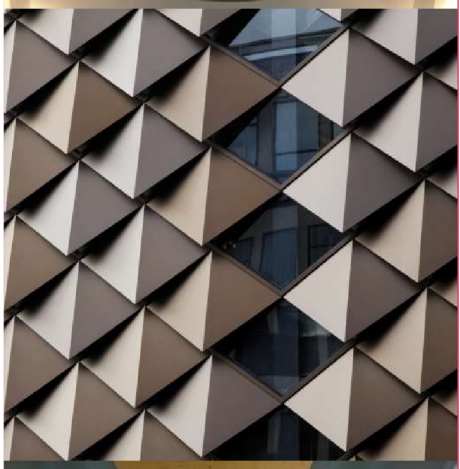

Campsfield IRC

Flood Risk Assessment

Curtins Ref: 243925-15206-CUR-XXX-00-RP-C-9202

Revision: P09

Issue Date: 11 March 2026

Client Name: Home Office

Site Address: Campsfield IRC, Kidlington OX5 1RE

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Rev	Description	Issued by	Checked	Date
P01	Preliminary issue for comment	LG	MS	29/11/22
P02	Site Boundary Updated	CRR	MS	25/10/23
P03	Updated to Planning Consultant Comments	CRR	LG	02/04/24
P04	Updated to Latest Plans	CRR	MM	11/10/24
P05	Updated to latest design information	CRR	MM	08/08/25
P06	Updated to comments	CRR	MM	10/10/25
P07	Updated to comments	CRR	MM	16/10/25
P08	Updated to comments	CRR	LG	23/02/26
P09	Updated to comments	CRR	LG	11/03/26

This report has been prepared for the sole benefit, use, and information for the client. The liability of Curtins Consulting Limited with respect to the information contained in the report will not extend to any third party.

Author	Signature	Date
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Reviewed	Signature	Date
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Curtins has prepared this report based on the provided and available information. Investigations are required to confirm scope, assumptions and conclusions. The opinions, conclusions and any recommendations in this report are based on assumptions made by Curtins described in this report.

Table of Contents

Figures

Tables

1.0 Introduction

1.1 Project Background

Curtins Consulting Limited has been appointed by CTG Consultancy to prepare a Flood Risk Assessment for the proposed expansion and refurbishment of Campsfield IRC. This report is based on current best practice guidance, referenced where relevant. The proposed site plans for the development are contained in **Appendix A**.

In recent years, the Government and local Councils have placed increased priority on the need for developers to take full account for the risks of their development at all stages of the planning process. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) identifies how the issue of flooding is dealt with through the planning process and with the creation of a site-specific Flood Risk Assessment (FRA) for sites over 1ha in area or in Flood Zones 2 & 3.

The purpose of this report is to assist our client to make an informed decision on the flood risks associated with the site development. Local Planning Authorities have the powers to control developments, in line with recent legislation, and are expected to apply a risk-based approach to development. For this development, planning proposal is to be decided by the Crown Development Route.

Proposals contained or forming part of this report represent the design intent and may be subject to alteration or adjustment in completing the detailed design for this project. Where such adjustments are undertaken as part of the detailed design and are deemed a material derivation from the intent contained in this document, prior approval shall be obtained from the relevant authority in advance of commencing such works.

Where the proposed works, to which this report refers, are undertaken more than twelve months following the issue of this report, Curtins shall reserve the right to re-validate the findings and conclusions by undertaking appropriate further investigations at no cost to Curtins.

Allowance for the effects of climate change will be made in accordance with government recommendations in place and statistical data available at the time of writing this report. These recommendations may become more onerous and the statistical data may be revised in the future; we will not make any estimate of what changes may result from this. Please be aware that this, and other issues over which Curtins has no control, may affect future flood risk at the development and require further work to be undertaken for which we accept no liability.

1.2 Scope of Flood Risk Assessment

The assessment is to be undertaken in accordance with the standing advice and requirements of the Environment Agency for Flood Risk Assessments as outlined in the Communities and Local Governments Technical Guidance to the National Planning Policy Framework (NPPF).

The assessment will:

- Investigate all potential risks of current or future flooding to the site;
- Consider the impact the development may have elsewhere with regards to flooding; and
- Consider design proposals to mitigate any potential risk of flooding determined to be present.

2.0 National and Local Policy Considerations

2.1 National Planning Policy Framework

The Ministry of Housing, Communities and Local Governments initially published the National Planning Policy Framework (NPPF) in 2024 to identify how the issue of flooding is dealt with through the planning process and to introduce the requirement for a site-specific Flood Risk Assessment (FRA) for sites over 1ha in area or in Flood Zones 2 & 3. The document consolidates the previously used Planning Policy Statements.

2.2 Planning Practice Guidance

The Government's Planning Practice Guidance (PPG) provides additional information to be read alongside the NPPF. The online guidance sets out the definitions for the flood zone's and defines the permitted uses of development that can be proposed in them.

Table 2-1 - PPG Tables 1 & 2 Summary

Flood Zone	Appropriate Users
Flood Zone 1 - Low Probability This zone comprises land having less than 1 in 1000 annual probability of river or sea flooding (<0.1%)	All uses of land are appropriate in this zone
Flood Zone 2 - Medium Probability This zone comprises land assessed as having between 1 in 100 and 1 in 1000 annual probability of river flooding (1%-0.1%) or between 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5%- 0.1%) in any year	The water-compatible, less vulnerable and more vulnerable uses of land and essential infrastructure in Table D.2 are appropriate in this Zone Subject to the Sequential Test being applied, the highly vulnerable uses in Table D.2 are only appropriate in this zone if the Exception Test is passed
Flood Zone 3a - High Probability This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year	The water-compatible and less vulnerable uses of land in Table D.2 area appropriate in this zone. The highly vulnerable uses in Table D.2 should not be permitted in this zone. The more vulnerable and essential infrastructure uses in Table D.2 should only be permitted in this zone if the Exception Test is passed. Essential infrastructure permitted in this should be designed and constructed to remain operational and safe for users in time of flood.
Flood Zone 3b - Functional Floodplain This zone comprises land where water has to flow or be stored in times of flood. SFRAs should identify this Flood Zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the Environment Agency, including water conveyance routes)	Only the water-compatible uses and the essential infrastructure listed in Table D.2 that has to be there should be permitted in this zone. It should be designed and constructed to: Remain operational and safe for users in times of flood; Result in no net loss of floodplain storage; Not impede water flows; and Not increase flood risk elsewhere. Essential infrastructure in this zone should pass the Exception Test.

2.3 Local Planning and Guidance Documents

2.3.1 The Cherwell Local Plan 2011-2031

This FRA has been written in line with the current revision of the Cherwell Local Plan. The plan is aimed to support and guide developments in the area between 2011-2031.

This report has been specifically produced with the following policies in mind;

Policy ESD 6: Sustainable Flood Risk Management

This policy aims to reinforce the guidance set out in the NPPF and outlines Cherwell's requirements for new developments in respect to flooding. As with the requirements of the NPPF, ESD 6 outlines the requirements of site-specific flood risk assessment. The policy states the need of the FRA to demonstrate that there will be no increase in surface water discharge or volume emanating from a site for any event up to and including the 1 in 100 year (plus climate change), it also places the requirement for developments not to experience flooding for any events up to and including the 1 in 30 year storm event, ensuring any flood water is held safely on site.

Policy ESD 7: Sustainable Drainage Systems (SuDS)

This policy aims to promote the use of SuDS for all new developments in the management of surface water runoff. The policy states that;

"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"

2.3.2 Strategic Flood Risk Assessment

Cherwell District Council produced a SFRA in May 2017 which provides an update on a previous version with new legislative policy and summary of flood risk in Cherwell. The document provides guidelines on use of SuDS and guidance for FRAs. The document requires consideration of groundwater emergence as part of the decision-making process on the type of the SuDS techniques. The document outlines Site Drainage Strategies should include;

- SuDS proposals;
- Outfall locations and levels, including confirmation from relevant authorities that the proposed outfall location will be accepted;

- Rates of discharge including confirmation from relevant authorities that the proposed discharge rate will be accepted;
- On-site storage requirements including storage location indicated within the proposed development plan, confirmation that is it is to be located outside the existing 1% AEP+CC flood extent, and evidence that sufficient space is available; and
- Maintenance, funding and operation proposals for the SuDS.

The proposed site is highlighted has been highlighted as a potential development site.

2.3.3 Oxfordshire Flood Risk Management Plan

Oxfordshire County Council acts as the Lead Local Flood Authority for the County. A Flood Risk Management Strategy has been produced as part of this role, with an aim to;

- Setting out a long-term programme for flood risk reduction.
- Setting out procedures for identifying relative priorities of measures for flood risk reduction.
- Establish how to find area where a holistic approach to flood risk reduction will achieve multiple benefits.
- Establish how to identify affordable measures for implementation to agreed time frames,
- Facilitate engagement and consultation with community and strategic partners.

2.3.4 Encourage public awareness and self-help where appropriate.Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire

The Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire intends to assist developers in the design of surface water drainage systems, and to support Local Planning Authorities in considering drainage proposals for new developments within Oxfordshire.

The LLFA encourages all new development and redevelopment that requires planning permission to use SuDS to reduce flood risk, improve water quality and present options for biodiversity and public amenity.

The Guidance states;

SuDS should be considered in all developments at an early stage. This allows for allocation of appropriate land take to accommodate adequate SuDS features that are technically appropriate for the environment in which they are to be placed.

The Guidance provides information on different SuDs that can be implemented on developments.

3.0 Existing Site Details

3.1 Site Location

The site is located to the north of Oxford at the west edge of Kidlington. The site lies to the South of Oxford Airport and to the East of the A44. The centre of the site is approximately located at National Grid Reference 447524, 214531 and the gross site area equates to 4.5 hectares.

The site location can be seen below in Figure3-1 and the development site location plan can be seen in Figure 3-2.

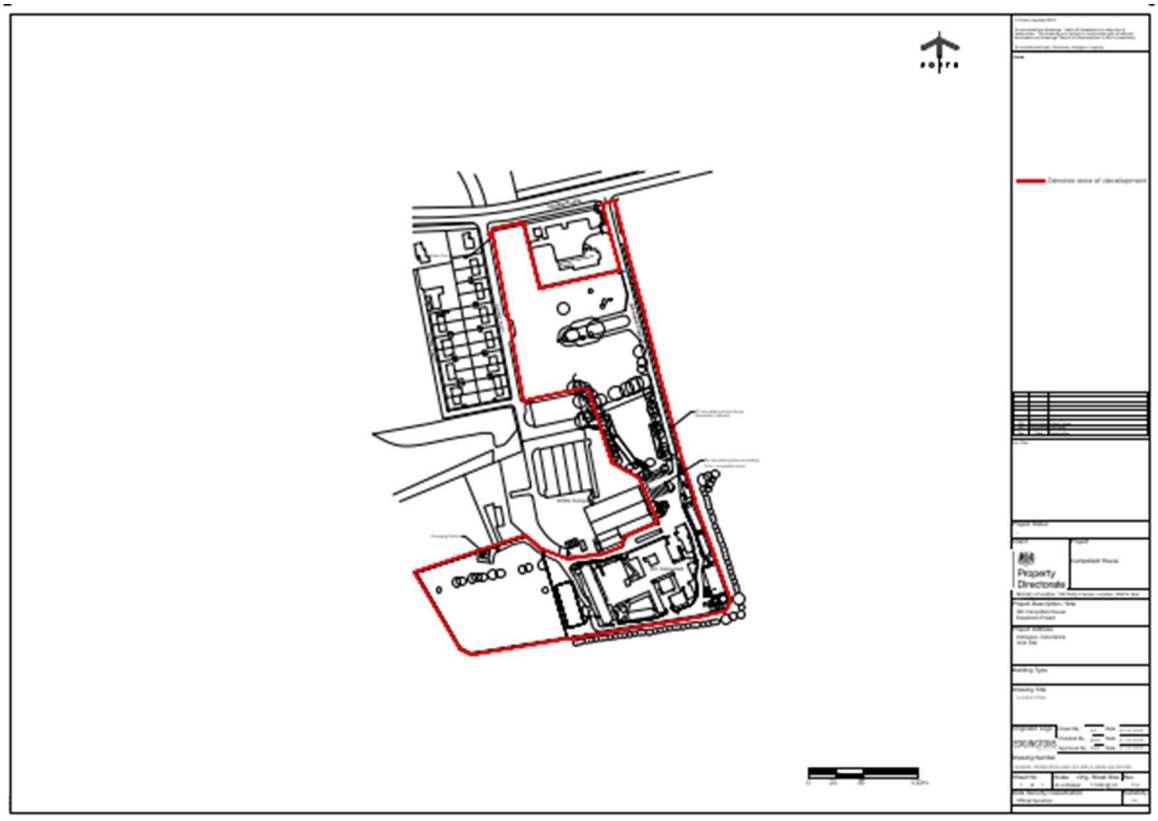


Figure 3-1:Site Location Plan

Figure 3-2: Development Site Location Plan

3.2 Site Description

Campsfield IRC was closed in May 2019.

