Crown Development Casework Unit

[redacted]

08/09/2026

Objection to Planning Application: PCU/RARE/C3105/3378843
Proposed Non-detained Asylum Accommodation, MOD Bicester Site A

Dear Sir/Madam,

We write to register our formal objection to the Proposed Asylum Centre at MOD Bicester, Site A following the submission of your Urgent Crown Development Order planning application.

We object for the following reasons:

Location.

[redacted] of the proposed development adjacent to the B4011. [redacted] we believe we will be heavily impacted as a result.

Noise

Noise is a significant concern.
We already hear occasional noise from Site A when Heavy MOD and Civilian Vehicles/Forklifts operate. We also hear football match noise from the [redacted].
Due to the flat and exposed nature of the surrounding land noise travels a long way, especially at night.
We also suffer considerable noise impact from the B4011 with its heavy traffic use during the day.
The application provides minimal information as to the noise impact coming from the development's 24/7 operational activity and especially the noise generated during the night.
We are particularly concerned about the noise levels that will be generated by 1256 men, diesel powered generators running 24 hrs per day, water and sewerage pumps, treatment plants, constant service traffic and vehicular movements.

We would request that any operational noise limits, monitoring arrangements and mitigation should be clearly established and enforceable before any occupation takes effect.

Light Pollution

[redacted] there is no street lighting and illumination in the close proximity.
Any illumination of Site A will impact us heavily. We sometimes see a few MOD lights when there is something operational ongoing but on the whole the proposed site is dimly lit.
We believe that once constructed the light pollution will be significant at [redacted].

The Planning proposal statement on page 78, section 7.21 says that ' a pre-commencement condition' be applied to a detailed lighting scheme.

This gives us no information to understand how this will be lit and established at the application stage.

We would request that a lighting assessment be submitted at the application stage so we can assess what the lighting levels will be and what the predicted light spill would be towards [redacted] and our surrounding area.

Air pollution/Emissions

We are concerned about the emissions associated with the proposal to power the site with diesel powered generators as well as emissions from construction and vehicular activity.

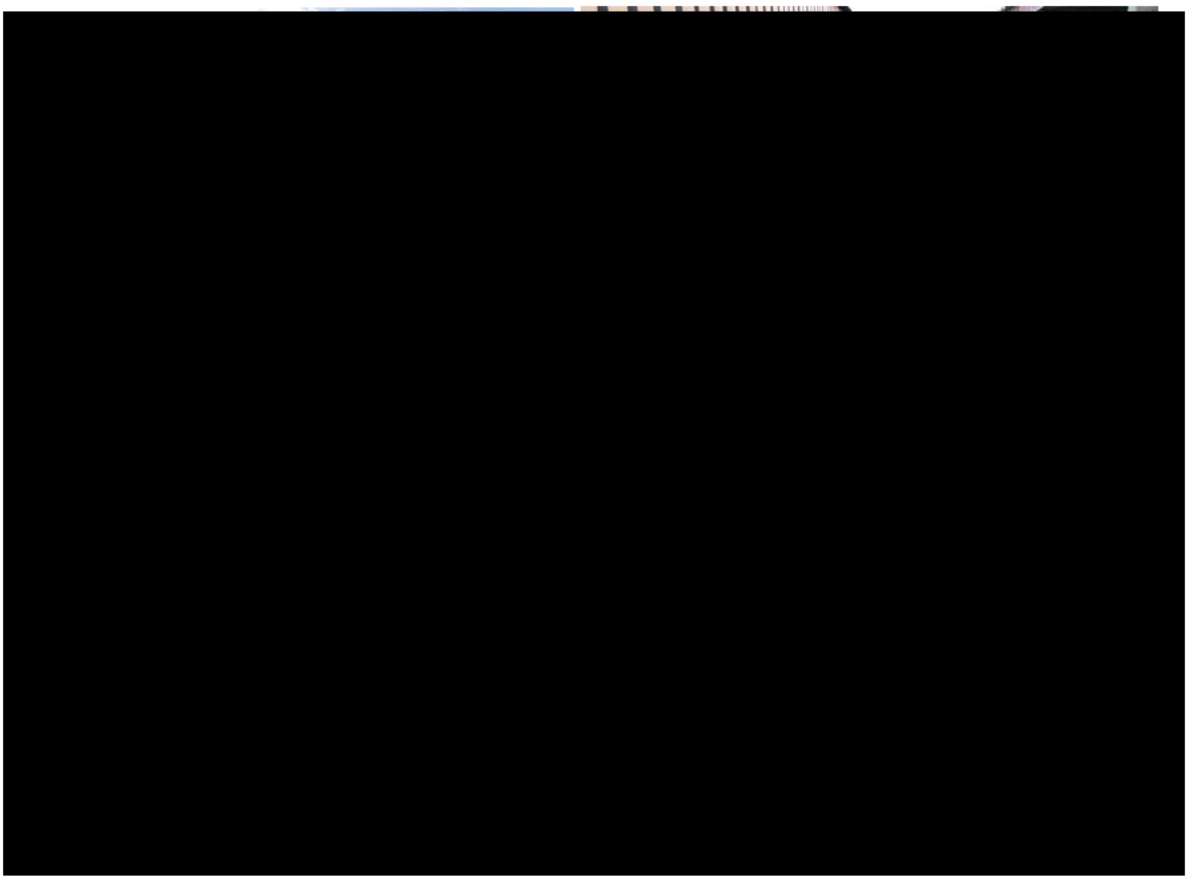
Using diesel-powered generators is certainly not environmentally friendly and is likely to emit pollution harmful to us at New Farm and the wider community.
The proposal also includes the construction of an on-site sewerage treatment plant.
There will always be some form of odour emanating from such a facility.
New Farm is predominantly a flat and exposed landscape with strong winds and our proximity to the site means we are likely to be affected by some level of pollution/odour.
There is no evidence of an assessment showing what the impact of odour will be from 24/7 operation of the treatment plant.

