

Comment for planning application 24/00097/F

Application Number	24/00097/F
Location	Land South Side Of Widnell Lane Piddington
Proposal	RETROSPECTIVE - 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
Case Officer	Jeanette Davey
Organisation Name	
Name	Mr Salim Sajid
Address	26 Vicarage Lane,Piddington,Bicester,OX25 1QA
Type of Comment	Objection
Type	neighbour
Comments	<p>I'm most disappointed to learn that yet another planning application has been submitted on a plot of land that was previously deemed unsuitable for such types of use. Especially when the original application that was eventually granted following appeal, for 6 caravans, has never been enacted. As this grant has not resulted in any works, why would a new application be made to double the original consent to 12 caravans on a site that is total inappropriate for such use.</p> <p>I note that the conditions on the original planning grant were never discharged prior to the commencement of works, as were stipulated. Instead I note that there were two ponds on this land identified as critical to the protection and welfare of a population of Great Crested newts, known to dwell on site, that were filled in and destroyed with no regard to the natural habitat and contrary to the original conditions of consent. This represents scant disregard to any stipulations given my Cherwell District Council and is, in my mind, completely disrespectful and in breach of planning conditions.</p> <p>I further note that this site is already unsuitable and would comment on the following reasons.</p> <p>Widnell Lane that the site sits on is a very narrow road that has severe cambers on either side and undulations, making it unsuitable for large vehicles to use. Movement of caravans in and from this proposed site would require a large turning circle onto and off Widnell Lane, making it a considerable traffic safety hazards. Currently this Lane is designated as National Speed Limit (60mph) so represents a considerable danger to those arriving and leaving our village. Since the works carried out on the railway bridge at Lower Road have compromised the exit from Piddington along a badly damaged road, more traffic now uses Widnell Lane, increasing the risk for potential collisions along this road. All this extra vehicle movement will inevitably lead to further deterioration of an unsuitable road, leading to further risk from large vehicle movement and further damage to verges.</p> <p>The lack of predestrian walkways or street lighting makes this Lane dangerous at dusk and evening, so increasing the risk of injury (or worse) on the back of increased vehicle movements. The current application makes no consideration to vehicles slowing down, turning in and out of the proposed site, which given the blind bends, will lead to potential collisions.</p> <p>The visibility splay in and out of the proposed site is also very limited and can create a further collision hazard for vehicles trying to turn in and out of this narrow junction. Again, I would be extremely concerned over the safety of locals in Piddington.</p> <p>The current land has not discernable services on it so would require significant upgrades for drainage, fould sewers, electrics and telecoms. This disruption will be considerable and will place a further strain on an already limited capacity into the village, despite recent works from both Scottish Power and Thames Water. The proximity to the large above ground pylons also makes this land very dangerous for use as dwellings.</p> <p>The land itself is in very poor condition - namely Grade 3 agricultural and has no material benefit for such use as dwelling. It is also very close to MOD land that is used for training and munitions works, which represents significant danger to dwellings. This is also a risk to</p>

the MOD for security / theft an unwanted disruption.

I'm aware that the land alongside the B4011 is notorious for flooding, so can imagine this land is subject to frequent issues with high water levels making it totally unsuitable to place dwellings upon it. Adding more concrete to this land will only exacerbate the issues of water run off and could render the road towards both the prison and surrounding areas more susceptible to flooding and driving risks. We already know that the Lower Road leading from the village out to the A41 already floods considerably making it inaccessible for large parts of the winter, so I am concerned that further displacement of water will only make matters worse. With a lack of proper sewers to this Lane, the dwellings would need to use septic tanks, which would be at risk to creating pollution to the water table, given the high levels already present.

I would like to question the needs and sustainability of such a site in this rural area. The Station Caravan Park at Banbury was never a designated Traveller site and its closure does not represent a loss of pitches as they should not have been using this space in the first instance, so I believe this reason to be erroneous. The closure of the site in Bloxham is also irrelevant to our village, which is so far away. The residents from this site already have links and commitments to Bloxham.

So in summary, I strongly object to this application as it disregards the conditions of the previous consent, the traffic risks and, most importantly the ecology and protection of the local wildlife, in particular The Great Crested newts, which are so valuable and must be protected.

I do hope this objection will be given due consideration.

Kind regards

Mr Salim Sajid
26 Vicarage Lane, Piddington OX25 1QA

Received Date

05/02/2024 23:38:11

Attachments