

Crown Development Case Team  
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29<sup>th</sup> April 2026

**CROWN/2026/0000004**

**Town and Country Planning Act 1990 (Section 293D Applications)**

**The Town and Country Planning (Crown Development Applications) (Procedure and Written Representations) Order 2025**

**Outline Planning Application with all matters reserved (except for access) for the expansion of Campsfield IRC comprising the development of new accommodation blocks and ancillary supporting accommodation, the conversion of existing site infrastructure, demolition of existing structures, creation of additional car parking, landscaping and associated site infrastructure. At Campsfield Immigration Removal Centre (IRC), Evenlode Crescent, Kiddlington, OX5 1RE**

Dear Sir/Madam

Referring to your letter dated 10<sup>th</sup> April in relation to the above Crown Development Application, I set out below the applicant's response to the six matters raised.

Matter 1 – Transport Assessment (TA) Appendices

Please find attached the TA Appendices, which are provided in the format set out in the table below.

<b>Document marked Official</b>	<b>Document marked Official Sensitive</b>
Appendix A - Evenlode Crescent Footpath (with redactions)	Appendix A - Evenlode Crescent Footpath
Appendix B - Proposed Development Plans (with redactions)	Appendix B - Proposed Development Plans
Appendix C – Swept Path Analysis (with redactions)	Appendix C – Swept Path Analysis
Appendix D – Proposed Pedestrian Crossing	Not required
Appendix E - Road Safety Audit and Designers Response (this has an additional Appendix A within) (with redactions)	Appendix E - Road Safety Audit and Designers Response (this has an additional Appendix A within)
Not for public consumption	Appendix F – Car Park Accumulation
Appendix G – Traffic Diagrams	Not required
Appendix H – Junctions Modelling Output	Not required

## Matter 2 – Landscape and Visual Impact Assessment (LVIA) Appendices

Please find attached the LVIA Appendices, which are provided in the format set out in the table below:

Document marked Official	Document marked Official Sensitive
Appendix A Part 1 (with redactions)	Appendix A Part 1
Appendix A Part 2	Not required
Appendix B	Not required
Appendix C (with redactions)	Appendix C

Pre-application advice issued by Cherwell District Council (CDC) on 5<sup>th</sup> December 2025 stated that the LVIA should include verified photomontages from agreed views.

Following this advice, the applicant wrote to CDC on 3<sup>rd</sup> February 2026 and provided the viewpoints that were chosen and the photomontages that would be included in the LVIA for CDC's consideration so that agreement could be reached on the views, content and methodology.

The Landscape Institute Guidelines for Visual Representations are graded 1-4 in terms level of sophistication. The applicant adopted Type 3 as being the most appropriate for the purpose of this application. The main difference between Type 3 and 4 (Verified) is that the camera location is not actually surveyed, it is located by means of GPS and/or location by means of physical features on the ground. The applicant's Landscape Consultant considered this to be accurate for the purposes of illustrating the landscape and visual effects for the LVIA at the distance of the views away from the site and level of mass modelling depiction adopted for the main building.

In the guidance document Type 3 is described as follows:

*"Type 3 Photomontage / Photo wire:*

*This Type encompasses photomontages and photo wires which will commonly be produced to accompany planning applications, LVAs and LVIAs. They provide a reasonable level of locational and photographic accuracy but are not suitable for the most demanding and sensitive of contexts. Type 3 visualisations do not need to be accompanied by verification data, nor is a precise survey of features and camera locations required. Although minimum standards are set for image presentation, the visualisations do not need to be reproduced with scale representation. Type 3 visualisations offer an appropriate level of detail and accuracy for a range of EIA and non-EIA projects."*

The applicant's Landscape Consultant did not consider this project to require the highest level of accuracy for the visualisations (i.e. Type 4) as the site and the surrounding landscape are not covered by any statutory landscape designations that confer special value or importance. The site is washed over by the Oxford Green Belt; however, 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 sensitivity of the local landscape is considered to be up to Medium and the visual sensitivity, though high for some residential properties and a short length of footpath, these are restricted to few properties and localised impacts.

CDC confirmed in the approach is acceptable by email dated 16<sup>th</sup> February 2026.

### Matter 3 – Heritage Statement

The applicant has considered the location of the nearest heritage assets to the application site. As there are none that are visible from the application site it is concluded that the proposed development would not affect the significance of the heritage assets.

Roundham Lock (Oxford Canal) is 969m from the application site and Begbroke Hall is 1,112m from the application site. There is no direct line of sight between the application site and the heritage assets. The only other nearby heritage assets are located west of Begbroke Village. Again, there is no direct line of sight.

An updated Planning Statement is appended with this information contained in section six.

The applicant does not consider a Heritage Assessment is necessary for the determination of this outline planning application. The applicant has submitted an Archaeological Assessment of the site.

### Matter 4 – Historic Planning Application Objection by Leigh Day Solicitors

Please find attached the letter objection letter to the 2014 planning application.

### Matter 5 – Planning Statement and Application Form Discrepancies

I apologise for the discrepancies regarding the indicative additional floorspace proposed (GIA) and indicative additional employees resulting from the proposed extension to the IRC.

I confirm that the existing IRC is 5789.5 sq. m. (NIA).

The proposed development comprises the demolition of 292.2 sq. m. through the removal of temporary buildings. A further 539 sq. m. of temporary floorspace will be repurposed and is proposed to be used on a permanent basis. An additional 10,840 sq. m. (NIA) which would result in a total of 16,337.3 sq. m. (NIA) for the expanded IRC<sup>1</sup>.

I can confirm the anticipated additional full time employee roles created by the proposed expansion is 176, which is consistent in both the Planning Statement and the application form. The existing number of full-time employees is 256.

A corrected Planning Application Form and Planning Statement are appended.

### Matter 6 – Environmental Impact Assessment

I attach a letter from the Ministry for Housing, Communities and Local Government (MHCLG) dated 23<sup>rd</sup> April 2026 confirming that *“Having reviewed the updated information provided and considered the changes to the project since the 2023 Direction was made and the 2025 update was issued, I can confirm that MHCLG officials remain content for the May 2023 Direction to remain in force.”*

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<sup>1</sup> 5,789.5 – 292.2 + 10,860 = 16,337.3. The repurposed floorspace does not result in net additional floorspace for the purposes of this calculation.

I trust that the information contained and appended to this letter enables you to complete the registration of the Crown Development Application.

Please do not hesitate to contact me should you have any questions.

Yours Faithfully,

**Mark Jackson MRTPI**  
Partner  
**Cushman & Wakefield Debenham Tie Leung Limited**

**Enc. Transport Assessment Appendices**

**Landscape and Visual Assessment Appendices**

**Leigh Day Solicitors Objection**

**Planning Application Forms**

**Planning Statement**

**EIA Screening Letter, MHCLG**