

From: Planning
Sent: 22 April 2024 19:40
To: DC Support
Subject: FW: Planning Application - 24/00539/F Stop the Stadium/Keep the Gap

From: [REDACTED]
Sent: Monday, April 22, 2024 7:35 PM
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Planning Application - 24/00539/F Stop the Stadium/Keep the Gap

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I am writing to inform you that I **OBJECT** to OUFC's proposal to build a football stadium on "The Triangle" between Oxford and Kidlington. I have listed below some of my objections to having the stadium on this site.

1 Effect on Local Residents:

i) Traffic and Parking: There is no detailed travel plan/traffic control management plan. Roads in the vicinity are already very congested, a situation that will get worse with the building of 2,000 houses next to The Triangle in the next few years and with Oxford North close by. Planned road closures for "at least 30 minutes" before and after matches on match days will lead to much longer delays to traffic and bus services. New pedestrian crossings will cause more congestion in the area. The safety of cyclists and pedestrians will be compromised. The idea of Match Day Controlled Parking Zones has been mooted. CPZs should be consulted-on locally and are not designed to work on Match Days only. If the Park & Rides are full of fans' cars, where will current users park? Oxford Parkway Station is a small station and fans and others will be at risk when crowds of fans arrive en masse. Parking and traffic numbers do not add up: there will be 12,000-16,000 fans and only 7,000 parking spaces in unavailable places. Street parking is inevitable.

li) Noise and Air Pollution: Noise travels, and as OUFC has said that it will be necessary for financial reasons to make the venue available 365 days per year, the locals may not get much peaceful time. Air quality will suffer as a consequence of an inevitable increase in exhaust fumes.

2 Ecology and Environment: The Triangle is a Green Belt site and is ecologically valuable supporting floral and faunal diversities. This proposal will destroy vital wildlife habitat and is opposed to Oxford County Council's climate commitments. Bat, reptile and breeding bird surveys were not conducted properly. The development will not deliver a 10% BNG. No areas will be retained and managed solely for biodiversity to ensure habitats can function. There is evidence that the woodland to the south of the site is Ancient Woodland. There will be a loss of both water and carbon storage. The site has acted as a holding area for vast quantities of water. Development of the stadium will cause run-off from the Oxford Road to go elsewhere and could result in local flooding. This will become more important with future changes in climate. High-quality nature will not be increased with 12,000-16,000 football fans accessing the site along with many more people entering the site for use of the car park and the 200-bed hotel. **(64 acres of countryside is already being built over for the Oxford North's Red Hall development.)**

3 Green Gap: The spot itself is only 4.5ha large and OUFC says it needs at least 6.3ha. The amount of undeveloped Triangle that will remain will be so small that it will not provide a barrier between Oxford and Kidlington. OUFC has not demonstrated the "Very Special Circumstances" necessary to build on the

Green Belt. Building a football stadium on The Triangle site would be in direct contravention of Green Belt Planning Policy. Having a new stadium ready by 2026 is not realistic and, so, OUFC should negotiate staying at Kassam Stadium which is still available. The stadium will be an overbearing feature in a mainly residential area and would urbanise the last remaining gap of Green Belt between Kidlington and Oxford. Social Shock!

4 Improving Public Access to high-quality nature: No public rights of way are being created over the site for either match days or for other days. It would be possible to increase public access to the already-established, high-quality nature of The Triangle while allowing the present tenant to continue managing the site.

5 Enhancing Inclusive Facilities for Local Sports Groups: A Sports Strategy and funding for local sports groups are already in place. As there is no evidence that OUFC will be able to secure financial resources, how will any of its commitments be enforced if funding is not forthcoming?



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