

AtkinsRéalis



Local Community Impact Assessment

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CIRC LCIA

CAMPSFIELD IMMIGRATION REMOVAL CENTRE

Official

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Executive Summary

This executive summary outlines the results of the local community impact assessment conducted to evaluate the potential effects of the development of the Campsfield Immigration Removal Centre (IRC) across Cherwell Local Authority District (LAD). The assessment analyses the socio-economic and health impacts of the IRC focussing on how the project will influence the quality of life and sustainability of the area.

There is no specific guidance available which establishes a methodology for undertaking a Local Community Impact Assessment (LCIA) of the socio-economic and health effects of a development like the IRC. Accordingly, the approach adopted for this assessment is based upon professional experience and best practice, with a consideration of the following technical guidance:

- Homes and Communities Agency's (HCA's) Additionality Guide, 2014
- HCA Employment Densities Guide, 2015
- The Department of Communities and Local Government (DCLG) Appraisal Guide, 2016
- HCA's Calculating Cost Per Job Best Practice Note, 2015

The Home Office is planning the re-development of a former Immigration Removal Centre (IRC) at the Campsfield site, near Oxford. The project involves:

- Refurbishing the existing buildings on the site to provide accommodation for 160 residents with associated education, healthcare, administration and support infrastructure. These buildings have been extensively altered and adapted to mitigate for the previous issues which contributed to the closure of the IRC in 2018. The IRC opened in December 2025.
- Expansion through the construction of a new three-storey accommodation block for up to 240 residents with associated support facilities, a new single-storey care and separation unit, and a replacement drainage pump house. These new facilities will be located within the existing fenced enclosure to the west of the current operational site. Construction of these additional elements will take place while the refurbished buildings remain fully operational.

At the end of the re-development, the IRC will consist of accommodation and all the associated support facilities:

- 400 bed spaces with rooms of a minimum floor area of 10 sqm.
- Healthcare facilities to provide primary healthcare for the residents. It is assumed emergency and additional healthcare will be provided by in house GPs, with any other care provided by hospitals in Oxford such as John Radcliffe or Horton General Hospital in Banbury.
- Education space [REDACTED]
- Kitchens and a dining facility which supports seating for up to 134 of the occupants.
- Mosque and prayer rooms.

This assessment considers the incremental impact of the expansion of the IRC, hereafter referred to as the Proposed Development. The refurbishment of existing buildings is anticipated to have similar impacts on the local area as previously experienced prior to the initial closure of the facility in 2018.

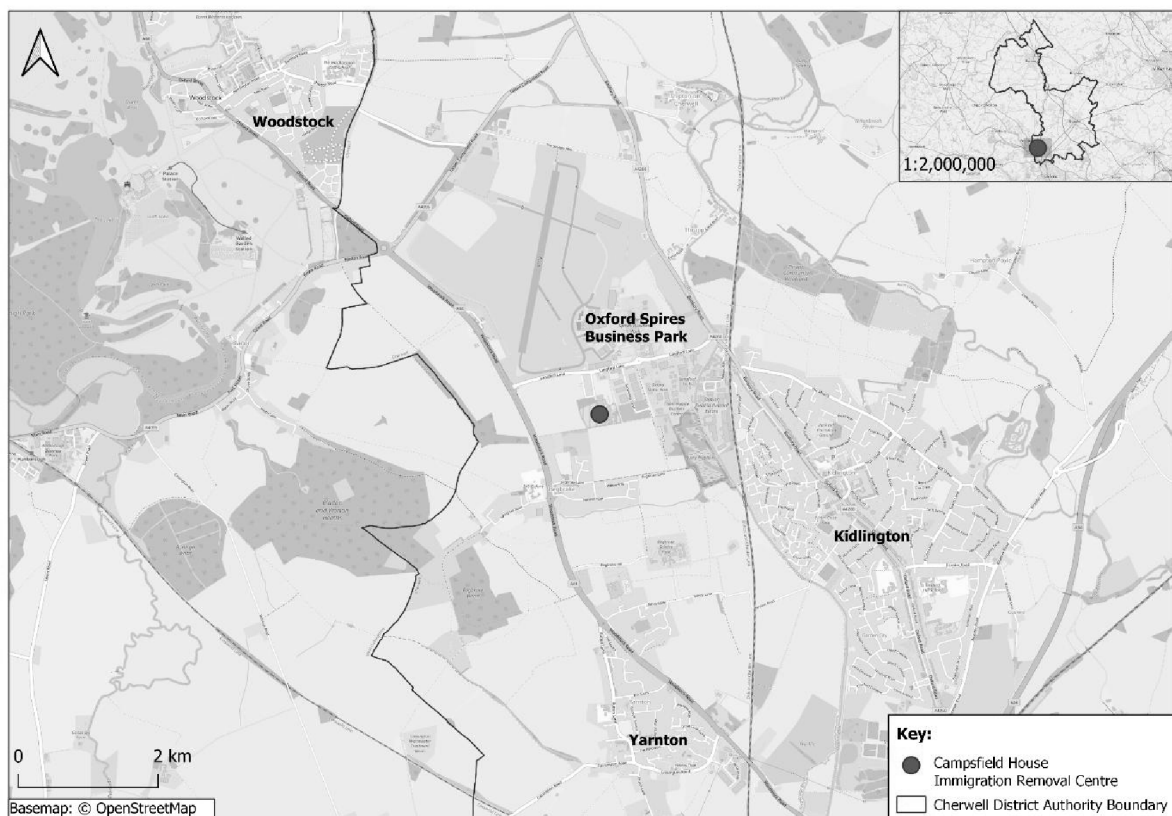


The site is located to the north-west of Kidlington Village to the South of Oxford Airport. It adjoins an area of primarily light industrial and employment uses to the east (Oxford Spires Park), the National Tactical Response Group (NTRG) training facility and private residential properties to the north and west. The site is accessed via Evenlode Crescent, a cul-de-sac, with an ambulance station and associated administration building directly to the north.

For the purpose of this study, the spatial area of impact is defined as the area surrounding the existing Campsfield IRC. This will include the residential properties immediately adjacent to the site on Evenlode Crescent. It will also consider the impact on light industrial and commercial space in Oxford Spires Business Park.

The availability of socio-economic data has meant that Cherwell LAD has been defined as the spatial area for the overview of baseline conditions (Section 4). Oxfordshire County, the Southeast and England are other spatial areas which have been used to provide context and comparison in the baseline review.

Figure 0-1 - Study Area



Legislation & Policy

The assessment outlines the relevant national and local policy context to gain an understanding of the policies associated with the Planned Development and related social, economic and health outcomes. The assessment also aligns with national and local planning policy, and therefore the proposed development meets the required guidelines. Given that the site has previously been used as an IRC, this is expected.

The following legislations / policies were identified and summarised:

- *National*
 - National Planning Policy Framework (September 2023)
 - The Levelling Up White Paper (February 2022)
 - Levelling Up and Regeneration Bill (October 2023)
 - Public Health England Strategy 2020 – 2025 (September 2023)
 - Public Health Outcomes Framework (August 2013)
 - Equality Act (October 2010)
- *Local (Oxfordshire County and Cherwell District)*
 - Oxfordshire Strategic Plan 2020-2025 (September 2022)
 - Oxfordshire Health & Wellbeing Strategy 2024 – 2030
 - Cherwell District Council Local Plan Review 2040 (September 2023)
 - Health and Equality Impact Assessment, Cherwell Local Plan Review 2040 (August 2023)

Methodology

The impact assessment is a desk-based exercise, drawing on information provided for the Campsfield redevelopment. Community engagement was also carried out in 2023 and 2025.

A set of baseline conditions are established through the consideration of the socio-economic landscape of Cherwell LAD, with overall demography, employment, health and economic climate of the area taken into consideration. The data utilised was from reputable and publicly available resources such as Nomis, ONS and other Government official documents.

The outcomes of the Proposed Development are assessed through the additionality approach i.e. the extents to which the outcomes and benefits of the development would not have occurred without its implementation. This is measured using the Department of Communities and Local Government Appraisal Guide, which covers the net impact of the development. This is done through assessment of the Gross Direct Impacts i.e. any construction phase employment and three types of additionality including local leakage, displacement and substitution levels to capture the net impact to the local economy (e.g. jobs created). Economic multipliers are also considered for example; these multipliers highlight the number of indirect jobs that are created for each net job directly created by the intervention.

Socio-Economic Context

A review of the existing socio-economic environment Cherwell LAD is undertaken to show general trends in the local economy according to data availability in the area.

Demographics

- Cherwell LAD total population in 2022 (latest date) was estimated to be 164,200. With an increase of 14.4% in the past decade, higher than the growth rate of Oxfordshire County (11.5%), the South East (7.42%) and England (6.72%).
- The Cherwell LAD is estimated to grow from a total population of 155,237 in 2023 to 169,981 by 2043.

Workforce



- Cherwell LAD has an economic activity rate of 68.2% in 2023. This is above the rate for the South East (65.3%) and England (63.7%) but below the activity rate of Oxfordshire (70.2%).
- The unemployment rate for Cherwell LAD (Model based due to lack of data) is estimated to be 2.6%. This is lower when compared to the South East (2.9%) and England (3.7%) but higher than Oxfordshire (2.2%).
- The key employment sectors include Retail, Health, Manufacturing, Professional, Scientific & Technical and Business Administration & Support Services across Cherwell LAD. These sectors demonstrate the variety of jobs available in the area surrounding the site development. There are also 3,500 employees in the construction sector in Cherwell LAD, making up 4.2% of the total workforce.
- Cherwell LAD has a significantly higher percentage of employment within the Process, Plant and Machine Operatives occupations when compared to Oxfordshire, South East and England.
- Cherwell LAD has a significantly lower percentage of employment within the Managers and Senior Officials when compared to Oxfordshire, South East and England.

