

Neighbour/Interested party list

Planning Application Reference:	20/01747/F
Location Of Development:	Land South Side Of Widnell Lane Piddington
Proposed Development Details:	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

Neighbour(s)/interested parties

1. 10 Lower End Piddington Bicester OX25 1QD
2. 12 Lower End Piddington Bicester OX25 1QD
3. 14 Lower End Piddington Bicester OX25 1QD
4. 15 Lower End Piddington Bicester OX25 1QD
5. 16 Glenville Road Kingston upon Thames KT2 6DD
6. 16 Thame Road Piddington Bicester OX25 1PX
7. 18 Thame Road Piddington Bicester OX25 1PX
8. 2 Thame Road Piddington
9. 2 Vicarage Lane Piddington Bicester OX25 1QA
10. 26 Vicarage Lane Piddington Bicester OX25 1QA
11. 3 Drinkwater Close Piddington
12. 3 Eastbrook Close Piddington Bicester OX25 1PD
13. 81 Thame Road Piddington Bicester OX25 1QB
14. Brook Cottage 55 Thame Road Piddington Bicester OX25 1PY
15. Browns Piece 1 Lower End Piddington Bicester OX25 1QD
16. Cowpastures Farm Arncott Road Piddington OX25 1AE
17. Fir Tree House 78 Lower End Piddington Bicester OX25 1QD
18. Greystone Lodge 29 Lower End Piddington Bicester OX25 1QD

19. Gwith Cottage 2 Thame Road Piddington Bicester OX25 1PT
20. Laurell Farm 51 Thame Road Piddington Bicester OX25 1PY
21. Magnolia Vicarage Lane Piddington Bicester OX25 1QA
22. Marlows 7 Thame Road Piddington Bicester OX25 1PT
23. Muswell House Vicarage Lane Piddington Bicester OX25 1QA
24. Oak House 45 Thame Road Piddington Bicester OX25 1PY
25. Oakcroft Farm Street From Thame Road To Boarstall Piddington Aylesbury HP18 9UY
26. Olicana Thame Road Piddington Bicester OX25 1PY
27. Piddington Place 28 Thame Road Piddington Bicester OX25 1PX
28. Pond Cottage 2 Drinkwater Close Piddington
29. Rookery Farmhouse 68 Lower End Piddington Bicester OX25 1QD
30. The Coach House Vicarage Lane Piddington Bicester OX25 1QA
31. The Homestead 86 Lower End Piddington Bicester OX25 1QD
32. The Old Farmhouse Middle Cowleys Farm Marsh Gibbon Road Piddington Bicester OX25 1QG
33. The Old School Thame Road Piddington Bicester OX25 1PT
34. Westbrook House 3 Lower End Piddington Bicester OX25 1QD
35. Laurell Farm 51 Thame Road Piddington Bicester OX25 1PY
36. Elliott Cottage 33 Lower End Piddington Bicester OX25 1QD

Comment for planning application 20/01747/F

Application Number	20/01747/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	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
Case Officer	Matthew Chadwick
Organisation Name	L J Keel
Address	Pond Cottage,2 Drinkwater Close, Piddington
Type of Comment	Objection
Type	neighbour
Comments	<p>Please note I have already objected to the increase for a further 6 pitches on an earlier application proposal which would increase the number from 6 to 12 I am very concerned about this latest application which has the possibility increasing this to 18 and my objection is as follows:- There are already sufficient spaces available with some sites not being used to full capacity I see no need for any further pitches and certainly not increasing the site proposed in Widnell Lane The affect that such an increase this would have with the number of persons the added would be detrimental and be overbearing on the tiny population of the village of Piddington which only has approx. 350 permanent residents, isn't there something in the Community plan to say that any increase in population should not be dominant on the locality. When I was travelling into Bicester recently I noted recently that a gypsy encampment was temporarily established on the Thame Road there were 2 Mobile caravans 4 cars 2 trucks and some wood chipping plant and equipment parked on the grass verge I was not able to count the number of people every day but on one occasion there were 4 children and 3 adults sitting on chairs around a bonfire. Lots of rubbish accumulating. The increase in the population to 18 spaces would necessitate an increase in the size of the infrastructure and facility to support such a number of people etc would require. Possibly causing a detriment to the environment. Sustainability of the development must be considered and the proposal should be fully considered form all points of view in particular environmental issues If we calculated 4 persons per pitch that would be a minimum of 144 persons how will this number people be accommodated and furthermore for example the increased traffic flow from the site would be a big hindrance to the coming and going of the villagers as there are only 3 roads in and out, and experience shows that travellers have more vehicles than a normal family what with vans, trucks, low loaders, caravans and the like see above, Widnell Lane road surface is poor at the best of times and with all the added traffic it will not do it any good adding cost for repairs etc. I may have further comments but at present I feel the increase would be totally unacceptable and be unbearable and detrimental to the whole of our community and village life. Thanks for considering my views Laurence Keel a very concerned Piddington resident"</p>
Received Date	11/08/2020 15:05:05
Attachments	

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="David Cook"/>
Address	<input type="text" value="2 Thame Road,Piddington"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="There is no requirement for additional sites within Cherwell District. Existing sites remain unoccupied. Another site on the edge of Piddington is unsustainable for a village that lacks any facilities. If application 0/01122/F proceeds there would potentially be 18 sites at this location, 36 caravans. If occupied at this density the gypsy and traveller community would represent between a quarter and one-third of the population of the village."/>
Received Date	<input type="text" value="23/08/2020 12:59:42"/>
Attachments	

Rachel Tibbetts

From: Steve Dixon [REDACTED]
Sent: 19 August 2020 16:09
To: Planning
Cc: Councillor David Hughes; Simon; Councillor Timothy Hallchurch; Councillor Barry Wood; Councillor James Macnamara
Subject: Planning Application 20/01747/F Change of Use of land to a 6 pitch Gypsy and Traveler Site

2 Vicarage Lane
Piddington
Bicester
Oxfordshire
OX25 1QAQ

19th August 2020
Dear Sirs

Planning Application 20/01747/F Change of Use of land to a 6 pitch Gypsy and Traveller site.

I list below for your consideration the following:

The report for Cherwell, Oxford, South Oxfordshire, and Vale of White Horse GTAA2017-2036 States that a further 7 sites will be needed, surely these are already catered for with the existing planning granted.

The charity 'Friends, Families and Travellers' (FFT) has been working on behalf of Gypsies and Travellers since 1994. Their advice on the purchase of land for possible development advocates that "The land should be in an area where you have a local connection. For example, you have lived there for a long time, you have close family there, your children attend the local school, or you are registered with local doctors." There does not appear to be an affiliation with Piddington or the surrounding villages.

It should also be noted that this land is prone to flooding and extra buildings and drainage will influence the village in general. If this extra planning is granted and assuming each family has 4 members, there will be an extra 24 Gypsy or Travellers moving to Piddington, 1 in 9 people living in Caravans. This will have an unjustifiably negative effect on the village.

One final point on extra traffic and road condition. This lane twist & turns, and the road surface is not good so extra heavy traffic will have a detrimental effect.

I hope the District Councillors will realise that extra development will be a mistake and reject this application.

Yours faithfully,

Stephanie Dixon

District councillors:

David Hughes: david.hughes@cherwell-dc.gov.uk

Simon Holland: simon.holland@cherwell-dc.gov.uk

Tim Hallchurch: timothy.hallchurch@cherwell-dc.gov.uk

Barry Wood: barry.wood@cherwell-dc.gov.uk

James Macnamara : james.macnamara@cherwell-dc.gov.uk

From: Bob Dixon

Sent: 09 August 2020 14:39

To: DC Support <DC.Support@cherwell-dc.gov.uk>; Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>

Cc: Mike Nixon

Subject: Planning application 20/01747/F

R B Dixon
2 Vicarage Lane
Piddington
Bicester
Oxfordshire
OX25 1QAQ

09/08/2020

Planning Application 20/01747/F Change of Use of land to a 6no pitch Gypsy and Traveller site.

Dear sirs,

I would like to express my views on this planning application. I believe that, if approved, Piddington would be in danger of being dominated by Gypsies /Travellers.

The House of Commons briefing paper 08083 dated 9th May 2019, (<https://commonslibrary.parliament.uk/research-briefings/cbp-8083/>) was based on data collected in the March 2011 census. It states that in 2011 there were 58,000 people in England and Wales who said they were Gypsies or Travellers.

The largest region was the South East which had 17 Gypsies and Travellers for every 10,000 of population.

Piddington had a population of 370 adults and 60 children in this census.

As you are aware, permission has been granted for 6 pitches of 2 caravans in Piddington. Assuming each family comprises 2 adults and 2 children there will be 24 Gypsies or Travellers living within in the village boundaries, albeit some distance from the centre.

That equates to approx. 18 village residents to each Gypsy or Traveller for each adult and child living in the village. A rate of approx. 560 Gypsies and Travellers for every 10,000 of population. 33 times more than the regional average.

Piddington will shortly have more than its fair share of Gypsies and Travellers and I can see no possible justification to grant permission for more.

If this application is approved 1 in 9 people living in the village will be housed in Caravans. If Planning application 20/01122/F is also approved this figure becomes 1 in 6.

I therefore believe the settled community could become dominated by Gypsies and Travellers.

I urge the district council to reject this application.

Yours Faithfully,

R B Dixon

Rachel Tibbetts

From: Matthew Chadwick
Sent: 18 August 2020 14:44
To: DC Support
Subject: FW: Gypsy Site Planning 20/01122/F Mr Sweeney Application
Attachments: Objection Letter ref 20_01747_F August 2020 pdf.pdf

Should be on 20/01747/F file

Matthew Chadwick BA(Hons) MSc
Principal Planning Officer – General Developments Planning Team
Development Management
Place and Growth Directorate
Cherwell District Council
Direct Dial: 01295 753754

Website: www.cherwell.gov.uk
Find us on Facebook: www.facebook.com/cherwelldistrictcouncil
Follow us on Twitter: @Cherwellcouncil
<https://planningregister.cherwell.gov.uk/>

My usual working hours are: Monday to Friday, 8:30am to 5:00pm.

Coronavirus (COVID-19): In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone or email the Planning Service on 01295 227006: planning@cherwell-dc.gov.uk. For the latest information about how the Planning Service is impacted by COVID-19, please check the website: www.cherwell-dc.gov.uk.

From: Isobel Dodson <isobeldodson@btinternet.com>
Sent: 18 August 2020 12:00
To: Matthew Chadwick <Matthew.Chadwick@Cherwell-DC.gov.uk>; Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>
Subject: Gypsy Site Planning 20/01122/F Mr Sweeney Application

FAO Mr Matthew Chadwick
FAO Cllr David Hughes
FAO Cllr Simon Holland
FAO Cllr Timothy Hallchurch

Ref Planning Application by Mr Sweeney 20/01122/F

Gentlemen

Please find attached my OBJECTION to the above planning application.

This is now the FOURTH application for this agricultural field, two of which are currently active. Please ensure that CDC is well 'joined up' and consider ALL FOUR applications together. I note that there are two different Planning Officers assigned to the two currently active applications.

Please ensure that you ALL come together to consider the two applications, especially in light of the application 17/01962/F which scraped through on appeal ONLY if certain conditions were met. None of these conditions appears to have been implemented.

You will see my comments in the above PDF file which details my objections.

With all these different applications on the same field, it seems as though Cherwell DC is being taken advantage of, in that there appears to be no coherent plan for Travellers in the District - Travellers have not been catered for in the Bicester Local Development Plan in properly managed Public Sites in Bicester Town, so we now have private individuals buying up agricultural fields, with no mains power, water or foul drainage to create totally unsuitable sites as a commercial project.

So Piddington, a Category C village, stands to have the village population increased by an astonishing 50% should 36 caravans be sited on this agricultural field (see details in letter attached). This is no solution and CDC should not treat these applications in such a piecemeal way.

As you will be aware, please note that TWO similar applications were initially REFUSED by Cherwell (17/001145/F, and 17/01962/F).

Yours faithfully

I Dodson
3 Drinkwater Close, Piddington

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Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

18 August 2020

Dear Sirs

REF: Planning Application 20/01747/F: Land South Side Of Widnell Lane Piddington: 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 have carefully read the above application which should be considered in conjunction with (i) a current application 20/01122/F, and two **refused** applications (ii) 17/001145/F and (iii) 17/01962/F.

Please note that **TWO** similar applications have been **REFUSED** by Cherwell (17/001145/F, and 17/01962/F) and the smaller development of 6 pitches only scraped through on appeal **if certain strict conditions were met by the applicant** (see APP/C3105/W/18/3209349) none of which appears to have been implemented.

With all these different applications on the same field, it seems as though Cherwell DC is being taken advantage of, in that there appears to be no coherent plan for Travellers in the District - Travellers have not been catered for in the Bicester Local Development Plan in properly managed **Public Sites** in Bicester Town, so we now have private individuals buying up agricultural fields, with no mains power, water or foul drainage to create totally unsuitable sites as a commercial project. This is no solution and CDC should not treat these applications in such a piecemeal way.

I object to this new application 20/01747/F on the following grounds:-

A) There is no NO NEED for any additional G/T pitches:

- see Mr Colemans comprehensive analysis in his letter to you in responses to this application and application 20/01122/F.

- there have now been an additional 13 pitches across Cherwell in the last 18 months which already meet all G/T requirements, see 2017 GTTA.

NOTE: a previous application in a different area of the same field for 6 pitches (12 caravans) 17/01962/F was only granted at appeal due to the 'perceived need' and it is important to note that the Officer fully acknowledged the unsuitability of the field site. There is now NO NEED for any more G/T pitches and thus this application should be refused.

B) Unsuitable Location:

- Piddington is a Category C village with no amenities (only a church) of only around 160 properties. The proposed site would be the largest in the district and overwhelm and dominate the area.

- Application 17/01962/F which only scraped through on appeal already has 6 pitches for 12 caravans. With a conservative estimate of 4 in each caravan, Travellers will total at least 48. This represents nearly a 15% increase in population of Piddington. If both active applications go through then total caravans will be 36 across 18 pitches. So the resulting new 144 residents would represent an astonishing nearly 50% increase in Piddington population which contravenes planning guidelines to “not overwhelm surrounding populations size and density”.

- the remote field location of the site (8.74km from Bicester services & 3.54km from a small MOD shop in Arncott, both on-the-ground measurements) contravenes both Cherwell District Council (CDC) own Policy and also the Planning Policy from Department Of Communities & Local Government (DCLG) with regards to Travellers Sites because it is well outside the 3km stipulated by Cherwell (*see details below*)

C) Inadequate Facilities and Services:

- no provision for any mains electricity power
- no provision for any mains water supply
- no provision for main sewage connection for foul drainage even though this is stipulated as the site is prone to flooding and thus unsuitable for any septic tanks.

D) Unsatisfactory Amenities on Site:

- no provision for adequate parking spaces
- no turning space
- no provision for recycling storage and collection from site
- no attempt to minimise noise and light pollution from the site
- no details are supplied as to the “*lamppost style light per pitch*”. Any lights will be dominant in the rural area and will adversely affect the enjoyment of many properties as Piddington is a linear village and the lights will be just a few fields away.

E) it is located in a wildlife sensitive area with several Red Listed species of birds, butterflies and amphibians (*see appendix attached to response to active application 20/01122/F*).

Inaccuracies in Application Documents

I am dismayed to see that again there are several inaccuracies in the submitted Form, as there were in the applications 17/001145/F, 17/01962/F, and the active application 20/01122/F.

In particular, the site **is** prone to flooding, there **is** a brook along the northern boundary, there are **no** mains water and **no** electricity on site, there **are** protected and priority species nearby, there is **poor** visibility at the entrance, and the proposed site **can** be seen from the public road Widnell Lane and is **not** within 3 Km of any amenities.

The Block Plan submitted identifies an 'Existing Entrance' for application 20/01747/F. Please note that there is NO EXISTING ENTRANCE onto Widnell Lane from this parcel of land. The only entrance is on the land associated with the active application 20/01122/F.

Please note the errors and omissions above as I would not like CDC to be misled in their considerations.

I) Site Contravenes CDC (para B139* and BSC6*) and DCLG (2015 para 25*) Policies

** relevant policy sections quoted below in italics*

- *“...authorities should very strictly limit new traveller site development in open countryside”*
 - Proposed site is a green-field pasture site in a rural agricultural situation
- *“...Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community” and “which will not be out of scale with or dominate nearby settled communities”*
 - As CDC has already approved on appeal the application 17/01962/F , Travellers will represent a nearly a 15% increase in population of Piddington. As detailed earlier, if both active applications go through, and using a conservative estimate of 4 people per caravan, then the resulting 144 residents would represent an astonishing nearly 50% increase in Piddington population!
- *“...sites will be within 3km road distance of the built-up limits of Banbury, Bicester or a Category A village.”*
 - Accurate road level measurements show site is 8.37 km from Bicester which is the nearest place for amenities such as Schools, Shops, Doctor and Dentist, Entertainment etc. A small MOD shop at Arncott is 3.54 km from site entrance and another small MOD shop and MOD primary school at Ambrosden is 4.18 km.
 - All these measurements are well in excess of the 3km limit set by CDC which must have had careful assessment before inclusion in the Policy given it is a specific measure. CDC should adhere to this strict measurement of 3km – it is neither a stipulated range nor an approximation.
- *“assessing the suitability of sites: a) access to GP and other health services b) access to schools”*
 - The site location is too far from GPs and dentists and schools (8.37 km) – see above
- *“...c) avoiding areas at risk of flooding”*
 - The site is a green-field pasture land, low lying and prone to standing water & flooding [see Drainage Report from previous applications in this field]

- *“...e) the potential for noise and other disturbance”*
 - As there is no mains electricity on site, power will be from generators which will adversely impact the linear village of Piddington which lies less than a mile across fields in a quiet rural environment.

- *“...f) the potential for harm to the historic and natural environment”*
 - The proposed site is in a wildlife sensitive area with Red List species of birds and butterflies – including recorded Curlew, Lapwing, Brown Hairstreak Butterfly, Black Hairstreak Butterfly. The extremely rare Stone Curlew has been sighted locally (see village website).
 - Crested newts are also known around the western edge of the village close to sites of old ponds. The two ponds close to the proposed site need to be assessed again for rare species.
 - Anyone with local wildlife knowledge will also know of the badger set within the scrub land to the east of the proposed Travellers Site.
 - Curlew use the field for the proposed Travellers Site and fields around as feeding stations in the soft wet pasture land. (see BBOWT reserve at Meadow Farm)
 - Given the loss of rural land when the MOD established nearby, it would be a real pity that yet more green-field sites are turned over to hard standing resulting in further loss of habitat and foraging opportunities for Red List species. Any further reduction such as the proposed site will impact these species’ habitats.

