

Crown Casework
The Planning Inspectorate

Email
Direct
Mobile

By email:

[REDACTED]

[REDACTED]

13th March 2026

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING (CROWN DEVELOPMENT APPLICATIONS) (PROCEDURE AND WRITTEN REPRESENTATIONS) ORDER 2025

SUBMISSION OF AN OUTLINE PLANNING APPLICATION

I am instructed, as agent to the Home Office (“the Applicant”), to submit an Outline Planning Application with all matters reserved (except access) for the proposed expansion of Campsfield Immigration Removal Centre (IRC), located at Evenlode Crescent, near Kiddlington, OX5 1RE.

The description of development is set out below:

“Outline Planning Application with all matters reserved (except for access) for the extension of the Campsfield Immigration Removal Centre comprising: erection of Accommodation Blocks; Care and Separation Unit (CASU); Gate House; Visitors’ Reception; Faith Building; Escorts’ Rest Area; re-use of modular buildings; installation of lighting columns; replacement of security fencing and CCTV; installation of 2m fence along car park boundary; erection of internal zonal fencing; use of existing access/egress and creation of internal roads; rearrangement of existing car parking and creation of additional parking for staff and visitors; associated groundworks and landscaping; demolition of existing structures; and installation of roof top solar PV panels.”

In accordance with the procedural guidance, this outline application is supported by the following documents and information:

- A Statement of National Importance
- A completed application form
- A plan identifying the land to which the application relates, provided in two formats – PDF, GPKG.
- Authorisation letter from the Home Office confirming Cushman & Wakefield’s appointment as Planning Agent.
- A set of plans and drawings (see table below for full list)
- Design and Access Statement.
- Information relating to the biodiversity gain condition, prepared in accordance with the relevant Planning Practice Guidance.
- A completed Form 1: CIL Additional Information.

- An Environmental Impact Assessment (EIA) Screening Decision, confirming the proposed development does not constitute EIA development.
- A copy of the notices served on other site owners.
- Additional technical documents and drawings as set out in Cherwell District Council's Validation Checklist and clarified through pre-application engagement.

Cherwell District Council Pre-Application

A Pre-Application enquiry for the proposed development was submitted to Cherwell District Council on 7th August 2025, followed by a site meeting on 5 November 2025. The Council's Pre-Application response confirmed the supporting information required for the outline planning application. In parallel, the Council's validation list has been reviewed to ensure all submission requirements are met.

The following plans and documents were requested by Cherwell District Council and are submitted by the Home Office with this application:

- Site Location Plan
- Existing and Proposed Site/Block Plan
- Existing and Proposed Elevations
- Existing and Proposed Floor Plans
- Design and Access Statement
- Ecological Impact Assessment (EclA)
- Noise Impact Assessment
- Site-specific Flood Risk Assessment (FRA)
- Surface Water Management Strategy using Sustainable Drainage Systems (SuDS).
- Air Quality Assessment
- Biodiversity Net Gain (BNG) Report and Completed Statutory BNG Metric
- Contaminated Land Assessment
- Heritage Impact Assessment (provided within Archaeology Desk Based Assessment and Planning Statement)
- Lighting assessment
- Parking and Servicing provision (provided in Transport Assessment)
- Planning Statement
- Transport Assessment
- Travel Plan
- Tree Survey, Report and Protection Plan (provided in Arboricultural Implications Assessment)

Draft Planning Obligation – Heads of Terms

In accordance with the guidance the applicant has discussed with the Local Planning authority the issues that may require planning obligations. This highlighted the transport and highway related issues including Travel Plan monitoring and associated legal and monitoring costs. Accordingly, a Section 106 Heads of Terms document is submitted with the application covering these matters. It is anticipated the matters can be dealt with by way of a Unilateral Undertaking.

The applicant proposes to deal with matters relating to Biodiversity Net Gain through Planning Condition, as explained within the submitted BNG Assessment.

Ministry of Housing, Communities and Local Government (MHCLG) – Pre-Application Advice

In accordance with the procedural guidance, pre-application discussions were held with MHCLG to confirm the scope of supporting information recommended for submission with the outline planning application. MHCLG advised the Home Office to submit several additional supporting documents, which are not specifically listed within the validation requirements of Cherwell District Council. These documents have therefore been prepared and included within the application submission to ensure that all relevant matters raised during the pre-application process are appropriately addressed.

