From: Dan Whitehead

Sent: 04 April 2019 13:28

To: Clare O'Hanlon

Subject: Proposed Marina at Claydon

Ref. No. :18/00904/F. The Adams Partnership

Dear Madam ,

I have lived in Claydon for the last 31 years. Last night I attended a special meeting in the village hall to discuss the proposed construction of a 192 boat marina down the Boddington Road out of Claydon.The meeting was extremely well attended and was the first time that the plans had been produced.Today I paid a long visit to the site and would like to make the following observations :

-The only entrance to the marina is off the Boddington 'Road'. This is in fact a misnomer.

It is a single track lane with very few passing places and bridge no.143 is humped with no visibility over it. This hump in the event of an emergency would , I believe, be problematic for fire engines etc ( there is ample evidence of grounding marks on the road surface ). The surface is subject to some quite serious subsidence and the obvious potholes . The majority of the cars going to and from it would come through Claydon . One way is from Cropredy which gives access to the local school, Doctor's surgery, Cropredy stores and the M40 and the other road to Banbury with all its petrol stations , supermarkets and hospital - this is obviously an alternative for the M40 and Chipping Norton etc.as well. This latter has to negotiate a very narrow bit alongside the high stone wall of Claydon House and the cottages opposite.

I believe also that there is potentially some barge movement by road - a virtual impossibility in this case.

- Has proper research been done into the need for extra berths ? There are already plans to substantially enlarge Cropredy marina which being on a flood plain is not obviously visible ( by day ).

- Topographically it will have an adverse effect on the local landscape . At the moment the site is a gently sloping large field which ( I am reliably informed ) is prime agricultural land. In order to contain the water level within it will require a massive

8 m earth bank on the Boddington side topped with trees and along the lane another substantial bank both for security and water levels. On the plans there are no obvious fences but it is a certainty that these will appear. All open and beautiful views to the East will be lost.

- The site is extremely large and the water entrance from the canal narrow. How is it proposed to prevent the water from stagnating ?? There is always the danger of an oil spill . It is assumed that all the engines are diesel ( not an environmental bonus at the moment ?).

- There is only one slipway at the moment for maintenance and bottom scraping ?

- We did not discuss the buildings. I gather that there are plans to have food ( a restaurant ) and also a bar. If toilets are included and presumably a facility for emptying the boat's holding tanks where will the sewage go ? Also there will have to be a recycling centre and general rubbish collection. More lorries ??

- how will the extra traffic cope with the 5 step locks. Global warming will obviously affect water levels in the reservoirs and therefore flow through the canal- already in the summer these locks are prone to closure with the existing traffic.

- the intention at Cropredy marina was for there to be no residential use. You only have to drive past at night to demonstrate that this is not the case. Apparently the extra inhabitants have put pressure on both the school and the doctor's surgery.

See Dr.Tucker's letter of objection. It is not unreasonable to assume that this would happen at Claydon.

- the post and rail fence on the right over the bridge has been recently removed which gives the impression that the roadway is wider than it is.

- there is no sign of a planning application notice (at least along the road ) ?

- the population of Claydon is 350 approximately. Apparently it is impossible to prevent residential use - see Cropredy. On the assumption that there could be a minimum of 2 people,plus lots of children and guests ,per boat (although arguably not all at the same time) that would be 400 potentially - more than Claydon ??

- apparently this site is the only suitable one. Is it a coincidence that the field is owned by the developer's wife ??

- Glebe farmhouse is currently not included in the site and apparently there will be no access through the Marina to it from the Boddington Road . How will that work ??

I am sure that there are more reasons for refusal but these will suffice for the moment.

I strongly urge the Council to make a site visit and reject this planning application.

Kind regards,

Dan Whitehead

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