

Environmental  
Impact Assessment  
Screening Update  
Campsfield  
Immigration  
Removal Centre  
(IRC)



Version	Prepared by	Approved by	Date
EIA Update	[REDACTED] MRTPI	[REDACTED] MRTPI	July 2025

## 1. Introduction

- 1.1 This EIA Update Report (hereafter referred to as 'the report') has been prepared by Cushman and Wakefield (C&W) on behalf of the Home Office (HO) for submission to the Ministry for Housing, Communities and Local Government (MHCLG).
- 1.2 On 31<sup>st</sup> May 2023, the Department for Levelling Up, Housing and Communities (DLUHC<sup>1</sup>) issued an EIA Screening Direction for the proposed refurbishment and expansion of Campsfield Immigration Removal Centre (IRC), Kidlington, Oxfordshire. Hereafter referred to as the proposed development). The direction (attached at appendix A) confirmed the following:
- The proposal is '**Schedule 2 development**' within the meaning of the 2017 Regulations.
  - It is arguable whether the proposed development does actually require a screening direction
  - The proposal **is not likely to have significant effects on the environment**
  - **The proposed development is not 'EIA development' within the meaning of the 2017 Regulations**
- 1.3 The report explains the minor changes to the proposed development that have taken place since 31<sup>st</sup> May 2023, as the design of the proposed development has evolved. The report also captures any changes to development proposals in the surrounding area, as part of the assessment of cumulative effects required by the EIA Regulations.

---

<sup>1</sup> Now MHCLG

## 2. The Proposed Development

2.1 The proposed development is described below. A comparison is made in this section with the proposal that was considered by DLUHC in May 2023.

### SITE AREA

2.2 The 2023 EIA Screening request included three plans:

- Site location plan
- Development Parameters Plan
- Demolition Plan

2.3 The location plan contained a red line around the entire Ministry of Justice (MoJ) ownership and extended to 8.42 hectares. The red line area has been amended to include the pumping station, as this is proposed to be relocated within the site. No other element of the location plan has changed since the 2023 Screening Direction.

2.4 The Development Parameters Plan shows the location and maximum height of existing and proposed buildings.

2.5 The proposed expansion of the IRC fits within the development parameters identified on the plan.

2.6 The location of the single storey escorts rest facility has moved to a parcel of land immediately west of the location shown on the parameters plan and this is shown in the amended parameters plan. It is a small single storey building comprising approximately 55 sq. m. with a pitched roof and six dedicated parking spaces and comfortably fits within the size of area identified in the parameters plan.

2.7 The existing pumping station is proposed to be relocated within an area identified for buildings up to 10m in height.

2.8 The Demolition Plan indicates buildings and structures to be demolished. There are two structures that have been demolished since the 2023 Screening Decision. The Local Planning Authority has confirmed that prior approval for the demolition of these structures was not needed<sup>2</sup>.

### USE

- Continue use of the site as an Immigration Removal Centre by re-opening the facility and increase its capacity from 160 detainees (after refurbishment) to 400 detainees (after expansion)
- Use of land for biodiversity enhancements.

### **Changes since 2023**

2.9 The proposed use has not changed since the EIA Screening direction.

---

<sup>2</sup> Application Reference: 23/01385/DEM and 23/02381/DEM

#### OPERATIONAL DEVELOPMENT

- Refurbishment of existing buildings to provide accommodation for 160 detainees and erection of temporary structures and buildings
- Demolition of existing modular buildings, cold store and removal of fencing
- Erection of new accommodation buildings for 240 detainees and associated services to provide for health care, visitors, interview rooms, administration, drivers' rest area, kitchens, faith rooms
- Extension and alteration of existing buildings to improve thermal performance and provide new plant rooms
- Erection of additional [REDACTED] perimeter fence
- Erection of internal zonal fencing, vehicular and pedestrian gates
- Provision of new site entrance gates and barrier
- Creation of internal road, hard surfacing and car parking
- Creation of ponds and swales as part of site drainage strategy
- Provision of bunds to re-use excavated materials, creation of biodiversity enhancements and landscaping
- Provision of external security lighting, CCTV, fencing and noise attenuation

#### **Changes since 2023**

- 2.10 None of the development listed above has changed since the EIA Screening direction.
- 2.11 Works that have already been completed or are scheduled to be completed as part of the phase 1 refurbishment works are underlined above.