- *“...g) the ability to provide a satisfactory living environment”*
 - Unfortunately the proposed site is too far from any services (8.37 Km) such as Doctors, Dentists, Schools as well as shops and entertainment facilities. The arc4 report stated *“GP services were accessed by 90.8% of respondents in Cherwell”* and *“over 90% felt it was important to be close to shops and doctors”* which shows there is a Travellers need for easy access to the medical services. The proposed site will not meet these needs.

Proposed application contravenes the Government Planning Policy for Travellers Sites:- (see House Of Commons Briefing Paper number 07005 19 December 2019 “Gypsies and Travellers:Planning Provisions” by Gabrielle Garton Grimwood)

- The Planning Policy for Travellers clearly states that sites *“must relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population’s size and density”*.

- Piddington is a small village with no amenities. It is not suitable for any travellers site.

- The Planning Policy for Travellers states that sites should NOT be used by anyone who *“does not meet the definition of Traveller”* and *“EXCLUDES those who have permanently ceased travelling”*.

- Why does the application refer to permanent static caravans when all residents should be Travellers?
- What steps will CDC take to ensure that the owners of ALL the Traveller applications across this field area do not sell on the pitches to non Travellers?

- The Planning Policy for Travellers states that *“Local Planning Policy must consider needs for Travellers when preparing Local Plans”*

- So, IF there is a need for Traveller Sites, why hasn't Cherwell set aside sites in the town development area to provide for Travellers?

- The Planning Policy for Travellers states that Public Sites for Travellers now represent only 29% of sites, and Private Sites now account for 59% of sites (vs 41% in 2008).

- **It seems that because Cherwell has NOT provided Public Sites for Travellers, this has encouraged private sites that are not in suitable areas, well away from amenities that are so important for Travellers.**

Finally, I understand that the applicant for 17/01962/F (which scraped through at appeal), is planning to sell the individual pitches to the onsite residents as a commercial enterprise. Given that the Planning Policy clearly states that Travellers should travel, what conditions or covenants will CDC enforce to ensure that ALL the Traveller residents are indeed travelling and are thus part-time residents on the plots? It is odd that every pitch on the plan has a static caravan if the site is for Travellers solely...

In conclusion, all the above demonstrates clearly that **the location of the proposed Travellers site contravenes CDC's own policy** and that set out by the DCLG. It will not contribute positively to the surrounding environment or communities. The loss of green-field pasture land is highly likely to be detrimental to Red List species of wildlife. But most importantly the proposed site will in no way address the concerns of the Travelling Community and fails to meet their needs as reported in CDC's own independent research.

Moreover, with the 13 G/T pitches newly approved in other applications in Cherwell, there is **NO CURRENT NEED** for any more G/T sites in Cherwell.

I urge CDC to reject the planning application and seek more appropriate alternatives within the 3 Km (by road) of Bicester or Banbury which would better suit the Travellers themselves.

Yours faithfully

I Dodson

3 Drinkwater Close, Piddington

Comment for planning application 20/01747/F

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Received Date	18/08/2020 11:34:29
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Objection Letter ref 20_01747_F August 2020 pdf.pdf

18 August 2020

Dear Sirs

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NOTE: a previous application in a different area of the same field for 6 pitches (12 caravans) 17/01962/F was only granted at appeal due to the 'perceived need' and it is important to note that the Officer fully acknowledged the unsuitability of the field site. There is now NO NEED for any more G/T pitches and thus this application should be refused.

B) Unsuitable Location:

- Piddington is a Category C village with no amenities (only a church) of only around 160 properties. The proposed site would be the largest in the district and overwhelm and dominate the area.

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- no provision for recycling storage and collection from site
- no attempt to minimise noise and light pollution from the site
- no details are supplied as to the “*lamppost style light per pitch*”. Any lights will be dominant in the rural area and will adversely affect the enjoyment of many properties as Piddington is a linear village and the lights will be just a few fields away.

E) it is located in a wildlife sensitive area with several Red Listed species of birds, butterflies and amphibians (*see appendix attached to response to active application 20/01122/F*).

Inaccuracies in Application Documents

I am dismayed to see that again there are several inaccuracies in the submitted Form, as there were in the applications 17/001145/F, 17/01962/F, and the active application 20/01122/F.

In particular, the site **is** prone to flooding, there **is** a brook along the northern boundary, there are **no** mains water and **no** electricity on site, there **are** protected and priority species nearby, there is **poor** visibility at the entrance, and the proposed site **can** be seen from the public road Widnell Lane and is **not** within 3 Km of any amenities.

The Block Plan submitted identifies an 'Existing Entrance' for application 20/01747/F. Please note that there is NO EXISTING ENTRANCE onto Widnell Lane from this parcel of land. The only entrance is on the land associated with the active application 20/01122/F.

Please note the errors and omissions above as I would not like CDC to be misled in their considerations.

I) Site Contravenes CDC (para B139* and BSC6*) and DCLG (2015 para 25*) Policies

** relevant policy sections quoted below in italics*

- *“...authorities should very strictly limit new traveller site development in open countryside”*
 - Proposed site is a green-field pasture site in a rural agricultural situation
- *“...Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community” and “which will not be out of scale with or dominate nearby settled communities”*
 - As CDC has already approved on appeal the application 17/01962/F , Travellers will represent a nearly a 15% increase in population of Piddington. As detailed earlier, if both active applications go through, and using a conservative estimate of 4 people per caravan, then the resulting 144 residents would represent an astonishing nearly 50% increase in Piddington population!
- *“...sites will be within 3km road distance of the built-up limits of Banbury, Bicester or a Category A village.”*
 - Accurate road level measurements show site is 8.37 km from Bicester which is the nearest place for amenities such as Schools, Shops, Doctor and Dentist, Entertainment etc. A small MOD shop at Arncott is 3.54 km from site entrance and another small MOD shop and MOD primary school at Ambrosden is 4.18 km.
 - All these measurements are well in excess of the 3km limit set by CDC which must have had careful assessment before inclusion in the Policy given it is a specific measure. CDC should adhere to this strict measurement of 3km – it is neither a stipulated range nor an approximation.
- *“assessing the suitability of sites: a) access to GP and other health services b) access to schools”*
 - The site location is too far from GPs and dentists and schools (8.37 km) – see above
- *“...c) avoiding areas at risk of flooding”*
 - The site is a green-field pasture land, low lying and prone to standing water & flooding [see Drainage Report from previous applications in this field]

- “...e) the potential for noise and other disturbance”
 - As there is no mains electricity on site, power will be from generators which will adversely impact the linear village of Piddington which lies less than a mile across fields in a quiet rural environment.

- “...f) the potential for harm to the historic and natural environment”
 - The proposed site is in a wildlife sensitive area with Red List species of birds and butterflies – including recorded Curlew, Lapwing, Brown Hairstreak Butterfly, Black Hairstreak Butterfly. The extremely rare Stone Curlew has been sighted locally (see village website).
 - Crested newts are also known around the western edge of the village close to sites of old ponds. The two ponds close to the proposed site need to be assessed again for rare species.
 - Anyone with local wildlife knowledge will also know of the badger set within the scrub land to the east of the proposed Travellers Site.
 - Curlew use the field for the proposed Travellers Site and fields around as feeding stations in the soft wet pasture land. (see BBOWT reserve at Meadow Farm)
 - Given the loss of rural land when the MOD established nearby, it would be a real pity that yet more green-field sites are turned over to hard standing resulting in further loss of habitat and foraging opportunities for Red List species. Any further reduction such as the proposed site will impact these species’ habitats.

- “...g) the ability to provide a satisfactory living environment”
 - Unfortunately the proposed site is too far from any services (8.37 Km) such as Doctors, Dentists, Schools as well as shops and entertainment facilities. The arc4 report stated “GP services were accessed by 90.8% of respondents in Cherwell” and “over 90% felt it was important to be close to shops and doctors” which shows there is a Travellers need for easy access to the medical services. The proposed site will not meet these needs.

Proposed application contravenes the Government Planning Policy for Travellers Sites:- (see House Of Commons Briefing Paper number 07005 19 December 2019 “Gypsies and Travellers:Planning Provisions” by Gabrielle Garton Grimwood)

- The Planning Policy for Travellers clearly states that sites “*must relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population’s size and density*”.

- Piddington is a small village with no amenities. It is not suitable for any travellers site.

- The Planning Policy for Travellers states that sites should NOT be used by anyone who “*does not meet the definition of Traveller*” and “*EXCLUDES those who have permanently ceased travelling*”.

- Why does the application refer to permanent static caravans when all residents should be Travellers?
- What steps will CDC take to ensure that the owners of ALL the Traveller applications across this field area do not sell on the pitches to non Travellers?

- The Planning Policy for Travellers states that *“Local Planning Policy must consider needs for Travellers when preparing Local Plans”*

- So, IF there is a need for Traveller Sites, why hasn't Cherwell set aside sites in the town development area to provide for Travellers?

- The Planning Policy for Travellers states that Public Sites for Travellers now represent only 29% of sites, and Private Sites now account for 59% of sites (vs 41% in 2008).

- **It seems that because Cherwell has NOT provided Public Sites for Travellers, this has encouraged private sites that are not in suitable areas, well away from amenities that are so important for Travellers.**

Finally, I understand that the applicant for 17/01962/F (which scraped through at appeal), is planning to sell the individual pitches to the onsite residents as a commercial enterprise. Given that the Planning Policy clearly states that Travellers should travel, what conditions or covenants will CDC enforce to ensure that ALL the Traveller residents are indeed travelling and are thus part-time residents on the plots? It is odd that every pitch on the plan has a static caravan if the site is for Travellers solely...

In conclusion, all the above demonstrates clearly that **the location of the proposed Travellers site contravenes CDC's own policy** and that set out by the DCLG. It will not contribute positively to the surrounding environment or communities. The loss of green-field pasture land is highly likely to be detrimental to Red List species of wildlife. But most importantly the proposed site will in no way address the concerns of the Travelling Community and fails to meet their needs as reported in CDC's own independent research.

Moreover, with the 13 G/T pitches newly approved in other applications in Cherwell, there is **NO CURRENT NEED** for any more G/T sites in Cherwell.

I urge CDC to reject the planning application and seek more appropriate alternatives within the 3 Km (by road) of Bicester or Banbury which would better suit the Travellers themselves.

Yours faithfully

I Dodson

3 Drinkwater Close, Piddington

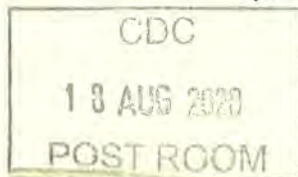
Comment for planning application 20/01747/F

Application Number	20/01747/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	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
Case Officer	Matthew Chadwick
Organisation Name	
Address	Mario Terzino 3 Eastbrook Close,Piddington,Bicester,OX25 1PD
Type of Comment	Objection
Type	neighbour
Comments	<p>Planning application 20/01747/F Land South side of Widnell Lane Piddington. Change of use of land to 6no pitch Gypsy and Traveller site to include 6no. Mobiles, 6no. tourers and associated operational development including hardstanding and fencing. I strongly object to the above application. The application's only merit appears to be that it would fulfil the requirement for "Need" although there is no evidence to support this requirement by either the applicant or Cherwell. Any benefits provided by the site will be outweighed by the harm that it would have to the character of the surrounding countryside, the environment, and with the 6 pitches already granted and with the new application 20/01122/F to extend the original application granted from 6 to 12 pitches whether granted or not will dominate the nearest settled community. I question again as to why Cherwell DC had not made provision in the Local Plan for sustainable locations such as the Graven Hill development. Graven Hill would provide the Gypsy/travellers with a safe and sustainable location rich in service and facilities both on site and within easy reach of Bicester. I therefore urge the planning committee to refuse permission based on the grounds of no evidence supporting the requirement for Need and with 6 Pitches already granted under appeal a further increase will harm and Dominate the nearest settled community of Piddington. These were some of the same reasons it was unanimously refused for by the committee at the planning meeting on the 18th of May 2017 when the applicant applied for the 16 Pitches on the same site which now would total 18 pitches. Yours sincerely Mario Terzino 3 Eastbrook Close Piddington, Oxfordshire OX25 1PD</p>
Received Date	22/08/2020 23:45:13
Attachments	

REF PLANNING
APPLICATION

20/011747/F

10 Lower END
PIDDINGTON
OXON
OX251QD
AUG 17th 2020



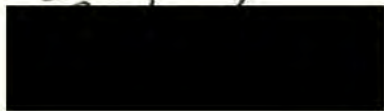
DEAR SIRS,

Both my wife & I strongly object to this latest application, once again we still have the same reasons as before for application 20/01122/F. and stand by our reasons.

How BIG IS THIS SITE
GOING TO BE?

ITS IN THE WRONG PLACE.

Sincerely



Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="Susan Roberts"/>
Address	<input type="text" value="12 Lower End,Piddington,Bicester,OX25 1QD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to this application. There has been Travler pitches granted in the near by villages,"/>
Received Date	<input type="text" value="06/08/2020 13:22:39"/>
Attachments	

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="Adrian Roberts"/>
Address	<input type="text" value="12 Lower End,Piddington,Bicester,OX25 1QD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to this application, The site will not be sustainable for so many. There is no evidence all the compliance has been done for first six. Application has been granted for more pitches already in nearby villages"/>
Received Date	<input type="text" value="06/08/2020 13:38:24"/>
Attachments	

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="Susan"/>
Address	<input type="text" value="12 Lower End,Piddington,Bicester,OX25 1QD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to this application, This site is understandable, Piddington has a high water table, and I believe septic tanks will detrimental to the environment"/>
Received Date	<input type="text" value="25/08/2020 12:10:22"/>
Attachments	

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Adrian Roberts"/>
Address	<input type="text" value="12 Lower End,Piddington,Bicester,OX25 1QD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input "="" type="text" value="I strongly object to this application, There are applications in process for more pitches on this site, if they are all approved The site will be overwhelming for the near by villages. This site is understandable,"/>
Received Date	<input type="text" value="25/08/2020 12:31:38"/>
Attachments	

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="Susan roberts"/>
Address	<input type="text" value="12 Lower End,Piddington,Bicester,OX25 1QD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to this planning application, There are already Travler sites in the local surrounding villages. There should be proof that all appropriate Work is done in accordance with the first application for this site, Septic tank etc, A drive way has been laid but not to regulations."/>
Received Date	<input type="text" value="23/07/2020 13:40:27"/>
Attachments	

From: Andrew Coleman

Sent: 13 August 2020 12:30

To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>; Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>

Cc: Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>; 'Mike Nixon' <michael.nixon@piddingtonpc.com>; Piddington Parish Council <piddington.parish.clerk@googlemail.com>; Matthew Chadwick <Matthew.Chadwick@Cherwell-DC.gov.uk>; Sarah Stevens <Sarah.Stevens@Cherwell-DC.gov.uk>; Councillor James Macnamara <James.Macnamara@Cherwell-DC.gov.uk>; 'Mike Nixon' <michael.nixon@piddingtonpc.com>; 'Pam Feltbower' <pam.feltbower@piddingtonpc.com>; Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>; David Peckford <David.Peckford@Cherwell-DC.gov.uk>

Subject: RE: Objection to Planning Applications 20/01122/F and 20/01747/F

Dear Mr Kirkham

Thank you for your reply. I am pleased to see at the end of the comments from the Council's Planning Policy Team that:

"There is currently a sufficient supply of gypsy and traveller pitches based on the most up to date evidence on need therefore there is no pressing need for additional land to be released at this time."

as this does address one of the concerns I raised.

While I appreciate that as the Planning Officer for one of the recent applications near Piddington you may not be able to give detailed responses concerning that application, I would like to stress, especially to others reading this email, that my points about how Station Approach Caravan Park, Banbury, and the Bloxham site, both now closed, have been used in calculating need for traveller sites are general points about planning policy, not specific points about recent applications. As such, I see no reason why I should not receive a reply to these questions from the appropriate person.

I would like to know whether council officers agree that mistakes have been made, and if they do not agree I would like to know the reasons for that disagreement.

Best wishes

Andrew Coleman

From: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>

Sent: 13 August 2020 11:59

To: Andrew Coleman; Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>

Cc: Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>; 'Mike Nixon' <michael.nixon@piddingtonpc.com>; Piddington Parish Council <piddington.parish.clerk@googlemail.com>; Matthew Chadwick <Matthew.Chadwick@Cherwell-DC.gov.uk>; Sarah Stevens <Sarah.Stevens@Cherwell-DC.gov.uk>; Councillor James Macnamara <James.Macnamara@Cherwell-DC.gov.uk>; Mike Nixon <michael.nixon@piddingtonpc.com>; Pam Feltbower <pam.feltbower@piddingtonpc.com>; Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>; David Peckford <David.Peckford@Cherwell-DC.gov.uk>

Subject: RE: Objection to Planning Applications 20/01122/F and 20/01747/F

Dear Mr Coleman

Thank you for your comments on this application and I apologise for the time taken to respond. Given that these are comments relating to ongoing planning applications we are unable to provide a detailed response to your queries. However, please rest assured the matters that you have raised will be covered within the Committee Papers for the elected Councillors to consider when they make a determination of the planning application.

You may also have seen that we have recently received comments from the Council's Planning Policy Team who are advising that the most appropriate figures to base the determination of the application on would be the figures in the 2017 GTAA rather than the figures within Policy BSC6 of the Local Plan 2015.

Whilst I appreciate this is not the detailed response you may have hoped for I trust it provides you with some assurance that your comments will be considered fully.

Kind regards

James Kirkham BA (Hons) MSc MRTPI
Principal Planning Officer – General Developments Planning Team

Development Management
Place and Growth Directorate
Cherwell District Council
Direct Line: 01295 221896
www.cherwell.gov.uk

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My usual working hours currently are: Monday, Wednesday, Thursday and Friday, 08:30 to 17:00

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From: Andrew Coleman

Sent: 10 August 2020 16:24

To: Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>

Cc: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>; Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>; 'Mike Nixon' <michael.nixon@piddingtonpc.com>; Piddington Parish Council <piddington.parish.clerk@googlemail.com>; Matthew Chadwick <Matthew.Chadwick@Cherwell-DC.gov.uk>; Sarah Stevens <Sarah.Stevens@Cherwell-DC.gov.uk>; Councillor James Macnamara <James.Macnamara@Cherwell-DC.gov.uk>; Mike Nixon <michael.nixon@piddingtonpc.com>; Pam Feltbower <pam.feltbower@piddingtonpc.com>; Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>

Subject: RE: Objection to Planning Applications 20/01122/F and 20/01747/F

Thanks Nat.

