cumulative effects in this case is complex and is based on the subjective opinion of an experienced landscape architect using the methodology referred to above.

6.47 The addition of a large new 3-4 storey building will add to the development of the existing site, 

6.48 The existing site was in use in recent times and so the refurbished site is likely to represent only a relatively modest increase in landscape impact.

6.49 From the south of the site the proposed 3-4 storey development, and to a lesser degree the new-build Gate House building, will appear as new built features compared to the baseline. The Phase 2 building will be seen against the skyline and will be seen in combination, to some extent, with elements of the refurbished site, and also in combination with new commercial development to the east. It is predicted that, overall, this will represent a **Moderate-Minor** cumulative impact.

6.50 From the west the development will potentially be in the same view as the airport as seen in VPs 3, 4, 8, 11 and 12.

6.51 From VP8 the airport is the dominant feature so the cumulative impact would likely to be less, whereas for VPs 11 and 12, the airport is not directly in the view and impacts would be higher. From more remote locations at VP3 and 4, the airport is in the view and any perception of increasing development from this rural landscape (particularly on the skyline) would represent a likely medium cumulative impact at this distance seen in combination with the airport development.

There will be a cumulative effect with other planned and potential development in the

area. This includes the new Oxford Technology Park immediately east of the site, proposals such as the Botley West Solar Farm, and the Oxford United Football Club proposal for a stadium. Cumulative effects include traffic generation, air pollution and visual/landscape effects. The contribution of the Project to this is however limited to local effects

7 Visual Assessment

Introduction

- 7.1 The visual impact assessment is a separate exercise to the landscape impact assessment. It consists of assessing the impact on views into and out of the site of the proposed development. The impact takes into account the location of the viewpoint, its sensitivity, the importance of the view and the magnitude of change to the view that the development represents.
- 7.2 The importance of the view is a balance of how visible the site is and by whom it is viewed. Also important is whether the views are short or long term and if any negative changes can be mitigated.

Methodology

- 7.3 Private viewpoints have not been accessible and all viewpoints (apart from within the site itself) have been taken from public points of access. From a desk-top study of published maps the likely visual receptors have been determined, and these were then verified on site as being appropriate. The impacts from private property (from gardens or upper storeys for example) can only be estimated from the knowledge of the site and distance from it.
- 7.4 A selection of specific and representative viewpoints is presented in this report with the locations chosen where there is likely to be an impact with respect to the sensitivity of the users and the magnitude of the change experienced. Other views are included for context and to sometimes demonstrate the lack of view available towards the development. The Viewpoint document is in Appendix A showing VPs 1-12.
- 7.5 Refer to Figure 2 within the viewpoint document for the viewpoint (VP) locations. All photos are taken with a 50mm fixed focal length lens approximating to the human eye.
- 7.6 Existing and proposed mitigation is assumed to be in place on completion of the development for the purpose of assessment of impacts.
- 7.7 Two mass modelling visualisations (locations 1 and 12 on Figure 3) have been prepared to assist in the visual assessment on local receptors. These are also in Appendix A.

Sensitivity of Receptors

- 7.8 In this analysis and in common with best practice public viewpoints and public routes and paths are considered the most sensitive locations as the users are moving slowly and most likely using and valuing the view as recreation. Residences with permanent

views can also be in this category. Less sensitive receptors include outdoor sports facilities and outdoor spaces associated with places of work as users are not generally enjoying views as their prime activity. Road and transport corridors are considered lower sensitivity as the landscape experience is transitory and the user's focus is mainly on the activity of driving.

Survey Dates

- 7.9 The site visits were originally made in August 2023. For the updated report site visits were made in April 2025 when the weather was clear and visibility was good. These spring views are approximate to winter views with few trees in leaf. This therefore represents the worst case with minimum screening effect from existing vegetation, and so in the case where screen planting is thin, there are some glimpsed and even clear views possible through the bare canopy.

