Annex I: Summary of representations from member of the public.

Overview

Representations received on the application raised a broad range of planning, environmental, infrastructure, community and procedural matters. A substantial number raised the same or similar issues. The principal matters identified from the representations and the accompanying additional representation information are summarised below.

Scale, location and suitability

Representations questioned the suitability of the site for development of the proposed scale, particularly having regard to its rural location and the size of surrounding settlements. Concerns included the proposed increase in population relative to nearby communities, limited access to facilities and services, and whether alternative or more proportionate locations should be considered. Some representations also questioned whether the proposed duration of the use could properly be regarded as temporary.

Infrastructure, utilities and local services

Concerns were raised regarding the ability of existing infrastructure and services to accommodate the development. Matters identified included healthcare, policing, fire and ambulance services, public transport, shops and other local facilities, together with electricity, water supply, drainage, wastewater and waste infrastructure. Representations also raised the potential for additional demand to affect neighbouring settlements that would provide services and facilities to site residents.

Highways, transport and pedestrian safety

Representations raised concerns regarding additional traffic and HGV movements, the suitability and capacity of the surrounding rural road network, limited public transport and the adequacy of the submitted transport evidence. Particular concerns were raised about pedestrian safety due to the absence or limited provision of footways and street lighting, and the adequacy of safe walking routes between the site and surrounding settlements and services.

Flood risk, drainage and wastewater

Concerns were raised regarding surface-water flood risk, drainage and sewage arrangements, wastewater capacity and whether the necessary infrastructure had been sufficiently demonstrated. Some representations considered that these matters required further assessment or resolution before determination.

Ground conditions, contamination and health

Representations referred to the site's former military use and raised concerns regarding ground contamination, asbestos and unexploded ordnance. Some

representations also raised health concerns relating to overhead power lines and electromagnetic fields.

Ecology and environmental matters

Representations raised concerns regarding biodiversity, protected species and habitats and the adequacy or completeness of ecological surveys. Wider environmental concerns included potential noise, lighting, air and water pollution, landscape effects and the effect of the development on the rural environment.

Community impacts, cohesion and character

Concerns were raised regarding the relationship between the scale of the development and surrounding rural communities, including potential effects on community cohesion and the character of Piddington and neighbouring settlements. Representations also referred to cumulative pressures associated with other development and infrastructure in the wider area.

Community safety, safeguarding and site management

Representations raised concerns regarding community safety, policing, safeguarding, security and the proposed management of the site. Some questioned whether sufficient information had been provided regarding operational and management arrangements and the implications for policing and emergency-service provision.

Emergency access and fire safety

Concerns included emergency-vehicle access, evacuation arrangements, fire safety and the capacity of police, fire, ambulance and other emergency services. A number of representations sought further evidence concerning fire-safety arrangements and emergency preparedness.

Adequacy of supporting evidence

A recurring concern was that aspects of the technical evidence were incomplete, inaccurate or remained unresolved. Matters identified included transport, flood risk and drainage, wastewater, utilities, ground conditions and contamination, ecology, fire safety and operational arrangements. Representations requested that further evidence and assessments be provided or outstanding matters resolved before the application was determined.

Urgent Crown Development procedure and consultation

Representations raised concerns regarding use of the Urgent Crown Development procedure, the justification for urgency, the duration of the representation period and the opportunity for public and stakeholder scrutiny of the application. Some sought an extension to the representation period, while others considered that further information should be made available before a decision was taken.

Previous planning history

A number of representations referred to the site's previous planning history and the previous Planning Inspector's decision. These representations questioned whether matters identified in relation to the previous proposal had been satisfactorily addressed by the current application.

Other matters raised

Other matters included the potential effect on property values and mortgageability, effects on local businesses, public expenditure, proximity to HMP Bullingdon and heritage considerations. The workbook also records requests for further information and queries concerning the availability or publication of application and representation material

Summary

Overall, the representations principally concern the **scale and suitability of the development; infrastructure and service capacity; transport and pedestrian safety; flood risk, drainage and wastewater; contamination and ground conditions; ecology and environmental effects; community impacts and safety; and the adequacy of the supporting evidence**. Procedural concerns regarding consultation, the representation period and the Urgent Crown Development process were also repeatedly raised.