Access to Campsfield IRC is past the Kidlington Ambulance Station down Evenlode Crescent.

The total area of the development site within the red line boundary in Figure 3-2 is 4.5ha. The existing site has a number of buildings.

The existing development currently has an impermeable area of approximately 1.25ha. Using the Modified Rational Method, with a Time of Concentration of 5 minutes. The existing discharge rates are shown below.

Table 3-1- Existing discharge rates

Rainfall Event	Runoff Rate
1 in 1 Year	207.6
1 in 30 Year	490.7
1 in 100 Year	622.0

As shown in **Appendix A**, there is an existing pump chamber within the site boundary. It is assumed that all foul drainage drains to the pump before discharging to the Thames Water sewer located off Woodstock Road.

The proposed impermeable area will increase to 2.53ha. As a result of the redevelopment and expansion of the existing Immigration Removal Centre (IRC1) on land at Campsfield IRC, Kidlington, Oxfordshire, OX5 1RE.

The refurbishment of the existing IRC is now complete and this FRA has been produced for the purpose of achieving planning approval for the proposed development.

The proposed development is for the demolition of existing modular buildings, cold store, and removal of existing fencing, redevelopment, extension and alteration of existing buildings and new plant rooms. Erection of new buildings accommodation (up to 16 metres in height) for and associated services for health care, visitors, interview rooms, administration, [redacted]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 support safe management of external activities on site.

The topographical survey available in **Appendix B**, was produced by Tower Surveys in November 2014.

It shows that the site currently falls in a South to North direction. The highest point in the site sits within the proposed development at approximately 72.69mAOD with the site falling to 70.30mAOD along the site boundary tree line.

Publicly available information supplied by the British Geological Survey indicates that the site comprises of Kellaways Clay Member – Mudstone.

3.1 Site History

At the first historical maps in 1876, the comprised a part of an undeveloped open plot of land, likely agricultural land/fields, with the sites environs also being undeveloped. The 1936 maps show that no significant change has occurred on-site, however a series of (commercial) buildings had been constructed immediately north and further north-west of the site, by 1947. The rest of the surrounding area within 250m of the site was still undeveloped.

1969 maps show the site was now referenced as being HM Detention center. With the environs having a development in 1973, most likely residential, which was noted 150 – 250m north of the site. The buildings immediately north of the site were designated as depots and an electricity sub-station was present just off the north-eastern boundary of the site. Sewage works were noted ~80m north-west of the site in the 1973 map, however these were no longer present after 1981.

An extension to the site occurred and was first shown in the 1992 maps. Some additional building

[1] Defined as a facility used solely for the detention of detained persons but which is not a short-term holding facility, a prison, or part of a prison. (Nationality, Immigration and Asylum Act 2002)

extensions were noted in the 2010 maps, within the eastern and western parts of the site. No other significant changes were noted within the site, or the sites environs up to the most recent historical mapping in 2023.

3.2 Existing Public Drainage

Sewer records obtained from Thames Water are included in **Appendix C** for reference.

No other public drainage sewers run in close proximity to the development. The nearest sewers are located on Woodstock Road and Oxford Moor Park.

A screenshot of the sewer records are shown in Figure 3-3.

3.3 Existing Watercourse

The Rowel Brook is located 650m to the west and 720m south of the proposed development. The Rowel Brook is a tributary of the River Cherwell. In December 2019 the Rowel Brook overflowed to a field south of the proposed development.

The Oxford Canal is located 600m to the East of the development. The Oxford Canal begins in Warwickshire near Hawkesbury Village and travels 75 miles before connecting with the River Thames.

The River Cherwell is located 2.22km East of the development

3.4 Site Geology

As discussed previously the information supplied by the British Geological Survey indicates that the site is underlain by Kellaways Clay Member – Mudstone.

A site investigation report was carried out by Ground & Water in January 2024. The report confirmed the sites geology as Kellaways Clay Member.

Within the report it also highlighted the presence of groundwater at depths between 0.50m and 1.30m below ground level within the made ground.

4.0 Sources and Extents of Flooding

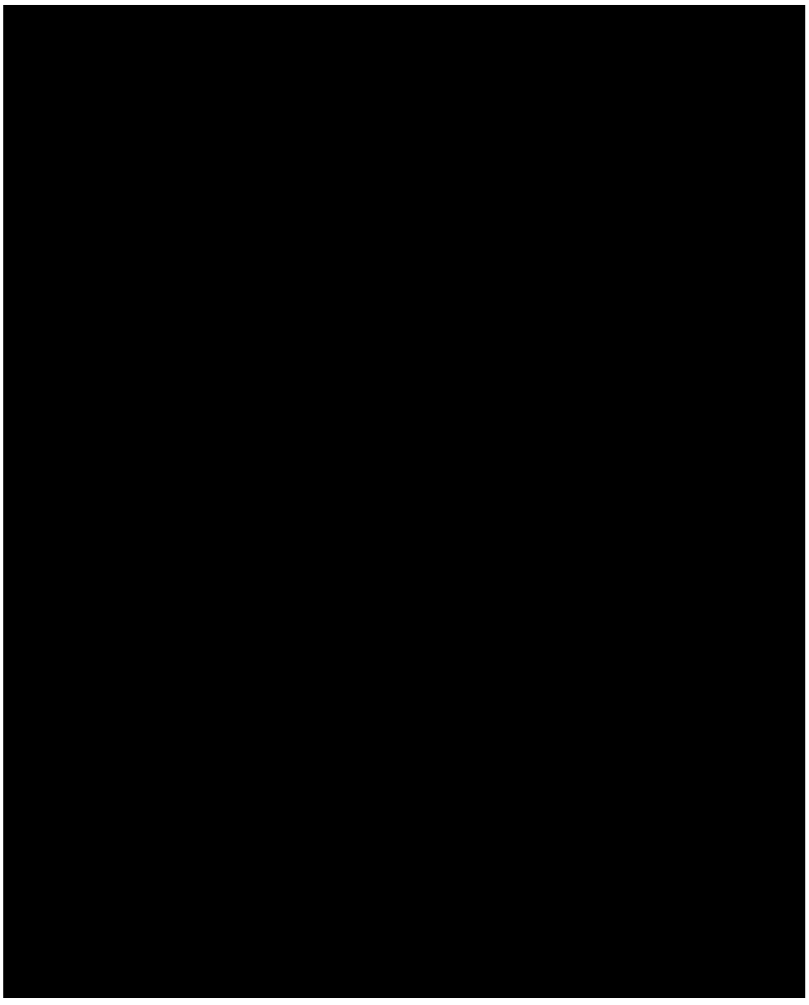
Numerous sources of flood risk need to be assessed to be in line with the requirements for planning under NPPF and EA regulations. This report takes into consideration fluvial flooding (rivers and streams), pluvial flood risk (surface water), tidal flooding (coastal or estuarine), reservoir flooding, canal flooding, groundwater flooding, infrastructure failure flooding and any historical flooding reports.

4.1 Natural Drainage

4.1.1 Fluvial Flooding

With reference to the Environment Agency's (EA) indicative flood maps, it can be seen that the site lies wholly in Flood Zone 1. The current site has less than 1 in 1,000 annual probability of river or sea flooding. A screenshot from the EA flood mapping is shown in Figure 4-1.

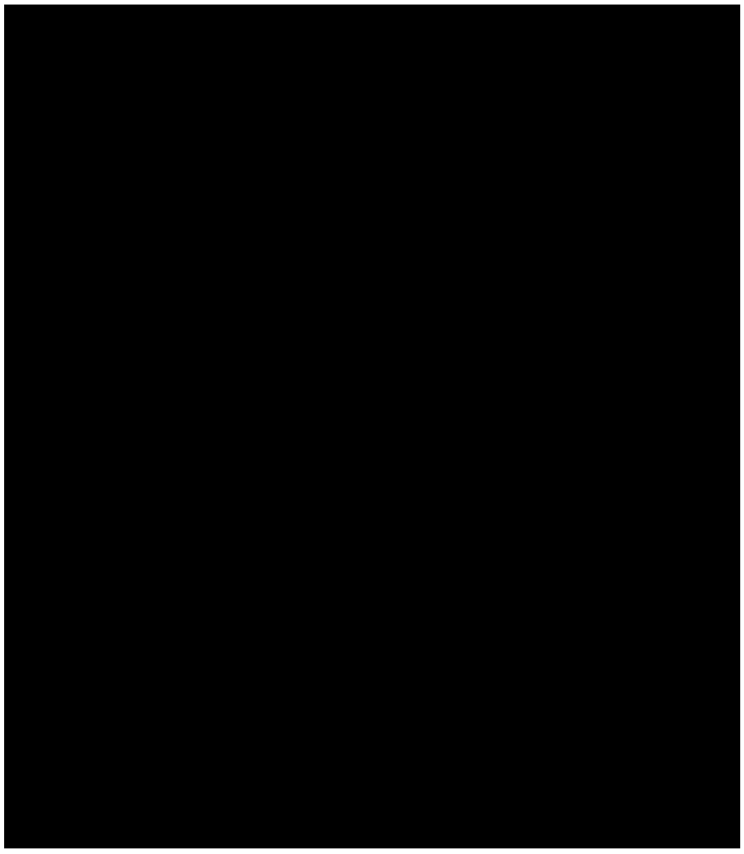
Therefore the site has been assessed as having a **low** flood risk from fluvial flooding.



4.1.2 Pluvial Flooding and Overland Flow

With reference to the EA's online mapping, data related to the risk of potential surface water inundation or flooding is also provided. This shows that the site is at a low risk of surface water flooding. As shown in Figure 4-2.

According to the Strategic Flood Risk Assessment the site does not show any risk of Surface Water Vulnerability for the 1 in 200yr event. Figure 4-3 shows a screenshot from the EA flood mapping.



Therefore the site has been assessed as having a **low** flood risk from surface water flooding.

4.1.3 Ground Water Flooding

According to Strategic Flood Risk Assessment the site is not in an area 'susceptible to groundwater flooding.' During the site investigation carried out in April 2014, groundwater was met at depths between 0.50m and 1.30m below ground level. It is recommended that ground water monitoring is carried out as part of further site investigation.

Figure 4-4: SFRA Groundwater Map

Groundwater flooding has been assessed as a **low/ medium** risk.

4.1.4 Climate Change

The Environment Agency requires, in accordance with the Government's PPG document, that there should be no increase in the rate of surface water emanating from a newly developed site above that of any previous development. Furthermore, it is the joint aim of the Environment Agency and Local Planning Authorities, to actively encourage a reduction in the discharge of storm water as a condition of approval for new developments. In addition, all drainage systems should be sized to accommodate the runoff arising from a 1 in 100-year rainfall event and should include a further allowance to account for the further effects of climate change.

In December 2019, The Environment Agency updated the sea level rise allowances using UKCP18 projections. In July 2021 UKCP18 projections were used to update peak river flow allowances and based the allowances on management catchments instead of the previously used river basin districts. UKCP Local 2.2km projections and supporting research FUTURE-DRAINAGE were used to update peak rainfall allowances in May 2022. As part of these updates, the guidance regarding the application of climate change allowances has also changed. Notably, the guidance for peak river flow now requires that the central allowance is used for all assessments except for essential infrastructure, where the higher central allowance should be used instead.

