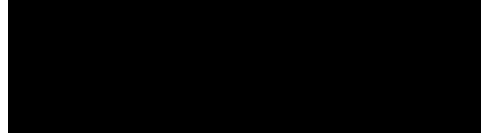


Crown Casework
The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Email
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By email:
crowncasework@communities.gov.uk

29th May 2026

Dear Sir/Madam,

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

SUBMISSION OF AN OUTLINE PLANNING APPLICATION (REF:CROWN/2026/0000005)

I am instructed, as agent to the Home Office (“the Applicant”), to submit an Outline Planning Application with all matters reserved (except access) for the proposed expansion of Haslar Immigration Removal Centre (IRC), located at Dolphin Way, Gosport, PO12 2AW.

The description of development is set out below:

“Outline Planning Application with all matters reserved (except for access) for the expansion of Haslar IRC comprising the development of new accommodation blocks and ancillary supporting accommodation, the conversion and expansion of existing site infrastructure including internal roads, demolition of existing structures, minor amendment to England coastal path to accommodate the creation of additional car parking, landscaping and associated site infrastructure.”

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

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

- An Environmental Impact Assessment (EIA) Screening Decision, confirming the proposed development does not constitute EIA development.
- Additional technical documents and drawings as set out in Gosport Borough Council's Validation Checklist and clarified through pre-application engagement.

Gosport Borough Council Pre-Application

A pre-application enquiry for the proposed development was submitted to Gosport Borough Council on 28th August 2025. The Council's Pre-Application response confirmed the supporting information required for the outline planning application. In parallel, the Council's validation list has been reviewed to ensure all submission requirements are met.

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

- Site Location Plan
- Existing Site Plan
- Indicative Internal Site Access Plan
- Indicative Site Layout
- Indicative Site Development Parameters
- Indicative Elevations and Sections
- Indicative Floor Plans and Roof Plans
- Indicative Landscaping Plan
- Indicative Lighting Plan
- Air Quality Assessment by First Horizon
- Archaeological Desk Based Assessment by Wessex Archaeology
- Biodiversity Net Gain Assessment and Metric by First Horizon
- Contaminated Land Assessment - Phase 1 Ground Investigation Report (including UXO Risk Assessment) by First Horizon
- Design and Access Statement by AtkinsRealis
- Ecological Impact Assessment by First Horizon
- Environmental Impact Assessment (EIA) Screening Decision
- Energy Statement (sustainability statement) by AtkinsRealis
- Planning Statement
- Flood Risk Assessment and Drainage Strategy (including Flood Evacuation Management Plan and Coastal Modelling Report) by First Horizon
- Habitat Regulation Assessment Screening Report by First Horizon

- Heritage Impact Assessment by Wessex Archaeology
- Local Community Impact Assessment by AtkinsRealis
- Landscape and Visual Impact Assessment by UBU Design
- Lighting Strategy and Assessment by AtkinsRealis
- Nitrate Neutrality Assessment by First Horizon
- Noise Impact Assessment by First Horizon
- Outline Environmental Management Plan by AtkinsRealis
- Planning Obligations – Draft Heads of Terms
- Transport Assessment and Travel Plan by Stantec
- Tree Survey and Arboricultural Impact Assessment by First Horizon
- Statement of Community Engagement by Cushman & Wakefield
- Statement of National Importance by the Home Office
- Waste Management Statement by AtkinsRealis

Draft Planning Obligation – Heads of Terms

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

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

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

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

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

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

Drawing and Document List and Classification

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

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

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

Document Name	'Official Sensitive' Document Reference	'Official' Document Reference
Drawings List		
Site Location Plan	No redactions necessary. No official sensitive version.	323319-15207-ATR-000-GF-DR-A-0100-S2-D0100
Existing Site Plan (2 plans) including retained access	No redactions necessary. No official sensitive version.	323319-15207-ATR-000-GF-DR-A-0160-S2-D0100 323319-15207-ATR-000-GF-DR-A-0161-S2-D0100
Indicative Proposed Site Plan	Sheet 1 of 2 Official Sensitive 323319-15207-ATR-000-GF-DR-A-0250-S2-D0100 Sheet 2 of 2 Official Sensitive 323319-15207-ATR-000-GR-DR-A-0251-S2-D0100	Sheet 1 of 2 Redacted - 323319-15207-ATR-000-GF-DR-A-0250-S2-D0100 Sheet 2 of 2 Redacted - 323319-15207-ATR-000-GR-DR-A-0251-S2-D0100
Indicative Parameters Plan	No redactions necessary. No official sensitive version.	323319-15207-ATR-000-GF-DR-A-0200-S2-D0100
Indicative Landscape Plan	Sheet 1 of 2 Official Sensitive 323319-15207-ATR-000-GF-DR-A-0260-S2-D0100 Sheet 2 of 2	Sheet 1 of 2 Redacted - 323319-15207-ATR-000-GF-DR-A-0260-S2-D0100 Sheet 2 of 2