As you can appreciate, I pushing this because I am keen to get some recognition from CDC that there have been errors in the way that the need for gypsy/traveller sites has been calculated before the

applications on land near Piddington are decided. I believe that the miscalculations of need and reluctance to take into account the changed legal definition of gypsy/travellers that is accepted in the 2017 GTAA have led directly to CDC having its planning decisions overturned at appeal. The figures in the Local Plan are clearly not applicable since the change of definition, yet the planning department continues to give them a significance equal to or greater than the more recent GTAA. The loss of the Station Approach Caravan Park clearly shouldn't have been included in CDC's calculation of deficit as it never was a gypsy site and was not occupied by gypsies, yet despite the fact that CDC officers have acknowledged this on several occasions, the statistics continue to show them as a loss. I appreciate my points about the Bloxham site are more complex and need looking into, but I am concerned that unless planning officers have additional concrete direction concerning need very soon, they may be persuaded by the recent appeal decisions that they cannot reasonably recommend refusal for these additional applications at the Piddington site.

The development of this land was clearly a commercially venture from the start whose intention was to create a very large site. Even the 18 pitches now proposed do not fill the land available to the owners, so I can see future applications being made if the current ones are successful.

Best wishes

Andrew Coleman

From: Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>

Sent: 10 August 2020 13:54

To: Andrew Coleman

Cc: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>; Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>; Mike Nixon <michael.nixon@piddingtonpc.com>; Piddington Parish Council <piddington.pariah.clerk@googlemail.com>; Matthew Chadwick <Matthew.Chadwick@Cherwell-DC.gov.uk>; Sarah Stevens <Sarah.Stevens@Cherwell-DC.gov.uk>; Councillor James Macnamara <James.Macnamara@Cherwell-DC.gov.uk>

Subject: RE: Objection to Planning Applications 20/01122/F and 20/01747/F

Dear Mr Coleman,

Thank you for your email to David re the above.

David directed me to contact you, to arrange a discussion to include Yuen Wong in our Policy team, once I had a chance to consider the matter. Unfortunately I have not yet had opportunity to consider the matter further.

The DM planning officers dealing with the current applications will need to take advice from our colleagues in planning policy, and also consider the very important issue of cumulative impact and at what point a parish / village / settlement may be 'overwhelmed' by such provision in its vicinity.

We will be having that internal discussion as DM officers next Monday (arranged on that date for a weeks now as a date/time convenient to DM officers) and will then discuss with Yuen the following week who is unfortunately on leave next week. We will then be in more of a position to respond to you.

This is a complex area of planning, where the Council is frequently 'overruled' at appeal, and we are very conscious of the need to make the most informed, reasoned discussion possible weighing all the relevant material considerations.

I hope this assists and we look forward to being in touch again in due course.

Kind regards,
Nat

Nathanael Stock MRTPI
Team Leader – General Developments Planning Team

Development Management
Place and Growth Directorate
Cherwell District Council
Direct Line: 01295 221886
www.cherwell.gov.uk

Details of applications are available to view through the Council's Online Planning Service at <http://www.publicaccess.cherwell.gov.uk/online-applications>

Instructions on how to use the Public Access service to **view, comment on and keep track of applications** can be found at <http://www.cherwell.gov.uk/viewplanningapp>

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Twitter @Cherwellcouncil

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From: Andrew Coleman

Sent: 10 August 2020 13:40

To: David Peckford <David.Peckford@Cherwell-DC.gov.uk>

Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>; Sarah Stevens <Sarah.Stevens@Cherwell-DC.gov.uk>; Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>; James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>; Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>; Councillor James Macnamara <James.Macnamara@Cherwell-DC.gov.uk>; Councillor Maurice Billington <Maurice.Billington@Cherwell-DC.gov.uk>; Mike Nixon <michael.nixon@piddingtonpc.com>; Piddington Parish Council <piddington.pariah.clerk@googlemail.com>; Matthew Chadwick <Matthew.Chadwick@Cherwell-DC.gov.uk>

Subject: RE: Objection to Planning Applications 20/01122/F and 20/01747/F

Dear Mr Peckford

I have still had no reply to my emails from anyone other than a brief response from James Kirkham on 24 July to say he was looking into it. It is now 6 weeks since my original email? What is happening?

Andrew Coleman

From: Andrew Coleman
Sent: 23 July 2020 15:04
To: 'David Peckford' <David.Peckford@Cherwell-DC.gov.uk>
Cc: 'Councillor David Hughes' <David.Hughes@Cherwell-DC.gov.uk>; 'Councillor Simon Holland' <Simon.Holland@Cherwell-DC.gov.uk>; 'Councillor Timothy Hallchurch' <Timothy.Hallchurch@Cherwell-DC.gov.uk>; 'Sarah Stevens' <Sarah.Stevens@Cherwell-DC.gov.uk>; 'Nathanael Stock' <Nathanael.Stock@Cherwell-DC.gov.uk>; 'James Kirkham' <James.Kirkham@Cherwell-DC.gov.uk>; 'Yuen Wong' <Yuen.Wong@Cherwell-DC.gov.uk>; 'james.macnamara@cherwell-dc.gov.uk' <james.macnamara@cherwell-dc.gov.uk>; 'maurice.billington@cherwell-dc.gov.uk' <maurice.billington@cherwell-dc.gov.uk>; Mike Nixon <michael.nixon@piddingtonpc.com>; piddington.pariah.clerk@googlemail.com;
'matthew.chadwick@cherwell-dc.gov.uk' <matthew.chadwick@cherwell-dc.gov.uk>
Subject: RE: Objection to Planning Applications 20/01122/F and 20/01747/F

Dear Mr Peckford

I am writing again as I have had no reply from any of the people you asked to contact me. As you may be aware, yet another planning application has been made for a gypsy site on Widnell Lane, Piddington. This means that there is approval for 6 pitches here plus applications for a further 12 pitches, making 18 in total. The latest application, 20/01747/F, is adjacent to application 20/01122/F, on the same field and as far as I can tell on land at least jointly owned by the same person as the earlier applications, although the applicants are different. In view of these applications I think it is now urgent that someone at CDC takes a serious look at the actual need for gypsy/traveller sites in the district in light of the comments I have made in my objection to application 20/01122/F. I am attaching that objection again as I am now including the chairman and vice-chairman of the planning committee in this email so I want to make sure that they read it.
Best wishes
Andrew Coleman

From: David Peckford <David.Peckford@Cherwell-DC.gov.uk>
Sent: 01 July 2020 11:42
To: Andrew Coleman
Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>; Sarah Stevens <Sarah.Stevens@Cherwell-DC.gov.uk>; Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>; James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>; Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>
Subject: RE: Objection to Planning Application 20/01122/F

Dear Mr Coleman

I appreciate that you are looking for specific advice. I'm afraid that I have not been involved in the detail of Gypsy and Traveller accommodation provision for some years and rely on officers to assist.
Nat, once you have had the chance to consider, could you arrange to speak to Mr Coleman with Yuen Wong from the Planning Policy team. As you are aware, Yuen is now far more familiar with the detail than I am.

Thank you

David

David Peckford

Assistant Director - Planning and Development

Place and Growth Directorate

Cherwell District Council

david.peckford@cherwell-dc.gov.uk

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Twitter @cherwellcouncil

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From: Andrew Coleman

Sent: 01 July 2020 11:16

To: David Peckford <David.Peckford@Cherwell-DC.gov.uk>

Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>; Sarah Stevens <Sarah.Stevens@Cherwell-DC.gov.uk>; Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>; James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>

Subject: RE: Objection to Planning Application 20/01122/F

Dear Mr Peckford

Thank you for your reply. I would like to make it clear that I would like a considered reply from someone to the specific points about errors in the calculation of need for gypsy/traveller sites I made in my objection letter. If I am right, I think that a serious error has been made by CDC in the past and that this is being perpetuated to the detriment of CDC and areas affected by planning applications that are speculative and for profit rather to satisfy a genuine need. I don't wish to see this just buried in the public responses to the Piddington application and ignored.

I sent my original email to you as you were clearly involved at the beginning of this error and hold a high position within CDC. I was not suggesting you were responsible for the error – the reverse, in fact, as I think at the time you were trying to help make sure there were sufficient pitches to satisfy future need.

Best wishes

Andrew Coleman

From: David Peckford <David.Peckford@Cherwell-DC.gov.uk>

Sent: 29 June 2020 11:10

To:

Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>; Sarah Stevens <Sarah.Stevens@Cherwell-DC.gov.uk>; Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>; James Kirkham

<James.Kirkham@Cherwell-DC.gov.uk>

Subject: FW: Objection to Planning Application 20/01122/F

Dear Mr Coleman

Thank you for your email.

I am copying in Sarah Stevens – Senior Development Management Manager - and Nat Stock one of our Development Management team leaders who will pick this up.

Kind regards

David Peckford

Assistant Director - Planning and Development

Place and Growth Directorate

Cherwell District Council

david.peckford@cherwell-dc.gov.uk

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From: Andrew Coleman

Sent: 28 June 2020 17:45

To: David Peckford <David.Peckford@Cherwell-DC.gov.uk>

Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland

<Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch

<Timothy.Hallchurch@Cherwell-DC.gov.uk>; James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>

Subject: Objection to Planning Application 20/01122/F

Dear Mr Peckford

I am attaching a copy of my objection to the above planning application for a gypsy/traveller site with 12 pitches near Piddington. I am sending it to you as I am using a memo written by you in 2012 concerning an application to extend the Bloxham site by 16 pitches as part of an argument that CDC has consistently overestimated its need for gypsy sites. I have traced this overestimate back to an error in the 2012/13 GTAA whereby the additional 16 pitches at Bloxham (which were never built) were treated as being existing occupied pitches upon which calculation of future need was based instead of pitches that were approved in order to satisfy any future need that might be identified based on the number of pitches that were actually occupied before the 16 were approved. It is clear from your memo (copy attached) that the intention was for these sites to satisfy future need, whereas in fact they ended up artificially inflating the perceived future need. This error was then perpetuated in the Local Plan which has from the time of its publication been used as a basis for planning applications and approvals.

I would be grateful if you could look into this and let me now whether you agree with my argument. I think it is important, as applications consistently say that the Local Plan is the definitive basis for

calculating need even though a more recent GTAA (2017) has been published which indicates a much reduced need.

I haven't attached the 2012/13 GTAA, but I have inserted screenshots below of the relevant sections where it is clear that the document is assuming all pitches are occupied, including the newly approved 16 at Bloxham that are therefore erroneously included in the calculation of future need.

I am also attaching a report from Steve Jarman of ORS explaining why it is sensible to use the 2017 GTAA in place of the earlier 2012/13 GTAA as the basis for calculating future need, as that is also another strand of my argument about how the need is overestimated. This report was produced for the 2019 appeal but was never used because it was common ground between the LPA and the Appellant that there was no supply of sites to meet the need for gypsy and traveller accommodation in Cherwell. Now that 13 additional sites have been approved this document is once again relevant.

Andrew Coleman

Piddington

Extract from

**Cherwell, West Oxfordshire and South
Northamptonshire Gypsy and Traveller
Housing Needs Assessment 2012/13**



Reconciling supply and demand

6.18 In summary, there is a total demand over the next five years (2012/13 to 2016/17) for 5 pitches in Cherwell, 6 in West Oxfordshire and 6 in South Northamptonshire. This analysis assumes that all pitches described in Table 4.1 are occupied which includes sites with full planning permission and tolerated sites.

arc⁴

67

Table 4.1 List of authorised sites as at 31st March 2012¹⁰

Local Authority	Site Address	Number Of Pitches	Type	Notes
Cherwell DC	Station Caravan Park, Station Approach, Banbury, Oxon OX165AB	10	Priv	Full Planning Permission
Cherwell DC	Smiths Caravan Site, Bloxham Road, Milton, Oxon OX15 4HE	36	Priv	Previous long-standing planning permission expired. Permanent permission granted on 24 th Feb 2012 for 36 pitches
Cherwell DC	Bicester Trailer Park (Rossiter's), Oxford Road, Chesterton, Bicester, Oxon OX25 2NY.	8 out of 18 pitches on site available for Gypsy and Traveller use	Priv	Full Planning permission for use of eight pitches for Gypsies and Travellers; remaining 10 pitches for alternative use.
Cherwell DC	Corner Meadow, Off the A423, Mollington, Oxon OX17 1ND	4	Priv	Full Planning Permission Site subject of current application for further pitches.
Cherwell DC	Horwood Site, Ardley Road, Ardley, Oxon OX27 7HP	1	Priv	Full Planning Permission (personal permission only)

¹⁰ Northamptonshire Countywide Traveller and Oxfordshire and Buckinghamshire Gypsy and Traveller Services data

arc¹

29

Local Authority	Site Address	Number Of Pitches	Type	Notes
Cherwell DC	Land Adjoining A34 by Hampton Gay and Poyle, Oxon	8	Priv	Full Planning Permission.
Cherwell DC	Land South West of Woodstock Road, Yarnton, Oxon	3	Priv	Personal and temporary Planning Permission granted 16 th Feb 2012 for three years.

Planning Application - 20/01122/F “Material Change of Use of land to use as a residential caravan site for 12no gypsy/traveller families, each with two caravans, including improvement of access, laying of hardstanding and installation of package sewage treatment plant”

I am writing to object to this application.

As the result of an appeal, the applicant has permission to develop 6 pitches on this site and I believe that these should be developed before permission is granted for a further 6. If the 6 pitches are developed to the standard required by the appeal decision document, and if the site is well run and maintained, then it is less likely that an application for an additional 6 pitches would attract strong opposition. Given the applicant’s assurances at the appeal that there would be no problem funding the development of 6 pitches to the required standard, with all amenities provided, there is no reason to think that it essential to approve further pitches to make the development economically viable.

The main reason that the appeal was allowed was the fact that there were no new pitches available within Cherwell to satisfy whatever future demand there may be.

As a result of this appeal and the outcomes of other applications, there is now approval in place for 13 new pitches within Cherwell. In CDC’s 2019 Annual monitoring report (published December 2019, after 10 of these pitches were approved but before the final 3 had been) the calculation of 5-year land supply from 1 April 2020 for gypsy and traveller pitches based on the 2017 GTAA showed a shortfall of 3 pitches. Since a further 3 pitches have been approved, on this calculation there is no shortfall over the next 5 years, so there is no pressing need to grant permission for further pitches on a site which, to quote the Planning Inspector’s report, “given its conflict with Policies ESD 13, ESD 15 and C28 concerning the character and appearance of the area, it would conflict with the Development Plan considered as a whole.”

A robust defence of the GTAA 2017 calculations was prepared by Steve Jarman of ORS for the appeal hearing, but was never used because it was considered irrelevant since as a matter of common ground Cherwell and the appellant agreed that there was no 5-year supply, even if they did not agree what that supply should be. Now that there is a supply of 13 pitches, this report is very relevant and is available on the planning portal with other appeal documents. (Appeals – Council’s Evidence, 27/02/2019, LPA - Steve Jarman Proof of Evidence)

Unfortunately, CDC has never really had a clear idea of how many pitches are actually needed, and its calculations have always been based on flawed data, which is why applicants have been so successful at appeal. One major source of error was introduced in 2011/2012. In 2011, the number of pitches available in Cherwell was 54. An application was made for 16 additional pitches at Bloxham (which already had 20 pitches), which would bring the total up to 70. David Peckford (now Assistant Director – Planning and Development) wrote a report supporting the application. In it he said:

'Although the level of need that will be identified by the new Needs Study [the upcoming 2012 GTAA] cannot be predicted, it is likely that household growth and 'concealed need' (for example, overcrowding) will create a requirement for new pitches. The draft PPS refers to an objective of increasing the number of traveller sites, in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply.'

And

'The additional pitches would contribute to a need over the Core Strategy plan period that is likely to be higher than that identified in the 2006 GTAA. The grant of permission would assist the Council in meeting the proposed requirements of the draft PPS.'

So, basically, he was supporting the additional pitches as they would fulfil an increased need that was likely to be identified in the 2012 GTAA. Very reasonably, planning permission was granted on this basis.

Unfortunately, this is where things go awry. The 2012 GTAA was produced but instead of taking the 54 existing pitches as the baseline and calculating household growth and concealed need from that figure, it explicitly treats the recently approved 16 pitches as if they are already part of the current supply and occupied, and bases its future-need calculation on the 70 pitches (*"This analysis assumes that all pitches described in Table 4.1 are occupied which includes sites with full planning permission"*). Thus the 16 additional pitches, instead of satisfying a need that might have been identified in the 2012 GTAA had they not been approved, have erroneously increased the 'need' identified by the GTAA by 16 plus an extra amount calculated from presumed household growth and 'concealed need'. The Local Plan then incorporates the 2012 GTAA figures and all future planning decisions are based on these figures. To make matters worse, the 16 approved pitches were never built and so have always appeared as part of a mythical deficit.

Another flaw was the belief by CDC that the Station Approach Caravan Park was a gypsy/traveller site, when in fact, as became apparent when it closed, it never had been designated a G/T site and at the time of closure was occupied by people who were not gypsy/travellers. So it should never have been included as part of the supply or treated as a loss when it closed.

It is clear that unless someone does a physical count of how many gypsy/travellers there are in the district, whether living on sites or waiting to live on sites, no one, least of all CDC it seems, has any idea what the real need is. So the loophole in the planning system that allows pitches to be developed on unsuitable sites because of presumed need will continue to be exploited.

In view of the nature of this application, it should be considered by the Planning Committee and not delegated to a Planning Officer. If approved, then all the conditions imposed by the Planning Inspector should be imposed on the new approval. In addition, the package treatment plant proposed is capable of accommodating a population of 50, which doesn't seem adequate for 12 pitches.

Rachel Tibbetts

From: James Kirkham
Sent: 13 August 2020 11:52
To: DC Support
Subject: FW: Objection to Planning Applications 20/01122/F and 20/01747/F

For DEF

From: Andrew Coleman [REDACTED]
Sent: 10 August 2020 16:24
To: Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>
Cc: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>; Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>; 'Mike Nixon' <michael.nixon@piddingtonpc.com>; Piddington Parish Council <piddington.parish.clerk@googlemail.com>; Matthew Chadwick <Matthew.Chadwick@Cherwell-DC.gov.uk>; Sarah Stevens <Sarah.Stevens@Cherwell-DC.gov.uk>; Councillor James Macnamara <James.Macnamara@Cherwell-DC.gov.uk>; Mike Nixon <michael.nixon@piddingtonpc.com>; Pam Feltbower <pam.feltbower@piddingtonpc.com>; Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>
Subject: RE: Objection to Planning Applications 20/01122/F and 20/01747/F

Thanks Nat.

As you can appreciate, I pushing this because I am keen to get some recognition from CDC that there have been errors in the way that the need for gypsy/traveller sites has been calculated before the applications on land near Piddington are decided. I believe that the miscalculations of need and reluctance to take into account the changed legal definition of gypsy/travellers that is accepted in the 2017 GTAA have led directly to CDC having its planning decisions overturned at appeal. The figures in the Local Plan are clearly not applicable since the change of definition, yet the planning department continues to give them a significance equal to or greater than the more recent GTAA. The loss of the Station Approach Caravan Park clearly shouldn't have been included in CDC's calculation of deficit as it never was a gypsy site and was not occupied by gypsies, yet despite the fact that CDC officers have acknowledged this on several occasions, the statistics continue to show them as a loss. I appreciate my points about the Bloxham site are more complex and need looking into, but I am concerned that unless planning officers have additional concrete direction concerning need very soon, they may be persuaded by the recent appeal decisions that they cannot reasonably recommend refusal for these additional applications at the Piddington site.