Deprivation

- Cherwell LAD has the overall characteristics of a relatively affluent area for England, and it ranks low for deprivation. In 2019 it ranked as the 217th most deprived local authority out of 326 local authorities in England based on average Index of Multiple Deprivation (IMD) scores. Across Cherwell, there are no Lower layer Super Output Areas (LSOAs) that are in the most deprived 10% in England on the IMD.
- The years living in poor health in Cherwell (i.e., the difference between life expectancy and healthy life expectancy (HLE) was 13.6 years for males and 15.2 years for females. Within the most deprived areas of Cherwell, this gap is increasing.
- A key contributing factor for the high burden of poor health in Cherwell is lifestyle, where the percentage of physically active adults based on 2019/20 data is relatively low (65.3%), and the percentage of overweight or obese adults is higher than the County, region and national averages (65.1%).

Potential Impacts

The potential impacts of the proposed development will be felt across both the construction and operational phase. These impacts will be incremental given the site was operational until 2018 and the re-opening of the IRC having similar impacts to those previously experienced. The Proposed Development will generate additional impacts through the construction of a new accommodation block and supporting facilities.

Socio-Economic Impacts

Construction Phase

The main socio-economic impact felt during the construction phase will be the additional employment created, represented as Person Year Equivalent (PYE). These jobs will be not only created directly through employing construction works but indirect jobs which will be created through supply chain linkage and income multiplier effects.

- Employment estimates
 - Through assigning leakage, displacement and economic multipliers **250 PYE net additional jobs** are considered to be created as a result of the construction phase.
 - This employment boost has the potential to provide opportunity to local people who are currently unemployed or with poor labour market contributions, as well as through apprenticeship opportunities providing wider social value in the borough.
 - The GVA uplift for the construction of the scheme can be estimated at approximately **£15 million** per annum reflecting the net direct and indirect employment in the local authority.



- Disruption
 - Disruption has been considered as a temporary adverse effect in this assessment. It covers the traffic, property and service access, along with noise and vibration effects throughout the construction period.
- The Transport Statement and Travel Plan for the expansion of the Campsfield IRC suggest that the overall level of disruption impact is considered to be insignificant and well within the daily variation that could be expected in terms of traffic flow.
- Disruption will be for three groups; workers and residents at Campsfield IRC (with IRC operational during the construction phase of the Proposed Development), residents along Evenlode Crescent and possibly businesses within the impact area in Oxford Spires Business Park. Any disruption will be mitigated through the creation of a Construction Management Plan with access to and from the site maintained throughout the construction period of the Proposed Development.

Operational Phase

- Employment estimates
 - An employment profile was provided by the Home Office for Campsfield IRC. This suggested that at the end of the Proposed Development approximately 370 jobs would be created.
 - After assigning leakage, displacement and economic multipliers, an estimate of **340 net additional jobs** could be generated across the operational phase after the Proposed Development is completed.
 - This is based on the 240 beds created from the new accommodation block and does not consider the operation of the existing refurbishment.
 - Given the nature of accommodation jobs, this employment level has the potential to provide opportunity to local people who are currently unemployed or with poor labour market contributions.

Local Socio-Economic Impacts

- The residents of the IRC are unlikely to have any socio-economic impact on the businesses surrounding the site in Oxford Spires Business Park, or in the surrounding Cherwell LAD. This is due to the site being a secure IRC; those detained at Campsfield will be held under immigration powers and will not be free to leave the centre or access the local area. Given the short residency within an IRC, there is also the possibility of limited disruption due to the transportation of people to and from the IRC. Further information on this will be included in the Transport Statement for the IRC. This is likely to slightly impact the local residents, especially those on Evenlode Crescent.

Health Impacts

During construction, there is potential for the following to be affected by the expansion of the existing Immigration Removal Centre (IRC) at Campsfield in Kidlington, which could have various impacts for human health.

Construction Phase

- Affected communities
 - The location of the site means that there will be limited communities affected during the construction phase of the Proposed Development.
 - There is a residential community of approximately 15 houses on Evenlode Crescent which are likely to be impacted during the construction period.



- The delivery of construction vehicles and HGVs could potentially cause slight disruption on Langford Lane through slow moving traffic during the delivery of construction materials.
- Affected vulnerable groups
 - As the IRC will remain open throughout the construction period of the expansion, the residents and staff at the IRC will be the groups primarily impacted by the construction activities associated. Living and working near a construction site can affect health, social and mental well-being due to changes in air pollutants, noise and vibration levels. Further to this, those residents living in the 15 houses on Evenlode Crescent and workers at the nearby Oxford Spires Business Park could be similarly impacted, but to a lesser extent due to proximity.
- Ambient air quality
 - Impacts from construction activities, such as the release of dust and pollutants, and changes in emissions from increased vehicle movements on the highways network, including construction vehicles and queuing traffic, will potentially affect exposure to pollutants that could impact human health.
 - The majority of the population, which may experience any changes to air quality caused by the construction of the Proposed Development (e.g. detained individuals and workers of the IRC alongside residents situated close to the IRC and workers in Oxford Spires Business Park) are already experiencing air quality effects from the proximity to Oxford Airport.
 - The Air Quality Assessment for the proposed development determines that given the proposal adheres to local and national planning policy, air quality should not be a constraint. Due to the size of the development, a full assessment of the impacts on local air quality is not required.
- Ambient Noise
 - The construction phase has the potential to result in health impacts from changes in exposures to noise and vibration.
 - Noise and vibration (unwanted sound and movement) from construction vehicles, construction plant, machinery and construction processes is a pathway for health effects relating to annoyance, sleep disturbance, cardiovascular and physiological effects.
 - The Noise Impact Assessment (NIA) found that the noise levels at the proposed development site to be relatively low, with the proposed noise from the IRC unlikely to have an adverse impact on existing noise-sensitive receptors.
- Sources of pollution and environmental exposures
 - The construction activities of the Proposed Development works will give rise to a range of other environmental exposures such as those relating to ground conditions, the water environment, odour, lighting, changes to views, wind and microclimate.
- Risk of injuries and death
 - The introduction of construction activities, construction compounds, construction sites and construction traffic as with any construction project, carries an inherent low risk of injury or death to the general public and construction workers. However, there is no identified risk to residents, as they will not be impacted by the construction phase.

Operational Phase

There are minimal health impacts on the local population once the expansion of the Campsfield IRC has been completed. However, local healthcare facilities and local population health impacts are considered to ensure a complete assessment.

Social Impacts

Construction Phase



There are opportunities for the expansion of the Campsfield IRC to provide positive and impactful social value. This will be through the construction phase with the appointment of the contractor to deliver the construction works. The contractor will be required to provide social value activities and deliverables which will meet the strategic priorities of the local area.

Operational Phase

The social value process established for the construction phase will also be applied during the appointment of the private company that will operate the IRC in the operational phase. However, the delivery of certain social value themes may be less likely once the site is operational. The supplier contract places an emphasis on engaging local companies within the supply chain and providing opportunities for local employment.

Wider Impacts

Construction Phase

There are no wider impacts considered during the construction period due to it only being two years and therefore wider impacts will not come into effect.

Operational Phase

The wider impacts of the expansion of the Campsfield IRC during the operational phase may include increased demand on public services, the need for ongoing community engagement and considerations around maintaining the safety of local residents. However, all of the wider impacts considered are insignificant with the updated design of the IRC reducing the likelihood of other impacts.

Summary

The results of the local community impact assessment of the expansion of the Campsfield IRC find that the main socio-economic impact across both construction and operational phases is employment creation. 250 PYE net additional jobs are to be created during the construction phase with a further 340 FTE jobs created during the operational phase. Alongside this, the main health impacts considered are during the construction period, which are expected to impact the workers and residents of the IRC, along with residents on Evenlode Crescent in terms of noise and air quality. There is also a low risk of injury or death for the general public and construction workers. Despite this, there is an overall social value opportunity as any government contractor would be mandated to carry out meaningful and impactful activities and measures to improve the local community in line with its needs and priorities.



1. Introduction

The Home Office is planning the re-development of a former Immigration Removal Centre (IRC) at the Campsfield site, near Oxford. The project involves:

- Refurbishing the existing buildings on the site to provide accommodation for 160 residents with associated education, healthcare, administration and support infrastructure. These buildings have been extensively altered and adapted to mitigate for the previous issues which contributed to the closure of the IRC in 2018. The IRC opened in December 2025.
- Expansion through the construction of a new three-storey accommodation block for up to 240 residents with associated support facilities, a new single storey care and separation unit, and a replacement drainage pump house. These new facilities will be located within the existing fenced enclosure to the west of the current operational site. Construction of these additional elements will take place while the refurbished buildings remain fully operational.

Campsfield IRC will consist of accommodation and all the associated support facilities:

- 400 bed spaces with double rooms with a minimum floor area of 10 sqm.
- Healthcare facilities to provide primary healthcare for the residents. It is assumed emergency healthcare, will be provided by local hospitals in Oxford.
- Education space [REDACTED]
- Kitchens and a dining facility which supports seating for up to 134 of the occupants.
- Mosque and prayer rooms.