Table 4.1, Table 4.2, and Table 4.3 below show the climate change allowances for sea level, peak river flow, and peak rainfall respectively for the Site. The Site falls within the Gloucestershire and the Vale Management Catchment peak river flow allowances and peak rainfall allowances. The site falls within the South East Basin Sea Level Allowances. The data presented in these tables is from the climate change allowances maps provided by the EA.

Table 4-1 - Climate Change Summary (South East River Basin) – Sea Level Allowances

Type	Allowance	2000 to 2035	2036 to 2065	2066 to 2095	2096 to 2125	Cumulative rise 2000 to 2125
River	Higher central	5.7% (200mm)	8.7% (261mm)	11.6% (348mm)	13.1% (393mm)	1202mm
	Upper end	6.9% (242mm)	11.3% (339mm)	15.8% (474mm)	18.2% (546mm)	1601mm

Source: Climate change allowances for peak river flow in England (data.gov.uk)

Table 4-2 - Climate Change Summary – Peak River Flow Allowances

Type	Allowance	2020s	2050s	2080s
River	Upper	11%	17%	33%
	Higher	11%	19%	43%
	Central	26%	41%	84%

Source: Climate change allowances for peak river flow in England (data.gov.uk)

Table 4-3 - Climate Change Summary– Peak Rainfall Allowances

Exceedance Rainfall Event	Allowance	2050s	2070s
3.3%	Central	20%	35%
	Upper End	25%	35%
1%	Central	20%	40%
	Upper End	25%	40%

Source: Climate change allowances for peak river flow in England (data.gov.uk)

The development has a proposed design life of 60 years, which if constructed next year will be until 2087. Therefore, a climate change value of 40% for peak rainfall allowances will be used for design. As assessed, the Site is outside the fluvial extent of peak river flow allowances and therefore a river flow allowance for design purposes is not required.

4.2 Artificial Drainage

4.2.1 Adopted Drainage

Sewer records obtained from Thames Water are included in **Appendix C** for reference.

Referenced in the SFRA Thames Water's DG5 dataset identifies that the site is located within a postcode area reported to have had 23 incidents of historical sewer flooding in the last 10 years. This is shown in Figure 4-5 below. Therefore, Thames Water sewer flooding records were obtained, they are available in to view **Appendix D.** The sewer flooding records state no flooding has occurred in close proximity to the site location.

4.2.2 Private Drainage System

The only drainage present on the proposed development site is an existing Thames Water foul pumping station and rising main. This has been confirmed via a GPR and CCTV drainage survey of the site.

4.2.3 Highway Drainage

By reviewing the topographical survey, the levels of Evenlode Close are lower than that of the development, therefore it is very unlikely the surface drainage from the highway would flood within the development.

There is no historical data to confirm the road is draining into the site boundary.

4.2.4 Reservoir Flooding

With reference to the EA's online mapping, data related to the risk of potential reservoir flooding is also provided. There are currently no reservoirs in the site vicinity, shown in Figure 4-6.

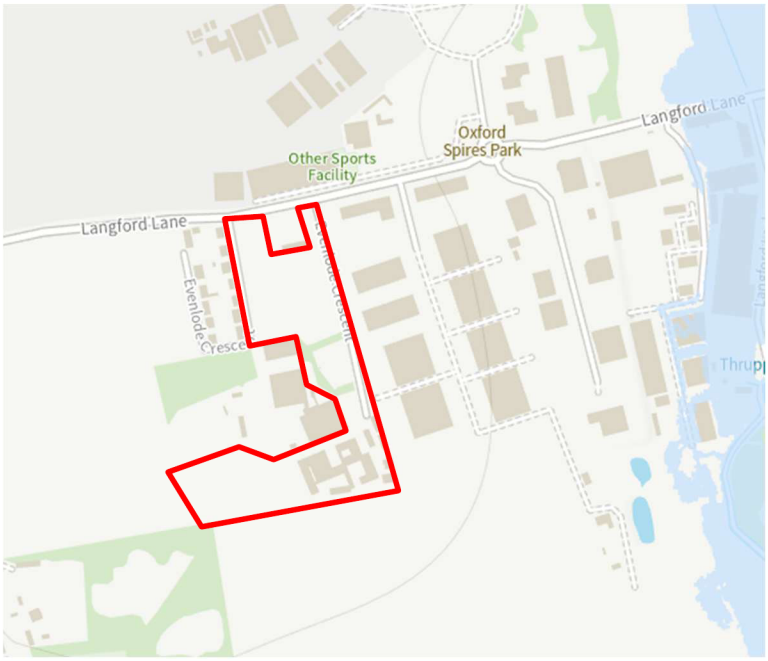


Figure 4-6: Reservoir EA Flood Map

5.0 Flood Risk Mitigation

This section responds to the major risks outlined to the undeveloped site in Section 4 and offers mitigating measures that will aim to reduce the risk of flooding to the site, as well as sites both up and down stream. The architectural plan is available to view in **Appendix A.**

5.1 Natural Drainage

5.1.1 Fluvial Flooding

With reference to the EA's published flood maps (see Figure 4-1: EA Fluvial Flood Map) the site can be shown to be a low risk of flooding.

The site can therefore be classified as within the Flood Zone 1 and no mitigation measures are required to be applied as a result of this assessment into fluvial flooding.

5.1.2 Pluvial Flooding and Overland Flow

With reference to the EA's published flood maps (see Figure 4-2: EA Pluvial Flood Map) the site can be shown to have low risk of flooding from surface water.

The proposed drainage strategy should give details of the proposed surface and foul water drainage networks for the site. The site is to be designed to accommodate excess rainwater below ground for events up to and including the 1 in 100 year + climate change allowance rainfall event.

5.1.3 Groundwater Flooding

As discussed in 4.1.3 Groundwater flooding it is recommended groundwater monitoring is carried out to determine the current levels.

The proposed development plans currently do not show any basements, however if one was to be included in the design strategy to deal with groundwater would need to be implemented.

5.2 Artificial Systems

5.2.1 Adopted Drainage

The risk of flooding from the adopted drainage is not expected to be altered as a result of the proposed development.

5.2.2 Private Drainage

The only drainage present on the proposed development site is an existing Thames Water foul pumping station and rising main. This has been confirmed via a GPR and CCTV drainage survey of the site.

The proposed development will increase the impermeable area within the development. The new proposed system is discussed in the Development Drainage section of this report.

5.2.3 Highway Drainage

The existing drainage on Evenlode Close should be surveyed to confirm where it is currently draining to and if any remedial works are required.

The topographical survey shows that Evenlode Close is lower than the proposed development.

5.2.4 Development Drainage

It will be necessary to provide a suitably designed storm water drainage system to collect, convey and attenuate the additional runoff generated by the development of this site. The proposed strategy should attenuate flows to Oxfordshire County Council guidance rates.

This strategy should also include measures to improve run-off quality whilst maximising bio-diversity and amenity to provide a sustainable drainage system as noted in PPG.

Foul flows from the development should be drained through an entirely separate system designed to adoptable standards to minimise the risk of foul flooding occurring as a result of the development.

5.3 Summary

Table 5-1 - Flood Risk Summary

Potential Source of Flooding	Is there a flood risk to the development?	Does the proposed development increase the flood risk upstream?	Does the proposed development increase the flood risk downstream?
Fluvial Flooding	*NO*	*NO*	*NO*
Pluvial Flooding	*NO*	*NO*	*NO*
Ground Water Flooding	*NO*	*NO*	*NO*
Adopted Drainage	*NO*	*NO*	*NO*
Private Drainage	*NO*	*NO*	*NO*
Highway Drainage	*NO*	*NO*	*NO*
Reservoir Flooding	*NO*	*NO*	*NO*
Development Drainage	*N/A*	*NO*	*NO*

6.0 Sequential Test

As the development site is shown to be wholly within Flood Zone 1 and outside the influence of any other local flood risk elements, in accordance with table 3 of the PPG it is concluded that the development is suitable for this location and the Sequential Test is deemed to have been passed.

7.0 Surveys

Based on the findings of this report, all the assessed forms of flooding have been identified as being medium or low and at this stage appear to be able to be satisfactorily managed. However, additional information is required to either better assess certain forms of flood risk or support future mitigation measures and the proposal of an emerging drainage strategy.

Ground investigation carried out in October 2023 on the adjacent site and nearby to the proposed development showed the maximum ground water level to be 1.6m bgl, it is recommended that a long term monitoring of ground water is undertaken to establish the peak groundwater levels.

8.0 Conclusions and Recommendations

8.1 Overview

This Flood Risk Assessment has been prepared for the proposed expansion of Campsfield IRC. The FRA has been prepared in accordance with the requirements of the NPPF.

This report is intended to provide details of the current flood risk to the proposed site.

- The site has not been identified to be at risk of flooding from fluvial flooding.
- The site has not been identified to be at risk of flooding from pluvial flooding.
- Groundwater risk has been deemed as low/ medium. Curtins would recommend further investigations and ground water monitoring is currently underway.
- This report has identified no areas of elevated flood risk and as a result does not require mitigation measures above what is required by the LLFA and LPA for this development.

9.0 Appendices

9.1 Appendix A- Architectural Plan

Notes

Denotes extent of Ministry of Justice Ownership

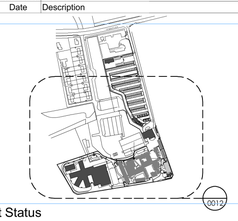
Denotes area of IRC Campsfield

New External Plant

Trees to be removed

Rev.	Date	Description
P03	05.09.2025	Stage 2 Final Issue
P02	06.06.2025	Stage 2 Issue
P01	18.04.2025	First Issue

Key Plan



Project Status
RIBA Stage 2

Client
Home Office

Project
Campsfield IRC
Phase 2 Expansion

2 Marsham Street, London, SW1P 4DF, United Kingdom

Project Description / Site
Campsfield IRC
Phase 2 Expansion

Project Address
Kidlington, Oxfordshire
OX5 1RE

Building Type

Drawing Title
Proposed Site Plan Phase 2 - Sheet 1

Originator Logo
EDGINGTONS ARCHITECTS

Drawn By	KS	Date	20.03.2025
Checked By	MSR	Date	31.03.2025
Approved By	ISR	Date	31.03.2025

Drawing Number
243925-15206-EDG-ZZZ-XX-DR-A-0012-S2-D0100

Sheet No.	Scale	Orig. Sheet Size	Rev.
1 of 2	1:500	@ A1	P03

Data Security Classification
Official Sensitive

Suitability
S2

Titleblock Rev: P01

Notes

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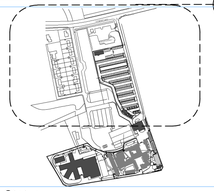
P01	18.04.2025	First Issue

Key Plan



Project Status

RIBA Stage 2

Client

Home Office

Project

Campsfield IRC

Phase 2 Expansion

2 Marsham Street, London, SW1P 4DF, United Kingdom

Project Description / Site

Campsfield IRC Phase 2 Expansion

Project Address

Kidlington, Oxfordshire
OX5 1RE

Building Type

Drawing Title

Proposed Site Plan Phase 2 - Sheet 2

Originator Logo

EDGINGTONS ARCHITECTS

Drawn By	KS	Date	20.03.2025
Checked By	MSR	Date	31.03.2025
Approved By	MSR	Date	31.03.2025