The development of this land was clearly a commercially venture from the start whose intention was to create a very large site. Even the 18 pitches now proposed do not fill the land available to the owners, so I can see future applications being made if the current ones are successful.

Best wishes

Andrew Coleman

From: Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>
Sent: 10 August 2020 13:54
To: Andrew Coleman <andrew@ajcoleman.plus.com>
Cc: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>; Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>; Mike Nixon <michael.nixon@piddingtonpc.com>; Piddington Parish Council <piddington.parish.clerk@googlemail.com>; Matthew Chadwick <Matthew.Chadwick@Cherwell-DC.gov.uk>; Sarah Stevens <Sarah.Stevens@Cherwell-DC.gov.uk>; Councillor James Macnamara <James.Macnamara@Cherwell-DC.gov.uk>
Subject: RE: Objection to Planning Applications 20/01122/F and 20/01747/F

Dear Mr Coleman,

Thank you for your email to David re the above.

David directed me to contact you, to arrange a discussion to include Yuen Wong in our Policy team, once I had a chance to consider the matter. Unfortunately I have not yet had opportunity to consider the matter further.

The DM planning officers dealing with the current applications will need to take advice from our colleagues in planning policy, and also consider the very important issue of cumulative impact and at what point a parish / village / settlement may be 'overwhelmed' by such provision in its vicinity.

We will be having that internal discussion as DM officers next Monday (arranged on that date for a weeks now as a date/time convenient to DM officers) and will then discuss with Yuen the following week who is unfortunately on leave next week. We will then be in more of a position to respond to you.

This is a complex area of planning, where the Council is frequently 'overruled' at appeal, and we are very conscious of the need to make the most informed, reasoned discussion possible weighing all the relevant material considerations.

I hope this assists and we look forward to being in touch again in due course.

Kind regards,
Nat

Nathanael Stock MRTPI
Team Leader – General Developments Planning Team
Development Management
Place and Growth Directorate
Cherwell District Council
Direct Line: 01295 221886
www.cherwell.gov.uk

Details of applications are available to view through the Council's Online Planning Service at <http://www.publicaccess.cherwell.gov.uk/online-applications>
Instructions on how to use the Public Access service to **view, comment on and keep track of applications** can be found at <http://www.cherwell.gov.uk/viewplanningapp>

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Twitter @Cherwellcouncil

My usual working hours are: Monday to Friday, 09:15 hrs to 17:15 hrs.

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From: Andrew Coleman [REDACTED]
Sent: 10 August 2020 13:40
To: David Peckford <David.Peckford@Cherwell-DC.gov.uk>
Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>; Sarah Stevens <Sarah.Stevens@Cherwell-DC.gov.uk>; Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>; James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>; Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>; Councillor James Macnamara <James.Macnamara@Cherwell-DC.gov.uk>; Councillor Maurice Billington

<Maurice.Billington@Cherwell-DC.gov.uk>; Mike Nixon <michael.nixon@piddingtonpc.com>; Piddington Parish Council <piddington.parish.clerk@googlemail.com>; Matthew Chadwick <Matthew.Chadwick@Cherwell-DC.gov.uk>
Subject: RE: Objection to Planning Applications 20/01122/F and 20/01747/F

Dear Mr Peckford

I have still had no reply to my emails from anyone other than a brief response from James Kirkham on 24 July to say he was looking into it. It is now 6 weeks since my original email? What is happening?

Andrew Coleman

From: Andrew Coleman [REDACTED]
Sent: 23 July 2020 15:04
To: 'David Peckford' <David.Peckford@Cherwell-DC.gov.uk>
Cc: 'Councillor David Hughes' <David.Hughes@Cherwell-DC.gov.uk>; 'Councillor Simon Holland' <Simon.Holland@Cherwell-DC.gov.uk>; 'Councillor Timothy Hallchurch' <Timothy.Hallchurch@Cherwell-DC.gov.uk>; 'Sarah Stevens' <Sarah.Stevens@Cherwell-DC.gov.uk>; 'Nathanael Stock' <Nathanael.Stock@Cherwell-DC.gov.uk>; 'James Kirkham' <James.Kirkham@Cherwell-DC.gov.uk>; 'Yuen Wong' <Yuen.Wong@Cherwell-DC.gov.uk>; 'james.macnamara@cherwell-dc.gov.uk' <james.macnamara@cherwell-dc.gov.uk>; 'maurice.billington@cherwell-dc.gov.uk' <maurice.billington@cherwell-dc.gov.uk>; Mike Nixon <michael.nixon@piddingtonpc.com>; piddington.parish.clerk@googlemail.com; 'matthew.chadwick@cherwell-dc.gov.uk' <matthew.chadwick@cherwell-dc.gov.uk>
Subject: RE: Objection to Planning Applications 20/01122/F and 20/01747/F

Dear Mr Peckford

I am writing again as I have had no reply from any of the people you asked to contact me.

As you may be aware, yet another planning application has been made for a gypsy site on Widnell Lane, Piddington. This means that there is approval for 6 pitches here plus applications for a further 12 pitches, making 18 in total. The latest application, 20/01747/F, is adjacent to application 20/01122/F, on the same field and as far as I can tell on land at least jointly owned by the same person as the earlier applications, although the applicants are different. In view of these applications I think it is now urgent that someone at CDC takes a serious look at the actual need for gypsy/traveller sites in the district in light of the comments I have made in my objection to application 20/01122/F. I am attaching that objection again as I am now including the chairman and vice-chairman of the planning committee in this email so I want to make sure that they read it.

Best wishes

Andrew Coleman

From: David Peckford <David.Peckford@Cherwell-DC.gov.uk>
Sent: 01 July 2020 11:42
To: Andrew Coleman [REDACTED]
Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>; Sarah Stevens <Sarah.Stevens@Cherwell-DC.gov.uk>; Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>; James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>; Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>
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Thank you

David

David Peckford

Assistant Director - Planning and Development

Place and Growth Directorate

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david.peckford@cherwell-dc.gov.uk

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From: Andrew Coleman [REDACTED]
Sent: 01 July 2020 11:16
To: David Peckford <David.Peckford@Cherwell-DC.gov.uk>
Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>; Sarah Stevens <Sarah.Stevens@Cherwell-DC.gov.uk>; Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>; James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
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Best wishes

Andrew Coleman

From: David Peckford <David.Peckford@Cherwell-DC.gov.uk>
Sent: 29 June 2020 11:10
To: andrew [REDACTED]
Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>; Sarah Stevens <Sarah.Stevens@Cherwell-DC.gov.uk>; Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>; James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
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Dear Mr Coleman

Thank you for your email.

I am copying in Sarah Stevens – Senior Development Management Manager - and Nat Stock one of our Development Management team leaders who will pick this up.

Kind regards

David Peckford

Assistant Director - Planning and Development

Place and Growth Directorate

Cherwell District Council

david.peckford@cherwell-dc.gov.uk

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From: Andrew Coleman [REDACTED]

Sent: 28 June 2020 17:45

To: David Peckford <David.Peckford@Cherwell-DC.gov.uk>

Cc: Councillor David Hughes <David.Hughes@Cherwell-DC.gov.uk>; Councillor Simon Holland <Simon.Holland@Cherwell-DC.gov.uk>; Councillor Timothy Hallchurch <Timothy.Hallchurch@Cherwell-DC.gov.uk>; James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>

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Andrew Coleman

Piddington

Extract from

Cherwell, West Oxfordshire and South Northamptonshire Gypsy and Traveller Housing Needs Assessment 2012/13



Reconciling supply and demand

6.18 In summary, there is a total demand over the next five years (2012/13 to 2016/17) for 5 pitches in Cherwell, 6 in West Oxfordshire and 6 in South Northamptonshire. This analysis assumes that all pitches described in Table 4.1 are occupied which includes sites with full planning permission and tolerated sites.

arc⁴

67

Table 4.1 List of authorised sites as at 31st March 2012¹⁰

Local Authority	Site Address	Number Of Pitches	Type	Notes
Cherwell DC	Station Caravan Park, Station Approach, Banbury, Oxon OX165AB	10	Priv	Full Planning Permission
Cherwell DC	Smiths Caravan Site, Bloxham Road, Milton, Oxon OX15 4HE	36	Priv	Previous long-standing planning permission expired. Permanent permission granted on 24 th Feb 2012 for 36 pitches
Cherwell DC	Bicester Trailer Park (Rossiter's), Oxford Road, Chesterton, Bicester, Oxon OX25 2NY.	8 out of 18 pitches on site available for Gypsy and Traveller use	Priv	Full Planning permission for use of eight pitches for Gypsies and Travellers; remaining 10 pitches for alternative use.
Cherwell DC	Corner Meadow, Off the A423, Mollington, Oxon OX17 1ND	4	Priv	Full Planning Permission Site subject of current application for further pitches.
Cherwell DC	Horwood Site, Ardley Road, Ardley, Oxon OX27 7HP	1	Priv	Full Planning Permission (personal permission only)

¹⁰ Northamptonshire Countywide Traveller and Oxfordshire and Buckinghamshire Gypsy and Traveller Services data

arc³

29

Local Authority	Site Address	Number Of Pitches	Type	Notes
Cherwell DC	Land Adjoining A34 by Hampton Gay and Poyle, Oxon	8	Priv	Full Planning Permission.
Cherwell DC	Land South West of Woodstock Road, Yarnton, Oxon	3	Priv	Personal and temporary Planning Permission granted 16 th Feb 2012 for three years.

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14 Lower End
Piddington
Bicester
Oxon
OX25 1QD
25/8/20

Dear Sir/Madam

Planning Application 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

Hard to believe but this is yet another planning application for the same plot of land for which approval for a development of 6 pitches was reluctantly approved at appeal and **only** if certain strict conditions were met by the applicant (see **APP/C3105/W/18/3209349**).

To understand the context of this application, it must be considered not only in conjunction with the approved application for 6 pitches (**APP/C3105/W/18/3209349**) but also with another current application (**20/01122/F**) for a further 6 pitches on the approved site, as well as CDC's reasons for refusal of the two previously refused applications (**17/001145/F** and **17/01962/F**). Taken together, these three applications (one approved, two current) would take the total number of pitches to 18 – on a site that was agreed by CDC at every stage to be completely unsuitable. Looking at the information supplied, it appears that application **20/01747/F** is being made on land at least jointly owned by the same person who made the previous applications – although this application has been submitted in a different name.

I therefore wish to object to this planning application in the strongest terms on the following grounds:

(1) All my objections to the other current application (**20/01122/F**), which is for a G/T site on land that is adjacent to the site in application **20/01747/F**, and in the same field, stand for this application too. **Before any expansion should be considered, the applicant should be seen to have implemented the approved application for 6 pitches and demonstrated to the council's satisfaction that the conditions imposed at the public inquiry have been strictly observed.** To do otherwise suggests that by submitting this as a new application, together with the other current application for this plot (**20/01122/F**), at this time, before any work has been done at the site, the applicant may be attempting to avoid the conditions imposed in the appeal.

(2) Where is the evidence that CDC needs 18 pitches (or even 6)? Rather than rehearse all the details here, I refer you to Andrew Coleman's comprehensive analysis suggesting that much of the decision-making – past and ongoing – was based on a flawed model, flagging up a need that in fact was the result of a mistake. (**See Andrew Coleman's letters to you in responses to this application and application 20/01122/F.**) To be clear, **there is absolutely no need for any extra pitches across Cherwell at the present time.** Any analysis of the available documentation makes this clear.

(3) If both active applications go through, then, the total number of caravans will be 36 across 18 pitches, making it the largest G/T site in the District. As such **it would overwhelm and dominate the small village of Piddington**, a community of approximately 300 people, as well as generating a substantial increase in traffic on our rural narrow roads. Clearly, **this much larger site would be unsustainable within Piddington, a category C village with no infrastructure, which was described in the previous planning reports as one of the least sustainable locations in Cherwell.**

(4) This site is far from suitable as a G/T site even of 6 pitches, and there was considerable objection to it by the Parish Council and many villagers at all the previous attempts to get the site through the

planning process. The appeal was upheld by the Inspector only because of ‘a perceived need’ for pitches – for which no credible evidence has ever been submitted. (My objection to the other current application **(20/01122/F)** explains why Piddington Parish Council’s detailed research querying this ‘perceived need’ was not allowed to be put before the Inspector for consideration as part of the appeal.) **All the grounds for objection in relation to the previous applications are even stronger for this new application.**

(5) A minor point, perhaps, but the **catalogue of errors and inaccuracies in the submitted application**, repeating and adding to those appearing in the applications **17/001145/F, 17/01962/F**, and the active application **20/01122/F** (e.g. road numbers that aren’t even in the same county, stating wrongly that the site is not prone to flooding, or that there are mains water and electricity on site, identifying an ‘Existing Entrance’ onto Widnell Lane on the Block Plan that does not in fact exist from this land; the only entrance is on the land associated with the active application **20/01122/F**), suggest a rather cavalier attitude to the facts. CDC should assiduously check all the information for accuracy themselves to avoid being unknowingly misled.

For all the reasons given here, I strongly urge CDC to refuse this planning application.

Yours sincerely

Hazel Coleman

Comment for planning application 20/01747/F

Application Number	20/01747/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	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
Case Officer	Matthew Chadwick

Organisation Name	Andrew Coleman
Address	14 Lower End,Piddington,Bicester,OX25 1QD
Type of Comment	Objection
Type	neighbour

Comments

Planning Application - 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 am writing to object to the above planning application. All my main objections concerning Planning Application 20/01122/F for 12 pitches on this same field also apply to this application, so I am including that objection below. In addition, I would like to make the following comments on this application. In the Planning Statement Section 1 'Introduction' it says 'planning application for an application for 1no new four-bedroom dwelling house.' What is this about? There is no mention elsewhere of a house. In Section 2 'Site description and context' it says 'The site has an existing vehicular access from Widnell Lane on the northern boundary of the site'. There is no access to Widnell Lane from this part of the field. The only access to this field is via the entrance that forms part of Application 20/01122/F for 12 pitches which is also under consideration. As such, a new access point closer to the B4011 would be needed and this should be indicated clearly on the plans and the safety of such an access needs to be assessed. In Section 6 'Considerations', part (a) it says 'There is currently no supply of sites to meet the need for gypsy and traveller accommodation in Cherwell'. This is wrong. Recently 13 pitches have been approved. The section then quotes the 2018 Annual Monitoring Report to show a 5-year deficit. In fact, based on the more recent 2017 GTAA, the 2019 AMR states '3.28 The AMR's second five year supply calculation for Gypsies and Travellers is therefore based on a need for 15 pitches from 2017 to 2032 (7 plus 8). Having regard to the projected supply of 10 pitches, this produces a five year land supply of 4.2 years for 2019-2024, and 3.8 years for 2020-2025 (commencing 1 April 2020). Under this calculation, a supply of 2 pitches would be sufficient to secure a 5 year supply for 2019-2024 and 3 pitches for 2020-2025.' Since this report was written three additional pitches at Chesterton have been given permission. Therefore, even using figures that I believe are essentially flawed (as described in my objection to the application to 12 pitches below), a five-year supply to 2025 is secured. In Part (b) of this section it states 'The site at Station Road, Banbury had previously been occupied by travellers before it was closed,'. This is false. The site was never a formal gypsy traveller site, it original permission was for a caravan site with no restrictions, and at the time of closure none of the residents were gypsy/travellers - this has been accepted by CDC and by planning inspectors in appeals for other local traveller sites. In fact, in Appeal Ref: APP/C3105/A/14/2227894 'Land to the north of lay-by and north-west of Hill Cottage, Lower Heyford Road, Caulcott OX25 4ND' it was stated that the gypsy/traveller 'appellant excluded 10 pitches at "Station Approach" which are not subject to an occupancy condition'. Therefore its loss was not a loss of gypsy sites and the site should never have been included in CDC's calculation of need. Site Plans. Having looked at the site plans, there seems to be an overlap between this site and the site in Planning Application 20/01122/F. As the land in this application and that in Application 20/01122/F were originally one field, and the fact that the address of the owner of the field in the successful application for 6 pitches and the owner of this field are identical, it seems very likely that this application and Application 20/01122/F are in reality one application for 18 pitches but split into two for tactical reasons. The rest of this objection consists of my objection to Planning Application - 20/01122/F "Material Change of Use of land to use as a residential caravan site for 12no gypsy/traveller families, each with two caravans, including improvement of access, laying of hardstanding and installation of package sewage treatment plant" I am writing to object to this application. As the result of an appeal, the applicant has permission to develop 6 pitches on this site and I believe that these should be developed before permission is granted for a further 6. If the 6 pitches are developed to the standard required by the appeal decision document, and if the site is well run and maintained, then it is less likely that an application for an additional 6

pitches would attract strong opposition. Given the applicant's assurances at the appeal that there would be no problem funding the development of 6 pitches to the required standard, with all amenities provided, there is no reason to think that it essential to approve further pitches to make the development economically viable. The main reason that the appeal was allowed was the fact that there were no new pitches available within Cherwell to satisfy whatever future demand there may be. As a result of this appeal and the outcomes of other applications, there is now approval in place for 13 new pitches within Cherwell. In CDC's 2019 Annual monitoring report (published December 2019, after 10 of these pitches were approved but before the final 3 had been) the calculation of 5-year land supply from 1 April 2020 for gypsy and traveller pitches based on the 2017 GTAA showed a shortfall of 3 pitches. Since a further 3 pitches have been approved, on this calculation there is no shortfall over the next 5 years, so there is no pressing need to grant permission for further pitches on a site which, to quote the Planning Inspector's report, "given its conflict with Policies ESD 13, ESD 15 and C28 concerning the character and appearance of the area, it would conflict with the Development Plan considered as a whole." A robust defence of the GTAA 2017 calculations was prepared by Steve Jarman of ORS for the appeal hearing, but was never used because it was considered irrelevant since as a matter of common ground Cherwell and the appellant agreed that there was no 5-year supply, even if they did not agree what that supply should be. Now that there is a supply of 13 pitches, this report is very relevant and is available on the planning portal with other appeal documents. (Appeals - Council's Evidence, 27/02/2019, LPA - Steve Jarman Proof of Evidence) Unfortunately, CDC has never really had a clear idea of how many pitches are actually needed, and its calculations have always been based on flawed data, which is why applicants have been so successful at appeal. One major source of error was introduced in 2011/2012. In 2011, the number of pitches available in Cherwell was 54. An application was made for 16 additional pitches at Bloxham (which already had 20 pitches), which would bring the total up to 70. David Peckford (now Assistant Director - Planning and Development) wrote a report supporting the application. In it he said: 'Although the level of need that will be identified by the new Needs Study [the upcoming 2012 GTAA] cannot be predicted, it is likely that household growth and 'concealed need' (for example, overcrowding) will create a requirement for new pitches. The draft PPS refers to an objective of increasing the number of traveller sites, in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply.' And 'The additional pitches would contribute to a need over the Core Strategy plan period that is likely to be higher than that identified in the 2006 GTAA. The grant of permission would assist the Council in meeting the proposed requirements of the draft PPS.' So, basically, he was supporting the additional pitches as they would fulfil an increased need that was likely to be identified in the 2012 GTAA. Very reasonably, planning permission was granted on this basis. Unfortunately, this is where things go awry. The 2012 GTAA was produced but instead of taking the 54 existing pitches as the baseline and calculating household growth and concealed need from that figure, it explicitly treats the recently approved 16 pitches as if they are already part of the current supply and occupied, and bases its future-need calculation on the 70 pitches ("This analysis assumes that all pitches described in Table 4.1 are occupied which includes sites with full planning permission"). Thus the 16 additional pitches, instead of satisfying a need that might have been identified in the 2012 GTAA had they not been approved, have erroneously increased the 'need' identified by the GTAA by 16 plus an extra amount calculated from presumed household growth and 'concealed need'. The Local Plan then incorporates the 2012 GTAA figures and all future planning decisions are based on these figures. To make matters worse, the 16 approved pitches were never built and so have always appeared as part of a mythical deficit. Another flaw was the belief by CDC that the Station Approach Caravan Park was a gypsy/traveller site, when in fact, as became apparent when it closed, it never had been designated a G/T site and at the time of closure was occupied by people who were not gypsy/travellers. So it should never have been included as part of the supply or treated as a loss when it closed. It is clear that unless someone does a physical count of how many gypsy/travellers there are in the district, whether living on sites or waiting to live on sites, no one, least of all CDC it seems, has any idea what the real need is. So the loophole in the planning system that allows pitches to be developed on unsuitable sites because of presumed need will continue to be exploited. In view of the nature of this application, it should be considered by the Planning Committee and not delegated to a Planning Officer. If approved, then all the conditions imposed by the Planning Inspector should be imposed on the new approval. In addition, the package treatment plant proposed is capable of accommodating a population of 50, which doesn't seem adequate for 12 pitches.