The completed Campsfield IRC will comprise of a fully operational and expanded IRC, featuring a combination of refurbished and new-build accommodation. The IRC will provide safe, secure and fit for purpose accommodation for individuals in detention who are subject to removal from the United Kingdom. While IRCs function primarily as short-term accommodation, some individuals may remain in detention for extended periods. The site is located in Kidlington, a village in Cherwell LAD to the north of Oxford.

The following report considers the incremental impact of the expansion of the Campsfield IRC, hereafter referred to as the Proposed Development, with the previous facility operating until its closure in 2018. Consequently, the impacts felt during and after the completion of the expansion of the IRC will be assessed, with some impacts only seeing an incremental increase from the previous facility before its closure.

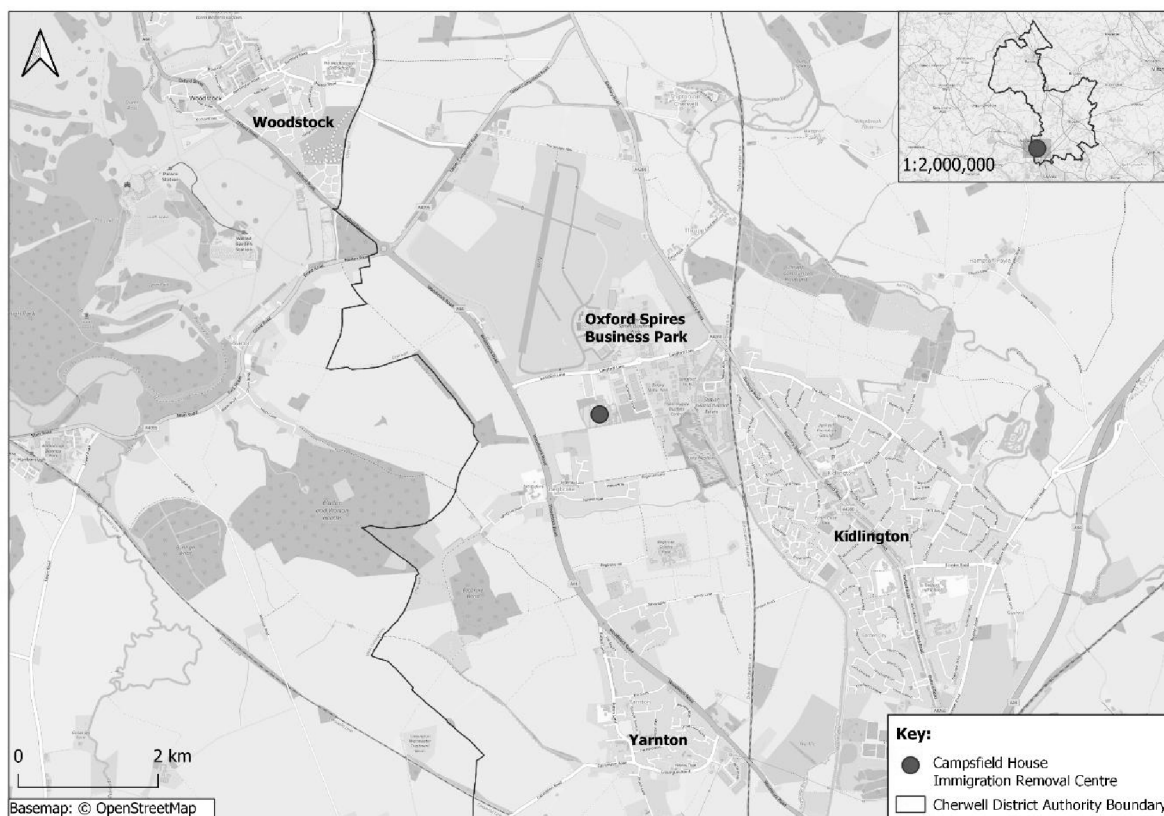
1.1 Study Area

The area of impact is defined as the area surrounding the existing Campsfield IRC. This will include the residential properties immediately adjacent to the site on Evenlode Crescent. It will also consider the impact on light industrial and commercial space in Oxford Spires Business Park. Figure 1-1 highlights where the existing site is, with the residential properties to the North, and businesses to the North and East.

The availability of socio-economic data has meant that Cherwell LAD has been defined as the spatial area for the overview of baseline conditions (Section 4). Figure 1-1 shows the Campsfield site in relation to Cherwell LAD.



Figure 1-1 - Study Area



The baseline review will also consider other spatial areas for comparison to highlight key characteristics of the area. These will be Oxfordshire County, the Southeast (region) and England (national).

1.2 Existing Site

The site is located to the north-west of Kidlington Village to the South of Oxford Airport. It adjoins an area of primarily light industrial and employment uses to the east (Oxford Spires Park), the NTRG training facility and private residential properties to the north and west. The site is accessed via Evenlode Crescent, a cul-de-sac, with an ambulance station and associated administration building directly to the north.

The existing site, which is generally level, forms part of the existing IRC Campsfield development. Following the closure of the airfield as a military facility it was then converted into a youth offenders detention facility before being repurposed as an immigration removal centre. This was closed in 2018.

The site is situated on Evenlode Crescent which is accessed via Langford Lane. This Lane has direct access to the A44 and A4260 for routes into Oxford. The A4260 provides a route to the M40 which connects Birmingham to London. The site is also situated in close proximity to Oxford Airport, a privately-owned commercial airport. The airport has approximately 3-5 commercial flights a day, with it also being used for private aircraft.

1.3 Report Structure

The remaining sections of this report are structured as follows:

- Section 2 summarises the relevant national and local policies and strategies associated with this assessment,
- Section 3 sets out the methodology used to undertake the assessment and details the determinants of socio-economic and health impacts considered.
- Section 4 provides the socio-economic context for the local area, considering the wider spatial area of Cherwell LAD. It considers indicators within demographic, work force, deprivation and healthcare themes.
- Section 5 describes the potential impacts of the expansion of Campsfield IRC during both construction and operational phases. It considers socio-economic, health, social and wider impacts.
- Section 6 summarises the report and the overall conclusions of the assessment.



2. Legislation & Policy

Table 2-1 below summaries the legislation and regulations applicable to the socio-economics and health topics. This considers national and local (Oxfordshire County Council and Cherwell District Council) policy documents related to socio-economic and health impacts.

Table 2-1 – Legislation and Guidance for Socio-Economics and Health topics

Legislation / regulation	Summary of requirements
National	
National Planning Policy Framework ¹ (NPPF) February 2025	<p>The updated NPPF requires local plans and planning decisions to balance economic, social and environmental objectives. It reinforces the need to build a strong and competitive economy by ensuring the planning system actively supports productivity, business growth and long-term economic resilience.</p> <p>Effective use of land is encouraged, particularly the re-use of previously developed (brownfield) land of low environmental value.</p> <p>To support growth and innovation, the NPPF requires local authorities to ensure sufficient land of the right type is available in the right locations and at the right time.</p>
The Levelling Up White Paper February 2022	<p>A key objective is to spread opportunities and improve public services, especially in those places where they are weakest. The focus of this objective is to improve education, skills, health, and wellbeing.</p> <p>The White Paper aims to boost productivity, pay, jobs and living standards by growing the private sector, especially in those places where they are lagging. The key areas of this objective covers living standards, R&D, transport infrastructure, and digital connectivity.</p> <p>The Levelling Up White Paper also pledges to restore a sense of community, local pride and belonging, especially in those places where they have been lost. The focus of this is pride in place, housing, and crime.</p>
Levelling Up and Regeneration Bill October 2023	<p>Every local authority will need to produce design requirements that should be met for planning permission for development to be granted. This will be part of the local plan or as a new supplementary plan document.</p> <p>The LURB will introduce a new form of locally led urban development corporation, and increased freedoms for New Town Development Corporations.</p> <p>The LURB will replace additional grants or public funding, the Bill intends to introduce reforms so that the valuation</p>

¹ [National Planning Policy Framework](#)



	of land is more akin to a normal market transaction and therefore the costs of CPO are more realistic.
Public Health England Strategy 2020 – 2025 September 2019	<p>The strategy outlines the Public Health England (PHE) approach to protect people and help people live longer in good health.</p> <p>The strategy outlines the opportunities for public health improvements, the role of PHE and the priorities to be focused on in the next 5 years to have the biggest impact on health. How PHE will develop as an organisation to deliver these targets and priorities is also set out.</p>
Public Health Outcomes Framework August 2013	<p>The Public Health Outcomes Framework comprises indicators that are intended to help health and care professionals and the public to understand trends in public health. The indicators seek to translate the national vision and targets for public health, focusing on improvement and protection.</p> <p>Relevant target indicators include reducing the percentage of the population affected by noise; increasing utilisation of outdoor space for exercise/health reasons; increasing the proportion of physically active adults; reducing the fraction of mortality attributable to particulate air pollution; reducing mortality rate for causes considered preventable; and reducing numbers of 16- to 18-year-olds not in education, employment, or training.</p>
Equality Act October 2010	<p>The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. It establishes who is protected from discrimination, defines different types of discrimination, and explains the different ways in which it is unlawful to treat someone.</p> <p>The Equality Duty on the public sector emerged as a provision of the Equality Act in April 2011. This means that all public bodies must consider all individuals when carrying out their day-to-day work, such as in shaping policies and delivering services.</p> <p>Of particular relevance is the need for public bodies to have due regard to the need to foster good relations between different people when carrying out their activities.</p>
Local	
Oxfordshire Strategic Plan 2023-2025 September 2022	<p>The Oxfordshire 2023-2025 Strategic Plan sets out the nine priorities and areas of focus that will aim to lead to positive change and make Oxfordshire a greener, fairer and healthier county.</p> <p>These priorities have associated commitments and objectives to address issues including, the climate emergency, inequalities, health and wellbeing, social</p>



