

Comment for planning application 20/02446/F

Application Number	20/02446/F
Location	Glebe Farm Boddington Road Claydon Banbury OX17 1TD
Proposal	Formation of inland waterways marina with ancillary facilities building, car parking, access and associated landscaping including the construction of a new lake - re-submission of 18/00904/F
Case Officer	Shona King
Organisation Name	Sue Hughes
Address	28 Manor Park, Claydon, Banbury, OX17 1HH
Type of Comment	Objection
Type	neighbour
Comments	<p>I am writing to formally register my objections to the proposed new marina at Claydon, Banbury - application number 20/02446/F. Claydon is a small village of 100 houses and working farms. A marina with 192 berths could potentially triple the population of the village. Although the marina is intended to be non-residential this is not enforceable as has been demonstrated by Cropredy Marina which is similarly supposedly non-residential but boat owners are registered with the local GP surgery - which is no longer able to accept any new patients due to over demand, and their children are enrolled at local schools. All of this despite them being exempt from Council Tax due to the non-residential status of the marina. There are no amenities in Claydon apart from the small parish church. There is no shop, school, GP surgery or pub; there is one bus per week which runs to Banbury, all of which means that the volume of traffic in and out of the village will increase substantially with marina users travelling to reach these facilities flouting Cherwell's Local Plan which states that "major generators of travel demand should be located in existing centres which are highly accessible by means other than private car." All of the roads in and around Claydon are narrow and poorly maintained with Boddington Road narrowing significantly past the houses where the speed limit changes; there are large pot holes and wide, deep cracks in the surface. It is single track and there are no designated passing places. Because of the nature of the road it is popular with cyclists, walkers and horse riders who would all be at risk from an increase in traffic, something which has been underestimated by the developers. There are blind bends and Hay Bridge which is just before the entrance to the proposed marina is very steep with oncoming vehicles unable to see each other until they reach the top. Any larger vehicles trying to use the bridge will often ground or become stuck, this would include emergency service vehicles. Claydon has no street lighting and the night skies are a rare, beautiful sight in these times of light pollution. The marina proposal of night lighting for safety reasons in addition to lights from occupied boats, will ruin this. It is also a very quiet place but that peace will be shattered by the noise of construction and ongoing noise from the clubhouse and associated facilities, marina residents going about their daily activities and maintenance of their boats. The design of the clubhouse building itself is described as "replicating a barn" but I have yet to see a working barn with a slate roof and red brick accents. The design would appear to resemble an aesthetically ugly, large modern house. There is an abundance of wild bird and animal life in the area proposed for the marina which will be disturbed and probably lost if this development is allowed to go ahead. The toxicity of oily bilge water, domestic grey water and inevitable oil spillages will further pollute the water of the marina and canal. The Environment Agency has already stated that the developer's revised plans to mitigate the risk to nature conservation are inadequate and that they are dissatisfied with the use of a non-mains foul drainage system in a publicly sewered area. Our unspoilt village also has wonderful, uninterrupted views over many miles and the construction of long bunds, the changes in ground height and embankments will ruin this. The developers have admitted in their revised landscape and visual impact report that the changes they have proposed would not make any discernible difference to the original plans. Cropredy Marina is already in the process of being substantially extended, adding further strain to already stretched local amenities and a new marina at Claydon is not necessary or desirable. Claydonians are not NIMBYs but we love our quaint, peaceful, small village. There will be absolutely no benefit to the resident villagers from the construction of a marina - quite the opposite. The response of the marina agent, Stephen Rice, to this point when the application was first submitted was "Well, you could moor your boat there for the appropriate fee" sums up the attitude of the developers and their total lack of consideration to the local community and surrounds and speaks volumes. I</p>

therefore wish to register my objections to this proposed development in the strongest terms possible and request that it be dismissed. Sue Hughes 28 Manor Park, Claydon. OX17 1HH 4th October 2020

Received Date

04/10/2020 12:55:24

Attachments