Overall Visibility

- 7.10 In practical terms the existing site is reasonably well screened from views from the south and west due to existing mature vegetation of up to 8m high on these boundaries, though in winter months the visibility is significantly greater than for summer.
- 7.11 The study area for this assessment has been defined as a 2km radius from the site. In practical terms, views beyond this are unlikely to have a significant visual impact due to the distance away from the receptor, the intervening features and the small proportion or angle of view that individual new developments would take up in the overall panorama. Two views have been included, one from the south of the site (Photomontage 1) and one from the west (Photomontage 12); In general, the zone of visual influence for significant views is quite close to the site.

Residential receptors

- 7.12 Local to the site, visual impacts on nearby residences on the east side of Begbroke, off Begbroke Crescent, have an oblique view towards the site. The primary view (as can be inferred from VP1A and Photomontage 1) is across an open agricultural field. These views are from rear or side elevations, and these properties have quite small rear gardens. The oblique views are partially screened by the existing vegetation located outside the site security fence.
- 7.13 There are more houses south of Begbroke Lane, located on Willow Way. These properties have their rear elevations facing north towards the site. They are set back

from Begbroke Lane and have moderate sized rear gardens. Mature vegetation along Begbroke Lane (on both sides for the majority of this length of path) screens out most views in the summer. The vegetation is thinner in the winter months and some glimpsed views of the site may be possible especially from the upper floors. In terms of the perceived Magnitude of Change for the residential receptors this is predicted to be in the range Medium-Low to Medium. The significance of impact would be in the range **Moderate to Moderate Major**. If glimpsed views are possible (including at night to a lit facility), this will represent a permanent, adverse change to the view.

- 7.14 The houses and open space in Evenlode Crescent do not have any view towards the site in the summer months. VP9 shows dense tree and shrub cover between the housing and the site. There is also a further government facility in between too. It is possible that there could be glimpses of the site in the winter months through a thinner tree canopy.

Public rights of Way

- 7.15 Pedestrians using the Begbroke Lane path have limited views towards the site because of the mature vegetation on the north side of the path. VP1 illustrates the extent of the view where there are gaps in the vegetation. The new 3-4 storey building will be partly visible above the existing vegetation south of the site and in gaps where the vegetation does not form a continuous screen. The roof of the new Gate House building will also just be visible in winter months. A predicted view has been prepared to illustrate the scale and massing of the new buildings from this location (Photomontage 1). The buildings are mostly at, or below, the tree line and only partly seen against the skyline. The backdrop of the Lombardy Poplars will be removed. Similar to the landscape impacts, this new building represents an incremental visual impact over the baseline in so far as there are already other glimpses of built structures, including the perimeter fencing and other glimpses of development as part of Phase 1 within the site. The new development (Oxford Technology Park) on the adjacent site to the east is also a dominant new feature in the view.

- 7.16 The path is well used and the receptors are higher in terms of the range of sensitivity. The Magnitude of Change is predicted to be in the range Medium-Low and Medium and so the significance of impact is likely to be Moderate to Moderate Major but at a local level only.

- 7.17 Views from other public rights of way include the view from west of the site (VP3) on

