



**Canal &  
River Trust**

Making life better by water

Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

Your Ref 18/00904/F

Our Ref CRTR-PLAN-2019-26740

Wednesday 20<sup>th</sup> March 2019

Dear Ms O'Hanlon,

**Proposal: Amendments: Reduction from 250 to 192 berths, reduction in size of marina basin, amended facilities building and additional supporting reports and plans.**

**Location: Glebe Farm, Boddington Road, Claydon, Banbury**

**Waterway: Oxford Canal**

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the amended information we have the following general advice:

In our original response dated 21<sup>st</sup> June 2018 the Trust advised that amendments were required in relation to the design of the proposed clubhouse. We considered this should have a simpler, robust form taking cues from agricultural and industrial waterway precedents.

The amended design of the clubhouse building is considered to be a substantial improvement to the previous proposal. The form adopted is more akin to a converted barn and the materials are also more in keeping with the rural vernacular.

The current submission also includes significant amendments in relation to the size of the proposed marina and number of berths proposed. The Trust do not have any concerns with the changes to the size of the marina. The layout is still broken up into a series of '*lagoon bays*' separated by landscape peninsulas and the parking provision to the southern site edge adjacent the canal remains at minimal levels.

The submitted towpath bridge plan shows that the design of the proposed handrail has been amended and the upstands on the balusters have now been removed which is positive. It appears that the marina entrance has been revised slightly though the width remains the same as previously proposed. The applicant/developer has been advised that the size of the marina entrance should reflect the canal on which the marina is situated, in this case this is the Oxford Canal, which is a narrow canal.

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Therefore, as per our previous response, some amendments may still be required to the marina entrance and towpath bridge to reflect the existing character of the canal. The Trust consider that the final design of the marina entrance and towpath bridge, including details on maintenance / management, could be required by condition.

The Trust therefore consider that the amendments to the clubhouse are acceptable though, as set out in detail in our earlier response, we consider conditions are required in relation to the following:

- Marina entrance & towpath
- Surface and foul drainage
- Landscaping maintenance & management
- Construction and Environmental Management Plan.

The Trust wish to be consulted on these details when they are available. In addition, should planning permission be granted we request that the following informative is appended to the decision notice:

*The applicant/developer is advised to contact the Works Engineering Team on 0303 040 4040 in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust".*

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

**Anne Denby MRTPI**  
Area Planner

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<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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