From: [redacted]
To: Crown Casework
Subject: Re: Formal Objection to Urgent Crown Development Application PCU/RARE/C3105/3378843 (MOD Bicester Site A)
Date: 16 September 2026 17:19:07

[redacted]

Dear Crown Casework Team,

Re: Formal Objection to Urgent Crown Development Application PCU/RARE/C3105/3378843 (MOD Bicester Site A)

I wish to submit my formal objection to the above application concerning the proposed use of MOD Bicester Site A as asylum accommodation.

My details are:

[redacted]

I am a resident o[redacted]n and am concerned about the proposed establishment of a large-scale residential facility at an isolated former military site within a predominantly rural area.

My objection is not directed towards people seeking asylum. Rather, it is based upon planning, environmental, infrastructure, sustainability, and public service considerations. The Government has a responsibility to provide accommodation that is safe, suitable, accessible, and supported by adequate infrastructure. In my view, this application fails to demonstrate that these requirements can be met.

Ecological Surveys Remain Incomplete

A particular concern is the apparent lack of comprehensive ecological survey work across the site and surrounding areas.

The application acknowledges that additional ecological investigations are still required. However, permission should not be granted before the full environmental implications of the development are properly understood.

Local residents and campaign groups have highlighted concerns regarding the presence of protected and endangered species within and around the site, including:

- Great crested newts
- Barn owls and other owl species
- Nightingales
- Bats
- Badgers

Otters
- Reptiles and other protected wildlife

Reports published by local campaign groups have alleged significant gaps in the ecological evidence relied upon by the application and have questioned whether sufficient seasonal surveys have been undertaken.

Where surveys are incomplete, the absence of recorded impacts cannot be treated as evidence that no impacts exist.

The site's proximity to sensitive habitats, including Arncott Bridge Meadow SSSI, means that particular care should be taken before any development is approved. Construction activity, increased lighting, noise, traffic movements, drainage alterations, and increased human activity all have the potential to affect protected species and habitats.

The precautionary principle should apply. Full ecological surveys should be completed, published, independently reviewed, and subjected to public consultation before any decision is made.

Urgency Is No Longer Justified

The application relies heavily on the urgent Crown Development process.

However, recent Government statements indicate uncertainty regarding whether MOD Bicester will proceed as an asylum accommodation centre at all. The Home Office has confirmed that no final decision has been made regarding the use of the site and that wider feasibility and due diligence work remains ongoing.

In these circumstances, I believe it is unreasonable to rely upon an accelerated determination process when the underlying operational requirement remains uncertain.

If there is no confirmed requirement for the proposed use, the application should be withdrawn or refused.

Infrastructure and Services

The proposal would accommodate a very substantial residential population at a rural and isolated location.

Despite this scale, key questions remain unanswered regarding:

- Healthcare provision
- Mental health support
- Electricity supply
- Drainage infrastructure
- Public transport
- Road safety
- Emergency planning
- Safeguarding arrangements

Many of these matters have been deferred to future management plans and conditions rather than being resolved before determination.

These are not minor operational details. They are fundamental issues that determine whether the site is suitable for residential occupation at all.

Transport and Accessibility

The proposal relies heavily upon organised transport arrangements and assumes that residents will make limited independent journeys.

In reality, residents may need to travel for healthcare, legal appointments, shopping, religious observance, recreation, education, and personal reasons at a wide variety of times.

The surrounding road network remains rural in character, with narrow carriageways, limited footways, constrained verges, and poor pedestrian connectivity.

The application has not demonstrated that residents would be able to access local services safely and independently.

Public Concerns Raised by Local Residents

Local residents have publicly expressed concerns regarding the suitability of the site and the potential effects on surrounding communities.

During media coverage of the proposal, residents highlighted concerns about infrastructure, utilities, service capacity, and the isolated nature of the location. Similar concerns have been widely reported in local and national media coverage of the scheme.

I believe these concerns deserve proper consideration as part of a full and transparent planning process.

Conclusion

The application has not demonstrated that MOD Bicester Site A is a safe, sustainable, or appropriately serviced location for a development of this scale.

Important ecological investigations remain incomplete. Fundamental issues relating to transport, healthcare, drainage, electricity supply, emergency planning, and environmental impacts have not been resolved.

Furthermore, uncertainty regarding the Government's future intentions for the site calls into question the justification for using the Urgent Crown Development process.

For these reasons, I respectfully request that the application be refused.

If it is not refused or withdrawn, no decision should be taken until all outstanding environmental, ecological, infrastructure, and operational evidence has been completed, published, and subjected to a further period of public consultation.

Please acknowledge receipt of this representation and confirm that it will be placed before the decision-maker and taken into account during determination of the application.

Yours faithfully,