	care, transport, access to nature, local democracy and local business benefits.
Oxfordshire Health & Wellbeing Strategy 2024 – 2030	The strategy is underpinned by collaboration between organisations and communities in Oxfordshire to support the health and wellbeing of its inhabitants. It has been built around three principles: Addressing health inequalities, Preventing ill health, and Closer collaboration. It involves taking a “life course approach” to note the strengths and challenges across all age ranges. ‘Enablers’ and ‘Building blocks of health’ are outlined as fundamental factors in achieving this strategy.
Cherwell District Council Local Plan Review 2042 Proposed Submission (December 2024)	<p>The Local Plan Review 2042 is the statutory framework guiding planning decisions across Cherwell, setting out a long-term vision for meeting development needs, responding to climate change, protecting the environment and supporting a strong local economy and healthy communities.</p> <p>It proposes the required levels of homes, employment land, infrastructure and essential services, ensuring that development supports sustainable growth across the district. The Plan is prepared under transitional arrangements of the revised NPPF (December 2024).</p> <p>The strategy is supported by area-specific approaches for places including Banbury, Bicester, Kidlington, Heyford Park and rural areas, with policies grouped under overarching themes such as climate change and sustainable development, maintaining a sustainable local economy and building healthy, cohesive communities</p>
Health and Equality Impact Assessment, Cherwell Local Plan Review 2040 August 2023	<p>The Cherwell Local Plan Review 2040 will replace the adopted Cherwell Local Plan 2015, and the 2020 Partial Review Local Plan (and ‘saved’ policies from the Cherwell Local Plan 1996). As part of the development process, an integrated Health and Equalities Impact Assessment (HEqIA) was commissioned to iteratively inform the formation of and then test the finalised Local Plan prior to submission to the Secretary of State for Examination.</p> <p>The aim of the HEqIA involved providing evidence-based recommendations to firstly inform and then test the Local Plan to identify and design out potential hazards and maximise opportunities to improve health and equality for communities across Cherwell.</p>



3. Methodology

The following impact assessment is a desk-based exercise, drawing on information provided for the Campsfield redevelopment.² All impacts have been determined based on the consultant's professional judgement and do not include any community or stakeholder engagement.

3.1 Determining the Baseline

The baseline conditions have been identified by considering the socio-economic conditions of the Cherwell LAD and by considering the demography, employment, health and economic climate of the area, as set out in Section 4. This baseline is important in setting the context for the spatial area, as well as to understand the scale and significance of any estimated effects.

The socio-economic data discussed in Section 4 were obtained from several reliable sources e.g. ONS, Nomis and the 2021 Census.

- Nomis was used as a source for the following data sets: Population Estimates and Forecasts, Population Survey, Census, Business Register and Employment Survey, business counts and Survey of Hours and Earnings.
- ONS was used as a source for the following data sets: Population and community and Regional GVA Added.
- Government official documents were used to attain the following data sets: Household projections and English Indices of Deprivation.

3.2 Additionality

In order to assess the additionality of the Proposed Development, the following steps outlined below will be followed.

The gross direct impacts have been assessed, such as employment during the construction phase, and then the total net impacts have been generated by accounting for additionality. Additionality covers

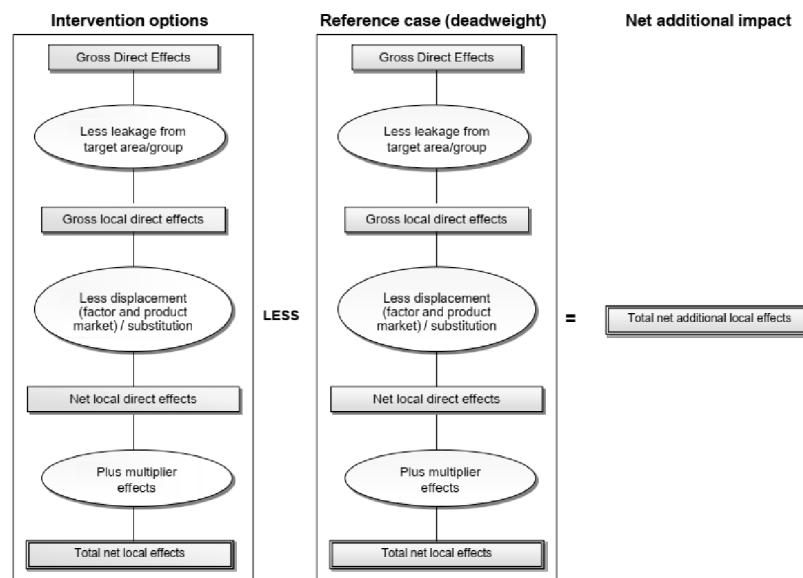
- a) three types of additionalities including local leakage, displacement and substitution levels (defined below), to capture the net impact to the local economy (e.g. jobs created), rather than gross; and,
- b) economic multipliers to capture the indirect and induced impacts, following UK additionality guidance³. For example, these multipliers highlight the number of indirect jobs that are created for each net job directly created by an intervention.

² Campsfield RIBA Stage 2 Report, CTG Consultancy (2024)

³ HCA Additionality guide, 2014



Figure 3-1 – Net additionality impact steps



Source: Appraisal Guide, Department of Communities and Local Government, 2016

Leakage is the proportion of outputs that benefit those outside the defined intervention area or group. In this case, leakage is considered to be that which is beyond the observed LAD (Cherwell). For example, employees in the construction, who are residents from outside the defined area will withdraw a portion of the economic benefits away from the observed area.

Displacement regards the proportion of outputs accounted for by reduced outputs elsewhere in the area. For example, a job which hires construction workers who would have otherwise been hired on another project, or increased business activity in one place reduces activity elsewhere as is often the case with new retail. If this is the case, an increase in demand for construction workers may even cause delays elsewhere where there is short supply.

Substitution is where the project causes an employed factor to be replaced by a currently unemployed factor. For example, a firm which recruits an unemployed worker through a government scheme, but lets go of its current employees, or where a firm stops one activity to take advantage of subsidised activities.

The HCA Additionality Guidance includes 'ready reckoners' for additionality, which consider these additionality factors at either none, low, medium, high or very high levels with respective percentage markers of 0%, 10%, 25%, 50% and 75%. Where there is no specific evidence available, the impact context and socio-economic environment can be used to apply professional judgement to select the appropriate levels to use on gross impacts.

These 'ready reckoner' levels relate to the following outcomes presented in Table 3-1 for leakage and Table 3-2 for displacement.



Table 3-1 - HCA Additionality ready reckoners - Leakage

Level	Description	Leakage effect
None	All of the benefits go to people living in the target area/ the target group	0%
Low	The majority of benefits will go to people living within the target area/ the target group	10%
Medium	A reasonably high proportion of the benefits will be retained within the target area/ target group	25%
High	Many of the benefits will go to people living outside the area of benefit/ outside of the target group	50%
Very high	A substantial proportion of those benefiting will live outside of the area of benefit/ be non-target group members	75%
Total	None of the benefits go to members of the target area/ target group	100%

Source: HCA Additionality Guidance, 2014

Table 3-2 - HCA Additionality ready reckoners - displacement

Level	Description	Displacement effect
None	No other firms/demand affected	0%
Low	There are expected to be some displacement effects, although only to a limited extent	25%
Medium	About half of the activity would be displaced	50%
High	A high level of displacement is expected to arise	75%
Total	All of the activity generated will be displaced	100%

Source: HCA Additionality Guidance, 2014

Additionality also considers the economic multiplier effects, which are composed of the further indirect and induced impacts.

Indirect impacts capture the supply linkages, over the construction and operation of the Proposed Development, which will require further purchases (raw materials, labour, goods and service), increasing economic output along the supply chain.

Induced impacts capture the effects on income where there are knock on effects caused through supply chain income changes, where additional incomes can drive increases in local expenditure, as a result of both worker wages and business turnover.



