

## Clare O'Hanlon

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**From:** Steve Craddock [REDACTED]  
**Sent:** 05 July 2019 08:48  
**To:** Clare O'Hanlon  
**Cc:** Jane Hennell  
**Subject:** FW: Proposed Marina at Claydon - Banbury Sailing Club, Boddington Marina

Dear Claire,

Apologies for the delay it has taken for us to respond to your email. Anne Denby has now left the Canal & River Trust. I understand that my colleague, Jane Hennell, has been in contact with you to let you know that she will be the first point of contact at the Trust for this proposal from here on. I'm responding to you because Jane is currently on leave. Following discussions with relevant colleagues, we have the following response to your questions, below:

As part of the new marinas process that the Trust uses to assess whether or not we should allow new marinas to connect to our network, we carried out a Stage 2 Water Resources Study. The study considers the impact of the marina proposal on our service standards for navigating canals and rivers within the hydrological unit. Its purpose is not to consider the impact on individual water bodies within that hydrological unit and it is not calibrated to do so. We can, however, provide the following information to assist the council.

The stage 2 study for the proposed Claydon marina concluded that the uplift in demand as a result of the development would be 48 Ml/annum (net impact on the hydrological unit). This is the equivalent of approximately 1% of the average annual inflow to Boddington Reservoir. The marina will be located on the South Oxford Summit, which is part of the Ox&GU hydrological unit. As such, the increased demand from the marina will not simply be met by an increased feed from Boddington Reservoir, even if it is a preferred source. Canal demands within the hydrological unit are met by a combination of water from eight reservoirs and numerous surface water feeders. Additionally, backpumps have the ability to recirculate the water used as boats move through the locks and to transfer water around the hydrological unit. The Trust's Water Management Team consider water levels in our reservoirs on a weekly basis to assist our decision-making about where to draw water from.

For the reasons above, it is problematic to put the increased demand into the context of a change in water level in Boddington Reservoir. The top 200mm section of the reservoir (i.e. -0.2m below top water level) contains roughly 48 Ml of reservoir storage (the assessed uplift in demand). However, assuming the marina will result in the reservoir operating 200mm lower than currently/pre-marina is incorrect. As outlined above, the increase in canal demand will be met from a combination of different sources, not by one single reservoir.

The Trust, as owner of the reservoir, recognise and value the activity of the sailing club and their use of the reservoir. We also have to be mindful that the primary function of the reservoir is to supply water to the canal network. The stage 2 water resources study assesses the impact of the marina on our service standards for the navigation of the canal network and is appropriate for our needs. As we have advised, a number of sources can be used to supply water to the canal. In these circumstances, it is unclear as to how a definitive answer about the impact of the development of the marina on water levels in the reservoir can be established.

Kind regards

Steve

**Steve Craddock**  
Planning Manager  
Swyddog Cynllunio

----- Original message -----

From: Clare O'Hanlon <Clare.O'Hanlon@Cherwell-DC.gov.uk>

Date: 15/05/2019 11:16 (GMT+00:00)

To: Anne Denby <[REDACTED]>

Subject: Proposed Marina at Claydon - Banbury Sailing Club, Boddington Marina

Dear Anne, I hope this email finds you well.

I wonder if you could help me again? I have received the below correspondence from the sailing club at Boddington reservoir. They are raising an objection to the application based on potential decreasing water levels at the reservoir and the effect this will have on the club.

I would very much welcome your thoughts on this and whether the impact of the marina is likely to be as suggested in the correspondence. Would there be any way of mitigating any effects?

Your comments would be greatly appreciated.

Many thanks,

Clare

**Clare O'Hanlon BA (Hons) BTP MSc MRTPI**  
**Principal Planning Officer – Major Projects Planning Team**  
**Place and Growth Directorate**

Cherwell District Council

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**From:** [publicaccess@cherwell-dc.gov.uk](mailto:publicaccess@cherwell-dc.gov.uk) [<mailto:publicaccess@cherwell-dc.gov.uk>]

**Sent:** 14 May 2019 22:51

**To:** Clare O'Hanlon

**Subject:** Comments for Planning Application 18/00904/F

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:50 PM on 14 May 2019 from Mr Andrew Rimmer.

## **Application Summary**

**Address:** 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

**Case Officer:** Clare O'Hanlon

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## **Customer Details**

**Name:** Mr Andrew Rimmer

**Email:** [REDACTED]

**Address:** [REDACTED]

## Comments Details

**Commenter Type:** Professional Bodies

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** Re: Objection to Planning Application ref 18/00904/F: Formation of inland waterways marina with ancillary facilities building, car parking, access and associated landscaping including the construction of a new lake, Glebe Farm Boddington Road Claydon Banbury OX17 1TD

I am writing to you on behalf of the Officers and Committee of Banbury Sailing Club, Boddington Reservoir, Byfield, NN11 6XU to register our objection to this planning application.

Banbury Sailing Club operates on Boddington Reservoir, a Canal and Rivers Trust owned reservoir which is a primary supply of water to the Oxford Canal as it runs between Banbury and Napton. The club provides an important amenity for the area; over 350 people are involved with the club which provides sailing and racing for all ages and abilities. The club is a Recognised Training Centre and affiliated to the Royal Yachting Association (sailing's National Governing Body) and provides a comprehensive training programme for both adults and children delivered by 57 volunteer instructors. The youth section is the largest in the area teaching up to 65 children aged 7-18 to sail and race with some progressing to compete at national and international level while others become sailing instructors. Over the last 5 years we have provided introductory sailing sessions for over 500 young people from local youth organisations including scouts, guides, schools, brownies and cubs. In 2017 the club was selected to host the National Schools Sailing Association team racing championships which saw 80 sailors compete in 130 races over 2 days.

While the Canal and Rivers Trust's letter of 21st June 2018 suggests that sufficient water resources are available to support the proposed marina; we feel this is purely focussed on the canal requirements and does not take account of the potential impact to water levels and sailing at Banbury Sailing Club. Boddington and Clattercote reservoirs both feed this stretch of canal but we know from conversations with the trust that their preference is to draw water from Boddington due to its larger size and speed of refill; unfortunately our direct experience each summer is the water drawn by the canal system has a significant effect on water levels and the proportion of the reservoir which can be used for sailing.

Boddington is a relatively small area of water for sailing and progressive silting of the reservoir and drier summers have meant that in the last 5 years by June/July there is a large island in the middle which progressively links to the bank, the sailable area has been reduced by over 60% and some types of boats can no-longer race at all due to their depth. The reservoir may be faster to refill than Clattercote, but in recent years this has not occurred until October and sometimes November/December which is too late for the main sailing and training season; the photo on our submitted letter was taken on 11th December 2018 showing birds standing on the central island and therefore this northern half of the reservoir was still not useable for racing by this date. In 2011 water levels reduced so much that all racing had to cease from July and the first rain to provide a sufficient increase in level to re-start sailing was not until February 2012. This resulted in members leaving and a significant adverse financial effect on the club.

Any increase in usage of the canal and locks has a direct, adverse effect on water levels at Boddington. We are aware of planning approval which has already been granted for a substantial increase in the Cropredy marina (additional 100 moorings) and do not believe any measures are planned to increase water supplies in the area to compensate for the increased lock usage or decreased capacity at Boddington due to silting. We therefore strongly object to this application for the marina at Claydon which would cause a loss of amenity for sailing at Boddington due to the increase in canal usage and water draw which would result from such a large facility.

Yours sincerely,

Andrew Rimmer  
Training Principal  
Banbury Sailing Club

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