

# Comment for planning application 20/02446/F

<b>Application Number</b>	20/02446/F
<b>Location</b>	Glebe Farm Boddington Road Claydon Banbury OX17 1TD
<b>Proposal</b>	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
<b>Case Officer</b>	Shona King
<b>Organisation Name</b>	James McMillan
<b>Address</b>	23 Manor Park, Claydon, Banbury, OX17 1HH
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Good afternoon Shona. Having reviewed the application once more, following its representation, I would again like to register my objection to the proposed development as there appears to be very little change from the original submission. These objections are on three principle grounds: 1) Local infrastructure. 2) Pedestrian safety. 3) Waste and foul water runoff. Local Infrastructure: The proposed site for a development in which over 200 boats will be housed alongside buildings providing ancillary services, such as maintenance and a clubhouse, is positioned at the heart of a rural area which is serviced by roads in a consistent poor state of repair. In many areas approaching from the Boddingtons or via Claydon the roads are broken up, sloping away or disintegrating at the edges and riddled with potholes. Additional traffic will lead to yet further degradation of the roads and in turn increased damage to vehicles, many of the owners of which may well wish to claim damages from the council. Furthermore the single track nature of the roads, and limited visibility afforded, pose risks to the cyclists, ramblers, dog walkers and horse riders who regularly use them which will only be heightened should they be confronted with such a significant increase in year round traffic. Lastly, the roads leading to the proposed development involve the increased burden of traffic passing through small villages such as Claydon in which there is a significant population of both the elderly and young children all of whom will be at greater risk given the increased traffic load going to and from the site. Pedestrian safety: In addition to the concerns listed above there also needs to be a consideration given to the canal towpath and the inherent risk of slips, trips and falls. The tow path running beside the proposed development is, much like the surrounding roads, in a very poor state of general repair. There are multiple areas where it is simply crumbling into the canal, has developed gaping holes where the bank is collapsing outward or where previous repairs and piling are starting to work through to the surface presenting trip hazards. It is almost exclusively single track and uneven further adding to the slips, trips and falls risk. The additional footfall generated by such a large development would only serve to further undermine the tow path leading to acute risk of injury. Waste and foul water runoff: While there is much in the application pack by way of supporting evidence the waste water assessment is notable by its absence. The files uploaded in this section appear to be no more than a sales brochure for the proposed tank to be sited in order to take foul waste from the clubhouse. Given the size of the proposed development it is highly ambitious to believe that the waste burden in the clubhouse itself will be below the threshold requiring mains drainage, especially over the summer peak, which poses a significant risk of overflow and surface water run off into the existing culverts and water courses. There is also the consideration of chemical contamination to the same watercourses from any chemical waste from the boats on site if their effluent containers are improperly or incorrectly disposed of. In either case should there be any flooding on the site there is a further consideration, which I cannot see addressed, relating to where floodwater overflow from the soakaway tank would end up. In all scenarios my belief, looking at the tank system proposed and the lack of mains drainage, is that all overflow will discharge into the existing watercourse and drainage culvert or the proposed pond which in any case and in turn will overflow into the same water course. Given the coming development and expansion at Cropredy Marina two miles away, and other new marina capacity coming on stream in the area in order to support demand, the proposed development at Glebe Farm is both unnecessary and to be located at a site that is sub optimal at best, and dangerous to the local community at worst. Best regards James McMillan.</p>
<b>Received Date</b>	10/11/2020 16:08:34

## Attachments