4. Socio-Economic Context

This section provides a review of the existing socio-economic environment in the study area, defined as Cherwell LAD, to show general trends in the local economy and according to data availability in the area. To provide further context to the study area, the following baseline analysis provides a comparison of larger geographical areas. The areas considered are:

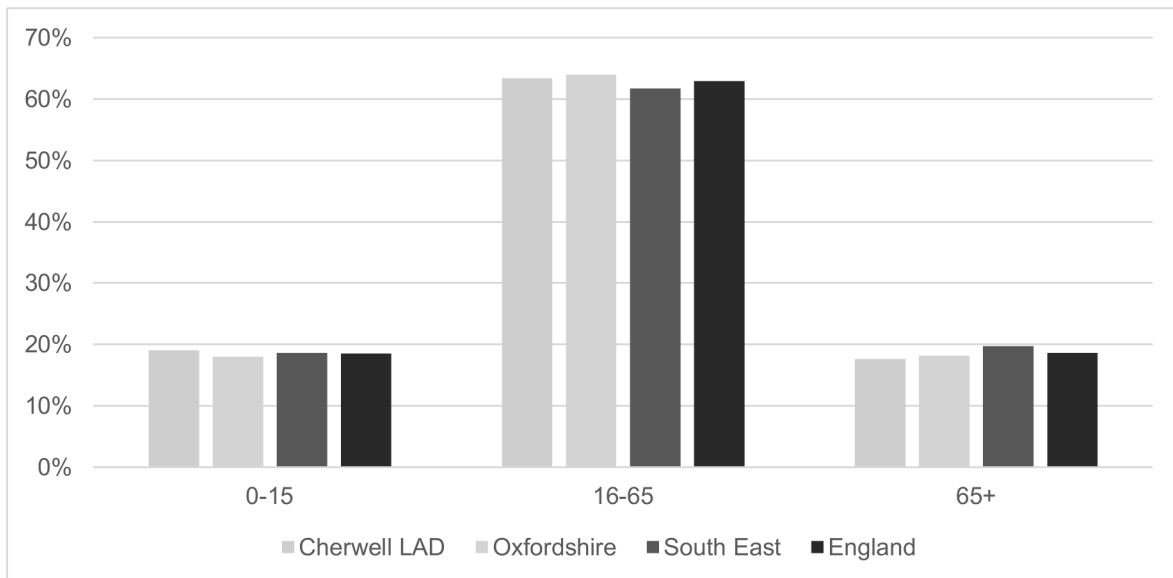
- Oxfordshire County
- South East; providing a regional comparison
- England; providing a national comparison

4.1 Demographics

Cherwell LAD total population in 2022 (latest date) was estimated to be 164,200. Oxfordshire counties population was estimated to be 738,000, the South East's estimate to be 9.38 million and England's estimated to be 57.11 million. In the past decade Cherwell LAD's population has increased by 14.4%. This is higher than the growth rate for Oxfordshire County (11.5%), the South East (7.42%) and England (6.72%). This is also mirrored in the 5-year growth rate, with Cherwell LAD having the highest rate of 7.81%.

Figure 4-1 shows the breakdown of population across the four geographical areas. The population trends across age groups are relatively similar for all the areas surveyed.

Figure 4-1 - Age Profile of Population, 2022



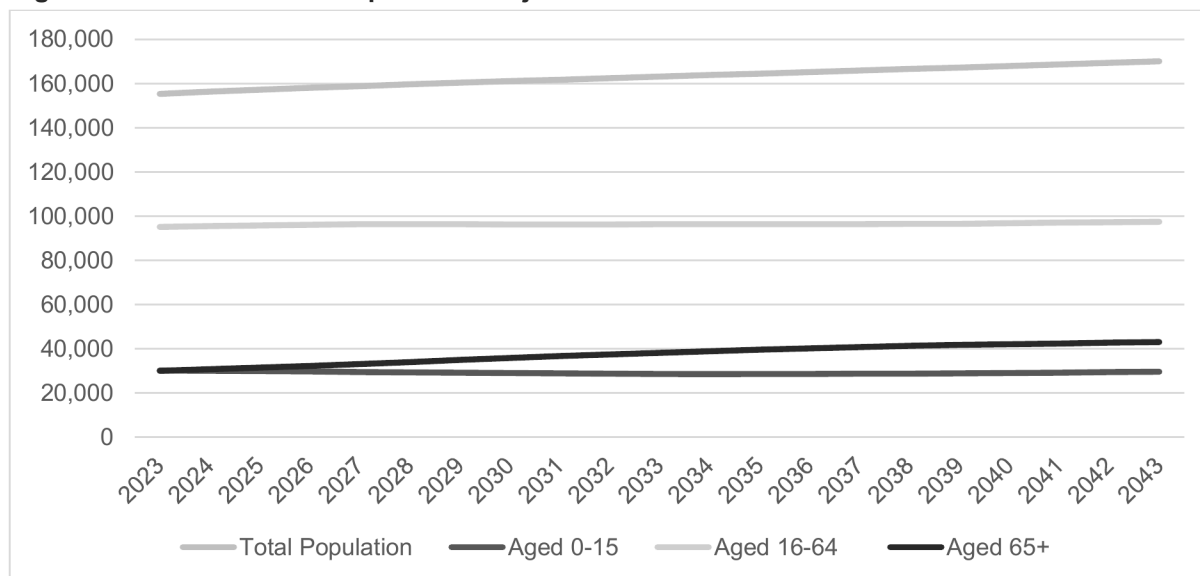
Source: NOMIS, ONS Population Estimates, 2022

The Cherwell LAD is estimated to grow from a total population of 155,237 in 2023 to 169,981 by 2043. Figure 4-2 highlights the population projection for Cherwell LAD. It shows that whilst there will be slight decrease in the population aged 0-15, there will be a slight increase in the age group 16-64, with the largest proportion increase in the population aged over 65. This implies a shift towards an



aging population in Cherwell LAD. However, this is not unlike the rest of the UK, where improvements to healthcare enable people to live longer.

Figure 4-2: Cherwell LAD Population Projections 2023-43



Source: NOMIS, ONS Population Projections

4.2 Workforce

Cherwell LAD has an economic activity rate of 68.2% in 2023. This is above the rate for the South East (65.3%) and England (63.7%) but below the activity rate of Oxfordshire (70.2%).

The unemployment rate for Cherwell LAD (Model based due to lack of data) is estimated to be 2.6%. This is lower when compared to the South East (2.9%) and England (3.7%) but higher than Oxfordshire (2.2%).

Table 4-1 below shows the percentage of employees employed in each sector within the LAD, county, region and national level. Within Cherwell LAD the key sectors include Retail, Health, Manufacturing, Professional, scientific & technical and Business administration & support services. These sectors demonstrate the variety of jobs available in the area surrounding the site development. There are also 3,500 employees in the construction sector in Cherwell LAD, making up 4.2% of the total workforce.

Within Oxfordshire, the South East and England the key sectors are Health, Education and Professional, scientific & technical.

The key differences between the study area (Cherwell LAD) and Oxfordshire, the South East Region and England are:

- Significantly higher levels of employment in the Manufacturing and Retail sectors when compared to Oxfordshire, the South East and England.
- Lower levels of employment in the Information and Communication and Health Sector when compared to Oxfordshire, the South East and England.



Table 4-1: Employment by Industry, 2022

Industry	Cherwell LAD	Oxfordshire	South East	England
1 : Agriculture, forestry & fishing (A)	1.5%	0.8%	0.8%	0.6%
2 : Mining, quarrying & utilities (B,D and E)	1.1%	1.2%	1.3%	1.1%
3 : Manufacturing (C)	10.7%	6.7%	5.8%	7.5%
4 : Construction (F)	4.2%	3.9%	5.0%	4.8%
5 : Motor trades (Part G)	3.0%	1.8%	2.1%	1.7%
6 : Wholesale (Part G)	5.4%	3.4%	4.2%	3.9%
7 : Retail (Part G)	11.9%	7.8%	8.6%	8.5%
8 : Transport & storage (inc postal) (H)	4.8%	3.4%	4.8%	5.1%
9 : Accommodation & food services (I)	6.0%	7.0%	7.4%	7.9%
10 : Information & communication (J)	3.6%	5.7%	6.1%	4.8%
11 : Financial & insurance (K)	1.1%	1.2%	2.5%	3.3%
12 : Property (L)	1.8%	1.6%	1.7%	1.9%
13 : Professional, scientific & technical (M)	9.5%	13.7%	9.6%	9.4%
14 : Business administration & support services (N)	10.7%	7.5%	9.1%	9.2%
15 : Public administration & defence (O)	4.8%	2.8%	3.5%	4.3%
16 : Education (P)	7.1%	15.8%	9.8%	8.5%
17 : Health (Q)	9.5%	11.6%	12.6%	13.2%
18 : Arts, entertainment, recreation & other services (R,S,T and U)	4.2%	4.1%	5.0%	4.3%

Source: NOMIS, Business Register and Employment Survey, 2024

Table 4-2 illustrates employment by occupation between within the LAD, county, region and national level. When considering employment by occupation, 35.4% of Cherwell LAD's population work in professional occupations. This is higher than both the South East (28.3%) and UK (27.0%) but less than Oxfordshire (38.8%) with all areas presenting this as the biggest occupation. Other significant trends include:

- Cherwell LAD has a significantly higher percentage of employment within the Process, Plant and Machine Operatives occupations when compared to Oxfordshire, South East and England.
- Cherwell LAD has a significantly lower percentage of employment within the Managers and Senior Officials when compared to Oxfordshire, South East and England.



Table 4-2 Employment by Occupation, 2023

Occupation	Cherwell	Oxfordshire	South East	England
Managers and Senior Officials	2,300 (2.9%)	39,100 (10.0%)	599,300 (12.7%)	3,116,200 (11.2%)
Professional Occupations	28,300 (35.4%)	151,800 (38.8%)	1,332,400 (28.3%)	7,548,200 (27.0%)
Associate Prof and Tech Occupations	12,600 (15.8)	58,300 (14.9%)	749,700 (15.9%)	4,206,100 (15.1%)
Administrative and Secretarial Occupations	4,100 (5.1%)	29,900 (7.7%)	422,200 (9.0%)	2,660,600 (9.5%)
Skilled Trades Occupations	6,600 (8.3%)	30,100 (7.7%)	408,700 (8.7%)	2,402,500 (8.6%)
Personal Service Occupations	7,400 (9.2%)	27,900 (7.1%)	348,500 (7.4%)	2,189,300 (7.8%)
Sales and Customer Service Occupations	3,700 (4.6%)	13,200 (3.4%)	242,700 (5.2%)	1,699,400 (6.1%)
Process, Plant and Machine Operatives	10,300 (12.9%)	11,800 (3.0%)	201,600 (4.3%)	1,491,300 (5.3%)
Elementary Occupations	4,700 (5.8%)	29,100 (7.0%)	393,000 (8.3%)	2,535,600 (9.1%)
Total	80,000	391,200	4,698,100	27,849,200

Source: Annual Population Survey, Nomis 2024

4.3 Deprivation

Cherwell LAD has the overall characteristics of a relatively affluent area for England, and it ranks low for deprivation. In 2019 it ranked as the 217th most deprived local authority out of 326 local authorities in England based on average Index of Multiple Deprivation (IMD) scores. Across Cherwell, there are no Lower layer Super Output Areas (LSOAs) that are in the most deprived 10% in England on the IMD.