Received Date

10/08/2020 13:15:40

Attachments

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="William Wills"/>
Address	<input type="text" value="15 Lower End,Piddington,Bicester,OX25 1QD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The original plan I felt was creating a dominating site in comparison to the size of the village. I was amazed when additional pitches were included in an additional submission. The area being proposed has no utilities, doctors, transport, the lack of all of these will severely impact other small villages in the area. This brings into question the decision of proposing this site."/>
Received Date	<input type="text" value="21/08/2020 10:48:38"/>
Attachments	

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="Patricia Wills"/>
Address	<input type="text" value="15 Lower End,Piddington,Bicester,OX25 1QD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="There is already approval for 6 pitches at the same/adjoining location, with a further application to increase the number to 12. Surely there is no verified need for an additional 6 pitches under this application. The continued increase in pitch numbers would surely amount to dominance of such a small Cat C village such as Piddington. The site location is also not sustainable or suitable , as confirmed by a previous planning officer and in accordance with National Planning Policy Framework and the DCLG Planning Policy for Travellers Sites. Approval of this application would be an enormous pressure on the nearest Cat A village of Arccott especially as Oaksvie Park travellers site Also uses Arccott as it's nearest Cat A village."/>
Received Date	<input type="text" value="20/08/2020 15:15:14"/>
Attachments	

From: Mathieu Walker
Sent: 24 August 2020 22:36
To: DC Support
Subject: RE: Planning Application 20/01747/F

Dear Sir/Madam,

I have tried to upload my OBJECTION to an application to your portal but ~~keep~~ keep getting message.

Please find attached my Objection letter for your consideration.

Regards,

Mathieu Walker

Laurell Farmhouse
51 Thame Road
Piddington
OX25 1PY

From: Richard Tapper

Sent: 17 August 2020 11:33

To: DC Support <DC.Support@cherwell-dc.gov.uk>; Planning <Planning@Cherwell-DC.gov.uk>

Subject: Re: Planning application 20/01747/F, Widnell Lane Piddington

Re: Planning application 20/01747/F, Widnell Lane Piddington Further to my objection to application 20/01747/F to 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 note that application 20/01122/F has been submitted for an adjacent part of the same site .to change of use of land to a residential caravan site for 12no gypsy / traveller families, each with two caravans, and associated works.

The cumulative effect of applications 20/01122/F and 20/01747/F would be to develop 18 pitches on the site overall.

I suggest that the applications be considered together as they represent a major development which would in effect nucleate a new development in the countryside away from any existing villages.

I strongly object to this applications 20/01122/F and 20/01747 and urge that they be rejected.

Please acknowledge receipt of this email. I look forward to hearing from you.

Yours faithfully,

Richard Tapper
16 Glenville Road
Kingston upon Thames
KT2 6DD

Comment for planning application 20/01747/F

Application Number	20/01747/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	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
Case Officer	Matthew Chadwick
Organisation Name	Mr M Keenan
Address	16 Thame Road,Piddington,Bicester,OX25 1PX
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear planning committee, I strongly object to this application for another gypsy traveller site in piddington on widnell lane. This site is unsuitable, as is the adjacent site, for such a development. It is next to an MOD training ground, subject to frequent loud noises which will be extremely loud within such accomodation. It is on a narrow rural road, used by local villagers for walking and cycling, and the development of such as site will greatly increase the risk of road traffic accidents. The village of Piddington has a small population, no local facilities and there is no public transport nearby (the nearest requiring crossing a dangerous road to a prison site), this site would dominate the small local village. There is no demonstrable need to create more gypsy sites in Piddington. This site and the neighboring one are areas of viable agricultural land, with a rich native wildlife in the pond, hedgerows and grassland, and these developments will cause unnecessary destruction of our native habitat. This proposed development is not sustainable, would dominate the local community, would drastically increase the levels of traffic on our roads and destroy viable agricultural land. It should be rejected. Sincerely, Mr M Keenan</p>
Received Date	23/08/2020 20:45:07
Attachments	

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="Mrs S Keenan"/>
Address	<input type="text" value="16 Thame Road,Piddington,Bicester,OX25 1PX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This site is unsuitable for such a development for many, many reasons including: - it will dominate the small village of Piddington - there are no local amenities - it will increase traffic on a narrow, dangerous road - it will destroy viable farmland - it is located underneath high voltage power lines - it is located beside military training grounds, which regularly produces sustained, deafening noise"/>
Received Date	<input type="text" value="23/08/2020 20:53:27"/>
Attachments	

From: dc.support@cherwell-dc.gov.uk <dc.support@cherwell-dc.gov.uk>

Sent: 24 August 2020 22:08

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Subject: New comments for application 20/01747/F

New comments have been received for application 20/01747/F at site address: Land South Side Of Widnell Lane Piddington

from Roderick Delve

Address:

18 Thame Road,Piddington,Bicester,OX25 1PX

Comment type:

Objection

Comments:

I am writing to strongly object to this application.

I am beginning to think that this is a war of attrition with application after application being thrown around speculatively and I can honestly see no end as long as no matter how democratically they are considered and rejected at local and district level, they are rubber stamped on appeal to the planning inspector.

Others have more eloquently and in an informed way expressed their strong belief that Cherwell District Council have erred in their calculations in respect of the number of Gypsy/Traveler sites they need provision for. I would concur that it may have been influential in the recent appeal decision relating to 17/01962/F but am concerned moreover that it may impact the council's position on both applications 20/01122/F and 20/01747/F.

It would seem evident that the entire process from the initial application for 16 pitches (aka 32 vans) through being granted 6 pitches (VIS. 12 vans) to an application for change of use for 12 (IE 24 vans) and now the fresh almost parallel change of use of adjacent land reference application 20/01747/F to accommodate 6 pitches (vis 12 vans) is nothing short of opportunistic at the least and a blatant attempt to capitalize on their recent success in bamboozling the planning process and gaining support from the planning inspector.

The size of this development relating to BOTH applications, 20/01122/F and 20/01747/F arguably by the same person or 'partnership' and in utterly the wrong place will effectively be completely out of step and character with Piddington, a small category 'C' village with no amenities whatever. The increased population of Gypsy Travelers will again put unparalleled pressure on services including Schools and Medical facilities at a time when social distancing and the effects of the Pandemic are already having a negative impact.

The application in question, 20/01747/F refers to an 'existing' access. Maybe this is a language I am not privy to because when I study the plans it is quite clear that there is no such access excepting that provided for by the application for the adjacent encampment of 20/01122/F. Nothing new there then.

Widnel Lane is already busy with village traffic and increased use by cyclists and walkers. Another access will not be welcome.

From a health perspective I think the jury is still out, but it wasn't that long ago that it was scientifically proposed that living within 200 meters of 132,000 volt power lines was linked to an increased probability of childhood cancers. Whatever the reality living under the shadow of these power lines must be a higher risk in many senses and one that should prudently be avoided.

I have already made a detailed objection to the change of use of the adjacent site in respect of 20/01122/F and many of those arguments are equally relevant here. The botanical, biodiversity and

ecology assessments of the adjacent parcel are now more than 3 years old! Further development of what tant amounts to a Gypsy/Traveller village in the making will naturally add to light pollution, hand in hand with noise and environmental nuisance to mention the mentionable

Roderick Delve

From: dc.support@cherwell-dc.gov.uk <dc.support@cherwell-dc.gov.uk>

Sent: 24 August 2020 22:40

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Subject: New comments for application 20/01747/F

New comments have been received for application 20/01747/F at site address: Land South Side Of Widnell Lane Piddington

from Sheila Delve

Address:

18 Thame Road,Piddington,Bicester,OX25 1PX

Comment type:

Objection

Comments:

I wish to Object to this application, 20/01747/F concerning the change of use of a parcel of land adjacent to the existing parcel for which permission was granted for 6 pitches, each with two vans on appeal to the inspector.

I am deeply concerned at the persistent applications for Gypsy / Traveller pitches at this and the adjacent site subject also to a change of use.

Piddington is a small category 'C' village with a small population and no real services. The other villages of Arncott and Ambrosden, arguably within reach of the intended site subject to this application are already under pressure to provide medical and educational facilities.

The need to provide for the additional pitches is also in question and I would submit that this location while conveniently not on Bicester's doorstep is in utterly the wrong place and clearly demonstrates that there is little or no plan to properly provide for Gypsy/Travellers in Oxfordshire at locations more suited with amenities and support.

The site access does not exist as specified and any attempt to add another access over the existing for the adjacent site would be dangerous.

The narrow and windy lane is busy with traffic, walkers and cyclists.

It seems people only really care about the environment when it suits but the field not far from the Woodland Trust's Piddington Wood and the Jubilee nature reserve forms a contiguous part of some really lovely fielded landscape. Sadly this will be lost to Sewage Treatment and Caravans.

The potential for the commercial and speculative growth of the site(s) will have a negative impact on the village in every sense including increased noise, traffic, nuisance and light pollution to mention but a few.

I hope that the councillors understandably jaded by the persistent onslaught of applications will take the time to read all of the submissions before making there considered recommendation.

Very Best

Sheila Delve

Case Officer:
Matthew Chadwick

Comment for planning application 20/01747/F

Application Number	20/01747/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	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
Case Officer	Matthew Chadwick
Organisation	
Name	Salim Sajid
Address	26 Vicarage Lane,Piddington,Bicester,OX25 1QA
Type of Comment	Objection
Type	neighbour
Comments	<p>I am really disappointed that this application has been re-submitted despite previous rejections, appeals being upheld as well as objections supported by both the parish council as well as the Ministry of Defence. The site has a very limited access point, the road is not built up, has undulations and has no secure verges, therefore caravans coming and going will only cause damage to the roadways. The access point to this land has limited sight lines so is a danger to oncoming traffic from either direction, notwithstanding the high number of bicycle users that frequent this lane Unfortunately the travellers that have resided temporarily around the village have created problems, caused littering and damage previously and I can only see these problems getting worse. The site itself simply has no services, so will require significant upgrading, which will be a huge cost and disruption I suspect the travellers will bring with them plenty of young children who will make using the local Jubilee Park less peaceful. With them crossing to and from the site will inevitably lead to greater risks I must question the meaningful needs for this site, bearing in mind what has already been granted on this site as well as other local sites, surely this is sufficient bearing in mind the limited facilities locally, which will become further stretched I strongly urge the planning committee to consider their decision carefully for the sake of the wider community Regards Salim Mr Salim Sajid</p>
Received Date	07/08/2020 16:02:45
Attachments	

17th August 2020

Objection by John & Meg Bell

78 Lower End

Piddington, OX25 1QD

to Planning Application Ref; 20/01747/F

Land South Side Of Widnell Lane Piddington

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.

1)We were alarmed to learn of yet another planning application on a site adjacent to the site of application 20/01122/F which itself has not yet been resolved.

2)As we said in our representations on 20/01122/F, “The previous application on the site was only granted on appeal for a development of half this size and subject to stringent conditions. Before any expansion of this use is even considered, the developer should first be seen to have implemented the previous proposal and demonstrated to the council’s satisfaction that these conditions have been strictly

observed” If these two outstanding applications were to be allowed, the intensity of use originally envisaged would be **trebled** so this statement becomes more important than ever.

3)We stand by the objections we have already made in relation to earlier applications and would add that those objections are therefore significantly stronger than before.

4)We strongly support the objections of the Piddington Parish Council and others.

5)We urge the Council to **REFUSE** permission

John & Meg Bell

17.08.2020

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="Kate Nixon-Davingoff"/>
Address	<input type="text" value="81 Thame Road,Piddington,Bicester,OX25 1QB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am objecting to this application because firstly I don't believe this site to be suitable for families with children or without. It is clearly an unsafe environment to be raising young children in. It's next to a busy road with no street lighting or footpaths into the village or surrounding areas. There are no basic amenities such as water, electricity or sewage and no facilities in the neighbouring village of Piddington. (I.e. schools, shops, medical services or pubs.) Secondly, the site is right next to an army shooting range. Even from Piddington you can hear the firing remarkably loudly for very lengthy periods of time which can go on late into the night, sometimes even after 11pm. At such close range, the noise disturbances for the future inhabitants would be intolerable. I urge the planning committee to do the right thing and reject this poorly planned application for the sake of the families who would be truly unfortunate if they found themselves living in this field."/>
Received Date	<input type="text" value="24/08/2020 23:03:29"/>
Attachments	

From: dc.support@cherwell-dc.gov.uk <dc.support@cherwell-dc.gov.uk>

Sent: 24 August 2020 22:22

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Subject: New comments for application 20/01747/F

New comments have been received for application 20/01747/F at site address: Land South Side Of Widnell Lane Piddington

from Marie-Claire Nixon-Davingoff

Address:

81 Thame Road,Piddington,Bicester,OX25 1QB

Comment type:

Objection

Comments:

Comment for planning application 20/01747/F Application Number 20/01747/F Location Os Parcel 9635 North East Of Hm Bullingdon Prison Widnell Lane Piddington

Name Marie-Claire Nixon-Davingoff

Address 81 Thame Road,Piddington,Bicester,OX25 1QB

I wish to enter my objection to the above referenced planning proposal. The original planning application for 6 caravans was granted even though the nearby village of Piddington is classed as a category C village. This means that the residents of the site will not have easy access to public transport, GPs or other medical services, schools, shops or a pub. To access basic amenities they will need to drive, walk or catch the bus from Bullingdon prison, which now runs a reduced timetable. Of more concern to me is the lack of basic facilities for those families that are destined to end up living on what is basically a field.

It is located close to the army firing range that, under normal non - Covid conditions, has live firing every day at high decibel ranges. The field has no power, water or sewage facilities, the provision of which was an original planning condition stipulated prior to any works at the site being commenced. That was when the original application for 6 caravans was granted.

Since that application there have been ground works to make a rubble standing to the field and some initial sewerage provision has been installed. Since the original application was granted Cherwell district council has established further travellers' sites in the area and have not updated their gypsy and traveller accommodation needs assessment (not updated since 2017). The question is, therefore, how desperately does Cherwell council need this site? If there's no immediate need for another 6 caravans then there is certainly no need for 18. I would urge Cherwell council to consider the implications of having a larger number of families and children on a site that has safety and health issues for its residents; the original approval for a smaller number of caravans was clearly not based on sound reasoning or due regard for the realities of the site, so tripling the number of residents will only add to these issues and turn a bad situation into something much worse. If the site really is suitable for a larger number of families I would ask each and every person on the planning panel to honestly say that they themselves would be willing to live there. I doubt if anyone can vouch that they would.