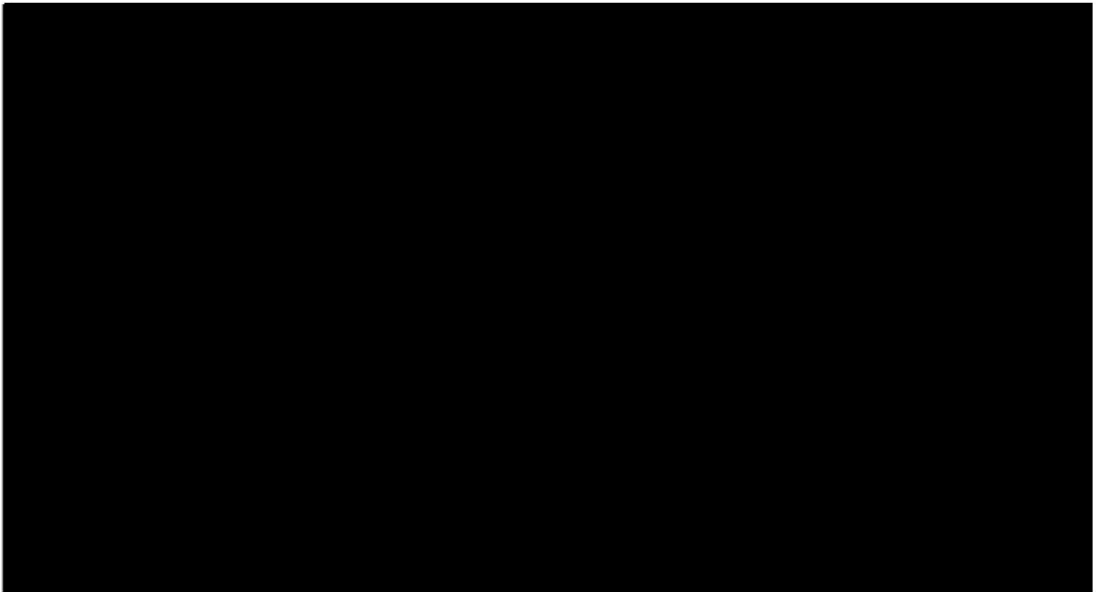
rising ground. The view is taken 1.2km away from the site on PROW 124/3/10. The upper parts of the new building will just be visible in this view against a treed backdrop. At this distance the perceived change will be Low and thus the potential impact will up to **Moderate-Minor**. The process of the LVIA assessment has identified the importance of using muted, recessive colours for brickwork, roofing and cladding. The building is to be constructed using a combination of a fairly dark red brick with a neutral tone cladding. Lighting will be designed to restrict upward light spill.

- 7.18 A similar impact is predicted from VP4 slightly to the north of VP3 on PROW 124/4/10 located just north west of the edge of Begbroke, but in this view the new building may appear on the skyline. The Airport is also clearly visible in this view.
- 7.19 Views from the local road network are less sensitive and are only really possible from moving vehicles. VP8 from the A44 next to the airport shows a view where the new building would be visible from. Other airport buildings and structures are also in this view. There would be some perception of change and an increase in the built form that is not there in the baseline view. Overall the change would be up to Medium, and the significance of impact would be up to Moderate-Minor.
- 7.20 VP11 shows the view from Langford Lane opposite the Airport. This is relatively close to the site (400m), and the new building would be clearly visible. Views would be transient from moving vehicles, and the impact would be up to Moderate-Minor.
- 7.21 VP12 is 365m from the site and the view is partly screened by a boundary roadside hedge. This would also be a transient view primarily from road users (low sensitivity) looking directly eastwards toward the site. The impact would be up to **Moderate-Minor**. A predicted view (Photomontage 12) has been prepared to illustrate the scale and massing of the new building from this location.
- 7.22 The adjacent land use to the north is also government facility and is not considered sensitive to the proposed additional building or refurbished buildings.
- 7.23 The new Oxford Technology Park site, to the east of the IRC is a large-scale commercial development occupying former Green Belt land released in the Green Belt Review of 2016. It is likely that there will be some visual impacts from this new commercial landscape and from the new buildings especially from upper floors. Views would however be mitigated by the existing mature vegetation that runs along the east boundary of the IRC site. The taller 3-4 storey building would be set back into the site

beyond the refurbished IRC buildings of Phase 1. The new Gate House building would be set side on to the Technology Park and largely screened behind the existing boundary vegetation.

7.24 Within the site itself the refurbished site and new building will represent an improvement compared to the baseline. The new and refurbished facilities would be built to modern standards with outdoor spaces for recreation. The new 3-storey building would occupy an existing area of rough grassland which is already enclosed by a high security fence. The new building would make use of this otherwise unused site.