The Campsfield IRC is surrounded by areas that rank lower on the IMD, as seen in Figure 4-3. The latest IMD data release (2019), which is mapped by the Consumer Data Research Centre, illustrates that the IRC is surrounded by areas within the 7th decile of deprivation and therefore only slightly deprived in comparison to the rest of England.



Figure 4-3: Index of Multiple Deprivation



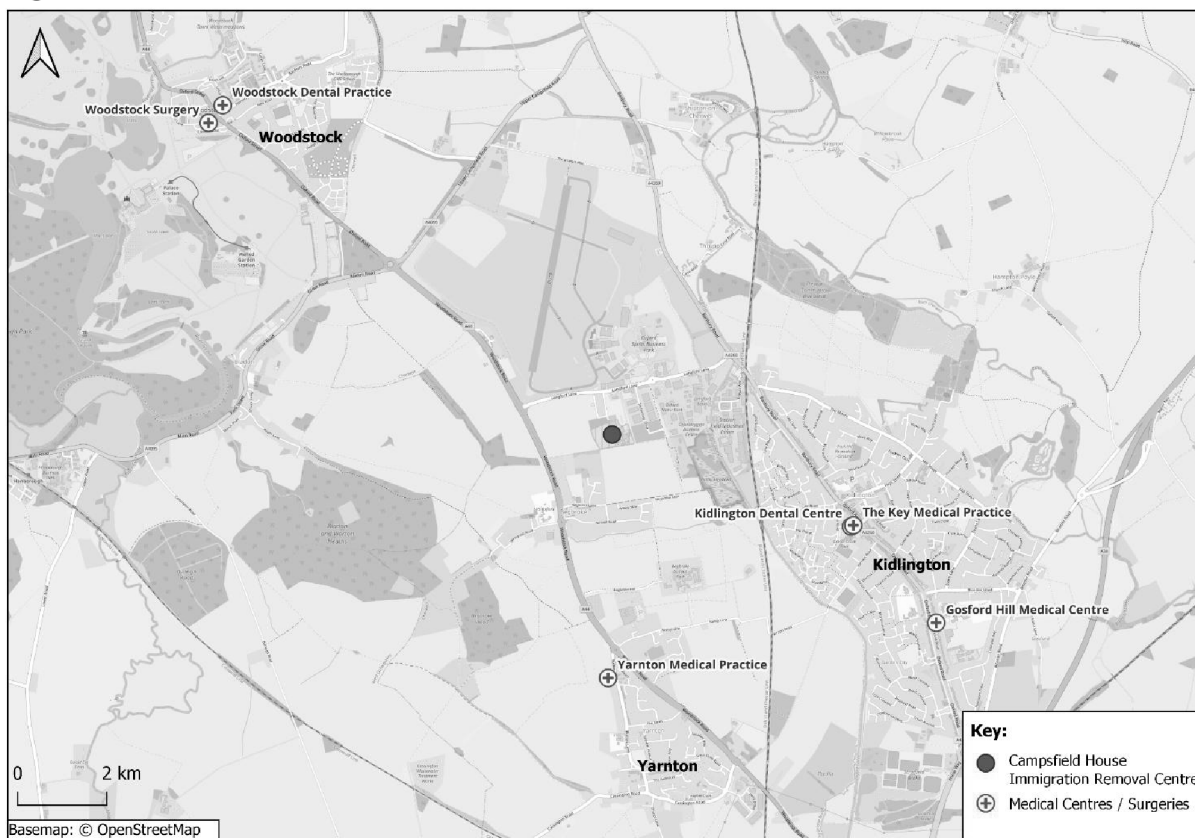
Source: UK Index of Multiple Deprivation, Consumer Data Research Centre, 2019

4.4 Healthcare

As in much of the UK, Cherwell LAD is anticipating pressures on local health facilities with a growing and ageing population forecasted over the next twenty years. The Campsfield IRC is surrounded by three medical practices within approximately 3km of the site. These include, Gosford Hill Medical Centre, Yarnton Medical Practice and The Key Medical Practice illustrated by

Figure 4-4. The closest hospital to the IRC is the John Radcliffe Hospital, approximately 10km southeast of the site, with a multitude of supporting medical facilities within the Oxford area.

Figure 4-4 - Medical Facilities near the IRC



While as a whole Cherwell is doing better than England and most people have good health and wellbeing, there are pockets of deprivation throughout the district. The years living in poor health in Cherwell (i.e., the difference between life expectancy and healthy life expectancy (HLE) was 13.6 years for males and 15.2 years for females. Within the most deprived areas of Cherwell, this gap is increasing.

A key contributing factor for the high burden of poor health in Cherwell is lifestyle, where the percentage of physically active adults based on 2019/20 data is relatively low (65.3%), and the percentage of overweight or obese adults is higher than the County, region and national averages (65.1%)⁴.

⁴ [health-and-equality-impact-assessment-august-2023.pdf \(citizenspace.com\)](#)

5. Potential Impacts

The potential impacts caused by the Proposed Development will be felt across both the construction and operational phase. These impacts will be incremental given the site was operational until 2018, with the Proposed Development generating additional impacts through the construction of a new accommodation block and supporting facilities. The following section sets out the key social, economic and health impacts felt during the construction and operational phases.

5.1 Socio-Economic Impacts

5.1.1 Construction Phase

The main socio-economic impact felt during the construction phase will be the additional employment created. These jobs will not only be created directly through employing construction works, but indirect jobs which will be created through supply chain linkage and income multiplier effects. These additional effects are derived from the flow of money from the construction down to the firms who supply materials and equipment, and the spending of the workers' wages in the local area. This impact is represented in Person Year Equivalent (PYE) jobs.

The delivery of the IRC is expected to span a period of approximately two years given the expansion of the existing site.

Employment Estimates

To establish the level of labour input associated with the total construction work, an average turnover/employee parameter is used for the sector and area. This delivers an estimate for person year equivalent (PYE) to construct the development.

In this case, the Proposed Development will create an estimated 400 gross direct construction PYEs. Over a construction period of two years, this will support 200 gross direct construction jobs per year.

Given the scale of gross direct jobs created during the construction of the Proposed Development, and the total construction employment (3,500) in Cherwell LAD, the expectation is that the majority of the jobs created will be kept within the local authority. Therefore, the local authority is expected to have medium levels of leakage (25%) and low levels of displacement (25%) (see Section 3.2). This is down to the high pool of employees who work in construction (4.5%) within the local authority, and thus a reasonably high proportion of the direct economic benefits from the construction phase will be felt by those within the local authority. A low displacement level was also assigned, with this being based upon the nature of the firms supplying construction services in the local authority. This project is comparable on scale with the rest of Cherwell's construction pipeline, as seen in the updated Local Plan, and as such market shares and service demand is unlikely to be impacted significantly.

A local multiplier was chosen from HCA Additionality Guidance as 2.2⁵ for the construction sector, reflecting physical regeneration, for the indirect and induced impacts. This selection considers that additional outputs and outcomes will occur through purchases along local supply chains and employee spending rounds. The construction sector has a notable presence of local businesses and

⁵ ONS Composite Multiplier per use class, FTE multipliers and effects, Blue Book, 2023



employment in supporting services to the construction work, such as transportation and storage, and a significant supply of food and retail services for on-site employees' spending during the workday.

After assigning leakage, displacement and economic multipliers the estimates for total net additional PYEs for the local area are presented in Table 5-1 below.

Table 5-1 - Construction works – net additional PYEs

FTE estimates	Cherwell LAD
Gross direct	200
Net direct	115
Net indirect and induced	135
Total net additional	250

The employment estimates of 250 PYEs relate to temporary work and is a relatively significant boost to the local economy in comparison to the current local labour market size and of the current construction employment in the local authority (3,500).

This employment level has the potential to provide opportunity to local people who are currently unemployed or with poor labour market contributions, as well as through apprenticeship opportunities providing wider social value in the borough.

Furthermore, using the average GVA per worker for Cherwell LAD, the GVA for the construction of the scheme can be estimated at approximately £15 million per annum reflecting the net direct and indirect employment in the local authority.

Disruption

Disruption has been considered as a temporary adverse effect in this assessment. It covers the traffic, property and service access, along with noise and vibration effects through the construction period. The Transport Statement and Travel Plan for expansion of the IRC suggest that the overall level of disruption impact is considered to be insignificant and well within the daily variation that could be expected in terms of traffic flow.

Disruption will be for three groups; workers and residents within the newly opened Campsfield IRC, which will remain operational whilst the Proposed Development is in construction, residents living along Evenlode Crescent; and potentially businesses located within the Oxford Spires Business Park impact area.

As the IRC will remain open and fully operational throughout the construction period of the expansion, there may be some disruption impacts felt on the workers and residents of the IRC. However, access to and from the site will be maintained accordingly, especially for workers who travel to and from the site each day. Noise and vibration effects may also be felt by these groups during the construction period.