Additional documents not included in the CDC validation checklist consist of the following:

- National Security Statement with a Cover Letter from the Home Office
- Shadow Habitats Regulations Assessment (HRA)
- Local Community Impact Assessment
- Waste Statement
- Energy Statement

Drawing and Document List and Classification

The table below lists all the drawings and documents submitted with the outline planning application. Drawings and documents are submitted under two security classifications: 'Official' and 'Official Sensitive'.

Documents classified as 'Official' can be viewed by the public, as sensitive information has been redacted. Documents classified as 'Official Sensitive' contain no redactions and must not be made public. I refer to the National Security Statement and the applicant's request under Section 293H (7) – Protection of Sensitive Information.

Some of the submitted drawings and documents are classified 'official' only, and there is no 'official sensitive' version. This is confirmed, where the table below is empty in the 'Official Sensitive' column.

Document Name	'Official Sensitive' Document Reference	'Official' Document Reference
Drawings List		
Location Plan	Official Sensitive 243925-15206-EDG-ZZZ-XX-DR-A-0000-S2-D0100-P03	Redacted - 243925-15206-EDG-ZZZ-XX-DR-A-0000-S2-D0100-P03
Existing Site Plan		243925-15206-EDG-XXX-XX-DR-A-0009-S2-D0100-P03
Indicative Site Plan		243925-15206-EDG-ZZZ-XX-DR-A-0022-S2-D0100-P03
Indicative Site Plan Sheet 1		243925-15206-EDG-ZZZ-XX-DR-A-0012-S2-D0100-P03
Indicative Site Plan Sheet 2		243925-15206-EDG-ZZZ-XX-DR-A-0013-S2-D0100-P03
Demolition Plan		243925-15206-EDG-XXX-XX-DR-A-0011-S2-D0100-P03
Temporary Buildings Plan		243925-15206-EDG-ZZZ-XX-DR-A-0025-S2-D0100-P01
Indicative Visualisations 01		243925-15206-EDG-ZZZ-ZZ-VS-A-0001-S2-D0100
Indicative Visualisations 02		243925-15206-EDG-ZZZ-ZZ-VS-A-0002-S2-D0100
Indicative Visualisations 03		243925-15206-EDG-ZZZ-ZZ-VS-A-0003-S2-D0100
Indicative Visualisations 04		243925-15206-EDG-ZZZ-ZZ-VS-A-0004-S2-D0100
Indicative Escorts Rest Plans Elevations	Official sensitive 243925-15206-EDG-025-ZZ-DR-A-0415-S2-D0100-P03	Redacted - 243925-15206-EDG-025-ZZ-DR-A-0415-S2-D0100-P03
Indicative Visitors Building	Official Sensitive 243925-15206-EDG-024-ZZ-DR-A-0414-S2-D0100-P03	Redacted - 243925-15206-EDG-024-ZZ-DR-A-0414-S2-D0100-P03
Indicative Gate House Elevations	243925-15206-EDG-021-ZZ-DR-A-0413-S2-D0100-P03	Redacted - 243925-15206-EDG-021-ZZ-DR-A-0413-S2-D0100-P03

