

**From:** [REDACTED]  
**Sent:** Sunday, April 21, 2024 11:32 AM  
**To:** Planning <[Planning@Cherwell-DC.gov.uk](mailto:Planning@Cherwell-DC.gov.uk)>  
**Subject:** Planning Application 24/00539/F - Objection

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Dear Madam/Sir  
I object to Planning Application 24/00539/F for a number of reasons as follows:  
**1 Traffic/Congestion/Road Closures**

OUFC claim that most visitors to the facility will travel to the stadium by sustainable modes. There is scant evidence for this. It is most likely, almost to the point of certainty, that particularly on match days with 16,000 people attending, remembering also those connected with the 180 bed hotel, that a substantial proportion of these will use their own transport. This increase of traffic, even heavier throughout the construction period in an area already subject to major construction works, will cause high levels of inconvenience and safety both for local residents and for the heavy volume of regular through traffic. The safety factors apply also to those visiting the stadium.

## **2 Impact on the environment**

In general terms this development will cause harm to the Green Belt and the local/neighbourhood eco system which is already under great pressure.

OUFC say that this will be taken into account but they do not and cannot provide evidence of how this will be achieved. Particularly concerning are deprivation of habitats for butterflies, moths, bees and bats, while destruction of the hedgerows takes away substantial nesting places for birds. It is strongly in the interests of the human population also that flora and fauna should be allowed to flourish.

## **3 Sewage**

The new facility inevitably increases the volume of foul sewage. There is no plan for how this is to be disposed of in an area already under great pressure, run by a company (Thames Water) which is in no position to undertake such a major new project.

## **4 Drainage and Flooding**

The planned area for construction is currently a holding area for substantial quantities of rain water. If deprived of this, the result will be considerable flooding on local roads and in local residential areas.

These and other factors concerning convenience for local residents mean that this project fails to pass even the most modest of tests and criteria for a satisfactory major development, let alone one which cannot be achieved in a sustainable way and which will cause considerable damage to the environment. The most desirable outcome for the councils involved (Cherwell District Council, Oxfordshire County Council and Oxford City Council) is a continuation of the present stadium siting but these bodies have singly failed to pursue this option through challenging OUFC's plans and options, including direct engagement with Mr Kassam and Firoka Ltd. This should be done immediately and urgently. I do hope that this can be done. As a local resident who will be adversely affected but equally on behalf of all, humans and animals who depend on the health of the local environment, I object to this planning application.

Yours faithfully

Jenny Pyper

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