Flooding

Flood risk is one of our principal objections.

[redacted] and part of Site A are within the Environment Agency flood zones 2 and 3 of the River Ray and its tributaries. We constantly flood during the winter months, sometimes experiencing standing water on our land for days/weeks at a time. The environment agency holds back water to prevent Oxford from flooding and our land and Site A is just part of the wider flood zone for excess water storage.
Pictures attached of some [redacted] flooded in 2024/25.





When the land is not flooded the water table is extremely high. On average the water table can be between one and two spade depths deep.

We believe the site will be wholly unsuitable for human habitation during the winter months and any remedial ground works, pumping, rainwater attenuation, will add to the general flooding and water flow rates in the area.

We believe the flooding assessment whilst indicative of flooding/water issues, needs much more investigation. Having resided at [redacted] for 13 years we are well accustomed to the wider flooding issues and any changes to the proposed site may have serious implications for the occupants and Tenants at [redacted].

It is most important that the applicant demonstrates with site specific evidence that the development won't increase the risk of flooding to [redacted] and neighbouring land, that existing water flow paths will remain unobstructed, that the proposed drainage system will operate effectively when the ground is saturated, that the construction activities will not interfere with ditches and existing flow routes and that failure of any pumping systems, attenuation systems or drainage infrastructure will not result in increased flooding at [redacted]

Traffic

The B4011 is a 50 mph carriage way with no footpath. Traffic generally speeds excessively as there is limited enforcement of the speed limit. Cars generally travel between 50 and 80 mph and motorbikes can be closer to 100mph.
These are the sorts of speeds vehicles are travelling at when approaching the northern access as well as the southern entrance.

Any form of pedestrian movement along the edge of the highway is extremely hazardous.
There are always accidents on this stretch of road. The traffic survey suggests only 3 accidents in 5 years but there are many more that don't get recorded. Cars and Vans have spun off through our roadside hedges on a number of occasions.
In the past 5 years we have recorded 5 vehicles in ditches/fields, 1 vehicle collision and 1 motorbike crash, on or adjacent to our land and these do not include the 3 accidents itemised in the traffic survey.

The proposal will bring increased traffic movements to the area. The B4011 is already the major route for MOD traffic going into and leaving A Site and MOD Arncott.
As well as circa 600 Prison staff going to and leaving HMP Bullingdon Prison daily the general civilian movements are considerable.

Service traffic, multiple bus transports and staff going to and from the proposed site will in our opinion impact us greatly and a better more detailed assessment needs to be carried out.
We note that the Planning Proposal Statement includes a redacted sentence on page 66 at 7.10 informing us of the increase in traffic movements as a result of the operation of the site.
We believe we should not be expected to assess the highway impact without this underlying information.

There is no assessment yet of the amount of construction traffic and impact that would have on the locality should the proposal proceed and just saying 'It will be carried out later' is unacceptable.
This assessment needs to be provided at the application stage so locals can consider the lengthy impact whilst the site is under construction.

Planning

The Application for Planning permission is made under section 'C2A Secure Residential Institution' as detailed in section 17 and 19 of the planning application. However Section 3 of the same application details the proposal as 'provision for non-detained asylum accommodation'.
These two statements contradict each other.
The application, mischaracterised as a secure facility, when it is not, affects the accuracy of the proposal and calls into question whether the correct planning tests and safeguarding assessments have been conducted.
We already experience the occasional released prisoner from HMP Bullingdon walking onto the Farm looking for taxis, lifts and assistance.
1256 men housed 450 meters from [redacted] in a ' non-detained environment' will seriously impact us in terms of trespass, security and safeguarding of occupants and tenants as well as safety and security whilst working on the land.

Biodiversity

We are extremely concerned that the Ecology and Biodiversity assessments are not considered comprehensive and have been carried out outside the optimum April-September period.
Protected species often require multiple assessments over a lengthy time period.
Permission should not be granted until the necessary ecological surveys are completed.

Some wildlife that resides on Site A will also travel to our land and land further afield, such as bats and Barn Owls. These species are generally under threat from lots of agricultural land being redeveloped in the locality and should be protected at all costs.

Failure to provide assessments discussed above at the application stage, rather than deferring them to post-permission conditions, is, we believe, a material breach of legislation.
It is of utmost importance that significant environmental effects be identified and assessed before a decision is made, not addressed later.

We would request that the above concerns raised by us at [redacted] are considered and the application be withdrawn or at least paused until such time as these issues are resolved.

Yours faithfully

[redacted]