7.25



8 Construction and Residual Effects

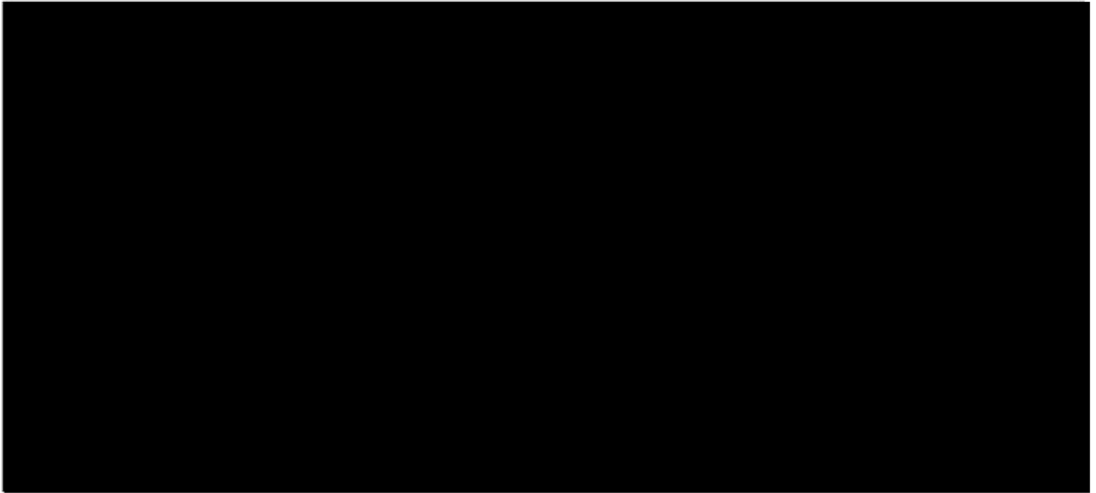
- 8.1 Construction Effects will be apparent in terms of temporary landscape and visual impacts such as construction plant and cranes which would be relevant to those receptors local to the site.
- 8.2 During the construction period the disruption disturbance should be limited as the site is relatively isolated and has its own access road. There may need to be some temporary measures for vehicle movements on and off Langford Lane. The existing road receives heavy use, and traffic is busy on the roads. Any increase in site traffic would normally be assessed as part of a Road Safety Audit and Traffic Management Plan.
- 8.3 The development programme is broadly as follows:
- Phase 1 refurbishment is now complete.
 - Phase 2 expansion [REDACTED]
- 8.4 It is anticipated that working hours will be limited in accordance with good practice and control of other factors such as noise and dust will also be controlled

Residual Effects

- 8.5 Residual effects are those that are apparent once the development is complete and in use. These will include the visual and landscape effects described above in terms of how the development is perceived long term by the various receptors. This relates closely to the overall quality of the design, the mitigation, the detailing and colour of the buildings and the appearance of the site mentioned above.
- 8.6 The site has an incomplete screen of existing boundary vegetation and where this is weak or absent, there will be local views possible, especially in the winter.
- 8.7 This report has assumed that the buildings will be finished externally as previously described. The layout and geometry of the Main Building in Phase 2 seeks to break up the massing and perceived scale and includes articulation within the design that will provide interest and relief to the façade, roof and elevations.
- 8.8 The landscape mitigation provided as part of the scheme is confined to the interior of the site. Boundary planting is located outside the site and, as such, is not managed by

the client.

8.9



9 Conclusions

Planning Context

- 9.1 In planning terms, a review of national and local planning relevant policies in the National Planning Policy Framework December 2024 and in the Cherwell Local Plan 2011-2031 has been carried out.
- 9.2 The main issues are relevant to environmental protection and sustainability, biodiversity and drainage, landscape protection and protection of the Oxford Green Belt.
- 9.3 The site is not in close proximity to any designated ecological sites, and no likely significant effects have been identified in this regard.
- 9.4 The site is not in or close to any designated landscapes. There will be localised effects on the non-designated landscape. The development will have a visual effect on the appearance of the site, and this will be apparent in views from public rights of way, local roads and residential properties. The effects will be localised in geographical extent.
- 9.5 The Project will result in the partial loss of currently undeveloped 'greenfield' land, but the land is already defined as part of the IRC site contained within the security fence.
- 9.6 In terms of Green Belt matters and the subject of Grey Belt, this is covered in a separate Planning Statement. In landscape terms the new built form will be perceived from the local landscape and visual receptors as can be seen in the two mass visualisation views prepared for this report.
- 9.7 There will be some perception of closing the gap between the developments growing out from Kidlington and Begbroke Village, however this is in the context of the countryside in the immediate area of the site being already heavily influenced and compromised by existing industrial, institutional, commercial and residential development including Oxford Airport and transport corridors. There will be some local landscape and visual impacts resulting from the new development.

