

Claydon Hay Barn  
Boddington Road  
Claydon  
Banbury  
Oxon  
OX17 1HD

David Peckford  
Assistant Director  
Planning and Development  
Bodicote House  
Bodicote  
Banbury  
Oxon  
OX15 4AA

17<sup>th</sup> October 2020

Dear Mr Peckford

**RE: OBJECTION TO APPLICATION NUMBER: 20/02446/F**

We are writing with regards to the above planning application and we detail our objections below as follows:

1. The local infrastructure particularly roads are not in a suitable state or size to support a development of this size once built. The current road does not have a proper sub base and road base and I do not believe that the usual infrequent patching of damaged areas will have the suitable impact that this scheme demands. I would strongly encourage anyone on the committee who is making a decision regarding this application, to visit the site and travel to it from Claydon and from the Boddington north side approach. It is a single-track road and there are no proper passing places and even with present day traffic, deep wheel ruts are created on the verges of the very narrow road in winter. To deal with a marina community almost the size of Claydon this road needs widening and rebuilding properly. Who will fund such a development? Claims that there are passing places are false. There are private driveways and gateways and unmaintained parts where the road is slightly wider. There are over 10 massive cracks in the road some 3 to 4 metres long which you can put your hand in, many close to the proposed entrance. Since I wrote to you in April 2019 no road improvements have been made and in fact the road has deteriorated further.

2. This road has never been gritted or salted from the crossroads on the Lower Boddington Road to the Claydon village in the 18 years I have lived here. Northants claim it is not their policy to maintain minor roads like this in snowy and icy conditions. In winter, two wheeled drive vehicles sometimes get stuck at the very steep, hump back canal bridge adjacent to the proposed marina. I have witnessed this on many occasions as it is my route out to Banbury and to schools for my children. The situation is exacerbated because the boundary between Northampton and Oxfordshire is along this road and neither council takes responsibility to grit and clear this road in icy and snowy conditions. Last winter, along this short stretch of road, 5 vehicles were abandoned in the snow, some blocking the road and the conditions could easily have been worse. I have witnessed cars stopping at the hump back bridge when another car has come from the other direction and then slide back on the icy surface out of control. I live along this road and I can testify that in cold icy conditions, there are times when normal 2 wheeled drive vehicles really struggle.
3. Claydon Village is not completely paved and currently children are forced to walk in the un lit road on the dark winter mornings and evenings to go to and from the school buses. This is already hazardous with the current level of traffic and will only increase the chances of an accident with pedestrians, if vehicle traffic is increased as a result of this development. Marina traffic will undoubtedly come through Claydon as the nearest shops and supermarkets are in Banbury. The direction from which marina access is made is not controllable by the Council or Highways authority.
4. HS2 will cross the same stretch of minor poorly maintained road one mile north of the proposed marina. This means that an extremely narrow country road will in the space of one mile have disruption from both the proposed marina and HS2. Claydon Hay Barn, Claydon Hay Farm and Three Shires Farm are located between these two proposed developments. For the local community and particularly the inhabitants of these three properties, they will experience an increase in noise, traffic, and infrastructure change that would undoubtedly negatively affect current quality of life. One of these developments will be hard to bear; but both in such close proximity would be a ridiculous imposition.
5. I note that one of the reasons the applicant has made as justification for submitting a planning application for a marina is to counter the loss of revenue that the impact of HS2 will cause their business. Interestingly there is no acknowledgement of the negative impact that HS2 will cause on the surrounding communities, including Claydon which will now be further negatively impacted by a 192-berth marina. I have sympathy for their financial loss but their issue should be with the Government and its compensation scheme. What sort of anarchy would we have if everyone who considers that HS2 has caused them some loss, (reduction in house prices to name but one) tried to compensate themselves at the expense of others in the surrounding community?
6. There are fewer and fewer unspoilt country spaces and unless the boats at the marina are residential, we are creating second holiday homes. There are already two large marinas within three miles of this proposed site at Fenny Compton and Cropredy. Both have vacancies which were confirmed when I rang this month. The proposed plans will spoil a beautiful far reaching view for the public because it is adjacent to the road and because of the construction of unnatural ugly bunds. I have

seen video footage and photographs I hope these will be scrutinised thoroughly so the full impact will be understood.

7. There have been issues with suitable supply and level of water for the canal and when Cropredy marina was built it impacted the water level of Boddington reservoir and its sailing club which is used by many.
8. In addition to encroaching on unspoilt countryside there will be further pollution from Canal boat diesel engines and wood burning stoves. The Government is phasing out the use of diesel vehicles for good reason as they are responsible the emission of Carbon Monoxide, Hydrocarbons, particulate matter and Nitrogen oxides. The International Agency for Research on Cancer (IARC) classifies diesel engines as carcinogenic to humans.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5976105/>

## **The silent killer in our homes: Wood-burning stoves emit six times as much pollution as a diesel truck... and they're ruining your health even if you don't own one**

- **Wood-burning stove may be doing the British atmosphere more harm than good**
- **Smoke they produce is almost invisible, particularly when compared with smog**
- **Scientists measuring air have proven that wood-burning is not a thing of the past**

Video of poor state of Boddington road.

<https://youtu.be/DZX-QbUB9-l>

Please see attached video

Yours sincerely

Ian and Jane West