#### SERVICES AND FACILITIES

- Healthcare
- Multi faith facilities
- Indoor and outdoor recreation
- Visiting facilities

#### **Changes since 2023**

- 2.12 The proposed services and facilities have not changed since the EIA Screening direction.

#### HEIGHT AND SCALE

##### **Changes since 2023**

- 2.13 The proposed development remains consistent with the proposed development parameters considered in the 2023 EIA Screening Direction, with the exception of the gatehouse, which is 13.75m in height and differs from the parameters plan submitted in 2023, which indicated a development height of 10m.
- 2.14 The proposed additional gross internal area (GIA) of the Main Building will be 9,710 sq. m and the GIA of the Gatehouse is 858 sq. m (total 10,568 sq. m). This is similar to the amount of additional floorspace considered within the 2023 EIA Screening Direction, which was 9,030 sq. m.

#### STAFF AND PARKING

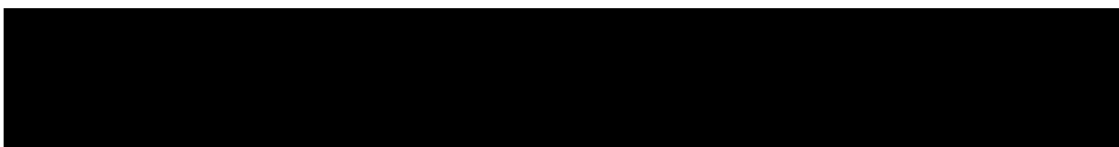
- 2.15 The 2023 EIA Screening request stated that the anticipated number of staff on site would be ■■■, with approximately ■■■ on site at any one time. The total car parking provision was estimated at approximately 205 spaces.

##### **Changes since 2023**

- 2.16 The anticipated total staff for the site is now anticipated to be approximately ■■■ covering all shifts representing a decrease of ■■■. The anticipated total car parking provision is now 312 spaces, which is an increase of 107 spaces.
- 2.17 The phase one works will provide approximately 105 car parking spaces. The balance of car parking will be provided within phase 2.
- 2.18 The proposed development will include the erection of solar photovoltaics (PVs) above the phase 1 car parking area and proposed phase 2 car parking area.

#### CCTV AND LIGHTING

2.19



##### **Changes since 2023**

- 2.20 The proposed CCTV and lighting have not changed since the EIA Screening direction

#### OPERATION

- 2.21 The Project site will be managed by a service operator, contracted by the Home Office, who will retain overall responsibility for the site.

##### **Changes since 2023**

- 2.22 The operation of the proposed development has not changed since the EIA Screening direction.

CONSTRUCTION

- 2.23 Within the EIA screening decision, it was noted that *“at decommissioning the new temporary buildings will be removed and replaced with permanent buildings, during the phasing of the overall Project. In addition, there will be a construction compound which will be removed at the end of the construction period.”*
- 2.24 The proposed plan for construction phasing has not changed since the EIA Screening direction.

EXISTING USES ADJACENT TO CAMPSFIELD IRC

- 2.25 The site subject to the EIA Screening Request includes the adjoining prison training college site, which accommodates the National Tactical Response Group (NTRG) & National Dog & Technical Support Group (NDTSG). [REDACTED]
- [REDACTED] The NTRG operation will remain unaffected by the project. The NTRG comprises [REDACTED] officers and the site is used by the group regularly during but not restricted to normal working hours. There has been no change in circumstances since the 2023 EIA Screening Report.