The residential community of approximately 15 houses on Evenlode Crescent is likely to experience temporary disruption during the construction period. This may include increased noise and vibration and occasional delays due to construction traffic. However, access to and from Evenlode Crescent will be maintained at all times, supported by a Construction Management Plan and traffic management measures. Residents will still be able to leave for work and other activities, although they may need to allow a little extra time during peak construction deliveries. These impacts are expected to be minimal and short-term and are considered in more detail in Section 5.2.1.

Businesses in the nearby Oxford Spires Business Park can also be affected by construction works through the impact on customer, worker and goods movements to and from the site, due to increased traffic, access effects and the general unattractiveness of the area to visit (i.e. noise, congestion and visual site works).

Construction of the Proposed Development is anticipated to generate relatively few construction vehicle trips over the construction programme. Peak construction traffic generation will be in the early stages of construction when construction materials will need to be delivered to site. Mitigation measures will need to be implemented before construction works begin through a Construction Management Plan.

5.1.2 Operational Phase

Employment Estimates

The socio-economic impact of the Proposed Development during the operational phase is primarily the employment generated on the IRC through the expansion and the additional accommodation block and support facilities. As the previous site closed in 2018, the employment that existed before the Proposed Development - including jobs associated with the former 160-bed facility - is not considered, as these roles were lost when the site closed.

This employment will be for residents in Cherwell LAD and the surrounding area who will work at the IRC as cleaners, security and general support staff. The following employment profile has been provided by the Home Office.

Table 5-3 – Campsfield IRC Expansion Employment Profile

	Employment Numbers
OSP	286
Health Care	38
Home Office	45
Total	369



Using the above, the Proposed Development will support 369 gross direct FTEs during the operational phase.

Cherwell LAD is assumed to have low levels of leakage for these accommodation-type jobs, relating to a 10% 'ready reckoner' leakage level (Section 3.2). This has been judged as the local authority has a large pool of employees who work in the accommodation and food services sector (5,000 employees). This large pool includes high areas of employment in the nearby towns of Banbury and Bicester. However, these are easily accessible by car from the IRC and therefore the majority of employees for the IRC are likely to be from the local authority.

There is also expected to be a low level of displacement given the nature of the IRC employment. The majority of jobs will be additional to the economy and are unlikely to cause a decrease in employment elsewhere. The jobs are likely to be shift jobs and thus be for people that are working multiple jobs or currently have capacity to work more hours. Therefore, the 'ready reckoner' for displacement is 25%.

A local multiplier was chosen from HCA Additionality Guidance as 1.36 for the accommodation sector.⁶

After assigning leakage, displacement and economic multipliers, the estimates for total net additional FTEs can be seen in Table 5-2.

Table 5-2 - Operational Phase jobs - accommodation-based, net additional FTEs

FTE estimates	Cherwell LAD
Gross direct	369
Net direct	250
Net indirect and induced	90
Total net additional	340

The employment estimates of 340 FTEs net additional to the local area related to long-term employment from the accommodation-based jobs created as part of the Proposed Development. However, this is a relatively insignificant boost to the local economy in comparison to the current local labour market size and of the current accommodation and food services employment in Cherwell LAD.

However, given the nature of accommodation jobs, this employment level has the potential to provide opportunity to local people who are currently unemployed or with poor labour market contributions.

Local Socio-Economic Impact

The residents of the IRC are unlikely to have any socio-economic impact on the businesses surrounding the site in Oxford Spires Business Park, or in the surrounding Cherwell LAD. This is due to the site being a secure IRC; those detained at Campsfield will be held under immigration powers

⁶ FTE Multipliers and Effects, HCA Additionality Guide, 2019 (released in 2023)



and will not be free to leave the centre or access the local economy. The most recent figures on immigration removal centres shows that the majority of people (98%) who left detention were detained for less than 6 months, 67% were detained for 1 month or less, and 27% were detained for 7 days (1 week) or less. ⁷

In line with Detention Services Order 05/2018, IRC residents are provided with a mobile phone and have access to landline telephones on request, email and video calling facilities which can be used to contact legal representatives, family, or friends. However, this assessment has assumed that the residents of Campsfield IRC cannot use them for ordering food or services from the local area.

However, there may be socio-economic implications on the local area through the expansion of the immigration removal centre. Given the short residency within an IRC, there is also the possibility of further disruption from the consistent transportation of people to and from the IRC. This is likely to slightly impact the local residents, especially those on Evenlode Crescent.

The Transport Statement and Travel Plan for expansion of the Campsfield IRC suggest that the overall level of disruption impact is considered to be insignificant and well within the daily variation that could be expected in terms of traffic flow.

5.2 Health Impacts

5.2.1 Construction Phase

During construction, there is potential for the following to be affected by the expansion of the existing Immigration Removal Centre (IRC) at Campsfield in Kidlington, which could have various impacts for human health.

Affected Communities

The location of the site means there will be limited communities affected during the construction of the Proposed Development. Construction vehicles will have access to the site from Langford Lane which is directly connected to both the A44 and A4260, both of which are suitable for HGVs and the transportation of other construction vehicles. There is a residential community of approximately 15 houses on Evenlode Crescent and a Nursery which are likely to be impacted during the construction period. There will likely be changes to the neighbourhood and/or disruptions to access, changes to environmental conditions, and/or safety. The delivery of construction vehicles and HGVs could also cause disruption on Langford Lane through slow moving traffic during the delivery of construction materials. This would likely impact users of the Premier Inn Oxford Kidlington and the Beefeater Oxford Kidlington, along with workers in the industrial and commercial premises within Oxford Spire Business Park.

Affected Groups

As outlined, it is intended that IRC will be open for operation throughout the construction period of expansion therefore the residents alongside the workers at the IRC would be the groups of people primarily impacted by the construction phase of the Proposed Development. Living and working near a construction site can affect health, social and mental well-being through changes in air pollutants,

⁷ <https://www.gov.uk/government/statistical-data-sets/immigration-system-statistics-data-tables>.



noise and vibration levels. Further to this those residents living in the 15 houses on Evenlode Crescent and workers at the nearby Oxford Spires Business Park could be similarly impacted, but to a lesser extent due to proximity.

Ambient Air Quality

Impacts from construction activities, such as the release of dust and pollutants, and changes in emissions from increased vehicle movements on the highways network, including construction vehicles and queuing traffic, will potentially affect exposure to pollutants that could impact human health. The key pollutants are nitrogen dioxide (NO₂) and particulate matter (PM).

Air quality effects predominantly relate to physical health outcomes that can change mortality rates and the burden of disease within the exposed population. This includes the onset of new health conditions or health related states, changes in existing health conditions and changes to day-to-day functioning. Poor environmental quality and increased exposure to traffic derived pollutants could increase the risk to physical health, including respiratory and gastrointestinal problems, and lower mental health outcomes. Those with existing issues would be more susceptible, noting the high incidence of existing conditions such as respiratory diseases within the study area.

It is important to note that the majority of the population which may experience any changes to air quality caused by the construction of the Proposed Development (e.g. residents and workers of the IRC alongside residents situated close to the Proposed Development and workers in Oxford Spires Business Park) are already experiencing air quality effects from the proximity to Oxford Airport. Areas around airports tend to have lower air quality, and thus, if there are any adverse impacts on air quality, caused by the construction of the Proposed Development, these are likely to have minimal impact given the existing conditions around Oxford Airport.

The Air Quality Assessment produced for the IRC addresses the effects of air pollutant emissions from traffic using the adjacent roads, and emissions associated with the development of the site. The site is designated as a “Negligible Risk Site” with regards to the impacts of construction on air quality, dust and other pollutant emissions. In light of this designation, together with the proposal’s alignment with local and national planning policy, air pollution is not considered a constraint of the Proposed Development.

Ambient Noise

The construction phase for the expansion of the IRC has the potential to result in health impacts from changes in exposures to noise and vibration. Noise and vibration (unwanted sound and movement) from construction vehicles, construction plant, machinery and construction processes is a pathway for health effects relating to annoyance, sleep disturbance, cardiovascular and physiological effects, mental health and behavioural effects, including poor school performance by school children. Vibration impacts have the potential to also give rise to increased stress and anxiety and sleep disturbance.

This is particularly relevant to the study area given the close proximity of the residents and workers within the IRC and of residents along Evenlode Crescent and workers within Oxford Spires Business Park. However, this impacted population are already experiencing noise effects from the proximity to Oxford Airport. Areas around airports tend to have high exposure to noise and vibrations, and thus, if there are any adverse impacts on air quality caused by the construction of the Proposed Development, they are likely to have minimal impact given the existing conditions around Oxford Airport.



MZA Acoustics were appointed to undertake a Noise Impact Assessment (NIA) for the proposed refurbishment and expansion of the IRC. Noise levels were assessed to be relatively low with the predicted noise from the car park expected to be below both the existing ambient and background noise levels at the nearest noise-sensitive receptor. The noise emissions from the IRC are therefore unlikely to have an adverse impact on existing noise-sensitive receptors.

Sources of Pollution and Environmental Exposures

The construction activities of the Proposed Development will give rise to a range of other environmental exposures such as those relating to ground conditions, the water environment, odour, lighting, changes to views, wind and microclimate. Exposure effects are strongly linked to proximity, with the greatest effects expected for those close to the construction activities. Construction effects are considered as a single health issue due to the interrelated nature of both the exposures and the potential physical and mental health outcomes.

Risk of Injuries and Death

The introduction of construction activities and the introduction of construction compounds and construction sites will increase the risk of injuries and death for the general public and construction workers. The introduction of construction traffic, changes to traffic levels, increased conflict between different modes, and an unawareness of altered traffic movements could potentially increase the risk of injury and death from road traffic accidents.

