

# 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>	Michael Nixon
<b>Address</b>	81 Thame Road,Piddington,Bicester,OX25 1QB
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour

## Comments

I am writing to object to the planning application 24/00097/F to increase the size of the gypsy/traveller development by a further 6 pitches, increasing the development size to 12 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 fifth 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 were applied for 6 in application 20/01122/F and a further 6 in application 20/01747/F both of which were refused by CDC planning committee and refused at appeal with the planning inspector stating that need did not override the ecological damage.

Piddington is a small category C rural village of just over 300 residents and has been described in the previous planning reports as one of the least sustainable locations in Cherwell. Increasing the size of this deployment to 12 pitches would lead to approx. 72 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.

The site location is a habitat to rare and endangered species, including great crested newts and despite the damage the applicant has already done to the site the habitat remains a breeding site for the newts. The applicant has not submitted a plan for a biodiversity gain for the site and the newts survey conducted is flawed in that it failed to conduct a detailed evaluation of the site over the breeding season of the newts (March through to June). The previous destruction of two breeding ponds remains unrectified and site should be reinstated to its previous condition.

I question the need for these additional pitches. At the appeal hearings for the previous applications the Parish Council presented compelling evidence that the gypsy and traveller needs assessment was flawed and inaccurate. Cherwell's own figures now indicate a surplus of 3 pitches exists, so the question of need does not arise.

Should the Council be minded to allow this development and grant permission then I would expect all the 14 pre-commencement planning 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 Council's 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.

For the reasons stated above I urge the planning committee to refuse this application.

**Received Date**

04/03/2024 12:41:00

**Attachments**