From: [redacted]
To: Crown Casework
Cc: callum.miller.mp@parliament.uk
Subject: RE: Urgent Crown Development Application PCU/RARE/C3105/3378843 MOD Bicester Site A, Oxfordshire
Date: 16 September 2026 18:16:24

[redacted]

RE: Urgent Crown Development Application PCU/RARE/C3105/3378843
MOD Bicester Site A, Oxfordshire
Representation Objecting to the Application

Dear Sir/Madam,

I wish to object to the proposed development at MOD Bicester Site A on environmental planning grounds.

1. Surface Water Drainage and Flood Risk

The proposed accommodation for up to 1,256 occupants, together with associated roads, hardstanding, modular buildings, utilities and service infrastructure, represents a substantial intensification of use of the site. Such development has the potential to significantly increase impermeable surface area and consequently increase surface water runoff.

I am not satisfied that the application demonstrates with sufficient certainty that flood risk and drainage impacts have been fully assessed and mitigated for the lifetime of the development. Any failure of drainage infrastructure could have adverse consequences both on-site and for surrounding communities. Given the scale of the proposal and the increasing frequency of extreme rainfall events associated with climate change, a precautionary approach should be adopted.

Before permission is granted, comprehensive evidence should be provided demonstrating:

- No increase in flood risk on or off site.
- Adequate capacity for extreme weather events.
- Robust long-term maintenance arrangements.
- Full compliance with sustainable drainage principles.

2. Ecological Impact and Biodiversity

The application appears to involve demolition, new construction, security infrastructure, roads, lighting and significant human activity over a prolonged ten-year period. Such changes may adversely affect habitats currently present within the site and its surroundings.

The environmental effects of habitat disturbance, noise, increased lighting, traffic movements and construction activity should be fully assessed. In particular, consideration should be given to:

- Loss or fragmentation of wildlife habitat.

- Effects on protected species.
- Impacts on nesting birds, bats and other fauna.
- Long-term degradation of ecological networks connecting surrounding countryside.

Given the Government's statutory biodiversity obligations, development should not proceed until there is clear evidence that ecological impacts have been comprehensively assessed.

I am particularly concerned that there are reports that bats may be present on or around the site. *Bats and their roosts are protected under UK legislation*, and local planning authorities and decision-makers must have regard to protected species when determining planning applications.

The proposed development includes demolition works, new buildings, lighting infrastructure, security measures and a substantial increase in human activity over a prolonged period. These activities have the potential to affect bat roosts, foraging areas and established commuting routes.

I request that the Secretary of State be satisfied that:

- Appropriate bat surveys have been undertaken at the correct time of year.
- All potential roosting features have been properly assessed.
- The effects of external lighting on bat populations have been considered.
- Adequate mitigation and compensation measures are secured where necessary.

In the absence of clear and robust ecological evidence, there remains uncertainty as to whether the proposal would adversely affect protected species. The precautionary principle should therefore apply, and planning permission should not be granted until these matters have been satisfactorily resolved.

3. Wastewater Treatment and Water Quality

The application documentation refers to a wastewater treatment facility as part of the proposed development. A site accommodating over 1,200 residents could generate substantial wastewater volumes. [gov.uk]

It is essential that sufficient evidence is provided demonstrating:

- Adequate treatment capacity.
- No risk to groundwater.
- No adverse effects on nearby watercourses.
- Robust monitoring and contingency arrangements in the event of system failure.

In the absence of such evidence, there remains uncertainty regarding potential environmental impacts.

4. Light Pollution and Landscape Effects

The proposed development includes security infrastructure and would require extensive external lighting to operate safely. Such lighting has the potential to cause significant light pollution in what is presently a largely rural setting.

The cumulative impact of:

- Security lighting,
- Vehicle movements,
- Operational activity,
- Fencing and surveillance infrastructure,

could affect local landscape character and adversely impact wildlife, particularly nocturnal species.

A detailed assessment of lighting impacts and mitigation measures should be undertaken before permission is granted.

5. Cumulative Environmental Effects

The environmental impacts of this proposal should not be considered in isolation. The development combines accommodation, infrastructure, transport activity, utilities, security installations and long-term occupation over a proposed ten-year period. There is also the consideration of power supply for the development, I understand that diesel generators will be required which will obviously release greenhouse gases and other environmental toxins.

The Secretary of State should be satisfied that the cumulative effects on biodiversity, drainage, water quality, landscape character, noise and environmental amenity have been fully evaluated. At present, there remains significant uncertainty regarding the long-term environmental consequences of a development of this scale.

Conclusion

For the reasons set out above, I respectfully request that planning permission be refused unless and until the environmental impacts relating to flood risk, drainage, biodiversity, wastewater management, landscape effects and cumulative environmental impacts have been fully assessed and satisfactorily addressed.

Yours faithfully,

[redacted]

[redacted]