

**Rachel Tibbetts**

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**From:** Sheila Dewick [REDACTED]  
**Sent:** 15 April 2024 12:00  
**To:** Planning  
**Subject:** Objections to the planning application for a 16k stadium and 180 bed...

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## Objections to the planning application for a 16k stadium and 180 bed hotel.

Ref 24/00539/F

Sheila Dewick  
Half Acre,  
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To Whom It May Concern.

Traffic Congestion

The proposed site is in an area of existing high traffic congestion.

There are frequent traffic congestion incidents related to volume re events at Blenheim palace and the already overrun nearby A34 and A40.

Hardly a day goes by without problems with these roads. If the M40 is closed at junction 9 or 10 then these problems become acute. In addition, there is much congestion at Peartree and Cuttslowe roundabouts. With the intended road closures on match day and re routing these routes will become impassable.

The pedestrian crossings planned will also add to the congestion. All in all it will be absolute chaos on the roads, the impact will be phenomenally negative, for residents of Kidlington and all transport using these routes. The delays for buses will be significant. The small number of parking places and coach parks means that private car users will flood the area, particularly residential streets in Kidlington and Cutteslowe too. Having family involved with Gosford All Blacks I am concerned with how this site would be protected from stadium attendees and how long it will take to get there through the traffic congestion. There are additional houses being built in the area which on a daily basis will increase traffic volume.

Traffic as a single point should be the reason not to build the proposed stadium and hotel.

Environmental Concerns

The most environmentally considered response is for OUFC to remain at its current site.

With regard to Green belt there will be none. The small space suggested will be a fan zone on match days , therefore with the expected 16,000 people the chances of wildlife thriving is zero. The woodland adjacent to the site will also be negatively impacted. It is an extensive and valuable habitat for fungi, bats and many insects, providing an excellent habitat for bats. The closeness of the stadium to the woodland is a serious concern.

With regard to trees there will be many lost in the construction and again put the woodland at risk, the removal of TPOs seems extremely ill considered when these trees can live for numerous years with the correct management and provide valuable habitat space.

## Drainage and flood risk

The area holds lots of water and in the recent wet weather has held huge quantities of water that has run off the Oxford Road. Where will that water go when the land is covered in concrete? Flooding is too often a resulting problem from development.

## Environmental pollution and noise

Air pollution will further increase due to increased traffic. The introduction of lights on Frieze Way could adversely affect the wildlife on The Stratfield Brake nature reserve .

## The Cherwell Local Plan

It is extremely difficult to gain planning for additional properties over and above those recognised in the local plan. Why then is the proposed stadium and hotel able to be put forward for planning when it is not included in the local plan? It would appear that the planning rules and considerations are not applied consistently.

## Safety Issues

The site is bounded by busy roads and the area and infrastructure are too small for the proposals. In the event of an emergency it would be impossible for people to be managed safely. For spectators, road users and members of the public not involved with football there is a lack of safety. It also puts current sports grounds at risk from an influx of people fleeing an emergency situation at the stadium. Such a situation would be carnage.

## Economic benefits

The area around the stadium does not need additional employment opportunities, many businesses of the food/beverage/hospitality type have closed due to lack of staff.

The regular road closures and the impact of increased traffic will cause more problems for current business in the area, a negative impact once again.

In summary for the reasons detailed above I object to the planning application of a 16,000 stadium and a 180 bed hotel on the site proposed.

Yours sincerely,

Sheila Dewick (Mrs)

Sent from my iPad