[redacted]

From: [redacted]
Sent: 16 September 2026 23:22
To: Crown Casework
Cc: wpwsobjection@gmail.com
Subject: Objection to planning application PCU/RARE/C3105/3378843, Site A, MOD Bicester

Categories: [redacted]

[redacted]

Dear Secretary of State,

I am writing as a member of the public to object to planning application PCU/RARE/C3105/3378843, the proposed 1,256-person asylum accommodation centre at Site A, MOD Bicester, Bicester Garrison, Launton Road, Oxfordshire, OX25 1AE.

I ask that planning permission be refused.

In addition to the concerns, set out below, which relate to the site and its surrounds, I have significant concerns about the wider impact of the proposed development (and the associated change of use of the site) on the nearby town centre of Bicester.

Bicester town centre comprises of a small hub of retail development and eateries along Sheep Street , Pioneer Square and Market Square. It is of relatively small scale, and mainly pedestrianised with one public library and one modest sized public park. Due to the proximity of the proposed site to Bicester, it is reasonable to anticipate that Bicester's small town centre will likely be the destination of choice for the new residents of the proposed development.

The town centre is primarily a residential area with limited public amenities. There are no regular bus services between the Bicester town centre and the proposed site. There are limited public toilet facilities for visitors to use in the town centre. What will happen when the new residents of the proposed development have no means of returning to site, particularly in the evenings. Will these visitors camp out overnight in the pedestrianised town centre? Will they defecate in the street? What measures have been considered to address the likely impact on Bicester town centre?

In addition to the above, I have concerns about the completeness of the evidence submitted with the application. Important ecological and technical work remains outstanding, and significant questions remain around fire safety, ground conditions and the suitability of the site.

I am particularly concerned that ground contamination has not been fully investigated. Previous land-quality work identified potential contamination issues, yet no borehole investigation has been carried out to resolve those risks.

There are also significant flooding and drainage concerns. Parts of the site are at high risk of surface-water flooding and aspects of the drainage strategy remain unresolved.

The transport evidence also raises serious questions. The Transport Assessment repeatedly refers to the wrong road, while the B4011 serving the site has limited pedestrian infrastructure and a recorded history of serious collisions.

The application has not demonstrated a confirmed permanent solution for essential infrastructure such as electricity and wastewater. I do not believe a development accommodating up to 1,256 people should be approved while such fundamental matters remain unresolved.

The proposal is also exceptionally large for an isolated rural location with little surrounding infrastructure, limited public transport and few services within walking distance.

I am concerned that the extremely short representation period does not provide sufficient time for residents, councils and technical specialists to properly examine such a substantial and complicated application. The application documents run to well over 1,000 pages across multiple technical disciplines, and it is not reasonable to expect them to be read and properly considered in so short a time. Ordinary planning applications carry a minimum 21 day period, and the standard Crown Development route prescribes 21 days at every stage, so I ask that the representation period be extended to at least 21 days from 7 September 2026, to Monday 28 September 2026, since the 21st day falls on a Sunday.

This site has also previously been considered for asylum accommodation. A smaller proposal was refused by an independent Planning Inspector before subsequently being cancelled.

Taken together, these issues mean I do not believe the applicant has demonstrated that Site A is a suitable location for a development of this scale.

I therefore respectfully request that planning permission be refused.

If the Secretary of State is nevertheless minded to approve the application, I ask that no decision is made until outstanding work concerning drainage, flooding, wastewater, contamination, ecology, highways, pedestrian safety, power supply, lighting, noise, fire safety and decommissioning has been completed and made available for proper scrutiny.

Yours faithfully,