	Official Sensitive 323319-15207-ATR-000-GF-DR-A-0261-S2-D0100	Redacted - 323319-15207-ATR-000-GF-DR-A-0261-S2-D0100
Level 00 External Lighting Strategy Plan	No redactions necessary. No official sensitive version.	323319-15207-ATR-000-00-DR-E-0003-S2-B1200
Indicative Proposed Access Plan	<p>Sheet 1 of 2</p> <p>Official Sensitive 323319-15207-ATR-000-GF-DR-A-0350-S2-D0100</p> <p>Sheet 2 of 2</p> <p>Official Sensitive 323319-15207-ATR-000-GF-DR-A-0351-S2-D0100</p>	<p>Sheet 1 of 2</p> <p>Redacted - 323319-15207-ATR-000-GF-DR-A-0350-S2-D0100</p> <p>Sheet 2 of 2</p> <p>Redacted - 323319-15207-ATR-000-GF-DR-A-0351-S2-D0100</p>
Indicative General Arrangements Accommodation Blocks Plans Level Ground and First Floor	<p>Official Sensitive 323319-15207-ATR-026-ZZ-DR-A-1100-S2-D0100</p> <p>Official Sensitive 323319-15207-ATR-024-ZZ-DR-A-1100__-S2-D1100</p> <p>Official Sensitive 323319-15207-ATR-025-ZZ-DR-A-1100__-S2-D0100.</p> <p>323319-15207-ATR-023-ZZ-DR-A-1100__-S2-D0100</p>	Confidential. No official version.
Indicative General Arrangements Accommodation Blocks Plans Level Second Floor and Roof Level	<p>Official Sensitive 323319-15207-ATR-026-ZZ-DR-A-1101-S2-D0100</p> <p>Official Sensitive 323319-15207-ATR-024-ZZ-DR-A-1101__-S2-D0100</p> <p>Official Sensitive 323319-15207-ATR-025-ZZ-DR-A-1101__-S2-D0100</p> <p>323319-15207-ATR-023-ZZ-DR-A-1101__-S2-D0100</p>	Confidential. No official version.
Indicative General Arrangement – Elevations	<p>Official Sensitive 323319-15207-ATR-023-ZZ-DR-A-1400_-S2-D0100</p> <p>Official Sensitive 323319-15207-ATR-024-ZZ-DR-A-1400_-S2-D0100</p>	<p>Redacted - 323319-15207-ATR-023-ZZ-DR-A-1400_-S2-D0100</p> <p>Redacted - 323319-15207-ATR-024-ZZ-DR-A-1400_-S2-D0100</p>

	Official Sensitive 323319-15207-ATR-025-ZZ-DR-A-1400_-S2-D0100	Redacted - 323319-15207-ATR-025-ZZ-DR-A-1400_-S2-D0100
	Official Sensitive 323319-15207-ATR-026-ZZ-DR-A-1400_-S2-D0100	Redacted - 323319-15207-ATR-026-ZZ-DR-A-1400_-S2-D0100
Indicative General Arrangements Accommodation Block Sections	Official Sensitive 323319-15207-ATR-023-ZZ-DR-A-1600_-S2-D0100 Official Sensitive 323319-15207-ATR-024-ZZ-DR-A-1600_-S2-D0100 Official Sensitive 323319-15207-ATR-026-ZZ-DR-A-1600_-S2-D0100 Official Sensitive 323319-15207-ATR-025-ZZ-DR-A-1600-S2-D0100	Redacted - 323319-15207-ATR-026-ZZ-DR-A-1600_-S2-D0100 (example section)
Indicative General Arrangement CASU Level Ground & First Floor	Official Sensitive 323319-15207-ATR-027-ZZ-DR-A-1100___-S2-D0100	Confidential. No official version.
Indicative General arrangement CASU Roof Plan	Official Sensitive 323319-15207-ATR-027-ZZ-DR-A-1101-S2-D0100	Confidential. No official version.
Indicative General Arrangement CASU Elevations	Official Sensitive 323319-15207-ATR-027-ZZ-DR-A-1400___-S2-D0100	Redacted - 323319-15207-ATR-027-ZZ-DR-A-1400___-S2-D0100
Indicative General Arrangement CASU Section	Official Sensitive 323319-15207-ATR-027-ZZ-DR-A-1600___-S2-D0100	Confidential. No official version.
Indicative General Arrangement Dining Hall Plan - (GF and L1)	Official Sensitive 323319-15207-ATR-028-ZZ-DR-A-1100_-S2-D0100	Confidential. No official version.
Indicative General Arrangement	Official Sensitive 323319-15207-ATR-028-ZZ-DR-A-1400-S2-D0100.pdf	Redacted - 323319-15207-ATR-028-ZZ-DR-A-1400-S2-D0100

