
Pre Inquiry Meeting Agenda (Rule 15)

Dated: 17 September 2026

Application Reference No: CROWN/2026/0000004

Applicants: Home Office

Local Planning Authority: Cherwell District Council

Proposal description: 'The development proposed is described as 'Outline Planning Application with all matters reserved (except for access) for the expansion of Campsfield IRC comprising the development of new accommodation blocks and ancillary supporting accommodation, the conversion of existing site infrastructure, demolition of existing structures, creation of additional car parking, landscaping and associated site infrastructure.'

Site address: Campsfield Immigration Removal Centre (IRC), Evenlode Crescent, Kidlington OX5 1GN

Presiding Inspector: Mr C Parker, BA(Hons) PGCert MA FRGS MRTPI IHBC

Date Pre Inquiry Meeting: Thursday 1 October

Time and location of Pre Inquiry Meeting: 9:00 to 10:00 via MS Teams

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

The planning file can be found here: [CROWN/2025/0000004 - Application information – Find a Crown Development Application](#)

It would be helpful if prior to the Pre Inquiry Meeting, as an attendee, to review the website content.

Rule 13 Parties

The following parties have requested, and been granted, Rule 13 status under Rule 13(4):

- Coalition to Close Campsfield (CCC)

Outline Agenda

- i) Introductions by the Inspector and advocates/spokespersons (including any updates on appearances and timings)
- ii) Brief review of Main Issues
- iii) Skeleton outline of what Proofs and witnesses party's intend on calling
- iv) Discussion on format of Inquiry sessions (Cross-examination, and/or roundtable)
- v) Close

All parties should continue to work together so as to narrow the issues wherever possible.

Please ensure that you register with the Case Officer at the Crown Development Applications Team at:
crownapplications@planninginspectorate.gov.uk **before** the meeting.

Main Issues (set out in the Pre Inquiry Note)

Having regard to the application submissions, the consultation responses and comments – from statutory consultees, the local community and interested parties more widely - the Council's report and resolution, the main issues for this outline application at this stage are:

- i Whether or not the need for increasing capacity at the site has been demonstrated.

What justification there is, or not, that the site comprises 'grey belt' within a Green Belt designation.

And if so, whether or not it has been demonstrated that the benefits from the proposal justify the proposal.

Lastly, if the proposal is 'inappropriate development' in the Green Belt, what very special circumstances exist which justify the loss of openness and/or permanence which could result from the proposal.

- ii The effect of the proposal on the character and appearance of the area.
- iii The effect of the proposal on the living conditions of neighbouring occupiers; including in terms of light pollution and loss of privacy.
- iv The effect of the proposal on the local traffic network.

- v The potential effect of the proposal on inhabitants of the IRC in respect of matters such as their mental health, humanitarian harms, and the operation of any facility, the impact on Human Rights.
- vi Whether or not the application makes adequate provision for infrastructure.

It is helpful to re-iterate the information set out in the Pre Inquiry Note regarding the Security Direction:

The Secretary of State has exercised the powers conferred by legislation through a Security Direction, directing that the information identified in Annex A1 is to be treated as 'sensitive information' for the purposes of section 293H(7) of the Town and Country Planning Act 1990.

The Security Direction does not prevent interested parties from raising concerns or making observations on matters arising from the proposal, including, for example, its potential effects on the local traffic network. Nor does it prevent the Applicant from responding to those concerns. To assist the Inquiry, parties are encouraged to answer questions put to them by the Inspector, while remaining mindful of the restrictions imposed by the Security Direction.

It is not the Inspector's intention to hold any closed sessions under powers such as section 321 of the Town and Country Planning Act 1990. All Inquiry sessions are therefore expected to be held in public in accordance with the Inquiry Rules. Parties should prepare and present their cases on that basis.

The observations made by interested parties regarding the redacted information are noted, including concerns about transparency in the decision-making process and the inability to view and comment on information that is subject to the Security Direction. However, the appointed Inspector, like all parties to the Inquiry, is required to comply with the terms of the Security Direction.

Costs

All parties at the Pre-Inquiry Meeting and Inquiry, should be aware that, in some circumstances, costs can be applied for, and awarded, in relation to Crown Development Applications.

Further details of this can be found at:

www.planningportal.gov.uk/planning/appeals/guidance .

Whilst this refers to appeals, similar principles apply to Crown Development Applications.

Such situations may arise where one party considers another party has acted unreasonably in the lead up to or during the Inquiry, and in acting unreasonably this has caused unnecessary or wasted expense on the party making the application for costs. It is not an opportunity to recover general costs on the basis that you support or oppose the scheme, and / or the costs that you have incurred in supporting your case at or leading up to the Inquiry. The general

expectation is that parties will cover their own costs in participating in the process.

Additionally, you should be aware that the appointed Inspector may, on their own initiative, make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary application expense. The following parties have been specifically notified in accordance with Rule 15:

Party	Reason
Home Office (and their advocates / agents)	<i>(a) the applicant</i>
Cherwell District Council	<i>(b) the relevant local planning authority</i>
SoS Justice Thames Water	<i>(c) any statutory party</i> <i>(in this case identified on application form as landowners under Certificate B)</i>
Oxfordshire County Council Kidlington Town Council Coalition for the Closure of Campsfield	<i>(d) any other person known to be entitled to appear at the inquiry (Rule 19(1))</i>
Local Members of Parliament who have submitted representations - Calum Miller MP (Bicester & Woodstock) Layla Moran MP (Oxford West & Abingdon) Oxford City Council	<i>(e) any other person whose presence at the meeting appears to the inspector to be desirable</i> <i>Note: these persons are considered desirable to be at the meeting as they have submitted detailed written representations and/or indicated that they wish to speak at a Hearing/Inquiry in their written representations.</i> <i>Their presence at the PIM is optional.</i> <i>Although no other parties have indicated that they wish to submit a Statement of Case at this stage, if we are notified and agree to such request, these parties will also be informed of the PIM.</i> <i>Attendance at the PIM for these persons is discretionary and does not necessarily mean that you will have an opportunity to speak should you wish to. Nonetheless, attendance to observe can be helpful.</i>