Drawing Number

243925-15206-EDG-ZZZ-XX-DR-A-0013-S2-D0100

Sheet No.	Scale	Orig. Sheet Size	Rev.
2 of 2	1:500	@ A1	P03

Data Security Classification

Official Sensitive

Suitability

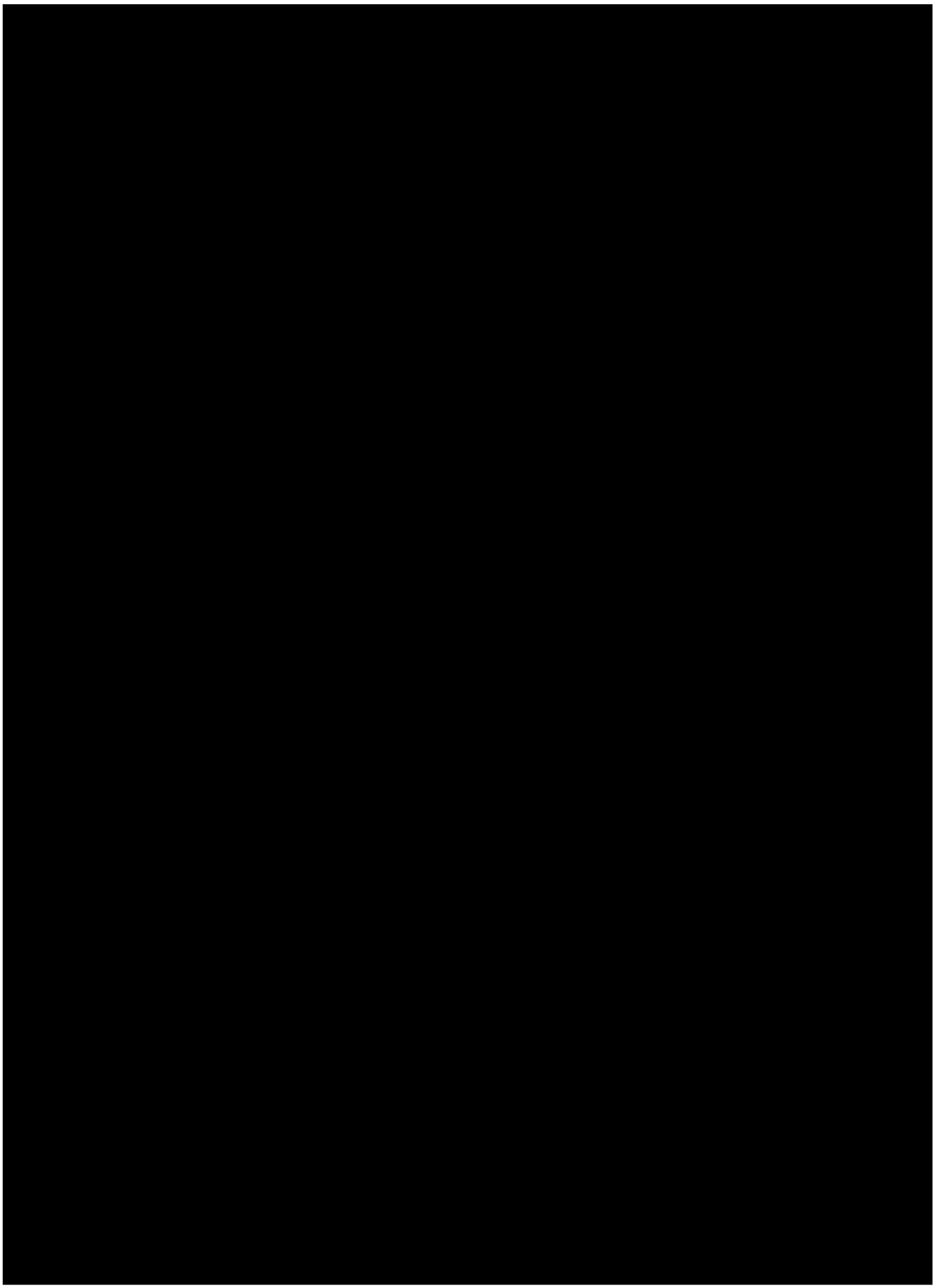
S2

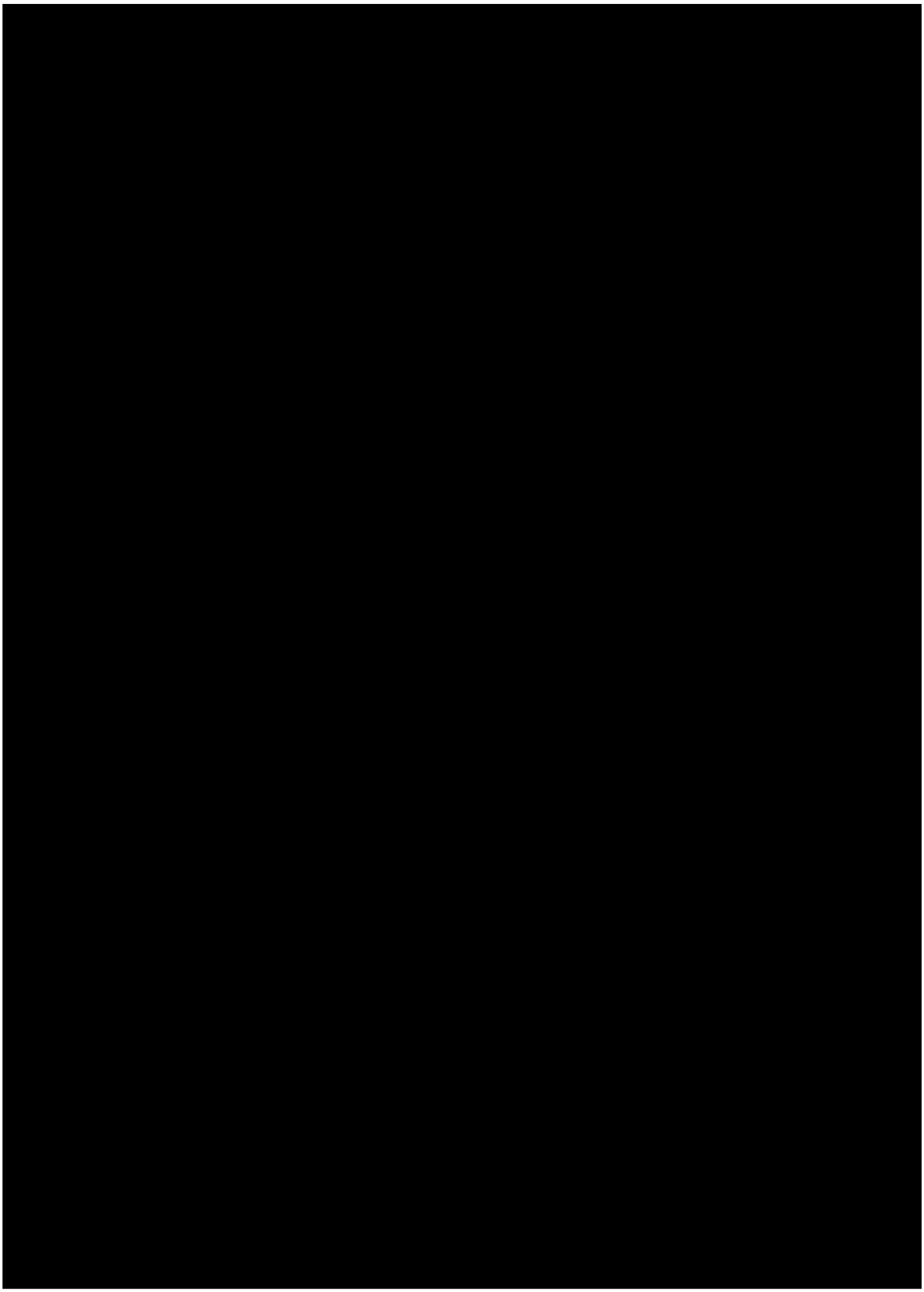
Titleblock Rev. P01

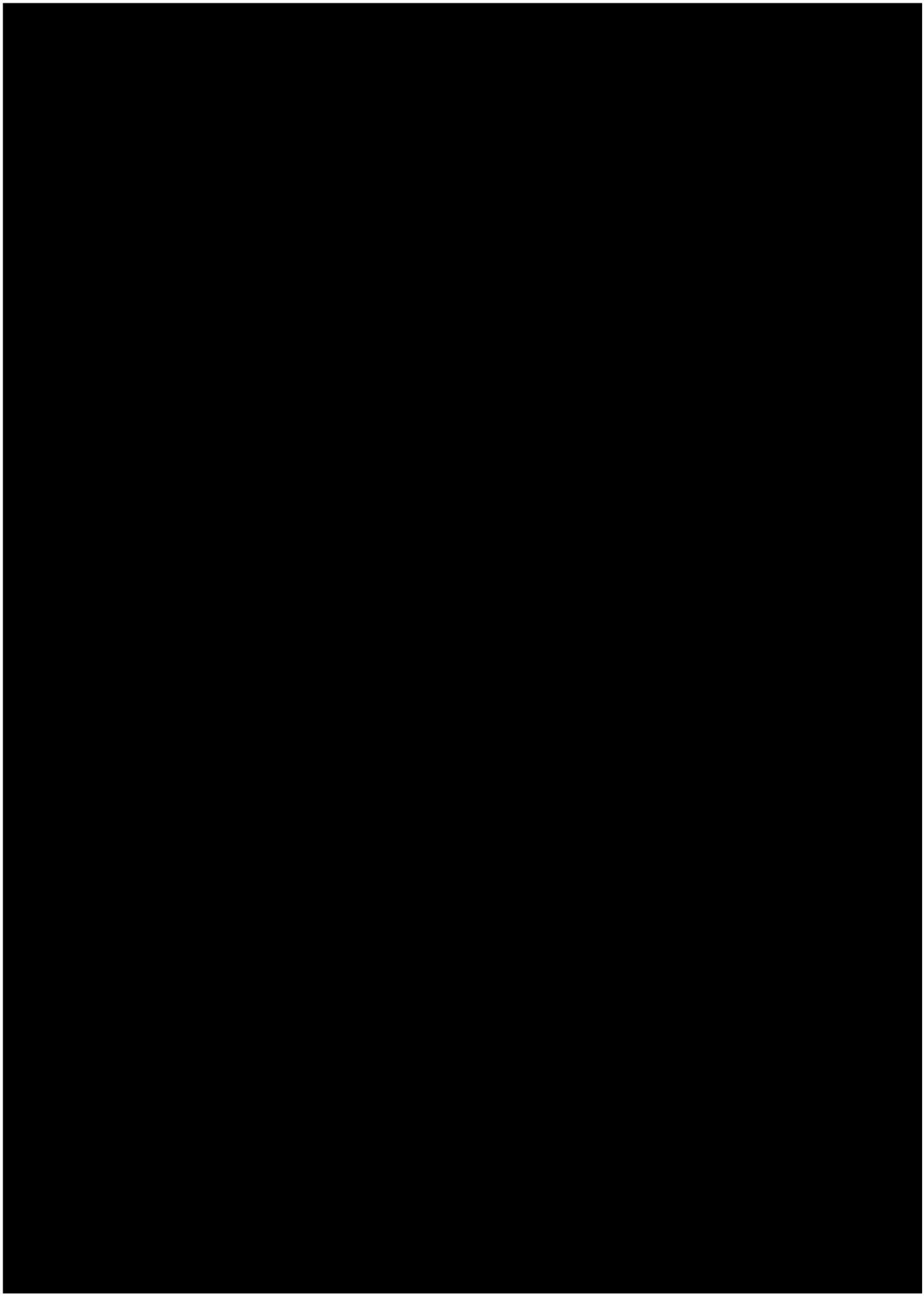
9.2 Appendix B- Topographical Survey

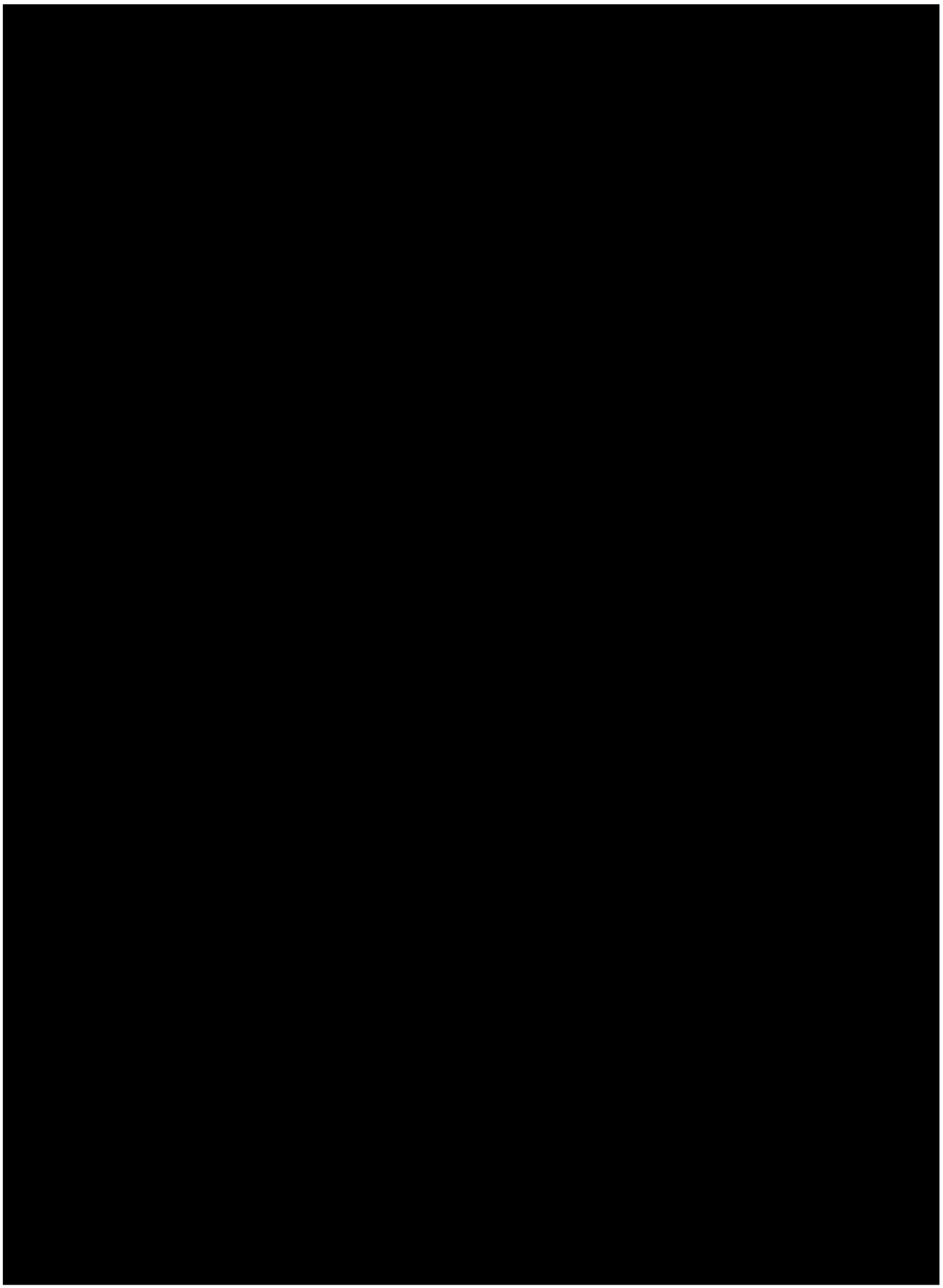
[redacted]

