**From:** Ian West
**Sent:** 05 November 2018 10:53
**To:** Clare O'Hanlon; Ian West
**Subject:** 18/00904/F Planning application for a Marina at Claydon

Hi Clare

Thank you for your time on Wednesday19th October.

I have reviewed the scheme and I have the following comments:

1. The local infrastructure particularly roads are not in a suitable state or size to support a development of this size once built. The current road does not have a proper sub base and road base and I do not believe that the usual infrequent patching of damaged areas will have the suitable impact that this scheme demands. I would strongly encourage anyone on the committee who is making a decision regarding this application, to visit the site and travel to it from Claydon and from the Boddington north side approach. It is a single track road and  there are few passing places and even with present day traffic, deep wheel ruts are created in the mud during the winter off to the side and on the verges of the very narrow road. To deal with a marina community almost the size of Claydon this road needs widening and rebuilding properly. Who will fund such a development?
2. This road has  never been gritted or salted from the crossroads on the Lower Boddington Road to the Claydon village in the 18 years I have lived here. In winter, two wheeled drive vehicles sometimes get stuck at the very steep, hump back canal bridge bridge. I have witnessed this on many occassions as it is my route out to Banbury and to schools for my children. The situation is exacerbated because the boundary between Northampton and Oxfordshire is along this road and neither council takes responsibility to grit and clear this road in icy and snowy conditions. Last winter, along this short stretch of road, 5 vehicles were abandoned in the snow.
3. Claydon Village is not completely paved and currently children are forced to walk in the unlit road on the dark winter mornings and evenings  to go to  and from the school buses. This is already hazardous with the current level of traffic and will only increase the chances of an accident with pedestrians, if vehicle traffic is increased as a result of this development.
4. HS2 will cross the same stretch of road one mile north of the proposed marina. This means that a  tiny narrow country road will in the space of one mile have disruption from both the proposed marina and HS2. Claydon Hay Barn, Claydon Hay Farm and Three Shires Farm are located between these two proposed developments. For the local community and particularly the inhabitants of these three properties, they will experience an increase in noise, traffic, and infrastructure change that would undoubtedy negatively affect current quality of life. One of these developments will be hard to bear; but both in such close proximity would be a ridiculous imposition.
5. I note that one of the reasons the applicant has made as justification  for submitting a planning application  for a marina is to counter the loss of revenue that the impact of HS2 will cause their business. Interestingly there is no acknowledgement of the negative impact that HS2 will cause on the surrounding communities, including Claydon which will now be further negatively impacted by a 250 berth marina. I have sympathy for their financial loss but their issue should be with the Government and its compensation scheme. What sort of anarchy would we have if everyone who considers that HS2 has caused them some loss, (reduction in house prices  to name but one) tried to compensate themselves at the expense of others in the surrounding community?
6. There are fewer and fewer unspoilt country spaces and unless the boats at the marina  are residential we are creating second holiday homes. There are already two large marinas within three miles of this proposed site at Fenny Compton and Cropredy. There is already an unregulated unapproved development west of the canal bridge at Claydon on Boddington Road which I am sure you are aware of. At least this unapproved development is housing for people as their primary residence.

Yours Sincerely

Ian West

Claydon Hay Barn

Boddington Road

OX17 1HD