### 3. Surrounding Development Proposals

3.1 The 2023 EIA Screening decision noted that:

*“there will be a cumulative effect with other planned and potential development in the area. This includes proposals such as the Botley West Solar Farm, the Oxford United Football Club proposal for a stadium, as well as large scale planned development. Cumulative effects include traffic generation, air pollution and visual/landscape effects. The contribution of the Project to this is however very limited. There are other Home Office sites in Oxfordshire which provide accommodation for asylum seekers. These are non-detained sites and are not comparable with the Project which is for detained sites. Likely significant effects were not identified in this regard.”*

3.2 This section provides an update on those development proposals in the surrounding area.

#### OXFORD TECHNOLOGY PARK

3.3 Land east of the IRC site land is currently being developed for Oxford Technology Park, (planning permission ref: 14/02067/PUT). The development is nearing completion and was considered in the 2023 EIA Screening Direction. The anticipated cumulative impacts are not considered to have materially changed since 2023.

#### BOTLEY WEST SOLAR FARM

3.4 An agricultural field immediately adjacent to the west from the IRC forms part of the proposed Botley West Solar Farm. The proposal is for a new Solar Farm stretching approximately 1,400 hectares within the administrative areas of West Oxfordshire, Cherwell and Vale of White Horse. The proposal will be considered under a Development Consent Order (DCO). The DCO examination is expected to take place this year with a decision anticipated by mid-2026. The development was considered in the 2023 EIA Screening Direction. The anticipated cumulative impacts are not considered to have materially changed since 2023.

#### LAND SOUTHWEST OF BEGBROKE

3.5 The village of Begbroke lies southwest from IRC and the land to southwest of Begbroke is allocated for residential development including a primary school, community woodlands and new green space/park under Policy PR9 in the adopted Cherwell Local Plan. The mixed-use scheme (ref: 23/02098/OUT) was approved on 5th September 2024 by Cherwell District Council Planning Committee in line with the officer's recommendation, subject to conditions, completion of a S106 legal agreement, resolution of the objection by Network Rail and resolution of the objection by the Environment Agency. The development was considered in the 2023 EIA Screening Direction, as the site benefitted from an adopted land use allocation. The anticipated cumulative impacts are not considered to have materially changed since 2023.

#### OXFORD UNITED FOOTBALL CLUB

3.6 Oxford United Football Club has agreed terms for a council-owned site that could be used to develop a new stadium for the club. The site is close to Oxford Parkway and Kiddington, 2.8 miles to the south from the site. A planning application for a new stadium (ref: 24/00539/F) is pending a decision, which is expected later in 2025. The site subject to this EIA Screening Request also includes the adjoining prison training college site, which accommodates the National Tactical Response Group (NTRG) & National Dog & Technical Support Group (NDTSG). [REDACTED]

The NTRG operation will remain unaffected by the project. The NTRG comprises ■ officers and the site is used by the group regularly during, but not restricted to normal working hours

## 4. Supporting Documentation

4.1 The following supporting information is enclosed:

- Site Location Plan (1:1,250)
- EIA Screening Parameters Plan (1:1,250)
- EIA Screening Demolition Plan (1:1,250)
- Proposed Site Plan
- Proposed Elevations and Sections

## 5. Conclusions

- 5.1 The reopening and expansion of Campsfield IRC has evolved since the proposed development was subject to an EIA Screening Direction in May 2023. This report confirms that the changes to the proposed development are minor and remain broadly consistent with the original development parameter plans submitted with the EIA Screening Request. It also confirms that development in the surrounding area has not materially changed since May 2023 and whilst there will be cumulative impacts, the contribution of the proposed development continues to be limited.

## 6. Appendix

EIA SCREENING DECISION



# Contact Us

[REDACTED]  
Partner

[REDACTED]  
Senior Planning Consultant

©2024 Cushman & Wakefield. All rights reserved. The material in this report has been prepared solely for information purposes and is strictly confidential. Any disclosure, use, copying or circulation of this report (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this report are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this report nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. No representation or warranty is given, express or implied, as to the accuracy of the information contained within this report, and Cushman & Wakefield is under no obligation to subsequently correct it in the event of error.