Case Officer:

Matthew Chadwick

Comment for planning application 20/01747/F

Application Number	20/01747/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	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
Case Officer	Matthew Chadwick
Organisation Name	Michael Nixon
Address	81 Thame Road,Piddington,Bicester,OX25 1QB
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing to object to the planning application 20/01747/F to increase the size of the gypsy/traveller by a further 6 pitches, increasing the development size to 18 pitches from the current 6 pitches (as granted at planning appeal in 2019, see APP/C3105/W/18/3209349). The planning committee and planning officers will know that this is the fourth application for this development. The first two, for 16 pitches (17/00145/F) and then for 6 pitches (17/01962/F), were both unanimously refused by the planning committee. The second refusal decision by the planning committee was eventually overturned at appeal and a development of six permanent and 6 touring caravan pitches was granted by the Planning Inspector subject to a series of detailed conditions set out in two pages covering 14 paragraphs of conditions. Since this appeal was granted a further 12 pitches have been applied for 6 in application 20/01122/F and a further 6 in this application 20/01747/F and if granted this will take the overall site to 18 pitches. Piddington is a small category C rural village of just over 350 residents. Increasing the size of this deployment from 6 to 18 pitches would lead to approx. 108 new residents (assuming an average of 6 people per pitch) which would dominate the nearest settled community and be unsustainable within a category C village with no infrastructure. Piddington was described in the previous planning report as one of the least sustainable locations in Cherwell. I question the need for these additional pitches. At the appeal hearing the Parish Council presented compelling evidence that the gypsy and traveller needs assessment was flawed and inaccurate. Since the application to develop this site the number of traveller pitches granted by Cherwell has risen by 13, so before any further expansion anywhere in Cherwell is considered the District Council must address these deficiencies in their needs assessment (GTAA) and commission an updated and accurate assessment to define the real need. Should a need be found then emphasis should be to develop sustainable locations close to medical support, schools and shops, such as the Council's development at Graven Hill. Cherwell should identify suitable sites in its new Local Plan. Should the Council be minded to allow this development and grant permission then I would expect all the conditions imposed by the planning inspector in his report of 28th October 2019 ref APP/C3105/W/18/3209349 be applied to this application. The Planning Inspector made it clear in his report overturning the Councils decision and granting permission for six pitches that prior to commencement of any work that: " The site shall not be occupied until a water supply and electricity supply have been provided in accordance with schemes which have been submitted to and approved in writing by the Local Planning Authority". In paragraph 8 the inspector also says: " No development shall take place until detailed schemes for the foul and surface water drainage of the site have been submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be based on sustainable drainage principles and no surface water from the site shall discharge into the public highway or into the adopted highway draining system. The approved foul water drainage system shall be implemented prior to first occupancy of the site and shall be retained thereafter". I, along with most Piddington residents, would expect to see compliance with all the conditions for the already approved six pitches and evidence of continued compliance before any consideration for further development is considered. This application warrants determination by the full planning committee and should be considered at the same time as application 20/01122/F as these applications are for the same site. For the reasons stated above I urge that the planning committee refuse this application.</p>
Received Date	24/08/2020 11:00:22
Attachments	

Comment for planning application 20/01747/F

Application Number	20/01747/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	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
Case Officer	Matthew Chadwick
Organisation Name	Christopher Weavers
Address	Brook Cottage,55 Thame Road,Piddington,Bicester,OX25 1PY
Type of Comment	Comment
Type	neighbour
Comments	<p>I am commenting on application 20/01747/F Application 20/1122/F currently under consideration would increase the number of pitches to 12. This latest application would increase this figure to 18. The tactic from the applicant seems to be to try to increase the overall size of the site gradually by making a number of applications. I would ask that the overall size of the site be the main consideration and it's impact on the neighboring village of Piddington, the pressure on local services, the need for additional sites, and safety. I understand that approval has been given for further pitches at Launton and Chesterton and within the last 18 months Cherwell has approved 13 brand new pitches. Is there a proven need for further pitches in the area? Piddington has a population of 370 according to the 2011 census. A large residential development a mile or so away with maybe 100+ persons on site would be out of proportion to a village where no new development is permitted. An even larger number of pitches so near to the busy and fast B4011 must be a safety concern for such a large number of persons, many of whom will have children. In addition the Environmental Agency have already expressed concern about the proposal for septic tanks to be provided on the site. Increasing the size of the site must make these concerns more pertinent. The close proximity of an active MOD site used on occasion for exercises cannot be considered ideal for a residential development. I would ask that this current application for further development on an already unsuitable site be rejected.</p>
Received Date	18/08/2020 09:22:28
Attachments	

Comment for planning application 20/01747/F

Application Number	20/01747/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	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
Case Officer	Matthew Chadwick
Organisation Name	Edward West
Address	Browns Piece,1 Lower End,Piddington,Bicester,OX25 1QD
Type of Comment	Objection
Type	neighbour
Comments	<p>As with the separate application (Ref.20/01122) I object strongly to the scale of this unsustainable development in open countryside with no justification as to need in the local area. This separate site of 6 pitches will significantly increase the amount of traffic using the site exiting onto a minor road and would result in 2 busy access points very close together. Also if the site is not to be connected to mains sewerage then this needs to leave via lorries on that road again out of both accesses. Clearly there was a reason that ONLY 6 pitches were granted permission at appeal. Any further pitches will be disproportionate in relation to the size of the village of Piddington. In addition I have no doubt that there is deliberate ambiguity between the two applications for a total of 12 extra pitches currently awaiting decision. For clarity I refer to Ref. 20/01122/F and 20/01747/F. The applicants and agents are both different. According to the boundaries denoted on each site location plan there appears to be an overlap. Given that planning permission is being sought to increase the number of pitches permitted in Windnell Lane by threefold I would like reassurance from CDC that enforcement action be taken should any occupation over and above what is permitted takes place. From these applications it is clear that the applicants have intention of maximising the number of pitches in this location regardless of the surrounding environment.</p>
Received Date	26/08/2020 16:19:47
Attachments	

Comment for planning application 20/01747/F

Application Number	20/01747/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	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
Case Officer	Matthew Chadwick
Organisation Name	
Address	Alan Hopkins Elliott Cottage,33 Lower End,Piddington,Bicester,OX25 1QD
Type of Comment	Objection
Type	neighbour
Comments	<p>REF: Planning Application 20/01747/F: Land South Side Of Widnell Lane Piddington: 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 have carefully read the above application which should be considered in conjunction with (i) a current application 20/01122/F, and two refused applications (ii) 17/001145/F and (iii) 17/01962/F. Please note that TWO similar applications have been REFUSED by Cherwell (17/001145/F, and 17/01962/F) and the smaller development of 6 pitches only scraped through on appeal if certain strict conditions were met by the applicant (see APP/C3105/W/18/3209349) none of which appears to have been implemented. With all these different applications on the same field (under different names), it seems as though Cherwell DC is being hoodwinked by a property developer. They even state that no additional planning applications are being processed, which is clearly a lie 20/01122/F: I object to this "new" application 20/01747/F on the following grounds:-</p> <ol style="list-style-type: none">1. There is no NO NEED for any additional G/T pitches: - see Mr Colemans comprehensive analysis in his letter to you in responses to this application and application 20/01122/F. - there have now been an additional 13 pitches across Cherwell in the last 18 months which already meet all G/T requirements, see 2017 GTTA. NOTE: a previous application in a different area of the same field for 6 pitches (12 caravans) 17/01962/F was only granted at appeal due to the 'perceived need' and it is important to note that the Officer fully acknowledged the unsuitability of the field site.2. Piddington is a Category C village with no amenities (only a church) of only around 160 properties. The proposed site would be the largest in the district and overwhelm and dominate the area. - Application 17/01962/F which only scraped through on appeal already has 6 pitches for 12 caravans. With a conservative estimate of 4 in each caravan, Travellers will total at least 48. This represents nearly a 15% increase in population of Piddington. If both active applications go through then total caravans will be 36 across 18 pitches. So the resulting new 144 residents would represent an astonishing nearly 50% increase in Piddington population which contravenes planning guidelines to "not overwhelm surrounding populations size and density".3. The remote field location of the site (8.74km from Bicester services & 3.54km from a small MOD shop in Arncott, both on-the-ground measurements) contravenes both Cherwell District Council (CDC) own Policy and also the Planning Policy from Department Of Communities & Local Government (DCLG) with regards to Travellers Sites because it is well outside the 3km stipulated by Cherwell (see details below)4. Inadequate Facilities and Services: - no provision for any mains electricity power - no provision for any mains water supply - no provision for main sewage connection for foul drainage even though this is stipulated as the site is prone to flooding and thus unsuitable for any septic tanks.5. Unsatisfactory Amenities on Site: - no provision for adequate parking spaces - no turning space - no provision for recycling storage and collection from site - no attempt to minimise noise and light pollution from the site - no details are supplied as to the "lamppost style light per pitch".6. It is located in a wildlife sensitive area with several Red Listed species of birds, butterflies and amphibians Inaccuracies in Application Documents I am dismayed to see that again there are several inaccuracies in the submitted Form, as there were in the applications 17/001145/F, 17/01962/F, and the active application 20/01122/F. In particular, the site is prone to flooding, there is a brook along the northern boundary, there is no mains water and no electricity on site, there are protected and priority species nearby, there is poor visibility at the entrance, and the proposed site can be seen from the public road Widnell Lane and is not within 3 Km of any amenities. The Block Plan submitted identifies an 'Existing Entrance' for application 20/01747/F. Please note that there is NO EXISTING ENTRANCE onto Widnell Lane from this parcel of land. The only entrance is on the land associated with the active application 20/01122/F. This entrance has NOT been constructed in accordance with current

regulations Please note the errors and omissions above as I would not like CDC to be misled in their considerations. Site Contravenes CDC (para B139* and BSC6*) and DCLG (2015 para 25 "authorities should very strictly limit new traveller site development in open countryside" Proposed site is a green-field pasture site in a rural agricultural situation "Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community" and "which will not be out of scale with or dominate nearby settled communities" As CDC has already approved on appeal the application 17/01962/F , Travellers will represent a nearly a 15% increase in population of Piddington. As detailed earlier, if both active applications go through, and using a conservative estimate of 4 people per caravan, then the resulting 144 residents would represent an astonishing near 50% increase in Piddington population! "sites will be within 3km road distance of the built-up limits of Banbury, Bicester or a Category A village." Accurate road level measurements show site is 8.37 km from Bicester which is the nearest place for amenities such as Schools, Shops, Doctor and Dentist, Entertainment etc. A small MOD shop at Arncott is 3.54 km from site entrance and another small MOD shop and MOD primary school at Ambrosden is 4.18 km. All these measurements are well in excess of the 3km limit set by CDC. "assessing the suitability of sites: a) access to GP and other health services b) access to schools" The site location is too far from GPs and dentists and schools (8.74 km from Bicester) "avoiding areas at risk of flooding" The site is a green-field pasture land, low lying and prone to standing water & flooding [see Drainage Report from previous applications in this field, and talk to people who live in the village, and have and continue to witness this flooding. "the potential for noise and other disturbance" As there is no mains electricity on site, power will be from generators which will adversely impact the linear village of Piddington which lies less than a mile across fields in a quiet rural environment. "the potential for harm to the historic and natural environment" The proposed site is in a wildlife sensitive area with Red List species of birds and butterflies - including recorded Curlew, Lapwing, Brown Hairstreak Butterfly, Black Hairstreak Butterfly. The extremely rare Stone Curlew has been sighted locally (see village website). Crested newts are also known around the western edge of the village close to sites of old ponds. The two ponds close to the proposed site need to be assessed again for rare species. Anyone with local wildlife knowledge will also know of the badger set within the scrub land to the east of the proposed Travellers Site. Curlew use the field for the proposed Travellers Site and fields around as feeding stations in the soft wet pasture land. (see BBOWT reserve at Meadow Farm) Given the loss of rural land when the MOD established nearby, it would be a real pity that yet more green-field sites are turned over to hard standing resulting in further loss of habitat and foraging opportunities for Red List species. "the ability to provide a satisfactory living environment" Unfortunately the proposed site is too far from any services such as Doctors, Dentists, Schools as well as shops and entertainment facilities. The arc4 report stated "GP services were accessed by 90.8% of respondents in Cherwell" and "over 90% felt it was important to be close to shops and doctors" which shows there is a Travellers need for easy access to the medical services. The proposed site will not meet these needs. Proposed application contravenes the Government Planning Policy for Travellers Sites:- (see House Of Commons Briefing Paper number 07005 19 December 2019 "Gypsies and Travellers: Planning Provisions" by Gabrielle Garton Grimwood) - The Planning Policy for Travellers clearly states that sites "must relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density". Piddington is a small village with no amenities. It is not suitable for any travellers site. - The Planning Policy for Travellers states that sites should NOT be used by anyone who "does not meet the definition of Traveller" and "EXCLUDES those who have permanently ceased travelling". Why does the application refer to permanent static caravans when all residents should be Travellers? The Planning Policy for Travellers states that "Local Planning Policy must consider needs for Travellers when preparing Local Plans" So, IF there is a need for Traveller Sites, why hasn't Cherwell set aside sites in the town development area to provide for Travellers? - The Planning Policy for Travellers states that Public Sites for Travellers now represent only 29% of sites, and Private Sites now account for 59% of sites (vs 41% in 2008). It seems that because Cherwell has NOT provided Public Sites for Travellers, this has encouraged private sites that are not in suitable areas, well away from amenities that are so important for Travellers. In conclusion, all the above demonstrates clearly that the location of the proposed Travellers site contravenes CDC's own policy and that set out by the DCLG. It will not contribute positively to the surrounding environment or communities. The loss of green-field pasture land is highly likely to be detrimental to Red List species of wildlife. But most importantly the proposed site will in no way address the concerns of the Travelling Community and fails to meet their needs as reported in CDC's own independent research. Moreover, with the 13 G/T pitches newly approved in other applications in Cherwell, there is NO CURRENT NEED for any more G/T sites in Cherwell. I urge CDC to reject the planning application.

Received Date

28/08/2020 14:03:12

Attachments

Comment for planning application 20/01747/F

Application Number	20/01747/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	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
Case Officer	Matthew Chadwick
Organisation Name	
Name	Beverley Hopkins
Address	Elliott Cottage,33 Lower End,Piddington,Bicester,OX25 1QD
Type of Comment	Objection
Type	neighbour
Comments	<p>Please note I have already objected to the increase for a further 6 pitches on the earlier application proposal which would increase the number from 6 to 12 20/01122/F: I now wish to object to this application (which is under a different name, and case planner) - so is the Planning Committee being "blindsided" by a developer? The proposed increase of 6 additional pitches will extend the site to 18 pitches (which was the original application back in 2019, which was then reduced to 6 and refused twice by CDC) There are also some worrying statements in the application, which shows lack of professionalism by those agents submitting it. Planning Statement Section 1 'Introduction' it says 'planning application for an application for 1 new four bedroom dwelling house.' - this has never been applied or referred to before Section 2 'Site description and context' states 'The site has an existing vehicular access from Widnell Lane on the northern boundary of the site'. There is no access to Widnell Lane from this part of the field. The only current access to this field is via the entrance that forms part of Application 20/01122/F. As such, a new access point closer to the B4011 would be needed and this should be indicated clearly on the plans and the safety of such an access needs to be assessed. In Section 6 'Considerations', part (a) it says 'There is currently no supply of sites to meet the need for gypsy and traveller accommodation in Cherwell'. This is wrong. Recently 13 pitches have been approved by CDC These issue aside, I object to this application under 2 main planning points, HOWEVER my previous objections and reasons remain valid for this application as the other application objects for the piece of land. Dominance on the local community: If this application were to be granted, then the site could have over nearly 150 people on site which is approximately half the population of Piddington - this would clearly dominate the local community. Need: Cherwell District Council have recently allocated several sites within the district for gypsy/traveller site development. Therefore, there is no longer any need for additional sites. In summary this planning application has no merit, is not sustainable and there is no need for further development of this type in this location.</p>
Received Date	28/08/2020 14:46:30
Attachments	

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="Mike Ashton"/>
Address	<input type="text" value="Greystone Lodge,29 Lower End,Piddington,Bicester,OX25 1QD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to this further application. This application 20/01747/F along with the application to expand the original site 20/01122/F both represent a totally inappropriate use of a green field site. This is agricultural land and should not be developed under any circumstances. The application, along with both of the others for these parcels of land, represent cynical exploitation of the planning system and the traveller community for commercial gain. They are neither in the interest of the traveller community or the local villages. The application 20/01747/F along with 20/01122/F do not form part of any local development plan and should be rejected. In addition, the original permission should be rescinded to allow these parcels of green field land to be left un-developed for future agricultural use."/>
Received Date	<input type="text" value="23/08/2020 22:23:33"/>
Attachments	

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="Cynthia Cook"/>
Address	<input type="text" value="Gwith Cottage,2 Thame Road,Piddington,Bicester,OX25 1PT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This is an inappropriate place to make homes for what will amount to 18 dwellings, if the other proposed application is accepted. It will be isolated from the closest community, Piddington. The village has no, school, health care facilities or shop. The road to the village has no pavement and blind corners. This makes it especially dangerous for children and pedestrians. A development of the size would be much larger than any development within the village and as such would dominate our small community."/>
Received Date	<input type="text" value="24/08/2020 16:42:32"/>
Attachments	

From: Mathieu Walker
Sent: 24 August 2020 22:36
To: DC Support
Subject: RE: Planning Application 20/01747/F

Dear Sir/Madam,

I have tried to upload my OBJECTION to an application to your portal but I keep getting an error message.

Please find attached my Objection letter for your consideration.

Regards,

Mathieu Walker

Laurell Farmhouse
51 Thame Road
Piddington
OX25 1PY

Dear Sir / Madam,

RE: Planning Application 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

Please accept this letter as my **OBJECTION** to the proposed traveller caravan site on Widnell Lane, Piddington.

OVERWHELMING AN ISOLATED VILLAGE

Piddington is a small community approx. 350 people.

Application (20/01122/F) to build twelve pitches on adjacent land – (rather than the six already approved at appeal) -- is also currently under consideration.

If both applications are allowed that would total 36 caravans. At 2.39 individuals per caravan that would add approx. 86 individuals, representing a 25% population increase. This is totally disproportionate and would clearly overwhelm the village.

Piddington is a Category C village – which according to Cherwell's own policy means this sort and scale of development is not permitted. Approval would contravene The Department of Communities and Local Government's Planning Policy for gypsy/traveller sites which states:

"Local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan".

Allowing the site would go against Cherwell Council's very own Local Plan (2011-2031) which states:

"It will be important to identify sites that will enable access to services, facilities and potential employment".

Piddington has absolutely no services or amenities. No shop, no pub, no school, no doctor, no Post Office, not even a regular bus service. The Council itself admits neighbouring Arccott is one of Cherwell's least sustainable Category 'A' villages.

PLANNING INSPECTOR CONCERNS

In his conclusions to the appeal allowing 6 pitches on adjacent land, the Planning Inspector states:

"There shall be no more than six pitches on the site, and no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed on each residential pitch at any time."

The Planning Inspector's report acknowledges that the site is wholly unsustainable and his stipulations on size reflect clear concerns about the severe limitations of the area. This latest plan to add a second site, extending the overall footprint and demands, cannot possibly be considered acceptable. It further exasperates all the issues the Planning Inspector recognised and must be refused.

DEMAND AND ALTERNATIVES

Cherwell District Council has already recently approved a high number of other sites – 13 brand new pitches within the last 18 months. This begs significant questions about actual demand. Where is the evidence that so many new sites are necessary?

ROAD DANGER

The site will use a small, narrow unclassified country lane for access. The lane has no markings, street lights, or warning signs for the tight, blind corners. The lane also does not have a path for walkers. Using this country lane as the main entry/exit is dangerous and entirely inappropriate. **Has an appropriate risk assessment of road safety been completed?**

Will Cherwell District Council be held accountable and liable for the first injury/fatality due to increased traffic on this unsuitable country lane?

In addition, the application presumes all site traffic would use the B4011. This is an extremely fast, busy road - the major route between Thame and Bicester. Access to it from Widnell Lane is already a safety hazard as a result of poor visibility and there are no pedestrian crossings, making it highly unsafe for anyone on foot. People attempting to walk from the site to the nearest Category 'A' village would be at risk as the large 'B' road does not have pavements.

EXPLOITING THE SYSTEM

This application is a flagrant attempt at exploiting the system, which I hope that the Council will see through. Giving this application any credibility will make a mockery of the process and set a dangerous precedent; you will be inviting more disingenuous applications at the expense of genuine/legitimate applications.