Indicative Gate House Plans	Official Sensitive 243925-15206-EDG-021-ZZ-DR-A-0036-S2-D0100-P03	Redacted - 243925-15206-EDG-021-ZZ-DR-A-0036-S2-D0100-P03
Indicative North Building Plans & Elevations	Official Sensitive 243925-15206-EDG-023-ZZ-DR-A-0411-S2-D0100-P03	Redacted - 243925-15206-EDG-023-ZZ-DR-A-0411-S2-D0100-P03
Dojo Property Store Plans & Elevations	Official Sensitive 243925-15206-EDG-001-ZZ-DR-A-0417-S2-D0100-P03	Redacted - 243925-15206-EDG-001-ZZ-DR-A-0417-S2-D0100-P03
FM Office Workshop Plans & Elevations	Official Sensitive 243925-15206-EDG-002-ZZ-DR-A-0418-S2-D0100-P03	Redacted - 243925-15206-EDG-002-ZZ-DR-A-0418-S2-D0100-P03 Plans & Elevations
Offices Plans & Elevations	Official Sensitive 243925-15206-EDG-026-ZZ-DR-A-0419-S2-D0100-P03 Plans & Elevations	Redacted - 243925-15206-EDG-026-ZZ-DR-A-0419-S2-D0100-P03
Indicative Main Block Plan 01	Official Sensitive 243925-15206-EDG-022-01-DR-A-0032-S2-D0100-P04	Redacted - 243925-15206-EDG-022-01-DR-A-0032-S2-D0100-P04
Indicative Main Block Plan 02	Official Sensitive 243925-15206-EDG-022-02-DR-A-0033-S2-D0100-P04	Redacted - 243925-15206-EDG-022-02-DR-A-0033-S2-D0100-P04
Indicative Elevations Main Block	Official Sensitive 243925-15206-EDG-022-ZZ-DR-A-0103-S2-D0100-P03	Redacted - 243925-15206-EDG-022-ZZ-DR-A-0103-S2-D0100-P03
Indicative GF Plan Main Block	Official Sensitive 243925-15206-EDG-022-GF-DR-A-0031-S2-D0100-P04	Redacted - 243925-15206-EDG-022-GF-DR-A-0031-S2-D0100-P04
Indicative Plant Level Plan Main Block	Official Sensitive 243925-15206-EDG-022-03-DR-A-0034-S2-D0100-P03	Full document redacted from public domain
Indicative Roof Level Plan		243925-15206-EDG-022-R1-DR-A-0035-S2-D0100-P03
Indicative Landscaping Plan	Official Sensitive 243925-15206-EDG-ZZZ-XX-DR-A-0015-S2-D0100-P03	Redacted - 243925-15206-EDG-ZZZ-XX-DR-A-0015-S2-D0100-P03
Indicative Landscaping Plan	Official Sensitive 243925-15206-EDG-ZZZ-XX-DR-A-0014-S2-D0100-P03	Redacted - 243925-15206-EDG-ZZZ-XX-DR-A-0014-S2-D0100-P03
Indicative Parameters Plan	Official Sensitive 243925-15206-EDG-ZZZ-XX-DR-A-0010-S2-D0100-P02 Indicative Parameters Plan	Redacted - 243925-15206-EDG-ZZZ-XX-DR-A-0010-S2-D0100-P02 Indicative Parameters Plan



Design & Access Statement	Official Sensitive 243925-15206-EDG-XXX-XX-RP-A-0002-S2-B1100-P06 Design and Access Statement	Redacted - 243925-15206-EDG-XXX-XX-RP-A-0002-S2-B1100-P06 Design and Access Statement
Other documents and reports		
Application Forms	250416_App_Form	250416_App_Form
Planning Statement (C&W)		Campsfield PS Final
Home Office Authority Letter	Official Sensitive Home Office Authority Letter	Redacted - Home Office Authority Letter
Notices	Notice Letter to Thames Water - Notice 130326 Letter to SoS - Notice 130326	Notice Redacted - Letter to SoS - Notice 130326 Redacted - Letter to Thames Water - Notice 130326
Draft Planning Obligation Heads of Terms	S106 Heads of Terms	S106 Heads of Terms
Engagement Report	Official Sensitive Campsfield Engagement Report	Redacted - Campsfield Engagement Report
Request for Direction under Section 293H(8)	Official Sensitive - Request for Direction under Section 293H(8) - Campsfield (1)	Redacted - Request for Direction under Section 293H(8) - Campsfield
Environmental Impact Assessment (EIA) Screening Decision 2023	230532 EIASCR-DL-Campsfield House 310523_CampsfieldEIA Written Statement	230532 EIASCR-DL-Campsfield House 310523_CampsfieldEIA Written Statement
Environmental Impact Assessment (EIA) Screening request 2025 (C&W)	OFFICIAL SENSITIVE Campsfield EIA Final	R - Campsfield EIA Final doc
Environmental Impact Assessment (EIA) Screening	OFFICIAL-SENSITIVE 250812 reply Campsfield EIA update	R - 250812 reply Campsfield EIA update

