

Rachel Tibbetts

From: Planning
Sent: 01 January 2024 19:13
To: DC Support
Subject: FW: Failure Notice
Attachments: P1020021.JPG

From: [REDACTED]
Sent: Monday, January 1, 2024 4:54 PM
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Fw: Failure Notice

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FOR THE ATTENTION OF IMOGEN HOPKINS OR OFFICER DEALING WITH 23/02716/DISC

----- Forwarded message -----
From: "mailer-daemon@aol.com" <mailer-daemon@aol.com>
To: [REDACTED]
Sent: Monday, 1 January 2024 at 16:01:55 GMT
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<imogen.hopkins@cherwell-dc.gov.uk>:
550: Invalid Recipient - <https://community.mimecast.com/docs/DOC-1369#550> [RDTovyisMcGxfs_f086nGw.uk272]

----- Forwarded message -----
I understand that you are the officer dealing with the above application.

Having already written with my objections I feel I must write to you again with numerous comments and especially with reference to the proposed so called surface water "Swale Drainage System" to be sited below the caravans on the site. My husband has also written regarding the drainage problems on this site. He has a vast practical knowledge on drainage issues and was involved in the laying of over 100 miles of farm field drainage schemes annually during the 1960's.

As we have previously pointed out numerous times hundreds of tonnes of unauthorised rubble has been dumped by lorries on the site filling in the natural ridge and furrow drainage channels and also extending the hardstanding without permission covering much of the grass paddock. By building up this site much higher it makes the land waterlogged every time we have heavy rain and for most of the winter and has caused serious drainage problems for adjacent land owners, the road flooding and Cropredy Primary school has had to close at times because of the flooding. I must point out that all this extra rubble has been laid since the Appeal Inspectors visit!

With this land so frequently waterlogged common sense alone should be enough to make it obvious that a Drainage Swale in such conditions would not possibly work! There is now the added problem with the land being totally routed up by a large pig causing even more problems

with the public footpath that runs through both The Stables and adjoining Paddock site and it is noted that there is an objection to the application by the Oxfordshire County Council Countryside Access Team.

The only way to improve the drainage situation at all is by making the owner of the sites remove ALL this unauthorised dumped rubble (CDC Planning and Enforcement departments hold many photographs of the extent of this which I have sent to them) and to make sure that the one Static home and one touring caravan allowed in the appeal are sited on the original hardstanding under the hedge adjacent to the road, which was suggested by the Inspector and agreed by the appellant during the hearing and any unauthorised caravans are removed. This current application still shows the static home and the caravan to be sited on the unauthorised dumped rubble and this surely cannot be right? An extra static home was agreed for use as a temporary day room whilst the permanent one was built but the building has not yet been started over a year later and locals believe this is also being lived in. There are also four touring caravans on the site at the moment. It is also known that the site is occupied by people who are not travellers/gypsies and a Freedom Animal Sanctuary and Falconry has been set up on the site breaking many of the conditions attached by the Inspector to the appeal permission!

THE Paddock SITE 22/01980/F

This site - adjacent to the Stables but in the same ownership was granted permission at appeal for 3 Static Homes and 3 touring caravans and the laying of yet more hardstanding in 2023. The owner somehow managed to convince the Inspector that any surface drainage problems would be dealt with by the "presumed" very same Drainage Swale of application 23/02716/DISC which as yet does not have any permission and would not be able to support the Stables site alone let alone the addition of The Paddock site! One has to question the legality of this!

I feel that there are many issues that still need investigating and careful consideration before a decision can be made and trust that my comments will be taken into consideration before this locally important decision is made on this current application for The Stables and that they will also be passed to the officer who will deal with any future Discharge of Conditions on the adjacent Paddock site when submitted.

Attached: Photograph of the condition of the waterlogged Stables/Paddock fields taken 29/12/2023

Yours sincerely

Rosemary Cannon (Mrs)