

# Comment for planning application 24/00539/F

<b>Application Number</b>	<input type="text" value="24/00539/F"/>
<b>Location</b>	<input type="text" value="Land To The East Of Stratfield Brake And West Of Oxford Parkway Railway Station Oxford Road Kidlington"/>
<b>Proposal</b>	<input type="text" value="Erection of a stadium (Use Class F2) with flexible commercial and community facilities and uses including for conferences, exhibitions, education, and other events, club shop, public restaurant, bar, health and wellbeing facility/clinic, and gym (Use Class E/Sui Generis), hotel (Use Class C1), external concourse/fan-zone, car and cycle parking, access and highway works, utilities, public realm, landscaping and all associated and ancillary works and structures"/>
<b>Case Officer</b>	<input type="text" value="Laura Bell"/>

**Organisation Name**

**Address**

**Type of Comment**

**Type**

**Comments**

Reference: Planning Application 24/00539/F

31st March 2024

Planning Objection

Having read the planning application for the stadium at the triangle in Kidlington and have the following concerns:

Local Planning Application

This is a local planning application that will adversely affect the people of Kidlington in a number of ways.

Because it is football related, it has evidently drawn in large amount of support from disparate regions, including as far afield as Aberdeen, and Cumbria, as well as Les Houches, in France and Victoria, in Australia!!

These cannot be treated as support, given the effects felt by these respondents will be minimal if not non-existent.

Being a football fan, does not justify support for the move from one stadium to another when the former is in good condition, has c 40 years of life left and has the potential for growth.

Green Belt

Building on Green belt land demands the achievement of a very high bar. The 'very special circumstances' cited to justify this proposed Green Belt development have not been demonstrated.

In this application, the three case studies used to justify meeting the 'very special circumstances' have no relevance here. This is because:

1. Newcastle Falcons in 2002, did not occupy a 23-year-old stadium (with a 60-year life) that already had foundations and potential to expand to 16,000 seats. OUFC are not members of a prestigious league such as the Premier League.
2. Brighton and Hove Albion: If this is deemed to be similar, this case was called in during 2001. It took until 2005 for the secretary of state to judge in their favour, only for this to be quashed in 2006. it was not finally approved until 2007. This is far from a clear-cut precedent. In this case, OUFC would be without a stadium until 2031. As such, OUFC should be building relationships with Mr Kassam.