I, for one, would welcome additional residential development in Piddington if this could be done in properly considered manner and in conjunction with developing some basic and critically needed amenities. The recent COVID-19 pandemic made clear just how vulnerable the community was with no local shop and limited delivery options for basic essentials. Piddington's high number of vulnerable (aged) residents aggravated this issue.

Thank you for taking the time to read my objection.

Yours faithfully,

M Walker
Thame Road
Piddington

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="KIRSTY WALKER"/>
Address	<input type="text" value="Laurell Farm,51 Thame Road,Piddington,Bicester,OX25 1PY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="SEE ATTACHED"/>
Received Date	<input type="text" value="24/08/2020 00:26:06"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• KWALKER OBJECTION LETTER PDF.pdf

Dear Sir / Madam,

RE: Planning Application 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 am writing to object in the strongest possible terms to this latest Widnell Lane gypsy/traveller caravan site proposal. As you will be aware, the area around the site has been inundated with such applications in recent years. Cherwell District Council unanimously rejected all previous applications for adjacent land – therefore we know Councillors will view this application as equally unacceptable. Indeed, refusal is now even more imperative as a result of development of the neighbouring field.

OVERWHELMING AN ISOLATED VILLAGE

Piddington is a small, rural community of just 350 people. Granting permission for this application would unacceptably dominate and overwhelm the small village. As Councillors know, a new application (20/01122/F) to build twelve pitches on adjacent land – (rather than the six already approved at appeal) -- is also currently under consideration. If both these applications were allowed, a total of 18 double pitches, providing space for 36 caravans would be constructed. This is totally disproportionate and unacceptable.

Piddington is a Category C village – which according to Cherwell's own policy means this sort and scale of development is not permitted. Approval would contravene The Department of Communities and Local Government's Planning Policy for gypsy/traveller sites which states..."Local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan". Allowing the site would go against Cherwell Council's very own Local Plan (2011-2031) which states, "It will be important to identify sites that will enable access to services, facilities and potential employment". Piddington has absolutely no services or amenities. No shop, no pub, no school, no doctor, no Post Office, not even a regular bus service. The Council itself admits neighbouring Arncott is one of Cherwell's least sustainable Category A villages.

PLANNING INSPECTOR CONCERNS

In his conclusions to the appeal allowing 6 pitches on adjacent land, the Planning Inspector states, "There shall be no more than six pitches on the site, and no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed on each residential pitch at any time." His report acknowledges that the site is wholly unsustainable and his stipulations on size reflect clear concerns about the severe limitations of the area. This latest plan to add a second site, extending the overall footprint and demands, cannot possibly be considered acceptable. It further exasperates all the issues the Planning Inspector recognised and must be refused.

DEMAND AND ALTERNATIVES

Cherwell District Council has already recently approved a high number of other sites – 13 brand new pitches within the last 18 months. This begs significant questions about actual demand. Where is the evidence that so many new sites are necessary?

ROAD DANGER

This site – along with the neighbouring site – would both use a small, narrow unclassified country lane for access. This is entirely inappropriate and would serve to put the lives of village residents and

the gypsy community at risk. With so many caravans, the traffic and access requirements put on this tiny road could have devastating consequences. The narrowness of the road and the poor visibility means it is unable to cope with the large vehicles this expanded site would bring. The country lane has no pavements and no street lighting. It is thoroughly inappropriate for the pedestrians who would be forced to walk in the direct path of oncoming traffic in order to enter or exit the site. In addition, the application presumes all site traffic would use the B4011. This is an extremely fast, busy road - the major route between Thame and Bicester. Access to it from Widnell Lane is already a safety hazard as a result of poor visibility and there are no pedestrian crossings, making it highly unsafe for anyone on foot. People attempting to walk from the site to the nearest Category A villages would be at risk as the large B roads do not have pavements.

EXPLOITING THE SYSTEM

The history of the neighbouring site suggests the extension proposal is being tabled by developers who know how to exploit the system. The Council is duty bound to reject this sort of action in order to avoid further manipulation efforts from both these and other developers.

Over the past four years, my family and I have attended numerous village meetings and Planning Committees in connection with the previous applications for adjacent land. I want to take this opportunity to convey the united strength of feeling in Piddington against these proposals.

Thank you for your time.

Very kindest wishes,

Mrs K Walker.

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Mark Elliott"/>
Address	<input type="text" value="Magnolia, Vicarage Lane, Piddington, Bicester, OX25 1QA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to object to this planning application. The requirement is for 6 pitches on top of the 6 number already approved and another six applied for in another application making a total of 18 pitches. If you remember the first application on this site was for 16 pitches which was refused. Looking at the site plan it's seems that this is the same plot of land split into two ownerships. Should all of these further applications be approved, and assuming there is five persons/pitch this would make a total of 90 people which would dominate the population of Piddington village. My understanding that there is no further need for increases in pitches across the district as further applications have been approved in nearby locations. The approval given for the 6 pitches has not yet been acted upon and I would suggest that 6 pitches are not commercially viable, hence the need to increase to 6 plus 6 pitches. Therefore, I urge the council to refuse planning permission."/>
Received Date	<input type="text" value="17/08/2020 13:42:57"/>
Attachments	

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="Victoria Hubbocks"/>
Address	<input type="text" value="Marlows,7 Thame Road,Piddington,Bicester,OX25 1PT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Is this needed. Since the approval to the 6 pitches opposite this application was approved last year Cherwell council have approved a further 13 in the area. There is also another application to double the size of the opposite pitch. Widnel Lane is exactly that a lane, one which is very narrow with a number of blind corners this will double the amount of traffic to the site as well as lorries due to the development not being on main sewage which will make this road even more dangerous. A site this size will dominate the nearby village one which has no amenities. The approval of six pitches last year and all the conditions around this I feel need to be met and compliance shown before any further application is permitted in the immediate area."/>
Received Date	<input type="text" value="27/08/2020 09:06:52"/>
Attachments	

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Craig Michael"/>
Address	<input type="text" value="Muswell House, Vicarage Lane, Piddington, Bicester, OX25 1QA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object to this planning permission, Widnell lane is a lane, you can barely fit two cars down there side by side, you are now adding a junction in between two blind corners, people going in and out of there will result in accidents and fatalities, it is very dangerous to a family area which kids are travelling through, you are and will make this lane a death trap and no improvement to the entry will make the lane wider of get rid of the two blind corners, first and foremost the safety of the people in the area is paramount and no care has been given. This request is on top of previous planning given on this lane for gypsy caravans, it is ridiculous and is a lack of safeguarding for the existing people in the area. This is small village with no facilities, it is not capable of handling such developments, safety for existing residents must come first."/>
Received Date	<input type="text" value="24/08/2020 20:48:30"/>
Attachments	

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="Bekki Michael"/>
Address	<input type="text" value="Muswell House, Vicarage Lane, Piddington, Bicester, OX25 1QA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object to this planning permission, Widnell lane is a lane, you can barely fit two cars down there side by side, you are now adding a junction in between two blind corners, people going in and out of there will result in accidents and fatalities, it is very dangerous to a family area which kids are travelling through, you are and will make this lane a death trap and no improvement to the entry will make the lane wider of get rid of the two blind corners, first and foremost the safety of the people in the area is paramount and no care has been given. This request is on top of previous planning given on this lane for gypsy caravans, it is ridiculous and is a lack of safeguarding for the existing people in the area. This is small village with no facilities, it is not capable of handling such developments, safety for existing residents must come first."/>
Received Date	<input type="text" value="24/08/2020 20:54:29"/>
Attachments	

Comment for planning application 20/01747/F

Application Number	20/01747/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	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
Case Officer	Matthew Chadwick
Organisation Name	
Address	Keith Innes
Type of Comment	Objection
Type	neighbour
Comments	<p>I have already submitted an objection to the new application 20/01747/F and the comments there are also relevant for this objection. I accept that the travelling community need permanent accommodation. I also believe that the first and now approved agreement with up to 12 families being settled, which equates to in the region of 50 occupants is a large enough group to create their own community without creating a local imbalance on the existing settled community of Piddington. To now increase that community by a total of 300%,ie in excess of 150 adults and children, will have a significant negative impact on our community and most certainly has the potential to create significant local friction and pressure on the local infrastructure. This is a B road, which currently is single lane in places due to the lack of budget to maintain the control of growth of trees and vegetation by the council. Are two fields next to the MOD bomb disposal testing really the most suitable site for 150 gypsies, in effect creating a new village from scratch, that will dominate the settled community of Piddington. I also suggest the way in which this whole series of applications have been progressed appears to have been the plan from the very beginning and the initial acceptance of a reduced agreement from the initial submission a tactic to get a foothold through the various appeals that were lodged. Im sure I don't need to remind anyone that the people of Piddington also have a right to an acceptable quality of life in a village with limited facilities, and adding such a significant community in a very short space of time ignores that right.</p>
Received Date	17/08/2020 13:29:03
Attachments	

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="Richard, Joyce and Ross Priddle"/>
Address	<input type="text" value="Oakcroft Farm, Street From Thame Road To Boarstall, Piddington, Aylesbury, HP18 9UY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We wish to strongly object to this application for the following reasons:- Approval has just been given; following an appeal; in another part of this field for pitches for 6 Permanent and 6 travelling caravans. The only progress that has been made with regard to developing these sites for use is the entrance way. As they are not in use yet surely there cannot be a need for more at this site. Permission for 6 more pitches with 6 permanent caravans and 6 travelling caravans could lead to an overwhelming number of travelers within a small country village. There has been an application to change the approved site to 12 pitches, each with two caravans. If all approved the cumulative impact would be 18 pitches in total with two caravans each. There are already plenty of sites within the area. Schools, doctors, dentists and local utility services would find this additional amount of residences and people difficult to facilitate. Widnell Lane is a bendy, narrow, country road and additional traffic would endanger further pedestrians, horse riders and other road users. There are no shops, schools, doctors etc within the village and public transport from the village to local villages and towns is limited. I hope you will take into consideration the listed objections. Richard, Joyce and Ross Priddle"/>
Received Date	<input type="text" value="17/08/2020 21:50:41"/>
Attachments	

Comment for planning application 20/01747/F

Application Number	20/01747/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	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
Case Officer	Matthew Chadwick
Organisation Name	Colette Steckel
Address	Olicana,Thame Road,Piddington,Bicester,OX25 1PY
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to object to the proposed change of use of land. Piddington is a small rural village that has few public facilities. There is no village green, so the community relies on the lovely green spaces particularly those along Widnell Lane, which serve as communal grounds where adults and children are able to enjoy activities outside. Jubilee Reserve, Widnell Park, the playing fields and the surrounding areas along Widnell Lane are positioned away from the centre of the village but are currently easily and safely accessible. It is vital to keep it that way and preserve this green asset. Piddington is a beautiful, rural village with a history and as such it attracts ramblers from other communities who delight in what Piddington has to offer, as do its villagers. The increased traffic flow in the village, which will undoubtedly arise as a result of the proposed plan, raises significant issues with regard to the wellbeing and safety of the villagers. Dog walkers, cyclists and ramblers regularly use Widnell Lane in order to reach Jubilee Reserve. There are no pavements along this stretch of road - in fact, Piddington has very few paved areas - and in a village where roads are particularly narrow, any additional traffic flowing through Widnell Lane and the village poses a significant risk to the safety of the villagers, children and dogs. The villagers take great care of the area with regular volunteering in the upkeep of Jubilee Reserve, Widnell Park, the playing fields and the green spaces along Widnell Lane in order to maintain the appearance of the grounds and to encourage villagers to make the most of these facilities. This has been in place for some years as the village has an active community that regularly holds events and gatherings. The proposed change of use of the site on Widnell Lane would have a detrimental effect on the appearance and character of Piddington and poses significant safety issues through heavy vehicles regularly using an area of road frequented by pedestrians.</p>
Received Date	19/08/2020 14:36:07
Attachments	

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="Francesca Darby"/>
Address	<input type="text" value="Piddington Place,28 Thame Road,Piddington,Bicester,OX25 1PX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to strongly object to this application on the following grounds. 1. The Planning Committee refused two previous applications to this site only to be overturned by the planning inspector. The site is unsustainable and is on a badly lit narrow country road with no footpaths. The introduction of more residents will compound the issue of it being a dangerous road for pedestrians. 2. Access to the site is inadequate for larger number of vehicles. 3. An open country site will be turned into a car park if more pitches are allowed. 4. There is no proper information on the supply of vital services. 5. With the addition of 13 pitches over the last few months there is no actual need for further sites. 6. Security concerns on how two separate G/T sites will be managed in such close proximity to each other. 7. Any further increase in the number of pitches will dominate the nearest village Piddington. 8. The MoD continues to have grave reservations regarding the suitability of a site so close to their training facilities. I urge the planning committee to turn this application down."/>
Received Date	<input type="text" value="25/08/2020 10:57:03"/>
Attachments	

Comment for planning application 20/01747/F

Application Number	20/01747/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	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
Case Officer	Matthew Chadwick
Organisation Name	
Name	Peter and Pamela Bridgman
Address	Rookery Farmhouse,68 Lower End,Piddington,Bicester,OX25 1QD
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Sirs/Madam Planning application 20/01747/F We object to this planning application on the following grounds: * The nature of the application is entirely incompatible with the location which is outside the boundaries of the village in a rural location. *The site has no amenities or facilities and is situated some distance from public transport and therefore cannot be considered to be in a sustainable location. *Cherwell District Council have recently allocated several sites within the district for gypsy/traveller site development. Therefore we believe that there is no longer any need for additional provision of such development within this area. *Several planning applications have been submitted on the adjacent site including one that was taken to appeal. Although the appeal was granted further development would be over intensification and flies in the face of significant local/public opinion and therefore cannot be considered democratic. In summary we consider this planning application has no merit, is not sustainable and there is no need for further development of this type in this location. We would therefore urge the planning committee to reject this planning application. Yours sincerely Peter and Pamela Bridgman</p>
Received Date	25/08/2020 20:32:39
Attachments	

Rachel Tibbetts

From: John langin Langin [REDACTED]
Sent: 19 August 2020 15:15
To: DC Support
Subject: Piddington Village travellers Sight

I have not as yet seen any mention of the high power electricity pylons which are situated right next to the proposed sight.. This was one of the reasons why the proposed Camp which was considered some years ago was abandoned. I would be obliged to know what the present situation is concerning this application.

Yours sincerely

John Langin, The Coach House Vicarage Lane Piddington Near Bicester OX25 1QA

Comment for planning application 20/01747/F

Application Number	20/01747/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	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
Case Officer	Matthew Chadwick
Organisation Name	Robert Bonnet
Address	The Homestead,86 Lower End,Piddington,Bicester,OX25 1QD
Type of Comment	Objection
Type	neighbour
Comments	<p>This application - representing as it does a further expansion from a previous planning application 20/01122/F - makes even less sense than 20/01122/F. The village potentially faces a massive caravan park on its doorstep; with as many as 18 pitches at 2 vehicles per pitch, this potentially creates a large transient community with no particular interest or emotional investment in Piddington. We have particular concern about the viability of our village's recreational facility on Widnell Lane and I list below - as before with my objection to 20/01122/F - my principle concerns about this application. We question a) the need for this site, especially given its projected expansion, and the availability of sites for travellers elsewhere. b) The safety of both village and site residents, given the inevitable increase of traffic on the minor country lane where the applicant hopes to be granted permission for his site. c) The potential environmental damage caused to the environment by site residents who will be at best semi-permanent and therefore have no long term interest in the sustainability of the site. d) The effect on the character of Piddington, a historic village. Piddington's essential character would be permanently damaged with the growth of an alternative but transient community on its doorstep.</p>
Received Date	19/08/2020 15:15:12
Attachments	

Rachel Tibbetts

From: James Kirkham
Sent: 19 August 2020 09:16
To: DC Support
Cc: Matthew Chadwick
Subject: FW: Representation - Piddington 20/01747/F and 20/01122/F

Hi

Can the below please be added to DEF as a public rep against 20/01747/F and 20/01122/F?

Thanks

From: Samantha Phillips <samhoward@samphillips.net>
Sent: Monday, August 17, 2020 4:27:35 PM
To: Councillor Barry Wood <Barry.Wood@Cherwell-DC.gov.uk>
Subject: Piddington

20/01747/F - OS Parcel 9635 North East of HM Bullingdon Prison, Widnell Lane, Piddington
Material change of use of land to use as a residential caravan site for 12 gypsy / traveller families, each with two caravans, including improvement of access, laying of hardstanding and installation of package sewage treatment plant.

I, Mrs S. Phillips of Piddington, would like to register that I am wholly against this latest application.

This is the fourth application for Gypsy/ Traveller pitches on this parcel of land. 17/00145/F (16 pitches) and 17/01962/F (6 pitches) were both refused; the refusal of 17/01962/F was subsequently overturned at appeal. A further application 20/01122/F to build 12 pitches rather than 6 on the appeal site is currently under consideration. If both the current applications were to be approved, a total of 18 double pitches, ie potentially 36 units of accommodation, would be constructed near a village of fewer than 150 households.

What is more these applications 17/01962/F and 20/01122/F appear to be coming from the same source – albeit using different names.

CDC has failed to publish Part 2 of its Local Plan which would have included the allocation and designation of land already held under CDC ownership for use as traveller sites. Despite the monumental amount of land development, housing estates, warehouses, shopping centres, not one traveller site has been identified by CDC. They have also failed to follow Government guidelines. The Home Bonus Scheme is an incentive for local authorities to invest in traveller sites. CDC has failed to act upon this and allocate these funds accordingly.

DOMINANCE OF NEAREST SETTLED COMMUNITY.

Piddington is an isolated Category C village with no amenities.

The Government Planning Policy for Traveller Sites (PPTS 2015) requires that consideration is given to the scale of sites with respect to the nearest settled community. Policy B par 10, sub paragraph d) "Relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density."

Further, in section Policy C, relating to sites in rural or semi-rural areas and the countryside in par 14 says:

“When assessing the suitability in rural or semi-rural settings, the local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community.”

Policy H par 25 also states:

“Local planning authorities should very strictly limit traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. Local authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community”

If these two new applications are granted, this would increase the overall size of the development from 6 pitches to 18 pitches (2 caravans per pitch, 1 mobile and 1 static, so overall 36 caravans on site). If we assume an average of 6 residents/ pitch this would result in a site population of 108 people. With a population of 370 in the whole quite extensive parish of Piddington, about 330 in the village itself, this equates to a population increase of nearly 30%, **ie 23% of the resulting total population would be from the Gypsy/ Traveller community.** The 2011 census recorded 58,000 Gypsy/ Travellers in England and Wales or 0.1% of the total population. **Increasing the Gypsy/ Traveller population of Piddington to 23% of the total population as compared with the national average of 0.1%** would, in the opinion of the Parish Council, be contrary to PPTS 2015 Policies B (10) (d), C (14) and H (25) and constitute dominance of the settled community.

Policy H paragraph 25 of the PPTS 2015 states:

“Local planning authorities should avoid placing an undue pressure on the local infrastructure.”

