**NAME AND ADDRESS**

FOA Clare Vickery

The Planning Inspectorate

30 Temple Quay

2 The Square

Bristol

BS1 6PN

August 27, 2021

Dear Sir/Madam

**Ref Planning Application Appeal No APP/U2805/W/20/3258705 Objection**

I am writing to object to the above planning appeal, my reasons are outlined below:

The criteria set out in Policy 31 of the Joint Core Strategy are not met by this application given that:

* the site does not provide a suitable level of residential amenity for the proposed residents (contrary to criterion c)
* the site will not be served by an appropriate means of sewage disposal (contrary to criterion d)
* there is no satisfactory access, nor has space for parking, turning and serving been demonstrated (contrary to criteria e)
* the health and wellbeing of occupants is put at risk through unsafe access, poor air quality, and unacceptable flood risk (contrary to criterion f)
* the impact of the unauthorised works seeking approval have a significant impact on the character of the landscape of the area and boundary treatments do not mitigate the impact (criterion h)

**Foul Water/Drainage and Sewerage**

Oakley Park is across the road from the mains sewage pipe a few metres from the sewage works, despite this the landowner has made no attempt to connect to the mains sewage. The appellant’s submission mentions that the original application demonstrated a willingness to join the site to the mains sewage system, instead the landowner has installed additional septic tanks as an alternative.

Despite the claim on the original application that the site was not within 20m of a watercourse, there is a large stream on the opposite side of the road to the east, roughly 7 metres from the site, which feeds the Welland River. Without connecting to main sewage, the surrounding areas, and the River Welland will become contaminated.

**Entrance to Oakley Park and Visibility**

The appellant describes Ashley Road as having ‘wide grass verges along the western and southern side of Ashley Road which assist with provision of visibility from the site accesses’. This is not the case. The lack of grass verges on the Ashley Road and its restricted width, is what makes the access points for this site so dangerous. The site now has a second unapproved access, making both entrances dangerous to all using Ashley Road. The site has approval for 3 static and 3 touring caravans, as of today there are 12 statics and 6 touring caravans on site, plus numerous cars, vans and trucks, increasing the traffic flow along Ashley Road significantly. The fact that the appellant has retrospectively submitted a planning application for a 4th static and one additional touring caravan that already contains 12 statics and 3 touring, is questionable and must be considered.

**Commercial Activates at Oakley Park**

The appellant is in breach of their planning permission granted in 2012. Not only are the family renting and selling statics which has been advertised on Facebook, there is a business registered at the site. JD Reinforced Paving Ltd. Company Number 11423124 is registered at this address and badged commercial vehicles operate from it. In addition, waste material is regularly driven onto the site and burnt – this has been the subject of numerous reports to the Environment Agency (twice in March 2021 and 5 times in July).

**Biodiversity**

The unauthorised works which is seeking approval include the grubbing out of a mature field hedge along the length of the site; splitting of the site into two and the removal of established hedging between the site and the road to install a new access constructed of close boarded timber. These requests for approval have already taken place.

The laying of hard-core has also filled in a natural pond that previously sat at the very North West corner of the site. A recent survey of the area undertaken by Lockhart Garratt in June 2021 identified Great Crested and Smooth Newts and Pipistrelle and Daubeton’s bats in the area, all within the site. There are also, badgers and three amber and three red listed birds on the Birds of Conservation Concern rating and were identified as living in surrounding fields and have therefore potentially been disturbed by the removal of the field hedge.

The unauthorised works for which the applicant is seeking retrospective permission have significantly reduced the natural habitat for birds, insects and small mammals with no attempt to mitigate the impact of the site on the landscape. In accordance with the NPPF and policy 4 of the JCS, the application should demonstrate how it intends to deliver a net biodiversity gain which it has patently failed to do address. I ask that you consider these important biodiversity facts when considering this appeal.

For all of the above reasons I strongly ask that this appeal is rejected.

Yours sincerely

**I request that my personal details are redacted when passing this objection to any other bodies involved in this appeal**.