**From:** Chrissy Lucas [mailto:chrissy\_lucas2000@yahoo.co.uk]
**Sent:** 30 April 2019 23:46
**To:** DC Support
**Subject:** 18/00904/F Objection: Glebe Farm, Boddington Road, Claydon

I wish to **object** to the proposed planning for the "Claydon Marina" with the following reasoning;

1. The proposed plan will adversely affect the local countryside and should be viewed as an **unnecessary overdevelopment within a rural setting**. The plan is detrimental to the canal conservation due to its lasting impact on the character and appearance. This is before considering the impact on the already collapsing canal towpath due to increased foot traffic, wash and canal boat traffic. Increased litter and increased dog faeces along this area has also not been considered and is an issue during the canals busier months along this stretch.

2. **Poor road conditions are a concern for safety** for pedestrians, cyclists, horse riders and motorised vehicles.

        The Lower Boddington Road bridge (within close proximity to the proposed main entrance for the site) is in a poor state, suffers regularly from vehicle standings and subsequent road blockage; whilst also posing a danger due to poor visibility from it's overtly peaked brow, particularly when travelling from north to South (from the proposed Marina site towards the village of Claydon).

    Blockage of this road by vehicles unsuitable to travel along it is a frequent occurrence and one the Parish has raised with the council on previous occasions. The road blockages pose an issue for the attendance of Emergency vehicles not only to the village of Claydon, but also to the residences further along the Lower Boddington Road.

    The road surface along Lower Boddington Road is heavily affected by large potholes. The road is not gritted during the winter months, and during times of snowfall is impassable. Once again an issue for Emergency Vehicles wishing to access the marina site. Given the age range of the canal community, ambulance access is of particular concern.

    The Lower Boddington Road is not wide enough to support 2-way traffic, nor are there sufficient passing places along it's length to support increased use or larger good vehicles.

3. Increased traffic through the quiet and rural village of Claydon has not been adequately considered. Access to the M40 from the Marina site will be through the village of Claydon. HS2 developments will also impact the local area. Claydon does not have street lighting, and only one small section of footpath (when maintained). It is worth noting that the stone covering of the pathway within the village of Claydon is dangerously slippery when wet/frosty and forces pedestrians to use the road and not the path as a result.  The entire length of the Lower Boddington Road requires pedestrians to share the road or walk along untamed grass verges. This increases the risk of adverse incidents involving traffic unfamiliar with the local roads (in particular), but also those using the roads on a regular basis. The increased footfall from Marina residents walking up to the village will also increase this risk. I can confidently say that Emergency services will have difficulty accessing the site during warmer months, and will not be able to access the site during snow or adverse weather.

4. At Capacity the proposed Marina's population may exceed that of Claydon village itself. The planning area is three quarters the size of the village, and yet offers **no benefit to the residents of Claydon**. Increased traffic through the village also brings increased exhaust noise and fume exposure for residents who chose the village for it's quiet rural location and character. Claydon residents will not be allowed to access the Marina site, but Marina site residents will be able to access Claydon's playground facility without contribution.

5. The plans show a Canal boat work area, this suggests employment within the facility of the marina, the impact of additional traffic that such a facility will produce (deliveries of any size, staff commutes) do not appear to have been considered.

6. The height of the proposed development, plus additional planting will **greatly change the view of the landscape**, removing the countryside views currently seen from the Lower Boddington Road.

7. Increased impact to local services - Cropredy GP surgery is understaffed and unable to support additional enrolment at this time. As it is now clear that the proposed Marina will include permanent residents, failure to consider health care or health services is a failure to look after life.

To proceed with this proposal is a disservice to the residents of North Oxfordshire, and the potential residents of the proposed marina.

Yours Sincerely

Mrs Christine Ames

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