



**Defence  
Infrastructure  
Organisation**

Ministry of Defence  
Marlborough Lines, Ramillies Building, Floor 1,  
Monxton Road  
Andover,  
Hants,  
SP11 8HJ

Mobile No: 07770 334601  
E-mail: jon.mason856@mod.gov.uk

Matthew Chadwick  
Planning Officer  
Development Management  
Place and Growth Directorate  
Cherwell District Council

24<sup>th</sup> September 2020

Dear Sir,

**Ref: 20/01747/F - Change of Use of land to a 6no pitch Gypsy and Traveller site to include 6no mobiles, 6no tourers and associated operational development including hardstanding and fencing**

I write further to the submission of the above mentioned planning application which proposes a Material Change of Use of land to use as a residential caravan site for 6 no gypsy / traveller families, each with two caravans, including associated development.

It is noted that this application follows earlier applications and appeals for similar development on land to the east and it is apparent the current proposal now includes additional land to accommodate an additional 6 pitches.

### **Noise and Vibration**

The MoD has consistently expressed concerns about the proposal for caravans in this location because of the potential effect of noise from its estate on the living conditions of future residents. Notwithstanding the outcome of the appeal in relation to the previous application these concerns remain extant and are likely to be exacerbated by the fact that the current application site includes land near to Piddington Training area and within approximately 200m of the boundary.

MOD has a lawful use of Piddington training area for military purposes 24 hours a day 365 days a year with no restrictions other than training area standing orders which permit the use of training aids including blank ammunition, explosives and battle noise simulators.

Training will vary according to operational need but the training area is used on an almost daily basis including weekends for Regular, Reserve and Cadet Forces.

MOD continues to optimise the size of its UK estate and as a retained site Bicester Garrison is likely to increase in intensity of use with a commensurate likely increase in the use of Piddington training area. As a result the effects of noise from Piddington training area are likely to increase as is the importance of the training area to defence.

It should be noted that MOD are exempt from action under the Environmental Protection Act for noise nuisance and in line with the 'agent of change' principle MOD will not accept responsibility for any future complaints regarding noise which may arise from activity within its estate.

**Provision of Utilities.**

Whilst MOD water and power assets are present nearby it cannot be considered as a provider and MOD are not obligated to, or are in a position, to provide a water or other utilities connection.

**Further development of the MoD estate area.**

As referred to previously MOD is reducing its Estate, and as there is a significantly large estate area to the North of the application site known as 'A' Site which has an extant military use. It is a possibility that this site could be utilised for additional Military requirements and it would be inappropriate of the MoD not to point out the possibility of future military development or intensified use of this site and resultant unknown type of activity that could be undertaken on this or Piddington Training Area as a result.

Yours sincerely

*J Mason*

Jon Mason

Senior Estate Surveyor