

# Comment for planning application 24/00539/F

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|---------------------------|--|
| <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"/>  |
| <b>Organisation Name</b>  | <input type="text" value=""/>  |
| <b>Address</b>            | <input type="text" value=""/>  |
| <b>Type of Comment</b>    | <input type="text" value="Objection"/>   |
| <b>Type</b>               | <input type="text" value="neighbour"/>   |
| <b>Comments</b>           | <p>Writing to object to planning application: 24/00539/F</p> <p>Firstly - it's nice to see the club have rallied so many of it's supporters to support the application.<br/>But I hope Planning please keep in mind that the vast vast majority of the population, and local residents, do not support the club. It is a highly commercial entity acting in its own interest, and the application should be treated as such. Any council member or planning officer who is a fan should excuse themselves from the evaluation process, lest bias be inadvertently introduced.</p> <p>Secondly, the publicity has been really lacking in the village/local area. I haven't seen any advertising to review &amp; comment other than a tiny poster on a lamp-post next to the site. Given the potential consequences &amp; impacts for the whole areas this feel insufficient and I would like this documented.</p> <p>Key reasons the plan should be rejected:</p> <p>Unsustainable development:<br/>The planning policy seeks to promote sustainable development. This plan alludes to the location &amp; design of the building being sustainable, but the logic is a flawed interpretation. The sustainable solution would not be to dig up green belt land and fill it with concrete, but to pour the same money/resources into renovating the current stadium. Publically available documents imply the football club has not sought doing this - because, they are a commercial entity (not a hallowed local institution) and want a shiny new asset they control to maximise revenue opportunities.</p> <p>Traffic congestion:<br/>The plans show - even with traffic modelling data which is highly questionable/limited (and doesn't seem to include all the planned new houses in the area) - significant disruption including key road closures for local people.<br/>The modelling covers match days, but also alludes to the potential for concerts and big events at the hotel (hundreds of events I think are mentioned in the lighting study). Thus the disruption will - event for less than a capacity event - be felt on many days during the year by everyone in the area.<br/>The plans for how the club want fans (home &amp; away) to travel are inconsequential compared to how they will travel. With a park &amp; ride right next to the stadium, it is not a bit leap of logic to see most fans driving into the area to park at the reasonably priced park &amp; ride. The clubs own data shows most of the home fans are based in south oxford so will need to travel considerable distances to the new stadium.<br/>Anyone who lives closes to the land will know how busy roads get both in rush hours and with any disruption on the key roads (a34/a40). Bringing thousands of cars in/out will cause delays, closures, and safety concerns for all of Kidlington (and Summertown).<br/>Potential mitigations or controls that could lessen this impact:<br/>Insist the 'footbridge' over oxford road is a requirement of the planning approval and</p> |

that the stadium can't be used without it.

Limit event days (and define these as events of more than 1000 people) to 52 (one per week). So that the commercial entity doesn't look for more & more opportunities to fill bits of the hotel & stadium to the disruption of local people.

Require the club to provide X number (20?) of parking attendants enforcing parking controls in Kidlington every 'event' day. To enforce street/verge parking rules.

#### Noise & light pollution:

Having lived near a stadium in the past (Leeds) I know how significant the impact of noise of events, and lighting can be. The noise/chanting will be a significant disruption to peace & quiet enjoyed by anyone within a ~2k radius.

This area is currently unlit and supports lots of wildlife - including bats & kestrels. Light pollution will be omnipresent with the plans to keep parking lighting on during all dark hours, turning it up for events (again, not matches, but any smaller events too).

The traffic on 'event' days will add to the general poor air quality in the area.

#### Possible controls/mitigations:

- Ensure better noise control by limiting 'events' to a clear set number per year (with a clear definition).

- Redesign to provide better noise absorption

- Ensure lighting is fully off other than minimal levels (eg. 15% max) in car parks outside of events, and fully off when not needed (occupancy sensors?).

#### Loss of the Oxford Gap/final piece of green belt:

There is a huge amount of building planned between Oxford and Kidlington, and Kidlington & Yerton. This spaces was one of the few green spots that was not due to be developed on to preserve in the local plan some gap (other than the A34 bridge) between north oxford & kidlington. Its loss will see urban creep and the merging of oxford/kidlington.

The scale of the development is also crammed onto the tiny parcel of land, is it not suitable to host a huge 25m high stadium. Massing is inappropriate for the area, and not covered in the local plan.

#### Possible controls/mitigations:

- None possible - the land is not suitable for this scale of development.

#### Fan violence & intimidation:

There are countless stories and police statistics of football violence on the up across all levels of the game - including recent BBC stories covering Oxford/Reading matches & significant violence in Banbury.

We do not welcome the idea for home/away fans pouring into what is a relatively small train station the public have to use - with limited opportunity to separate - and in the village centre/pubs (where many will end up parking). This impact should not be discounted on local families - again most of which have no interest in football or this club.

#### Possible controls/mitigations:

- None possible in planning - thus controls will not suffice.

All in all this land is not appropriate for a huge stadium, without negative impacts that will make the area far less desirable/practical to live in for non-football loving families.

The club is a commercial business will look to do what is best for itself and its investors, thus the application should be given the same scrutiny as if a waste incinerator or secondhand car garage was making the application. They will maximise events & revenue once the asset is setup, and planning controls will have little help controlling the negative impacts.

**Received Date**

20/04/2024 17:42:59

**Attachments**