

# Planning Objections – 18/00904/F

## Glebe Farm OX17 1TD

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1. MOORING SURPLUS -1.1 There is a national surplus of Marina Moorings – marinas moorings have literally outstripped demand. Only a few located in Prime areas can sustain high occupancy rates. 1.2 If you look at our map, the immediate area is saturated. This Marina would be the 3<sup>rd</sup> in an EIGHT MILE STRETCH, leaving the lower part of the oxford Canal with no Marina's at all. 1.3 Cropredy has already been given planning permission for an additional 100 berths, they are 8 miles away from us, however currently they are not able to fill their current 249 berths. Since Cropredy opened 2013, we have not been able to fill our 100 berths. Once it was official that they were opening in 2012 they started taking bookings, our occupancy fell, this is regardless of the fact that we are well located, well presented, secure, competitively priced, long established and give 'outstanding' service.
2. ALTERNATIVE SITES - In our opinion, any area from King Sutton down would be more suitable should the council be insistent on opening more marinas, regardless of demand being outweighed by existing moorings. A perfect site for a new marina would be located south of Kidlington opposite the playing field. (Please see the maps attached)
3. WATER LEVELS – From May through to October CRT struggle, the waster level on the summit can drop as much as 6" in a day, and with all their water sources running it can rise 3" to 4" at best in 24 hours. Last year for several weeks virtually every boater we spoke to, complained about dragging their bottom across the summit. An extra 250 berth Marina would have a huge impact on our already strained water level not to mention the ques at the locks!
4. CRT – CRT profit by 9% of the potential income of any new marina! They have 18 of their own marinas trading as BWML that are now for sale. The purchase of these marinas came about with the purpose of generating income for BW now CRT. I find it strange that CRT/BWML are selling these marina investments and charging discounted rates, if they are all full (which they must be if the canal system needs more marinas)!!! They seem to be of the opinion that reinvesting the capital to "generate long-term revenue income" is better than running their marinas!
5. FOUL WATER – (3.18)Foul water cannot be dealt with via the installation of a package treatment plant. This is because it is impossible to ensure that boaters do not dispose of foul waste containing Formaldehyde, or other toxic chemicals, which is in 'Elsan Blue' and other products, used by most boaters.  
We have had to research this ourselves when replacing our waste system, and had to use a holding tank instead, for this very reason.
6. (7.100)Car movements: it does not state which months it was monitored? There is a huge difference between say; December and August – we may only see one car a day in December, however in August cars will come and go all day and the car park will be full.