Landscape Impacts

- 9.8 In terms of landscape issues, the site is located within a large-scale open farmland landscape type. However, its overall landscape character and context is heavily influenced by existing development and by the nearby built environment. The existing

boundary vegetation adjacent to the site on the west and south flanks contributes positively to the local landscape character and provides a good level of screening. A line of mature Lombardy Poplar trees oriented in an approximately east west orientation is to be removed as part of the development.

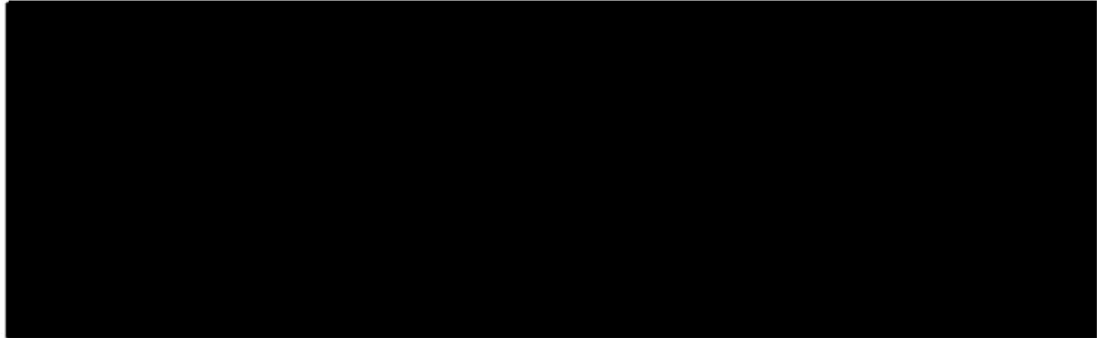
- 9.9 While the site or the surrounding landscape are not covered by any statutory landscape designations that confer special value or importance, the local landscape will be valued by the local community especially in terms of access and recreation and is well used for walking and dog walking via a good network of paths. The site is washed over by the Oxford Green Belt. The Landscape Value of the site itself is Low.
- 9.10 In summary, the impacts on the landscape are local and are judged to range between Moderate to Moderate-Minor in terms of significance. There will also be a cumulative effect judged to be Moderate-Minor with other planned and potential development in the area.

Visual Impacts

- 9.11 The assessment has determined that the visual influence of the existing site is relatively limited, confined mostly to views within 0.5-1km of the site. This is due to the physical and visual screening created by built development, vegetation and topography. , There are some limited longer and middle-distance views, notably from the west on rising ground.
- 9.12 The baseline visual assessment was undertaken in the spring of 2025 with minimum screening provided by existing vegetation. During the summer months the visibility of the site will be significantly less than in the winter.
- 9.13 From near distance views there are partial glimpses of the site from local receptor locations including the A44 (VP8 and 12), Langford Lane (VP11) and Begbroke Lane (VP1). These views are partial in nature, intermittent and/or are transient for motorists or walkers. There are also very limited views from some residential properties and from local rights of way, as local and boundary screening is effective in filtering significant views. There are glimpses of existing buildings or of high security fencing in gaps where boundary vegetation is lower and the upper parts of these elements are therefore visible. The significance of the impact is up to Moderate-Major but affecting relatively few properties.
- 9.14 From more remote views to the west the perceived change will be Low and the

potential significance of impact will up to Moderate-Minor.

9.15



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