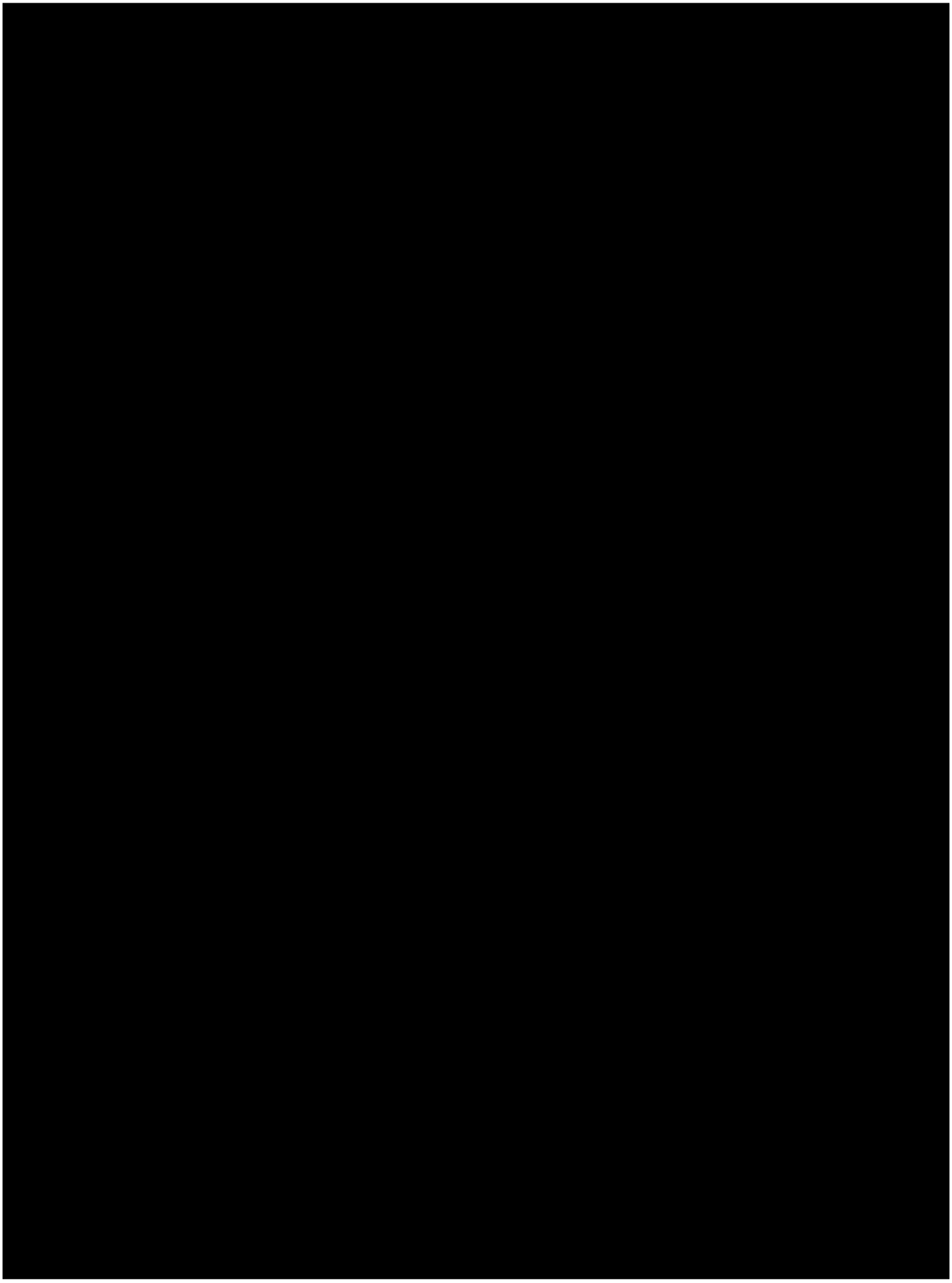
9.3 Appendix C – Asset Location Search

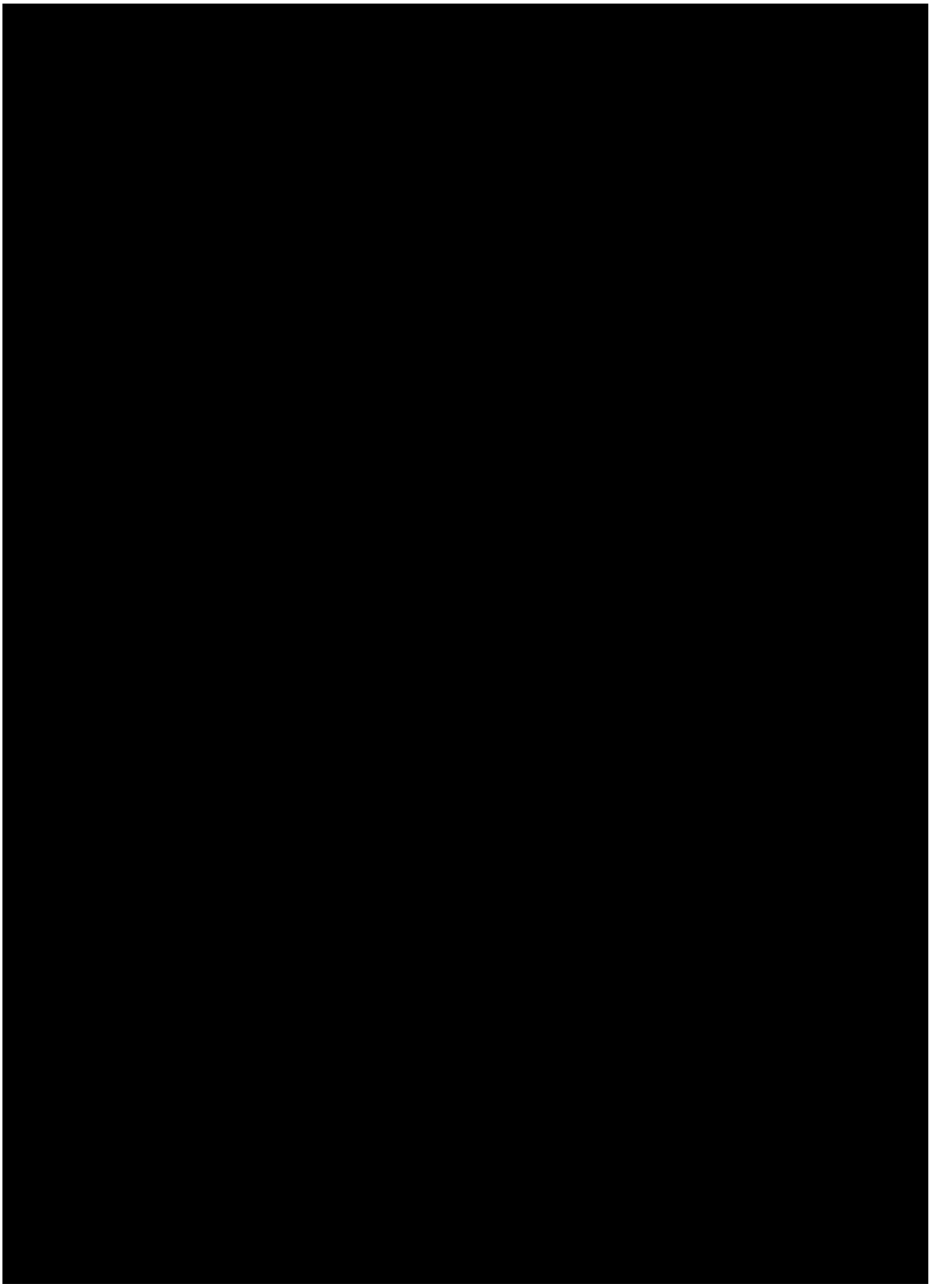


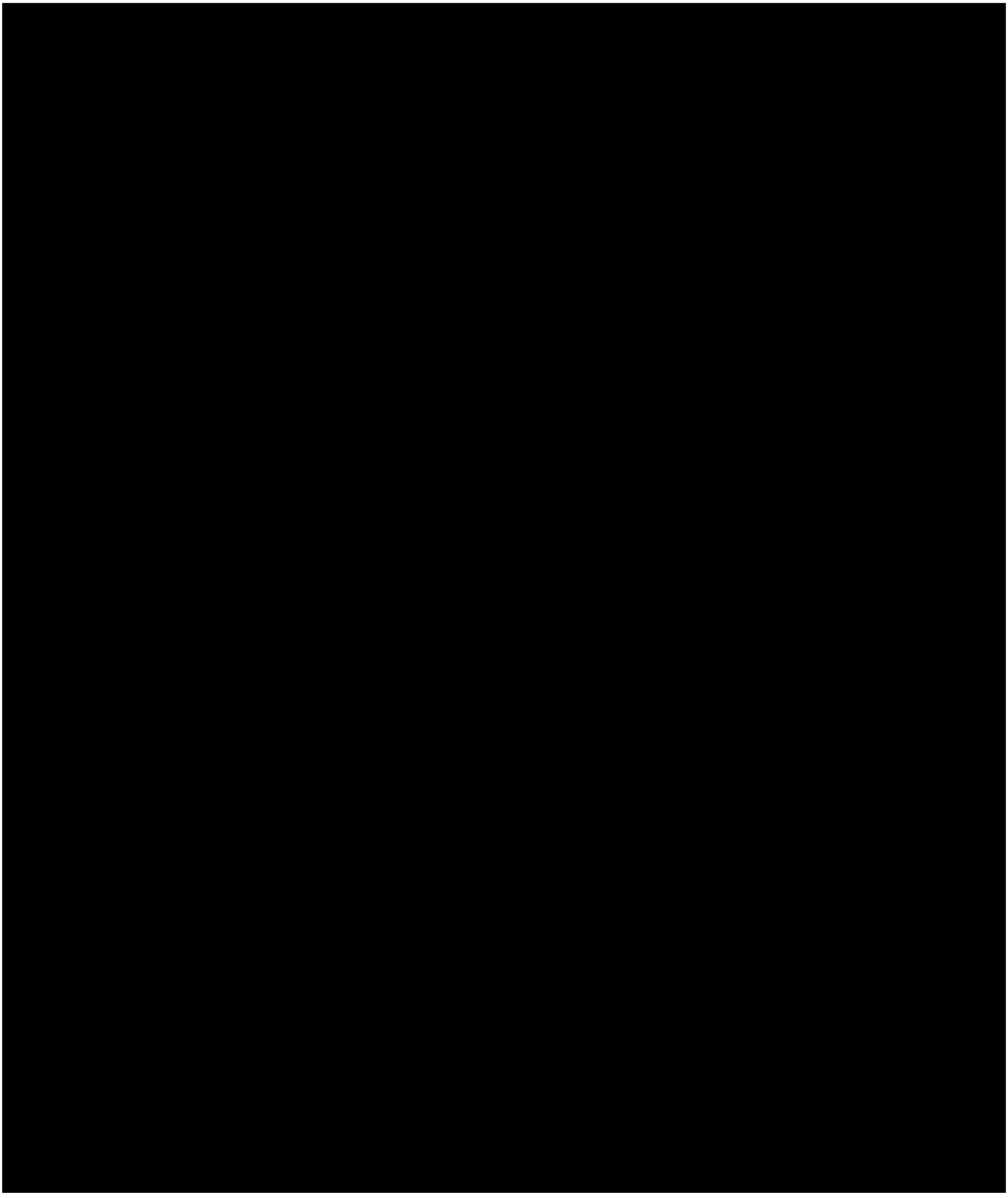


