

# Comment for planning application 24/00097/F

<b>Application Number</b>	24/00097/F
<b>Location</b>	Land South Side Of Widnell Lane Piddington
<b>Proposal</b>	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
<b>Case Officer</b>	Jeanette Davey
<b>Organisation Name</b>	Kennedy Masterton-Smith
<b>Address</b>	Muswell House, Vicarage Lane, Piddington, Bicester, OX25 1QA
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I wish to object to the application on the following grounds:</p> <p>LEGAL - The applicant has invalidated existing planning consent for 6 pitches by starting work before fulfilling pre commencement conditions</p> <p>LOCATION - The proposed site is on grade 3 agricultural land, it is isolated and has poor access to services and is in an area where not other residential development would be allowed. Access to the site is an unclassified country lane and it too narrow to accommodate large vehicles and has poor lines of site from the proposed site. There are no footpaths or streetlights along the road. In addition, large vehicles are likely to damage the road, the verge and the drainage ditches.</p> <p>The site is close to a large concrete industrial site, which operates 24 hours. It is also proximate to an MOD training site with intermittent explosions, artillery noise and pyrotechnics.</p> <p>ECOLOGY - The site is an important location for endangered Great Crested Newts. This is acknowledged in the planning inspectors' grounds for refusal or the previous application. This landscape is of material value and importance to the local identity of the Piddington Village and is recognised in CDC's Local Plan</p> <p>There is an increased flood risk in the area and this is evident with both standing water and flash flood. The village is regularly cut off by flooding. large area of hardstanding takes away land where water can soak away putting additional pressure on the site. Added to this there is concern about contaminated water passing in to the general area.</p> <p>DESIGN - The design makes no attempt to align with with the local tradition. There is inadequate provision for parking and manoeuvring vehicles. There is no provision for parking visiting vehicles. There are minimal communal facilities included in the design.</p> <p>AMENITY - This would dominate the Piddington local community, which consists of less than 150 dwellings and as such is contrary to Government guidance for such sites. It would be detrimental to the Jubilee Reserve / Widnell Park / Sport Field which is a village asset.</p> <p>The heavy traffic would result in loss of amenity to residents from heavy vehicles using village roads and would create a danger to pedestrians including dog walkers and children. Equestrian and canine businesses in Piddington would be endangered if they exercise animals along the road as they do at present.</p> <p>NEED AND SUSTANABILITY - I question whether there is a genuine need for this site. The closure referenced in Bloxham is not relevant as the impacted families will have ties to that area.</p> <p>We understand that this is a speculative development and there are no local ties.</p>
<b>Received Date</b>	18/02/2024 21:05:02
<b>Attachments</b>	