Secretary of State
MHCLG
23 Stephenson Street
Birmingham
B2 4BH

Bicester Countryside and Communities C.I.C.
[redacted]



15th September 2026

Dear Secretary of State

Re: Objection to Planning Application PCU/RARE/C3105/3378843
Site A, MOD Bicester, Bicester Garrison, Launton Road, Oxfordshire, OX25 1AE

I am writing to you on behalf of the Directors of Bicester Countryside and Communities C.I.C. to object to the above urgent planning application in respect of accommodation for 1,256 asylum seekers at the above site.

We are concerned that the evidence submitted with the application is incomplete and inaccurate. Insufficient research has been done by the applicant on a number of grounds and the environmental impact has not been sufficiently considered. This relates in particular to the presence of protected species, including several species of bats and great crested newts.

The site has never had residential accommodation. There is concern about contamination of the ground, given its former use; no investigation into this has been carried out by the applicant. Of concern also is the amount of surface water, with the site given to flooding in wet periods, without sufficient drainage. The proposed accommodation units would be hugely affected by this. The plans for collecting and removing effluent from the proposed centre have not been fully considered, given the proximity of planned accommodation and the capacity required for this.

There is currently no possibility of utility connections to the site. The application has not demonstrated how the required infrastructure will be provided, especially in the short timescale proposed. The cost to the public purse of installation, if feasible, would be considerable.

Being in a rural location, near a small village, there is no effective public transport; a bus comes daily to nearby HMP Bullingdon but this would not enable travel to and from a local town. Services for the public are under pressure. The site is located on the busy B4011; no traffic surveys have been carried out by the applicant, although local traffic researchers express concern at the amount of traffic passing at speeds on the road, which has no pedestrian infrastructure or, of course, any street lighting. The applicant's Transport Assessment refers to the wrong road.

No consideration has, of course, been given in the application to the effect on the local population. There has been a great deal of local concern, especially given the lack of any facilities within miles of the site.

Insufficient time has been given for public consultation, let alone for accurate and up to date research on the site. Most residents will not be able to access or have time to trawl through the supporting documents, even if they were complete and accurate.

It is concerning that even the application itself has the wrong address; although we have used this at the head of this letter, being the 'official' designation, the site is not located in Launton Road. This error is symptomatic of a rushed application, which has not been thought through sufficiently.

In short, we respectfully ask that the above Planning Application be refused on the grounds that the site and location are wholly unsuitable.

In the event that the Secretary of State approves the application, we request that adequate research, consultation and investigation are undertaken into the issues of environment, infrastructure, condition of the site, utilities, transport and welfare of any residents. In addition, we ask that issues of security, pedestrian access, noise and lighting are given adequate consideration.

Yours sincerely