update decision 2025(MHCLG)		
Air Quality Assessment	Official Sensitive H4069 - Home Office IRC, Kidlington - Air Quality Assessment - v4	Redacted - H4069 - Home Office IRC, Kidlington - Air Quality Assessment - v4
Arboricultural Implications Assessment (CBA Trees9	Official Sensitive 10221_2026-02-17 v3B AIA complete	Redacted - 10221_2026-02-17 v3B AIA complete
Archaeological Desk Based Assessment (RPS Group)	Official Sensitive 01499 Campsfield_DBA v3 Dec25r1	Redacted - 01499 Campsfield_DBA v3 Dec25r1
BNG Metric (Sweco)		65207763-SWE-XX-XX-M-J-0001- C05-BNG Metric
BNG Report (Sweco)	Official Sensitive 65207763-SWE-XX-XX- T-J-0009-C06-BNG Report	Redacted - 65207763-SWE-XX-XX- T-J-0009-C06-BNG Report
Ecological Impact Assessment (Sweco)	Official Sensitive 65207763-SWE-XX-XX- T-J-0010-C04-EclA (1)	Full document redacted from public domain
Ecology Lighting review	Official Sensitive 65207763-SWE-XX-XX- T-J-0015-Ecology Lighting Review (1)	Full document redacted from public domain
Energy Statement (MZA Consulting Engineers)	Official Sensitive 243925_15206-MZA- XXX-XX-RP-Z-0002 - Rev P09	Redacted - 243925_15206-MZA- XXX-XX-RP-Z-0002 - Rev P09
External Lighting Assessment (MZA Consulting Engineers)	Official Sensitive 243925-15206-MZA- 0000-ZZ-T-E-0005 - External Lighting Report Rev P06	Full document redacted from public domain
Flood Risk Assessment (Curtins)	Official Sensitive 082153-CUR-00-XX-RP- D-92001_P09 Flood Risk Assessment	Redacted - 082153-CUR-00-XX-RP- D-92001_P09 Flood Risk Assessment
Drainage & SuDS	Official Sensitive 243925-8127-CUR-XXX- 00-RP-C-9201-S2-D0100 Official Sensitive 243925-8127-CUR-XXX- 00-RP-C-9201-S2-D0100_APPENDICES	Redacted - 243925-8127-CUR-XXX- 00-RP-C-9201-S2-D0100 Redacted - 243925-8127-CUR-XXX- 00-RP-C-9201-S2- D0100_APPENDICES (1) (1)

Habitat Regulation Assessment Screening (Sweco)	Official Sensitive 65207763-SWE-XX-XX-T-J-0004-C04-HRA FINAL	Redacted - 65207763-SWE-XX-XX-T-J-0004-C04-HRA FINAL (1)
Landscape and Visual Impact Assessment (ASA Landscape Architects)	Official Sensitive ASA-753-RP-901 D8 260310 LVIA	Redacted - ASA-753-RP-901 D8 260310 LVIA
Local Community Impact Assessment (AtkinsRealis)	CIRC Local Community Impact Assessment - Official Sensitive	R - CIRC Local Community Impact Assessment - Official
Noise Impact Assessment (MZA Acoustics)		243925-15206-MZA-XXX-XX-IE-U-0000 Campsfield IRC
Outline Environmental Management Plan (AtkinsRealis)	Official-Sensitive Campsfield Outline Environmental Management Plan CEMP	Redacted Campsfield Outline Environmental Management Plan CEMP
Phase 1 Preliminary Risk Assessment (Curtins)	Official Sensitive 243925-15206-CUR-XX-XX-T-GE-00002- IRC Campsfield Phase 1 PRA_P04 Issue	Redacted - 243925-15206-CUR-XX-XX-T-GE-00002- IRC Campsfield Phase 1 PRA_P04 Issue 082153-CUR-XX-XX-TA-GE-00001- IRC Campsfield P2 Addendum P04
Transport Assessment (Curtins)	Official Sensitive Transport Assessment Final Report Official Sensitive Transport Assessment Final Appendices	Redacted - Transport Assessment Final Report
Travel Plan (Curtins)		87250-CUR-00-XX-T-TP-00002-P04_Travel Plan
Detailed UXO Threat and Risk Assessment (Alpa Associates)	OFFICAL-SENSITIVE-10029_UXOTARA+RMS_Campsfield IRC Expansion_AtkinsRealis_V1.0	R - OFFICAL-10029_UXOTARA+RMS_Campsfield IRC Expansion_AtkinsRealis_V1
Waste Strategy (Atkins Realis)	260223 - Campsfield Waste Strategy	R - 260223 - Campsfield Waste Strategy



Planning application fee

The planning application fee has been calculated in line with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended) and is calculated to be £19,371.00, based on the application site area of 4.37 hectares.

I trust that the enclosed information is sufficient to allow the outline planning application to be accepted.

If you require any further information, please do not hesitate to contact me.

Yours faithfully,

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Partner, Development & Planning

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