Dinning Hall Elevations		
Indicative General Arrangement Dinning Hall Sections	Official Sensitive 323319-15207-ATR-028-R1-DR-A-1101_-S2-D0100	Confidential. No official version.
Indicative General arrangement Dinning Hall Roof Plan	Official sensitive 323319-15207-ATR-028-R1-DR-A-1101_-S2-D0100	Confidential. No official version.
Other documents and reports		
Application Forms	250416_App_Form	250416_App_Form
Planning Statement (C&W)	No redactions necessary. No official sensitive version.	Haslar PS
Home Office Authority Letter	Official Sensitive Home Office Authority Letter	Redacted - Home Office Authority Letter
Request for Direction under Section 293H(8) - Haslar	Official Sensitive Request for Direction under Section 293H(8) - Haslar	Redacted - Request for Direction under Section 293H(8) - Haslar
Air Quality Assessment by First Horizon	Official Sensitive 8607-R03 REV E - Haslar IRC Gosport - Air Quality Assessment 050526 (p)	Redacted - 8607-R03 REV E - Haslar IRC Gosport - Air Quality Assessment 050526 (p)
Archaeological Desk Based Assessment by Wessex Archaeology	Official Sensitive 285220 Haslar IRC ADBA	Redacted - 285220 Haslar IRC ADBA
Biodiversity Net Gain Design Stage Report by First Horizon	Official Sensitive 8607-R13-BNG-D REV A - Haslar IRC, Gosport - BNG Design Stage Report 24,04,26	Redacted - 8607-R13-BNG-D REV A - Haslar IRC, Gosport - BNG Design Stage Report 24,04,26 (p)
BNG Conditions Assessment	Official Sensitive 8607-R13-CA - Haslar IRC, Gosport - Condition Assessment for Energy Centre 0	Official Sensitive – Not for public disclosure

BNG Metric by First Horizon	Official Sensitive 8607-R13-BNG REV D - Haslar IRC, Gosport - Phase 2 - BNG Calculation 02,04,	Official Sensitive – Not for public disclosure
Contaminated Land Assessment - Phase 1 Ground Investigation Report (including UXO Risk Assessment) by First Horizon	Official Sensitive 8607-R11 REV F - Haslar IRC, Gosport - Phase 1 GI Desk Study 27,04,2026 (p)	Redacted - 8607-R11 REV F - Haslar IRC, Gosport - Phase 1 GI Desk Study 27,04,2026 (p) (1)
Design & Access Statement	323319-15207-ATR-XXX-XX-RP-A-0034-S2-B1000 OFFICIAL SENSITIVE	Redacted - 323319-15207-ATR-XXX-XX-RP-A-0035-S2-B1000
Ecological Impact Assessment by First Horizon	Official Sensitive 8607-R13-IA REV I - Haslar IRC Gosport - Phase 2 - EclA 180526 (p)	Redacted - 8607-R13-IA REV I - Haslar IRC Gosport - Phase 2 - EclA 180526 (p)
Environmental Impact Assessment (EIA) Screening Decision	No redactions. No official sensitive version.	250515 - Haslar Decision Letter
Energy Statement (sustainability statement) by AtkinsRealis	Official Sensitive Haslar Immigration Removal Centre Sustainability Statement_210426_ISSUED	Redacted - Haslar Immigration Removal Centre Sustainability Statement_110526_ISSUED
Flood Risk Assessment and Drainage by First Horizon	Official Sensitive 8607-R09-REV E - Haslar IRC, Gosport -Flood Risk Assessment 01,05,26 (p). Appendices are included in this document.	8607-R09-REV E - Haslar IRC Gosport -Flood Risk Assessment 010526 (p) (1)
FRA Appendix A		Redacted - Appendix A
FRA Appendix B		Appendix B
FRA Appendix C		Redacted - Appendix C
FRA Appendix D		Official Sensitive – Not for public disclosure
FRA Appendix E		Official Sensitive – Not for public disclosure

