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 James Stothard

Address Leys Farm,Main Street,Claydon,Banbury,OX17 1EP

Type of Comment Objection

Type neighbour

Comments FAO:- David Peckford, Shona King. My observations and concerns about this development remain unchanged from the clients previous application. Please see below:- I write to object to the above proposed Marina development at Claydon based on the following grounds. 1. There is no need for this development. Marina's already exist 2 miles to the north at Fenny Compton and 2 miles to the south at Cropredy. The Cropredy Marina is relatively newly constructed and has also recently been given permission to expand by 100 berths negating the need to construct another new marina at Claydon. 2. Roads. Access to and from the marina in either direction is totally unsuitable. The roads in either direction are poorly maintained single lane tracks. When considering how unsuitable the roads and access are it must also be realised that not only will these roads be used by boat users, but by maintainance and support vehicles, grocery delivery vans and food delivery services too. 3. Claydon has no facilities to support a new marina. Whereas the marina in Cropredy is supported by a shop, a pub, cafe, Doctors surgery, primary school and cricket, football and tennis clubs. Claydon has none of these. Therefore users of the proposed marina will need to drive to Cropredy. More cars on unsuitable single lane tracks having to pass through the village of Claydon. 4. Scale is inappropriate. The size of the proposed development is similar to that of the existing village of Claydon. The population of the Marina could be greater than the actaul village. The village is nearly 1000 years old. To cause such a transformation with a simple planning application approval it to have no regard to the village, its setting or history and would be irresponsible and reckless to the existing village and the wider environment. 5. The proposed Marina is a short cut to achieve what is effectively a residential development without having to follow the usual planning guidelines or having any regard to Cherwell Local Plan or planning policy that would be applicable to any other large scale residential development. 6. Applicants. While it is possible to sympathise with the applicants if they are being impacted by a potential HS2 line and a potential Brexit and wish to diversify. However, they are not unique in being impacted and does not justify proposing an inappropriate development situated in an inappropriate place. 7. Construction. The proposed Marina requires the construction of some significant bunds and embankments. The scale of these appear out of keeping with the existing landscape and would therefore dramatically alter the appearance of the existing landscape. I'm sure it has not been overlooked by the planning committe that the canel is a conservation area. 8. Light and noise pollution. I have thought carefully about this. Claydon is quite unique in both these aspects. Having no street lighting in the village, any development nearby where lighting will be a requirement will cause light pollution. Perhaps more significant is noise. Claydon can be silent and completely still at many times of the day, except for birdsong. This is not something that can be bought or created once lost. Traffic from vehicles and the associated movements (see 2 above), maintainance of boats and the Marina, together with significant increase in movements of boats and people would all combine to destroy some of this unique environment. Yours sincerely, James Stothard Leys Farm Claydon Banbury Oxfordshire OX17 1EP

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Attachments