

Sent via email
29 April 2019

Clare O'Hanlon
Principal Planner Major Projects
Cherwell District Council
Bodicote House
Banbury
OX15 4AA

Dear Clare O'Hanlon

Ref Planning Application 18/00904/F

As a resident of the village I am concerned about the negative impacts of the marina proposed in the above planning application and, having considered the documents accompanying the submission, am writing to **object** most strongly to the proposed development.

My reasons are as follows:

Transport

- However site access is arranged it will significantly increase traffic flows on local roads, including through the village of Claydon. These roads have not been designed for such a level of traffic (mainly single track, often with no designated passing places). These roads are used by local families, including my own, for a wide variety of uses, including walking animals and exercising on foot, with the additional traffic posing a significant safety hazard.
- Access for the emergency services could be challenging, particularly in winter, when steep gradients and ice make driving treacherous even for experienced local users.
- While, it may be technically possible to create road improvements (via a section 106 agreement where the applicant will fund the necessary works), it is likely that such improvements would still result in a level of traffic (with resultant pollution) incompatible with the local, rural, area.

Over-development

- The revised development of 192 berths is still HUGE in comparison with the surrounding landscape and parts of the site will be at a significantly higher level than the current land contours and are out of keeping for a conservation area.

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- In reality the development is likely to have a serious impact on visual and other amenities including noise and light pollution. It is worth noting the conclusion of a Planning Inspector's report (Appeal Decision APP/C3105/C/09/2093719) which upheld refusal for development in another part of the village: "I consider that these matters have an unacceptable impact on the environment and that the use was visually harmful. *Clearly, the countryside should be protected from such development.*" (my italics.)

Economic development

- The applicant implies that there will be benefits to the local area, but the attached tourism impact report fails to demonstrate any definitive benefits to Claydon or the immediate vicinity.
- The employment generation potential is clearly limited, yet the development could have significant negative impacts on local services, including pressure on GP services, which are already stretched. The application suggests the development will be non-residential, but there is currently no enforcement for this and visits to similar sites demonstrate that residential occupation is commonplace.

In summary, I believe that the development is contrary to the Adopted Cherwell Local Plan 2011-2031 in many instances, including those highlighted above, all of which I consider clear grounds for **refusal**.

Yours sincerely

Mark Simmons

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