FRA Appendix F		Redacted - Appendix F
FRA Appendix G		Redacted - Appendix G
FRA Appendix H		Appendix H
FRA Appendix I		Redacted - Appendix I
FRA Appendix J		Redacted - Appendix J
FRA Appendix K		Appendix K
Flood Evacuation Management Plan by First Horizon	Official Sensitive 8607-R09-FEMP REV F - Haslar IRC Gosport - Flood Evacuation Management Plan 1	Redacted - 8607-R09-FEMP REV F - Haslar IRC Gosport - Flood Evacuation Management Plan 100426 (p)
Coastal Modelling Report by First Horizon	Official Sensitive 8607-R09-CM - Haslar IRC, Gosport - Coastal Modelling Report 17,04,26 (p)	Redacted - 8607-R09-CM - Haslar IRC, Gosport - Coastal Modelling Report 17,04,26 (p)
Habitat Regulation Assessment Screening Report by First Horizon	Official Sensitive 8607-R13-HRA-AA-P2 - Haslar IRC, Gosport- Stage 1 HRA Stage 2 AA 21,05,26	Redacted - 8607-R13-HRA-AA-P2 - Haslar IRC, Gosport- Stage 1 HRA Stage 2 AA 21,05,26 (p)
Heritage Impact Assessment by Wessex Archaeology	Official Sensitive 285223_HIA_expansion 2	Redacted - 285223_HIA_expansion 2
Local Community Impact Assessment by AtkinsRealis	Official Sensitive Haslar IRC Local Community Impact Assessment Rev 4.0	Redacted - Haslar IRC Local Community Impact Assessment Rev 4
Landscape and Visual Impact Assessment by UBU Design	Official Sensitive 3079-LVIA-Phase 2- Revision 05	Redacted - 3079-LVIA-Phase 2- Revision 05
Lighting Strategy and Assessment by AtkinsRealis	Official Sensitive 323319-15207-ATR-000-00-RP-E-0001-S2-B1200	Redacted - 323319-15207-ATR-000-00-RP-E-0001-S2-B1200 - Indicative Lighting Assessment
Nutrient Neutrality Assessment by First Horizon	Official Sensitive 8607-R09-NN REV E - Haslar IRC, Gosport - Nutrient Neutrality Assessment 14,0	Redacted - 8607-R09-NN REV E - Haslar IRC, Gosport - Nutrient Neutrality Assessment 14,05,26 (p)

Noise Impact Assessment by First Horizon	Official Sensitive 8607-R02 REV G Haslar IRC Gosport - Noise Assessment 090426 (p)	Redacted - 8607-R02 REV G Haslar IRC Gosport - Noise Assessment 090426 (p)
Outline Environmental Management Plan by AtkinsRealis	Haslar IRC Expansion - Outline Environmental Management Plan Rev 4.0	Redacted - Haslar IRC Expansion - Outline Environmental Management Plan Rev 4
Planning Obligations – Draft Heads of Terms	No redactions necessary. No official sensitive version.	Haslar - S106 Heads of Terms(220873947.3)
Transport Assessment	Official Sensitive 332613196-STA-XX-XX-RP-TP-5001_Haslar TA	Redacted - 332613196-STA-XX-XX-RP-TP-5001_Haslar TA
Travel Plan by Stantec	Official Sensitive 332613196-STA-XX-XX-RP-TP-6001_Haslar TP	Redacted - 332613196-STA-XX-XX-RP-TP-6001_Haslar TP
Tree Survey and Arboricultural Impact Assessment by First Horizon	Official Sensitive 8607-R04-IA-MS REV E - Haslar IRC, Gosport - AIA & MS 22,04,26 (p)	Redacted - 8607-R04-IA-MS REV E - Haslar IRC, Gosport - AIA & MS 22,04,26 (p) (1)
Statement of Community Engagement by Cushman & Wakefield	No redactions necessary. No official sensitive version.	Engagement Report
Statement of National Importance by the Home Office	Official Sensitive - Haslar Statement of National Importance - HO Cover Letter Statement of National Importance - Haslar IRC	Redacted - Haslar Statement of National Importance - HO Cover Letter
National Security Statement	National Security Statement - Haslar IRC	Official Sensitive – Not for public disclosure
Waste Management Statement by AtkinsRealis	Official Sensitive 260317 - Haslar WS_submission	Redacted - 260317 - Haslar WS_submission



Planning application fee

The planning application fee has been calculated in line with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended), and is calculated to be £20,407.00, based on the application site area of 4.54 hectares.

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

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

Yours faithfully,

Mark Jackson MRTPI
Partner, Development & Planning

Enc.