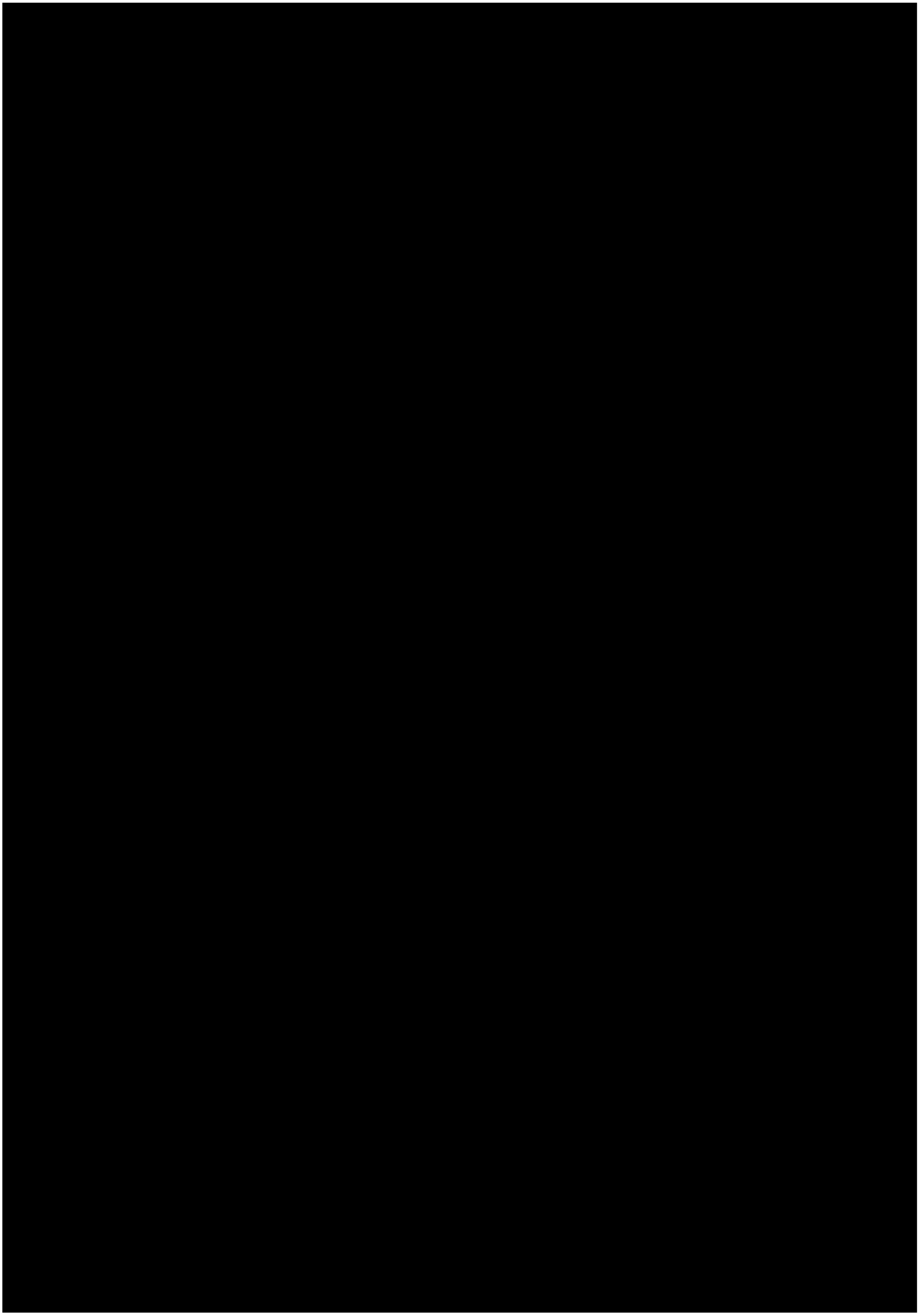


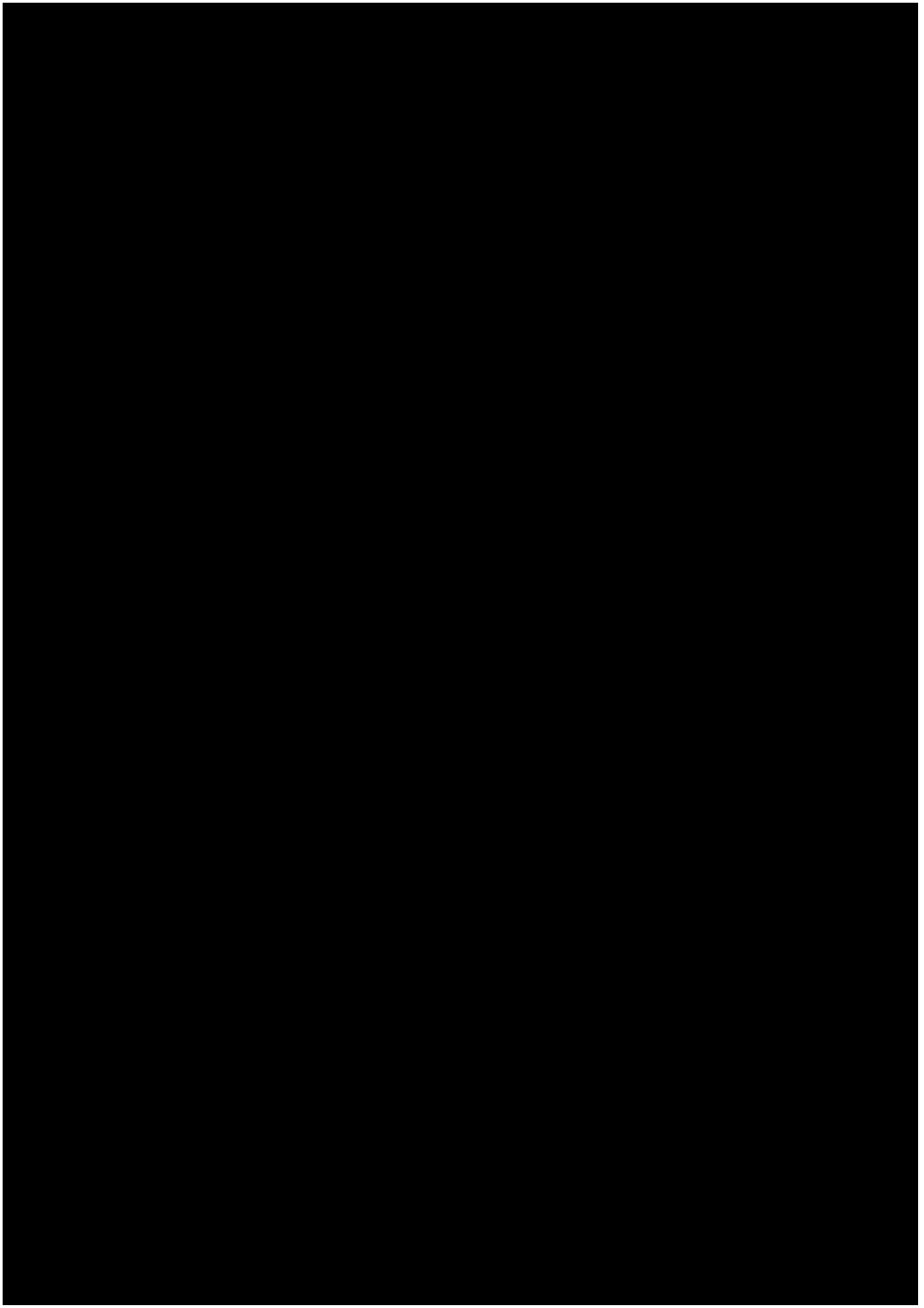


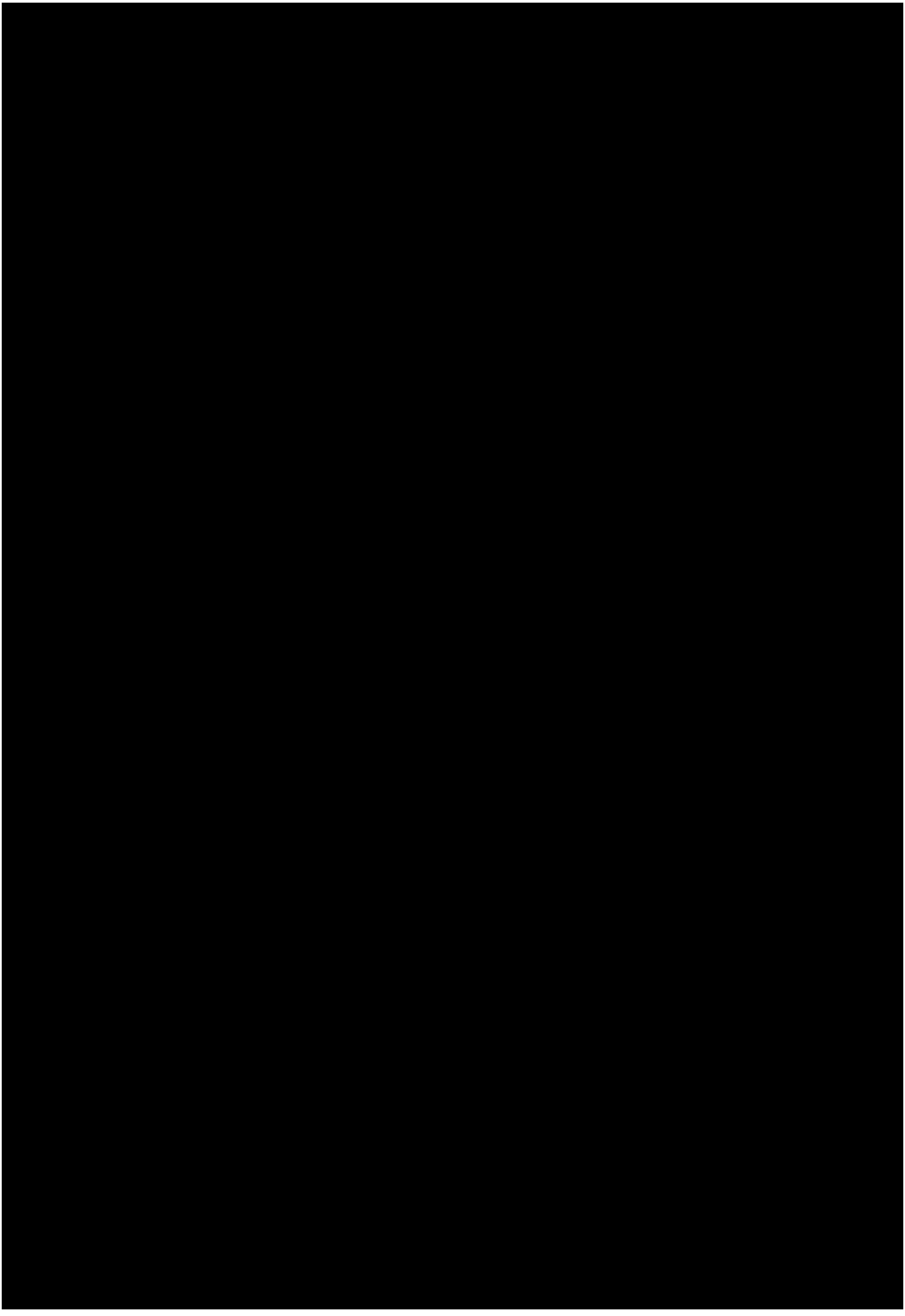


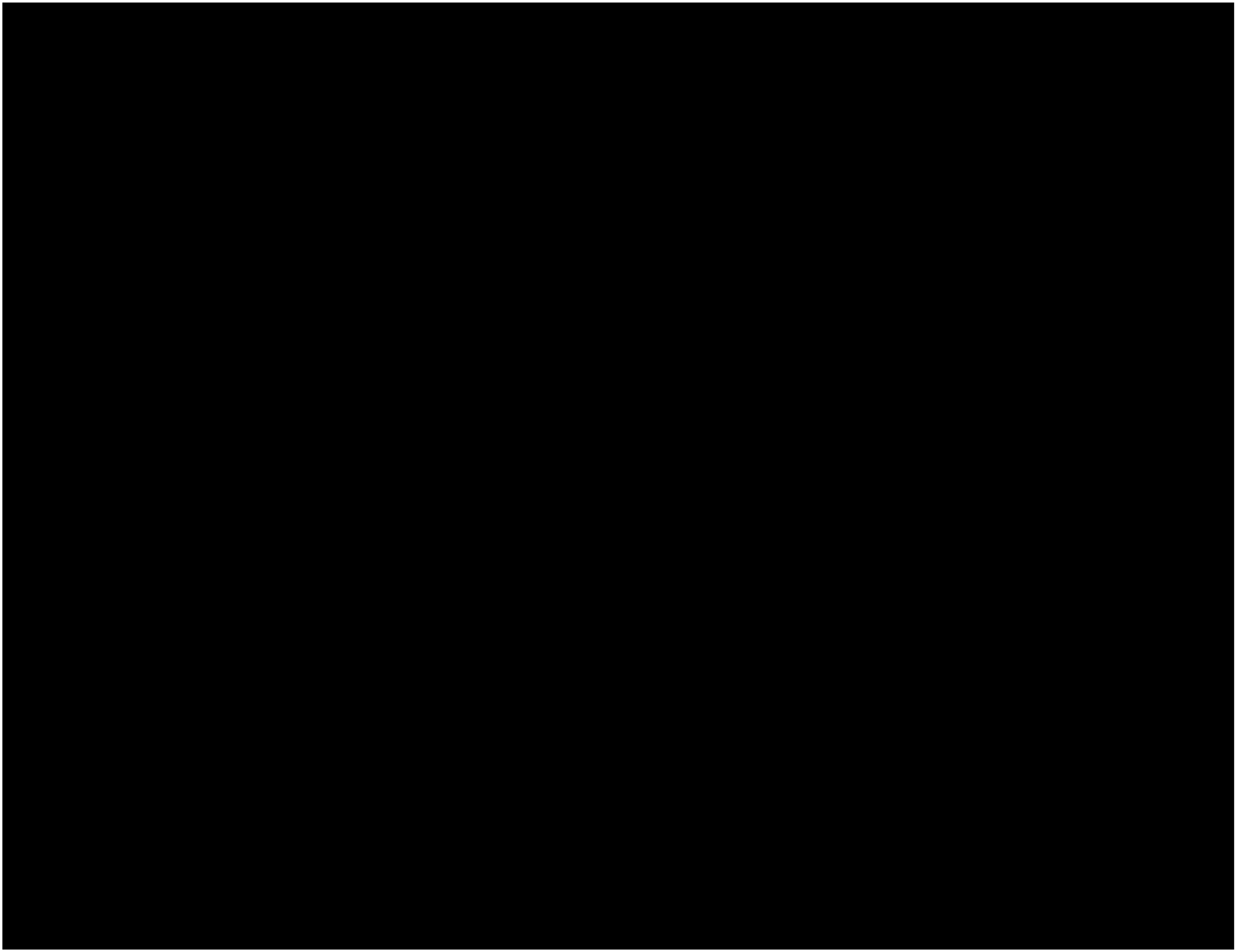