In addition, unfamiliar layouts, and changes to surfacing, and impacts on water flow paths etc. could increase the risk of injury from slips and trips. The nature of the health effects (injury or death) means that a single accident or incident has the potential to influence health across short, medium and long-term timescales.

Characteristics of the Transport Network

The Proposed Development may affect people's health through changes in access and accessibility, road conditions and vehicle numbers. For example, the introduction of construction traffic and traffic management measures have the potential to cause temporary disruptions, changes to access, changes to travel patterns, journey quality and reliability, and/or result in inconvenience. This could have particular impacts on elderly and mobility impaired residents, and the other vulnerable groups identified in the baseline, who require safe and easy access. Effects are most likely in terms of disruption or changes to day-to-day functioning rather than increasing levels of illness.

Community Assets Supporting Human Health

For nearby services and facilities, continuity will generally be maintained; however, construction activities and associated traffic management during the expansion of the IRC is likely to result in some temporary disruptions to the way services are accessed. These disruptions may include increased traffic and occasional congestion on local roads, short-term changes to access routes or entry points for residents, staff and visitors, and elevated noise and vibration levels in the vicinity of the site. Local businesses and community services may also experience minor interruptions due to these changes.

The introduction of a non-home-based construction workforce can increase demand for certain public services and may require service providers to adapt their response, particularly at the peak of construction activity. However, for the Proposed Development, the non-home-based workforce is expected to be relatively small in the context of the wider permanent and temporary workforces in this



edge-of-city centre location, and the majority of these workers are anticipated to reside outside the local area. As a result, any additional pressure on local services is expected to be limited and manageable.

5.2.2 Operational Phase

There are minimal health impacts on the local population once the expansion of the Campsfield IRC has been completed. The following have been considered to ensure a complete assessment.

Local Healthcare Facilities

As part of the redevelopment and expansion of the IRC, a new healthcare facility will be created to serve the combined population of the completed centre. This facility will provide primary healthcare for the IRC population on-site. NHS England is responsible for commissioning healthcare services at Campsfield IRC and has confirmed that healthcare provision for residents will be delivered to a standard at least equivalent to that available in the community and there will be no impact on primary healthcare services provided within the local community. Emergency care will continue to be provided at John Radcliffe Hospital in Oxford. Therefore, the existing medical facilities, in partnership with NHS England, are expected to be able to support any additional healthcare required by the IRC's population.

Local Population Health Impacts

There may be some impact on the health of the local population once the Campsfield IRC has opened. This will be mainly felt by the residents and workers on the Campsfield IRC, as living and working within a close immigration removal centre may be relatively distressing. The assumption is that the workers will be provided mental health support by their employers to mitigate for any negative mental health impacts they experience through working at the IRC.

5.3 Social Impacts

5.3.1 Construction Phase

There are opportunities for the expansion of the Campsfield IRC to provide positive and impactful social value, through the construction of the additional accommodation block and support facilities. This will require the appointment of a contractor to deliver the construction works. As per the United Kingdom's Central Governments' Social Value Policy and Cabinet Office Procurement Policy Note (PPN) 06/20, all procurement responses to Central Government tenders are now mandated to contain a minimum 10% weighting for social value. This PPN launched a new model to deliver social value through government's commercial activities on procured goods, works or services, with the redevelopment and expansion of the IRC meeting this threshold.

The contractors will be required to provide social value activities and deliverables which will meet the strategic priorities of the local area (Kidlington and Oxfordshire County), along with the Central Government themes:

- Tackling economic inequality
- Fighting climate change
- Equal opportunity
- Wellbeing



Activities which sit within these themes include creating employment and training opportunities for the local community during the construction phase and supporting environmental awareness, protection and improvement through the delivery of the contract.

5.3.2 Operational Phase

The approach to social value established during the construction phase will continue during the operational phase, with the appointed operator expected to emphasise engagement with local employment and the use of local businesses within the supply chain. Beyond these ongoing commitments, the provision of additional IRC accommodation is anticipated to deliver wider social benefits to the local area. These include the creation of sustained employment opportunities and support for local economic activity. The expanded accommodation also supports national priorities for secure borders.

5.4 Wider Impacts

5.4.1 Construction Phase

There are no wider impacts considered during the construction period due to it only being two years and therefore wider impacts will not come into effect.

5.4.2 Operational Phase

The following is a brief overview of the wider impacts caused by the redevelopment and expansion of the Campsfield IRC for the local area.

- **Community Demonstrations and Public Order:** There is a possibility of Kidlington and the surrounding area seeing an increase in protests due to the IRC.
- **Strain on Public Services:** While the previous IRC at Campsfield closed in 2018 following a range of operational challenges, including incidents of unrest, the expansion of the facility may result in some additional demand on local emergency services, such as police and ambulance services. However, the Stage 2 design incorporates enhanced security measures and improved on-site facilities, which are expected to significantly reduce the likelihood and potential impact of such incidents, thereby helping to mitigate any strain on local public services.
- **Safety of local residents:** A key concern for local residents is for their safety in case of breakouts of the IRC population. The Home Office released a factsheet on the new Campsfield IRC stating that the site will be a secure facility with all services available on-site (including recreation, faith and medical services). This should reduce the concern by local residents for their safety once the IRC reopens.

6. Conclusions

This impact assessment has considered the following study area, spatially defined as the existing Campsfield IRC and the surrounding residential properties along Evenlode Crescent and businesses in Oxford Spires Business Park. The impacts considered are social, economic, health and wider impacts. These impacts are incremental given the previous facility was open until 2018.



The baseline assessment, considering socio-economic and health indicators, uses Cherwell LAD as the spatial area for assessment, have been assessed using data from several reliable sources including the ONS, NOMIS and the 2021 Census. This baseline is important in setting the context to the scale and significance of any estimated socio-economic and health effects generated by the expansion of the IRC through the construction and operational phases.

The approach adopted for this assessment is based upon professional experience and best practice, with a consideration of HMT-compliant technical guidance e.g. HCA's Employment Densities Guide and Additionality Guide. Additionality assumptions were used across both the construction and operational phases as part of the Proposed Development.

The main socio-economic impact across both the refurbishment and expansion of the IRC is employment creation. During the two-year construction period, an estimated 250 Person Year Equivalent FTEs, net additional to the local authority, will be generated. This represents a temporary boost to the local economy, although some disruption is anticipated during the refurbishment of the existing buildings at Campsfield IRC, particularly for workers and residents in the immediate vicinity, including Evenlode Crescent and potentially businesses in the nearby Oxford Spires Business Park.

There are also an estimated 340 FTEs net additional to the local area created during the operational phase. These will be permanent roles across a wide range of functions and levels, including facilities management, security, administration and specialist support services once the Campsfield IRC is operational. The approach is intended to maximise local employment opportunities and deliver sustained economic benefits.

The primary health impacts associated with the construction phase relate to those most directly affected, including workers and residents in current IRC, as well as residents of Evenlode Crescent. While there may be temporary increases in noise and changes in air quality, these effects are expected to be limited, particularly given the site's existing proximity to Oxford Airport, where ambient levels are already elevated. Additionally, as with any major construction project, there is a potential risk of accidents or injuries involving workers, residents, or members of the public in the vicinity. However, these risks are carefully managed through robust contractor health and safety protocols, which are designed to minimise the likelihood and severity of such incidents. Overall, with appropriate mitigation measures in place, the health impacts are anticipated to be minor and well controlled.

Finally, the expansion of Campsfield IRC accommodation presents an opportunity to deliver meaningful and lasting social value to the local community. During the construction phase, the appointed contractor will be required to implement a Social Value Action Plan, which is expected to generate positive outcomes such as local employment, apprenticeships and training opportunities, thereby supporting economic inclusion and skills development within the area. Once operational, the additional accommodation will provide further social benefits by creating long-term employment for local residents in a range of roles, supporting local businesses through the procurement of goods and services, and increasing demand for local amenities. The provision of comprehensive on-site welfare, healthcare and faith facilities for residents is designed to safeguard wellbeing and reduce pressure on external community resources. Furthermore, the enhanced capacity will enable the Home Office to manage removals more effectively, supporting national priorities for secure borders and safer communities, while the incorporation of sustainable building practices aligns with wider government commitments to environmental responsibility. Overall, the expansion is intended not only to meet operational requirements but also to contribute positively to the social and economic fabric of the local area.





7. Glossary and Acronyms

Table 7-1 lists the acronyms used in the above report.

Table 7-1 – Local Community Impact Assessment Acronyms

AQMA	Air Quality Management Areas
CPO	Compulsory Purchase Order
FTE	Full Time Equivalent
GVA	Gross Value Added
HCA	Homes and Community Agency
HEqIA	Health and Equalities Impact Assessment
HGVs	Heavy Goods Vehicles
HLE	Healthy Life Expectancy
HMT	Her Majesty's Treasury
IMD	Index of Multiple Deprivation
IRC	Immigration Removal Centre
LAD	Local Authority District
LSOAs	Lower-layer Super Output Areas
LURB	Levelling Up and Regeneration Bill
NHS	National Health Service
NO2	Nitrogen Dioxide
NPPF	National Planning Policy Framework
NTRG	National Tactical Response Group
ONS	Office for National Statistics
PHE	Public Health England
PM	Particulate Matter
PPN	Procurement Policy Notice



PYE	Person Year Equivalent
RIBA	Royal Institute of British Architects
R&D	Research and Development



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