ERRONEOUS ACCOUNTING OF DEMAND AND SUPPLY.

CDC have based their decisions on the GTAA 2013 which is seven years out of date and was carried out prior to a change in definition. It has been superseded by the GTAA 2017, which takes account of the change.

Two entire or partial sites where either travellers did not live or which were not designated specifically for their use have been erroneously included, both in the base for calculations of growth and overcrowding and as losses when they closed.

Station Approach, Banbury **was not** a Gypsy/ Traveller site. No restrictive condition regarding occupancy was placed it at the time the original planning application was approved and when it closed, only non-travellers were living there.

When Planning Application 17/01233/OUT for development of the site was considered by Committee the officer wrote:

“8.12 Discussions with the County Council Gypsy and Travellers Officer have confirmed that none of the previous caravan pitch occupiers are Gypsies and Travellers, and that it may be some time since such occupiers have used the facility. Furthermore that permission granted in the 1970s was not specifically for or limited to such occupiers. In these circumstances your officers consider that a refusal based on the loss of this facility could not be sustained at appeal.”

When an application 12/01368/F for a site at Mollington was considered at appeal APP/C3105/A/13/2196896 the inspector remarked:

“27.However, the Council accepted that the Station Caravan Park in Banbury is not wholly restricted to occupancy by gypsies and travellers”

Estimates employing alternative official data imply that a large proportion of existing pitches are occupied by households who do not comply with the PPTS 2015 definition.

Estimates of need for pitches are inherently uncertain owing to incomplete and flawed data about the travelling community.

UNSUSTAINABLE IN RELATION TO THE LOCAL COMMUNITY AND LACK OF INFRASTRUCTURE

Policy H paragraph 25 of the PPTS 2015 states:

“Local planning authorities should avoid placing an undue pressure on the local infrastructure.”

In terms of sustainability, the site for this new application, which is part of the same parcel of land as previous and current other Gypsy/ Traveller site planning applications 17/00145/F, 17/01962/F and the site was, and still remains entirely unsustainable as laid down by the DCLG PPTS 2015, The National Planning Policy Framework and Cherwell District Council's own Policy.

Piddington is a category C village, with a village Hall and a Church as its only amenities. The nearest category A village is Arncott but this has been described in a previous planning report as one of the least sustainable Category A villages with only a small shop and lacking a school or health provision. There are no schools or doctors within 3km of the site and only 1 small shop at about 3km distant. The nearest primary school is 4km away in Ambrosden and is already full. The nearest GP surgeries in Brill and Bicester are closed to new patients - a known issue with the rapid development of Bicester and although there is a small surgery in Ambrosden it is open only 2 hours a week and is scheduled for closure.

The planning inspector's report 17/01962/F acknowledged the site was wholly unsustainable, because of an (unverified) need, he approved 6 pitches. As already stated, this need, we now know is based on erroneous accounting and no such need exists. Surely any increase on this number of pitches under this application or Application 20/01122/F, revisits the overall unsuitability of the site and will only exacerbate the sustainability issues, for example more flash flood run off, more school places and school transport required, no access to GP services. The appeal was assured by the appellant that 6 pitches was all that was required.

The Gypsy/Traveller site at Oaksvie just outside of Arncott also cites Arncott as the nearest Category A village. How can one Category A village, deemed by CDC as 'not the most sustainable of the Category A villages' owing to its very limited facilities, be expected to support 3 Gypsy/ Traveller sites, 13 pitches at Oaksvie Park, 6 pitches under 17/01962/F, potentially 6 pitches under 20/01122/F, and a further 6 pitches under this application. All of these pitches are within 3km of each other. This is irrefutably not sustainable, nor in keeping with any policy document and would most certainly place an undue pressure on the local infrastructure.

The above information must be taken into consideration. Mistakes, failures, and inaction by CDC has allowed a group of savvy individuals to speculatively buy up pockets of land in rural villages. They are exploiting, flouting, and manipulating the planning laws at the expense of rural communities and it's about time CDC took responsibility for this.

Mrs. S Phillips
17.08.20

Sent from [Mail](#) for Windows 10

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Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="Kenneth Howard"/>
Address	<input type="text" value="The Old Farmhouse, Middle Cowleys Farm, Marsh Gibbon Road, Piddington, Bicester, OX25 1QG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see attached my objection letter."/>
Received Date	<input type="text" value="17/08/2020 16:26:58"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• OBJECTION REPORT INTO PLANNING APPLICATION 20[22456].pdf

OBJECTION REPORT INTO PLANNING APPLICATION 20/01747/F.

17th August 2020.

I am a resident of Piddington living at OX251QG The Old Farmhouse.

This is a planning application made by a Mr L Sweeney for 6 gypsy/travellers pitches each with 2 caravans. At OS Parcel 9635 North East of HM Prison Widnell Lane, Piddington.

This application 20/01747/F is 0.95 hectares, located in the same field as application 17/01962/F consisting of 1.59 hectares, which was made by a Mr H L Foster. The Planning Inspector on appeal allowed 6 pitches each with 2 caravans to be allowed, with conditions prior to occupancy.

20/01122/F is another application by a Mr P Foster, to increase the 6 pitches with another 6, making a total of 12 each with 2 caravans, 24 in total, all in this same field.

Firstly, Mr Sweeney's background is unknown, the original Mr H L Foster was apparently from a 'Romany' background. The clash of cultures could be a problem on and off site if all is approved.

However, are they all different people, or the same. Mr Sweeney's address in 20/01747/F in Bicester is shown as the same address as the alleged field owner in 17/01962/F application, a Mr Graham Legge, as shown by Mr H L Foster on his Planning Application Document.

Are CDC satisfied that the applicants fall into the category of being Gypsy/traveller under the Government definition of 2015? How do they do this? The CDC planning Officer in case 17/01962/F specifically asked the applicant to ID details of who were to come on site if approved, and where were they coming from, not surprising she received no reply.

Is this some kind of way of hoodwinking the planning committee and planning officers. Will the same question be asked in the case of present applications.?

Should all applications be approved we are looking at a site with 36 caravans, and a possible new population of anything up to a 100 people, into a Category 'C' village, with just a Church and Village Hall as their amenities.

Clearly this would dominate the present village of 150 properties and about 370 residents, an increase of about 25%.

The planning inspector allowed the appeal because of alleged need in Cherwell, but agreed sustainability was an issue, hence the conditions laid down.

These further applications on this site are against Cherwell Local Planning laws.

There is also, a failure to conform to Government Planning Policy (PPTS 2015). These will be highlighted by the Parish Council in their objection report.

It would now appear from a Cherwell in house report, that the need no longer exists, that there is no shortfall for the next 5 years.

In a Government Report February 2019, signed by James Brokenshire MP, from the Ministry of Housing, Communities and Local Government, quote ' In terms of wider Government support for the provision of traveller sites, the New Homes Bonus (NHB) provides an incentive for local authorities to encourage housing growth in their areas and rewards net increases in effective housing stock, INCLUDING PROVISION OF TRAVELLERS PITCHES'. It has also been reported in various Inspectors Reports that (NHB) monies is also for use to provide pitches or sites for travellers. The Government has a £9bn fund until March 2022, to boost housing supply and more affordable homes, this included funding for new travellers' pitches by local authorities or registered providers. CDC did obtain a large sum of money from the Government; none went into providing travellers pitches or sites. I suspect any such monies went into CDC's love affair with Banbury and Bicester, none to help the Rural areas from being overwhelmed by traveller site applications.

These applications are objected to as to need there is none, dominance of site on a category 'C'; village, and not sustainable.

K Howard.

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="samantha Phillips"/>
Address	<input type="text" value="The Old Farmhouse,Middle Cowleys Farm,Marsh Gibbon Road,Piddington,Bicester,OX25 1QG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see attached regarding my objection to this application."/>
Received Date	<input type="text" value="17/08/2020 10:30:41"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Gypsy site application August 2020.pdf

20/01747/F - OS Parcel 9635 North East of HM Bullingdon Prison, Widnell Lane, Piddington

Material change of use of land to use as a residential caravan site for 12 gypsy / traveller families, each with two caravans, including improvement of access, laying of hardstanding and installation of package sewage treatment plant

I, Mrs S. Phillips of Piddington, would like to register that I am wholly against this latest application.

This is the fourth application for Gypsy/ Traveller pitches on this parcel of land. 17/00145/F (16 pitches) and 17/01962/F (6 pitches) were both refused; the refusal of 17/01962/F was subsequently overturned at appeal. A further application 20/01122/F to build 12 pitches rather than 6 on the appeal site is currently under consideration. If both the current applications were to be approved, a total of 18 double pitches, ie potentially 36 units of accommodation, would be constructed near a village of fewer than 150 households.

What is more these applications 17/01962/F and 20/01122/F appear to be coming from the same source - albeit using different names.

CDC has failed to publish Part 2 of its Local Plan which would have included the allocation and designation of land already held under CDC ownership for use as traveller sites. Despite the monumental amount of land development, housing estates, warehouses, shopping centres, not one traveller site has been identified by CDC. They have also failed to follow Government guidelines. The Home Bonus Scheme is an incentive for local authorities to invest in traveller sites. CDC has failed to act upon this and allocate these funds accordingly.

DOMINANCE OF NEAREST SETTLED COMMUNITY.

Piddington is an isolated Category C village with no amenities.

The Government Planning Policy for Traveller Sites (PPTS 2015) requires that consideration is given to the scale of sites with respect to the nearest settled community. Policy B par 10, sub paragraph d)

"Relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density."

Further, in section Policy C, relating to sites in rural or semi-rural areas and the countryside in par 14 says:

"When assessing the suitability in rural or semi-rural settings, the local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community."

Policy H par 25 also states:

"Local planning authorities should very strictly limit traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. Local authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community"

If these two new applications are granted, this would increase the overall size of the development from 6 pitches to 18 pitches (2 caravans per pitch, 1 mobile and 1 static, so overall 36 caravans on site). If we assume an average of 6 residents/ pitch this would result in a site population of 108 people. With a population of 370 in the whole quite extensive parish of Piddington, about 330 in the village itself, this equates to a population increase of nearly 30%, **ie 23% of the resulting total population would be from the Gypsy/ Traveller community**. The 2011 census recorded 58,000 Gypsy/ Travellers in England and Wales or 0.1% of the total population. **Increasing the Gypsy/ Traveller population of Piddington to 23% of the total population as compared with the national average of 0.1%** would, in the opinion of the Parish Council, be contrary to PPTS 2015 Policies B (10) (d), C (14) and H (25) and constitute dominance of the settled community.

Policy H paragraph 25 of the PPTS 2015 states:

"Local planning authorities should avoid placing an undue pressure on the local infrastructure."

ERRONEOUS ACCOUNTING OF DEMAND AND SUPPLY.

CDC have based their decisions on the GTAA 2013 which is seven years out of date and was carried out prior to a change in definition. It has been superseded by the GTAA 2017, which takes account of the change.

Two entire or partial sites where either travellers did not live or which were not designated specifically for their use have been erroneously included, both in the base for calculations of growth and overcrowding and as losses when they closed.

Station Approach, Banbury **was not** a Gypsy/ Traveller site. No restrictive condition regarding occupancy was placed it at the time the original planning application was approved and when it closed, only non-travellers were living there.

When Planning Application 17/01233/OUT for development of the site was considered by Committee the officer wrote:

"8.12 *Discussions with the County Council Gypsy and Travellers Officer have confirmed that none of the previous caravan pitch occupiers are Gypsies and Travellers, and that it may be some time since such occupiers have used the facility. Furthermore that permission granted in the 1970s was not specifically for or limited to such occupiers. In these circumstances your officers consider that a refusal based on the loss of this facility could not be sustained at appeal.*"

When an application 12/01368/F for a site at Mollington was considered at appeal APP/C3105/A/13/2196896 the inspector remarked:

"27.*However, the Council accepted that the Station Caravan Park in Banbury is not wholly restricted to occupancy by gypsies and travellers*"

Estimates employing alternative official data imply that a large proportion of existing pitches are occupied by households who do not comply with the PPTS 2015 definition.

Estimates of need for pitches are inherently uncertain owing to incomplete and flawed data about the travelling community.

UNSUSTAINABLE IN RELATION TO THE LOCAL COMMUNITY AND LACK OF INFRASTRUCTURE

Policy H paragraph 25 of the PPTS 2015 states:

"Local planning authorities should avoid placing an undue pressure on the local infrastructure."

In terms of sustainability, the site for this new application, which is part of the same parcel of land as previous and current other Gypsy/ Traveller site planning applications 17/00145/F, 17/01962/F and the site was, and still remains entirely unsustainable as laid down by the DCLG PPTS 2015, The National Planning Policy Framework and Cherwell District Council's own Policy.

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The Gypsy/Traveller site at Oaksvie just outside of Arncott also cites Arncott as the nearest Category A village. How can one Category A village, deemed by CDC as 'not the most sustainable of the Category A villages' owing to its very limited facilities, be expected to support 3 Gypsy/ Traveller sites, 13 pitches at Oaksvie Park, 6 pitches under 17/01962/F, potentially 6 pitches under 20/01122/F, and a further 6 pitches under this application. All of these pitches are within 3km of each other. This is irrefutably not sustainable, nor in keeping with any policy document and would most certainly place an undue pressure on the local infrastructure.

The above information must be taken into consideration. Mistakes, failures, and inaction by CDC has allowed a group of savvy individuals to speculatively buy up pockets of land in rural villages. They are exploiting, flouting, and manipulating the planning laws at the expense of rural communities and it's about time CDC took responsibility for this.

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation Name	<input type="text" value="John Enda O Sullivan"/>
Address	<input type="text" value="The Old School,Thame Road,Piddington,Bicester,OX25 1PT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input ".="" (comprising="" 16="" 1pt"="" a="" and="" be="" by="" considered="" development="" development,="" enda="" environment,="" existing="" generating="" harm="" in="" is="" its="" natural="" noise="" not="" o="" of="" old="" or="" ox25="" piddington="" pitches),="" potential="" proposed="" reason="" regards="" relation="" relationship="" road="" school="" services,="" siting="" size="" suitable="" sullivan="" sustainable="" thame="" the="" to="" type="text" uses="" value="I object to this planning application. This application MUST be considered in connection with planning application 20/01122/F. Joining the dots... Application 1 17/00145/F 16 pitches REFUSED. Application 2 17/01962/F 6 pitches. REFUSED granted on appeal. Application 3 20/01122/F Increase 6 pitches to 12 (current). Application 4 20/01747/F 6 pitches on adjoining land. This is now 18 pitches in the same area of land , two more then the first application 17/00145/F which was refused. It is cynical manipulation of the planning application system. The Piddington population would be dominated by the addition of 16 traveller families. It would be unfair and wrong to burden our village with this planned development. The objections as laid out in my objection to 20/01122/F also apply here: - I do not think there is a need for additional gypsy/traveller pitches, within the last 18 months Cherwell has already approved 13 brand new pitches. - The site is too large in proximity to our village. - The developer should demonstrate compliance with all of the planning conditions imposed on the development for the 6 pitches (17/01962/F) before any further development in the area is considered. It is worth noting that the original application 17/00145/F was rejected on the grounds that "/>
Received Date	<input type="text" value="23/08/2020 15:45:33"/>
Attachments	

Comment for planning application 20/01747/F

Application Number	20/01747/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	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
Case Officer	Matthew Chadwick
Organisation Name	Caroline Beel
Address	The Old School,Thame Road,Piddington,Bicester,OX25 1PT
Type of Comment	Objection
Type	neighbour
Comments	<p>This application must be dealt with in conjunction with 20/01122. If allowed, the two applications would result in 18 pitches on this site. It should be remembered that an application for 16 pitches was refused (17/00145 19-May-2017). The grounds for refusal were... "The proposed development, BY REASON OF ITS SIZE (comprising 16 pitches), siting in relation to existing services, relationship to existing noise generating uses and potential harm to the natural environment, is not considered to be a suitable or sustainable development when assessed against Policy BSC6 of the Cherwell Local Plan. The harm resulting from the proposed development is significant and is not considered to be outweighed by the identified unmet need for gypsy and traveller pitches within Cherwell. The proposed development is therefore considered to be contrary to Government guidance contained within NPPF, Policy H of Government guidance in the Planning Policy for Travellers Sites (PPTS) and Policies PSD1, BSC6, ESD10 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1." An application for 6 pitches was granted at appeal on 28-Oct-2019. Since then that applicant has failed to demonstrate that there is a demand for these pitches nor whether they are able to comply with the rigorous conditions agreed at the appeal. This should be determined before a potential 12 additional pitches be considered. Fundamentally though, the small rural village of Piddington, which has limited public services and amenities, would be dominated by such a large site. I am also concerned over the increase in traffic the development would bring to a small country lane (with poor sight lines and no pavements) and the danger to pedestrians. Furthermore, the site is unsuitable for this purpose. It is a green-field pasture site in an agricultural setting which is prone to flooding. There are no mains services (no water, sewage, electricity) and no amenities (no schools, health services just a small shop over 3km away). The Government Planning Policy for Travellers states that sites "must relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density." Piddington is a small, rural village. It is not suitable for any travellers site.</p>
Received Date	23/08/2020 16:31:47
Attachments	

Comment for planning application 20/01747/F

Application Number	<input type="text" value="20/01747/F"/>
Location	<input type="text" value="Land South Side Of Widnell Lane Piddington"/>
Proposal	<input type="text" value="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"/>
Case Officer	<input type="text" value="Matthew Chadwick"/>
Organisation	<input type="text" value=""/>
Name	<input type="text" value="Rob Clark"/>
Address	<input type="text" value="Westbrook House,3 Lower End,Piddington,Bicester,OX25 1QD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This application must be considered in conjunction with 20/01122/F and the previously approved application for a site of 6 plots on the adjacent land. A number of serious objections were raised against the original application, in particular access to the site from the main thoroughfare into a small village, with blind corners and encroaching verges. This is also an area for cyclists and pedestrians to enjoy the countryside safely. There were concerns about local wildlife and drainage and the proximity of MOD training areas. There are a considerable number of sites available in the local area including in Launton and Chesterton. If the original application was for 6 plots, how is it suddenly necessary to have a further 6 plots and now an additional 6 plots on adjacent land, increasing the overall area of the site? The number of plots in the original application was significantly reduced because of the concerns raised by local residents and following rejection of the plans, in fact the parish council, the MOD and Cherwell Planning rejected the application twice. Work approved by the original application has not been started, so there is no evidence of the impact the size of the site may have on the local community and safety. The parish has a population of just over 400 residents and the development of 6 plots alone would represent about 5% to this total, if 12 or all 18 plots are approved this would impact by 10% or 15% with a material impact on local services and amenities, of which there are close to none."/>
Received Date	<input type="text" value="19/08/2020 11:49:56"/>
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