From: [redacted]
To: Crown Casework
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Subject: Reference: Application reference PCU/RARE/C3105/3378843
Date: 16 September 2026 09:12:16

[redacted]

Objection to Urgent Crown Development Application: MOD Bicester Site A, Bicester Garrison, Launton Road, Oxon, OX25 1AE Proposed Non-Detained Asylum Accommodation FacilityApplicationReference: PCU/RARE/C3105/3378843

Re: Unresolved Utility Infrastructure, Highly Deficient Pedestrian Safety Measures, and Regional Strain

Dear Sirs

We are writing to formally object to the Home Office's Urgent Crown Development application for a 1,256-person non-detained asylum accommodation facility at MOD Bicester (Site A). Our objection focuses specifically on the severe, unmitigated strain this development will place on local utility infrastructure, the local water table, and the critically unsafe pedestrian realities—highlighted by the Home Office's own highly inadequate mitigation strategies.

1. Critical Deficiencies in Highway Safety and Inadequate "Hi-Vis" Mitigations

The Home Office's travel plan acknowledges that travel on foot is "not recommended" due to the site's isolated rural location. The B4011 and surrounding access roads connecting to nearby villages like Piddington and Arncott feature a 50mph/60mph speed limit, are entirely unlit, and completely lack pavements or footways.Rather than addressing this structural safety deficit, planning documents reveal that the Home Office intends to head off these hazards by issuing high-visibility vests to residents leaving the facility on foot. This proposal is a tacit admission that the surrounding road network is fundamentally a "death trap" for pedestrians.Handing hi-vis jackets to 1,256 non-detained service users—who lack private transport and will naturally seek to walk to local amenities—does absolutely nothing to prevent a serious

accident on a narrow, high-speed rural road with text-book blind spots and no walkable verges. A safety policy reliant on high-visibility clothing instead of physical pedestrian infrastructure is negligent and highlights that the location is completely unfit for a high-density population.

2. Severe Cumulative Strain on Regional Utilities

The application completely fails to account for the compounding pressure this site will place on the local utility network when viewed alongside existing institutional infrastructure. Notably, HMP Bullingdon operates just one and a half miles away.As a major institutional facility, the prison places a heavy, continuous demand on the local Thames Water mains grid. The prison's recent T60 houseblock expansion required highly restrictive off-site engineering precisely to limit its draw and prevent overloading the local network.

Introducing a brand-new facility for over 1,200 residents and staff, which is larger than the whole of HMP Bullingdon, will create a massive, concurrent draw on the exact same localized infrastructure. The combined utility footprint of an expanding prison and a new asylum complex is entirely unsustainable for this rural patch of the Cherwell district.

3. Fresh Mains Water Security for Surrounding Villages
Home Office documentation acknowledges that MOD Bicester Site A has no current connection to a fresh water supply. While wastewater may be managed via proposed on-site solutions, fresh drinking water cannot. Sourcing and piping enough clean water to sustain a population of this size means heavily tapping into the regional public mains. Given that neighbouring villages already face infrastructure vulnerabilities, drawing massive volumes from the Thames Water grid risks compromising local water pressure and supply security for existing residents.

4. High Water Table and Drainage Realities
The planning history for developments in the Arncott and Piddington area consistently highlights that the local water table is exceptionally high, and the existing system of rural ditches is

inadequate for managing major changes to drainage. Even if the Home Office implements an independent, on-site wastewater treatment plant, the high volume of treated water must eventually be discharged into local watercourses. Introducing a continuous, high-volume package treatment plant into a known high water-table zone risks exacerbating local flooding, overwhelming agricultural drainage ditches, and causing ecological damage to nearby streams.

Conclusion

The complete lack of sustainable transport connectivity, coupled with a pedestrian safety plan that relies on distributing hi-vis jackets on unlit, fast-access roads, proves that MOD Bicester Site A is fundamentally dangerous and unsuitable for a large-scale residential population. Combined with the unresolved utility issues and cumulative strain on the area, we urge the Ministry to reject this application.

Yours faithfully