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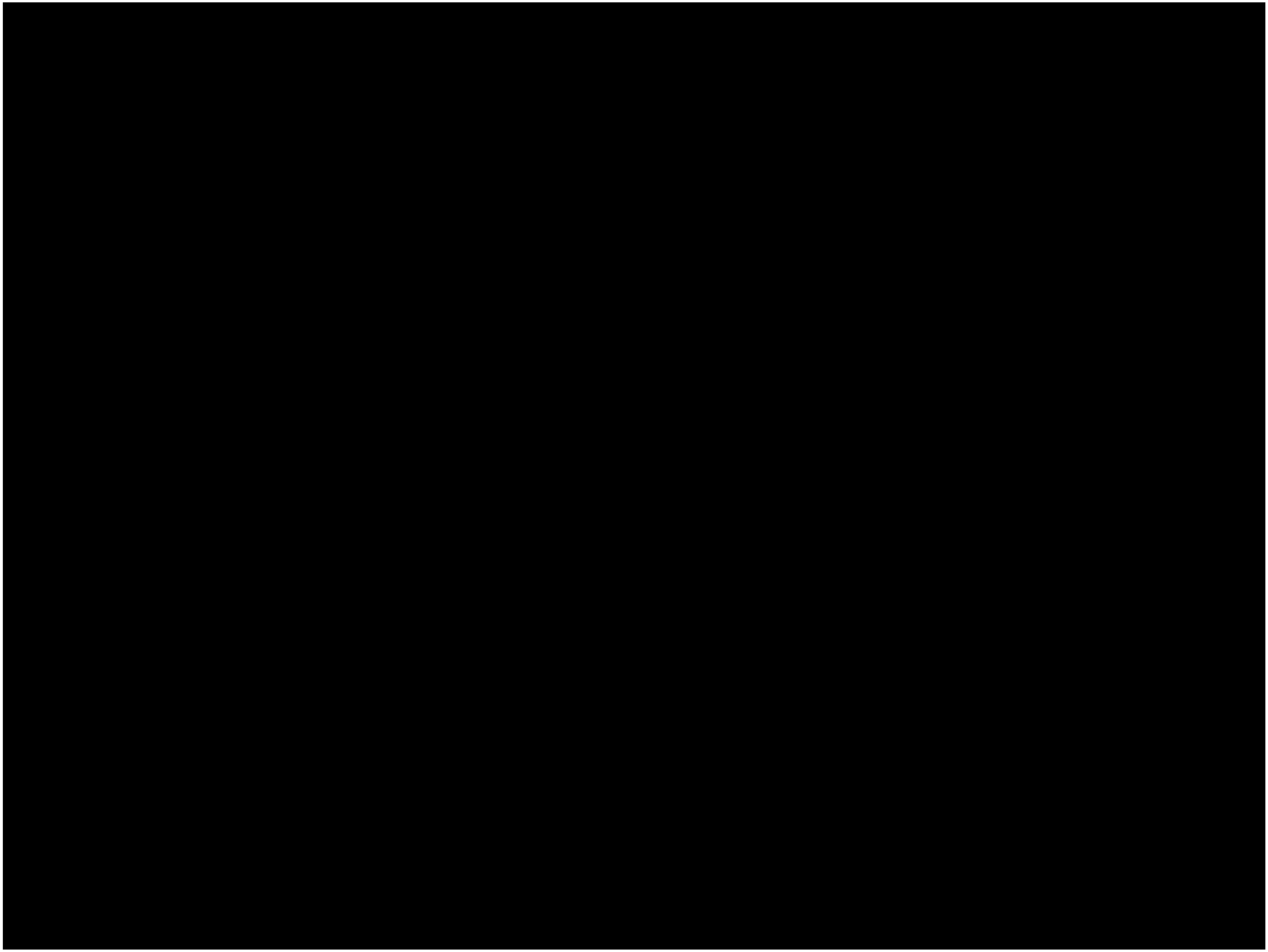
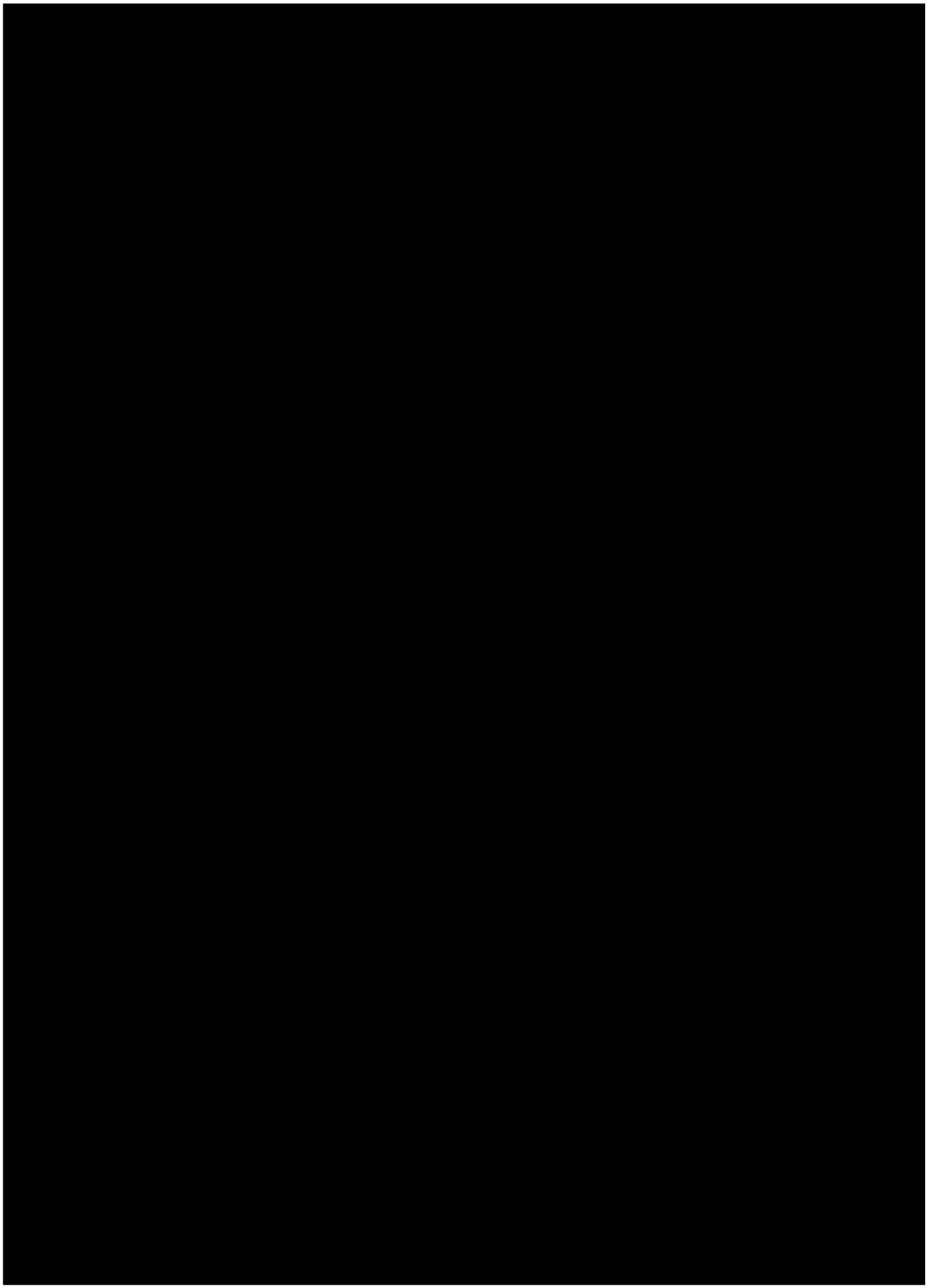
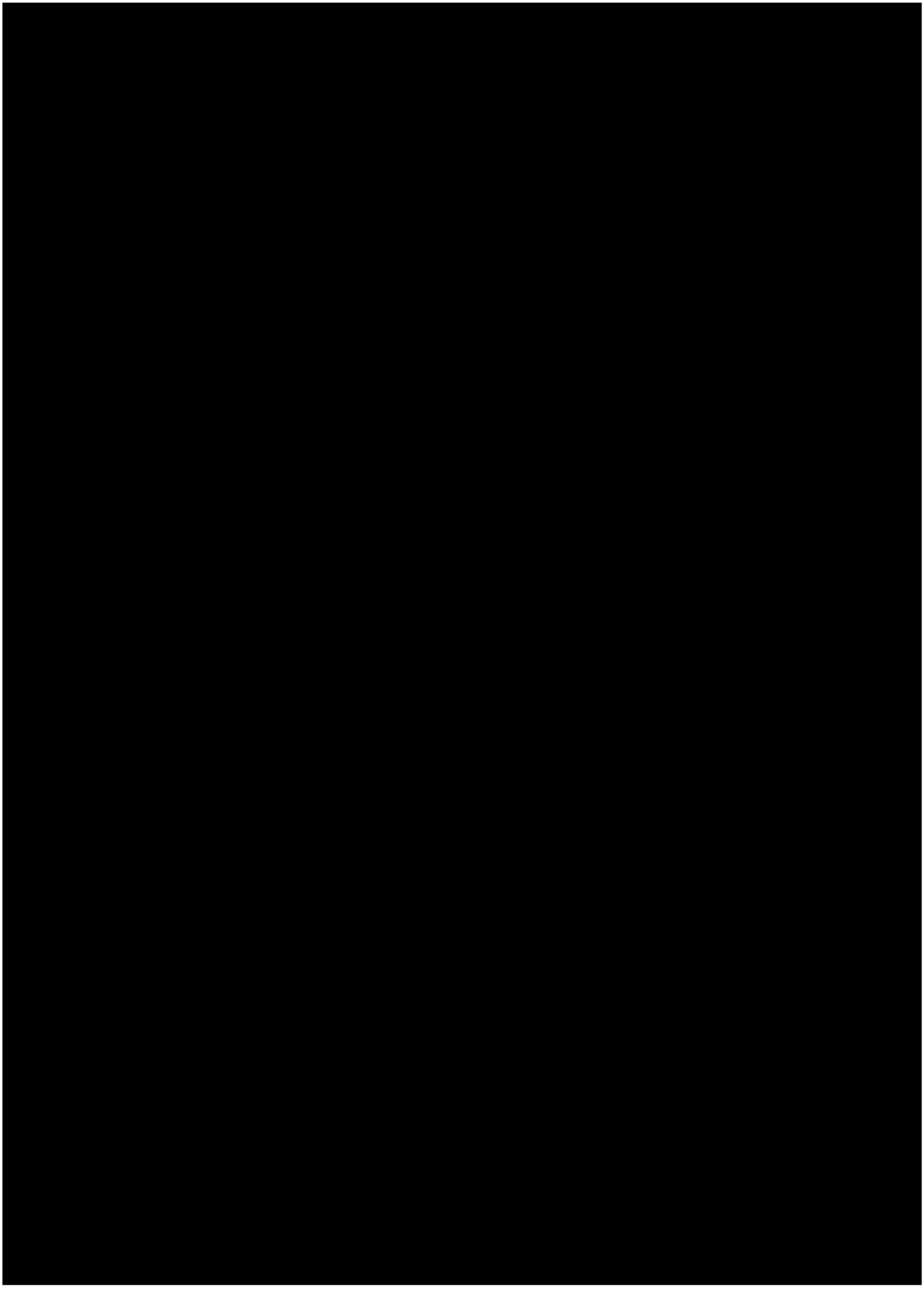
