

Crown Casework Team
Ministry of Housing, Communities & Local Government
Chief Planners Directorate

6 July 2026

Dear Crown Casework Team,

**The Town and Country Planning Act 1990 – Sections 293B–293E
The Town and Country Planning (Crown Development) (Urgent Applications)
(Procedure) (England) Order 2025
Application by the Home Office for Urgent Crown Development at the former defence
storage & distribution centre site (MOD Bicester A - site), Bicester Garrison, Launton Road,
Oxfordshire, OX25 1AE**

On behalf of the Secretary of State for the Home Department (SSHD) (the “Applicant”), please find enclosed an application for Urgent Crown Development (“UCD”) pursuant to sections 293B to 293E of the Town and Country Planning Act 1990 and the Town and Country Planning (Crown Development) (Urgent Applications) (Procedure) (England) Order 2025.

This application seeks planning permission for the temporary change of use of the former defence storage & distribution centre site (MOD Bicester A - site) in connection with the phased provision of non-detained asylum accommodation. The Proposed Development comprises the retention and change of use of Building A6, the demolition of existing buildings and structures, the erection of new modular accommodation, and the provision of space for associated health and welfare facilities, site infrastructure, waste water treatment plant, roads, access ways, security infrastructure, parking, staff accommodation and facilities, and open space and recreational areas, to accommodate up to 1,256 service users (the “Proposed Development”).

The application is accompanied by the following plans and supporting documents:

- Urgent Crown Development Planning Application Form

Plans for Approval

- Site Location Plan (Drawing no. BIC-DR-AR-100105-P01)
- Site Parameters Plan (Drawing no. BIC-DR-AR-100107-P01 Rev.2)
- Site Demolition Plan (Drawing no. BIC-DR-AR-100108-P01)

Plans for Information

- Existing Site Plan (Drawing no. BIC-DR-AR-100106-P01)

Documents for Approval

- Statement of National Importance and Emergency
- Planning Proposal Statement (including Outline Operational Plan)

Documents for Information

- This covering letter
- Article 4 Notice Letter (copy)
- Article 5 Compliance Statement
- Statutory Fee Calculation
- Preliminary Ecological Appraisal
- Utilities and Infrastructure Assessment
- Transport Statement
- Fire Safety Strategy
- Flood Risk Assessment
- Drainage Design Statement
- Archaeological and Heritage Assessment
- Landscape and Visual Assessment
- Preliminary Geo-environmental and Geo-technical Assessment
- UXO Assessment
- Equalities Impact Assessment
- Habitats Regulation Assessment
- EIA Screening Opinion Request (as submitted to the Planning Casework Unit)
- Natural England advice

Two further documents are being finalised and will be submitted under separate cover:

- Noise Technical Note
- Air Quality Technical Note

Overview

The Secretary of State for the Home Department has statutory powers to provide support to asylum seekers who would otherwise be destitute. This includes the provision of accommodation and/or subsistence under section 95 of the Immigration and Asylum Act 1999, temporary support under section 98 while an application under section 95 is under consideration, and support under section 4(2) for certain refused asylum seekers who meet the relevant statutory criteria.

This application is submitted under the Urgent Crown Development procedure, which is available to Government Departments in respect of development of national importance where an urgent planning decision is required. The Home Office considers this to be the appropriate route for the application, having regard to both the national importance of the proposal and the urgency with which a planning decision is required.

Payment of the agreed application fee of £76,482 has been arranged by the Home Office.

The Applicant considers that the enclosed material is sufficient to enable the Proposed Development to be determined in planning terms.

The Applicant acknowledges that any permission granted may be subject to conditions requiring the subsequent submission of further details for approval.

The Applicant would be grateful to receive confirmation of receipt of this application.

Should you require any further information or clarification, please do not hesitate to contact the Applicant team.

Yours faithfully,

On behalf of the Secretary of State for the Home Department