

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	
Name	Gary Denham
Address	Greenacre, Fenny Compton Road, Claydon, Banbury, OX17 1HA
Type of Comment	Objection
Type	neighbour
Comments	<p>I believe that planning application 20/02446/F - a marina at Glebe Farm, Claydon - should be rejected for the following reasons: 1. Road Safety. The roads in the surrounding area are mostly single track, twisty and in a poor state of repair. The road running from Claydon towards the Boddingtons on which the entrance to the marina would be situated is probably one of the worst. Currently it sees little traffic and is popular with cyclists, walkers and horse riders. Contrary to the Transport Statement supporting the planning application, it has no passing places and is only 2.75m wide for most of its length. There are several blind bends and the canal bridge adjacent to the site is particularly steep, especially on the North side. At present, approaching traffic can often be seen before you get to the bridge. See attachments 1.jpg and 2.jpg taken looking north and south respectively. Both show that the road on the far side is visible, but not in the immediate vicinity of the bridge. The marina exit is in a blind spot: cars leaving to go south will not see car approaching from the other side and cars travelling north will have no warning of the cars leaving the marina. See attachments 3.jpg and 4.jpg. The Boddington Road is also not gritted in the winter which makes the bridge even more treacherous in winter conditions. The condition of this road is very poor, with many potholes and a series of large cracks where a raised section appears to be slowly slipping down to the East. See attachments 4.jpg and 5.jpg. Extra marina traffic would no doubt exacerbate these defects. To alleviate these concerns, I would have thought that the road would have to be repaired and widened or at least have several passing places added. I don't think the taxpayer should be expected to foot the bill for this, but rather those seeking to make profit from this development. 2. Claydon is a quiet little village with around 100 dwellings and 250 inhabitants. The marina will nearly treble those numbers, utterly changing the nature of the village. Access to the nearest main roads will be via the centre of Claydon, ruining the tranquillity of the village which at present isn't on a through route to anywhere or anything. Interestingly, the Transport Statement uses traffic figures from the marina at Crick, but these figures are meaningless with regard to this development as Crick has pubs, restaurants, shops and other local businesses within easy walking distance of the marina. The Transport Statement considers people walking or cycling into Claydon, but this is utterly bogus as Claydon has nothing to offer any boaters making such a trip other than perhaps a church service on Sunday. We have no pubs, no shops and no cafes. Public transport is next to non-existent from Claydon, so the result will simply be more cars heading for Upper Boddington, Cropredy and Banbury by car. (The towpath to Cropredy is in very poor condition.) Plus we'll no doubt gain lorries and tankers making deliveries to the marina. Can we rule out boats being transported by road? Construction traffic is also likely going to come in through Claydon. Access for heavy earth moving equipment, however, is going to be through the farm: perhaps we could mitigate some of the impact on Claydon by disallowing access to the site from the Boddington Road altogether and make this route through the farm permanent? 3. As far as I can see the plans make no mention of the inevitable lighting for the marina which would impact on the beautiful dark skies the village the currently enjoys (we have no street lights in Claydon). 4. The influx of residents into what is essentially 192 new dwellings will place extra strains on already overstretched local services, such as the doctors' surgeries in Cropredy, which is nearly always fully subscribed and experiencing parking problems. 5. The plans include an open air maintenance dock. This will no doubt generate a lot of noise, bringing a semi-industrial activity into the area. I would also question how sustainable an open air facility is: surely this will be unworkable in the winter months and will inevitably end up covered at some point in the future. Surely this should be planned for up front. 6. I'm no expert on canals, but it seems likely there will be increased pressure on keeping the water levels up. With the marina at Fenny Compton, the</p>

new one at Cropredy and its impending expansion, plus the approved but not yet constructed second Cropredy marina has a detailed analysis been done of the impact of this new marina? Will we be seeing the wildlife-rich Wormleighton reservoir empty during the summer months? Kingfishers and otters are often seen along this stretch of canal and around the reservoir. 7. The plans also show a bund 4.5m higher than the Boddington Road, which combined with the marina itself will obliterate the fine views along the canal and the valley from that part of the road and negatively impact the landscape in what I thought was a conservation area. 8. The plans do not show any security fencing, but I would have thought there will be some. If so, the plans should be amended to show it. I urge the planning committee to refuse this planning application and any subsequent appeals as it is an entirely inappropriate site that will worsen the conditions of those living in and around Claydon for no benefit whatsoever.

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Attachments

The following files have been uploaded:

- 1.pdf
- 2.pdf
- 3.pdf
- 4.pdf
- 5.pdf