

COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: CROWN/2026/0000004

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

Location: Campsfield House IRC, Langford Lane, Kidlington, OX5 1RE

Response Date: 21/09/2026

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or Informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

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General Information and Advice

Recommendations for approval contrary to OCC objection:

If within this response an OCC officer has raised an objection, but the Local Planning Authority are still minded recommending approval, OCC would be grateful for notification (via planningconsultations@oxfordshire.gov.uk) as to why material consideration outweighs OCC's objections, and to be given an opportunity to make further representations.

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

Where a S106/Planning Obligation is required:

- **Index Linked** – in order to maintain the real value of S106 contributions, contributions will be index linked. Base values and the index to be applied are set out in the Schedules to this response.
- **Administration and Monitoring Fee**

A fee to cover the cost of monitoring and administration associated with the S106 agreement will be secured in the S106 agreement. The fees for the period 1st April 2025 to 31st March 2026 are set out below. The fees are revised annually and approved by Cabinet.

Aggregate of contributions secured in S106	Up to £10K	Up to £25K	£25,001 - £50K	£50,001 - £150K	£150,001 - £500K	£500,001 - £1m	£1,000,001 - £2m	Over £2m
Admin and Monitoring Fee	£158	£390	£765	£2,310	£5,680	£7,675	0.945% of aggregate of contribution amount	£18,900 + 0.1% of any amount over £2m

- **OCC Legal Fees** The applicant will be required to pay OCC's legal fees in relation to legal agreements. Please note the fees apply whether a S106 agreement is completed or not.

Security of payment for deferred contributions - Applicants should be aware that an approved bond will be required to secure a payment where a S106 contribution is to be paid post implementation and

- the contribution amounts to 25% or more (including anticipated indexation) of the cost of the project it is towards and that project cost £7.5m or more
- the developer is direct delivering an item of infrastructure costing £7.5m or more
- where aggregate contributions towards bus services exceeds £1m (including anticipated indexation).

A bond will also be required where a developer is direct delivering an item of infrastructure.

The County Infrastructure Funding Team can provide the full policy and advice, on request.

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Transport Schedule

Recommendation:

No objection subject to conditions and S106

- Additional information has been provided by the Applicant: 'OCC Highways Tracker' dated 14th September 2026 which clarifies:
 - footway details,
 - vehicle tracking
 - cycle parking details

The S106 requirements and planning conditions set out in our response dated 14th August 2026 continue to apply. As set out in the 'OCC Highways Tracker', a revision has been made to the Public Transport contribution which is now agreed with the Applicant as £71,432 (RPO-x October 2025 indexed).

Officer's Name: [REDACTED]

Officer's Title: TDM Technical Lead (Cherwell Area)

Date: 21 September 2026

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Lead Local Flood Authority

Recommendation:

No objection subject to conditions

Detailed comments:

Please accept this updated response as evidence that the proposals have been discussed in depth with the LLFA, and that the content of the Curtins Campsfield IRC Drainage & SuDS Strategy (revision P09, 15/9/26) is sufficient to demonstrate that the proposed development can be adequately drained, subject to detailed design.

For detailed design, the LLFA is expecting to see the design refined so that it is as sustainable as possible. This should include further ground investigations to investigate infiltration drainage, and more extensive use of SuDS where possible. The LLFA proposes that the information provided here allows for the holding objection with regard to surface water drainage to be withdrawn, and the following conditions should be attached to any approval:

Surface Water Drainage – Detailed Design:

No development shall take place until a detailed surface water drainage strategy for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The strategy should include but not be limited to:

- a. An updated detailed surface water drainage strategy, or a technical summary of any changes made to the original drainage strategy.
- b. A phasing plan demonstrating that the strategic drainage system serving any part of the development will be constructed and operational prior to the construction of the remainder of that development phase.
- c. The results of infiltration testing undertaken in accordance with BRE 365 or similar best practice guidance at the location and depth of proposed infiltration features.
- d. The results of groundwater level monitoring at depths of at least one metre below the bases of proposed infiltration features to determine the likely maximum groundwater level, usually during the winter/spring period.
- e. Detailed surface water drainage plans clearly demonstrating the type, layout, dimensions and catchments of drainage features, to include direct references to the hydraulic calculations report.
- f. Detailed surface water drainage hydraulic calculations demonstrating that:
 - runoff rates for the developed site will not exceed the equivalent greenfield runoff rates (or 50% of the equivalent brownfield rates where applicable) for all storm events up to the 1% AEP event,

- infiltration features drain down half their volume within 24 hours for storm events up to the 3.3% AEP event, with mitigation provided for slower half-drain times during larger events,
 - no flooding occurs for storm events up to the 3.3% AEP event plus an appropriate climate change allowance for peak rainfall,
 - any flooding occurring for the 1% AEP event plus an appropriate climate change allowance for peak rainfall is managed appropriately within the site.
- g. A plan showing that exceedance flood flow routes do not adversely affect the proposed development if the surface water drainage system fails.
- h. An assessment of how the proposed SuDS features will mitigate the pollution hazard posed by the development, in accordance with the simple index approach outlined in CIRIA C753 The SuDS Manual.
- i. Details for the long-term maintenance arrangements for the surface water drainage system, to include details of protection measures during construction, and maintenance schedules and plans showing liability for each part of the completed drainage system.
- j. Details of accessible easements of at least three metres in width adjacent to watercourses and proposed drainage features on or abutting the site to allow access for maintenance.

Reason: To ensure that the development does not increase flood risk.

SuDS Verification Report:

No occupation of the development shall take place until a surface water drainage verification report has been submitted to and approved in writing by the local planning authority. The report should include but not be limited to:

- a. A summary of any design changes to the approved surface water drainage system (including updated calculations if required),
- b. evidence of any adoption agreements (if applicable),
- c. dated photographs documenting the construction and installation of the drainage system,
- d. as-built drawings of the drainage system, to include invert levels,
- e. a CCTV survey report for the completed drainage system,
- f. an updated SuDS management plan, to include the contact details for the party responsible for ongoing maintenance of the drainage system.

SuDS shall then be managed in accordance with the approved SuDS management plan, with any changes required to the plan agreed with the Local Planning Authority prior to implementation.

Reason: To ensure that the development does not increase flood risk.

Officer's Name: [REDACTED]

Officer's Title: Team Leader – SuDs and Surface Water

Date: 18th September 2026