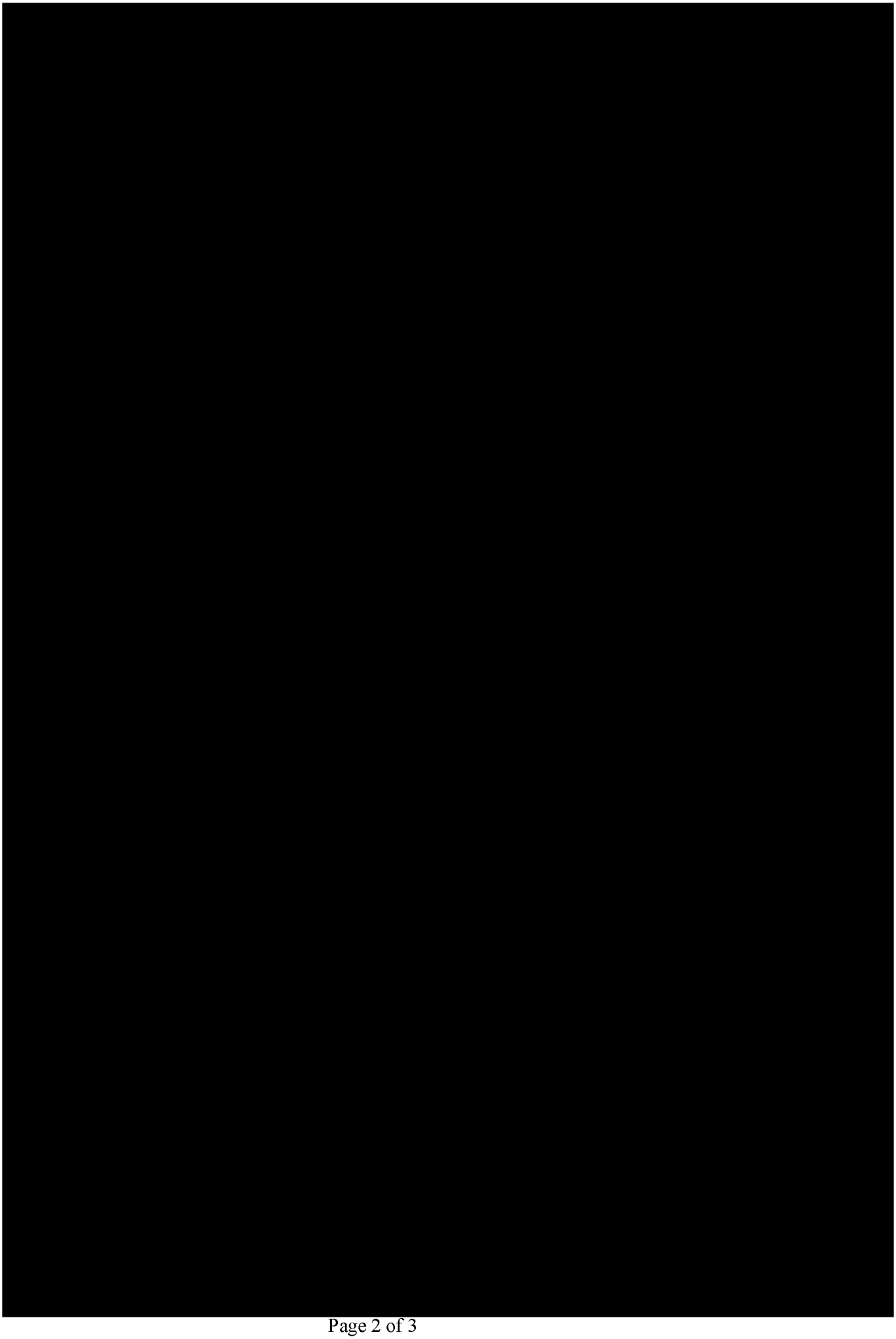
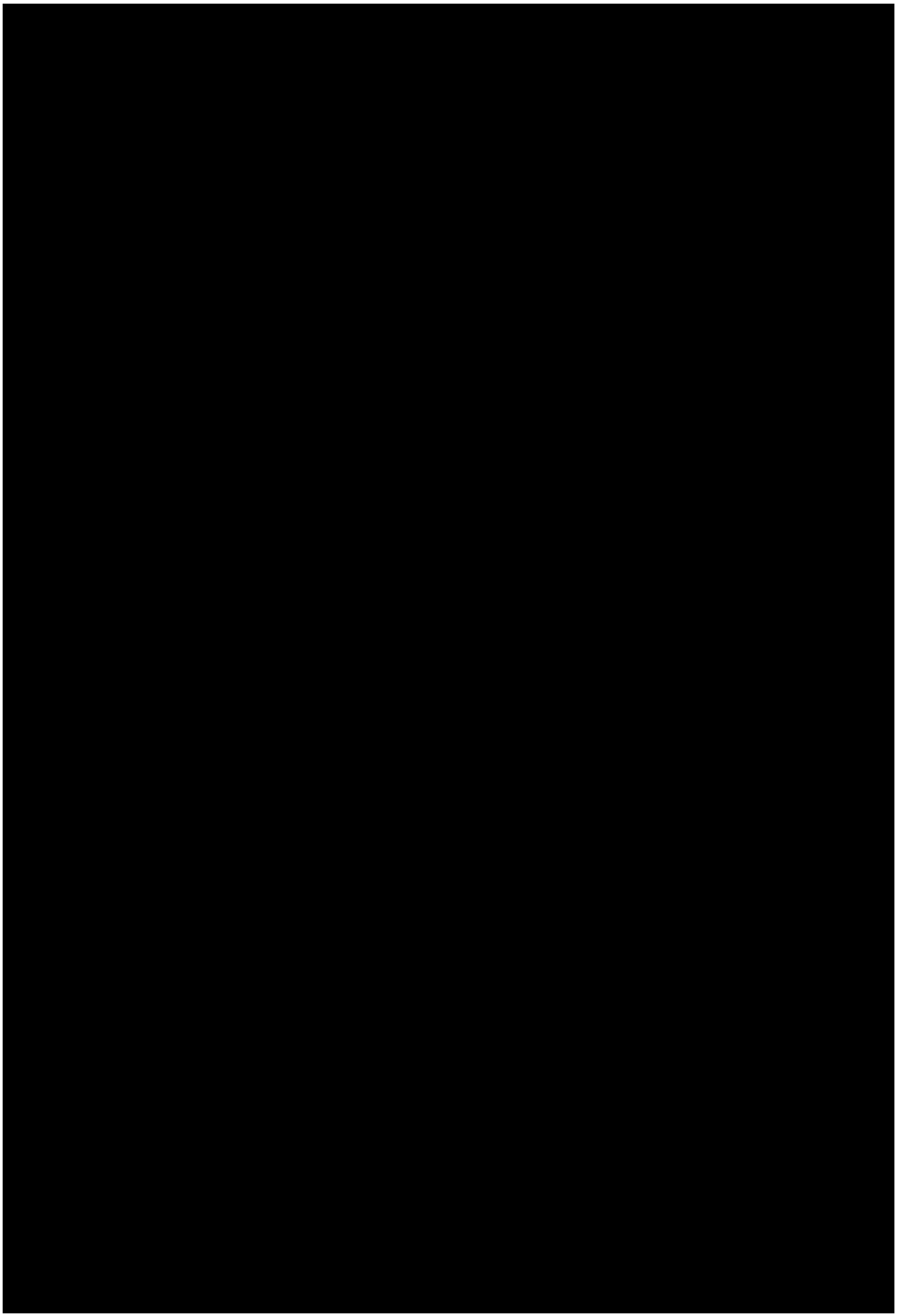




9.4 Appendix D- Sewer Flooding Records







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