

# Comment for planning application 24/00539/F

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|---------------------------|---|
| <b>Application Number</b> | 24/00539/F  |
| <b>Location</b>           | Land To The East Of Stratfield Brake And West Of Oxford Parkway Railway Station Oxford Road Kidlington  |
| <b>Proposal</b>           | 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>       | Laura Bell  |
| <b>Organisation Name</b>  |   |
| <b>Address</b>            |   |
| <b>Type of Comment</b>    | Objection   |
| <b>Type</b>               | neighbour   |
| <b>Comments</b>           | <p>The swallowing up of more Green Belt land goes against the need for green spaces, particularly in a village such as Kidlington where residential development continues to grow. Wildlife habitat will be destroyed.</p> <p>Traffic in Kidlington is already increasing as a result of residential development and to potentially bring thousands of people into the village will have huge traffic repercussions amongst other issues. The traffic will be gridlocked in Kidlington on match days. In addition to the stadium the proposed plans also include a large indoor events centre, hotel and retail facilities. These alone will also attract a large number of vehicles on a daily basis throughout the year.</p> <p>How do the council equate this proposal with their current emphasis on reducing traffic and improving air quality (recent example is a proposal to convert bus lanes on Woodstock Road to bicycle lanes so as to encourage more cyclists and help reduce traffic and improve air quality). The council says that 75% of local air pollution in Oxford currently comes from traffic.</p> <p>The huge number of vehicles that will arrive as a result of this project surely does not fit with those ideals.</p> <p>The disruption to the Village will be enormous in many ways. We all know that despite there being thousands of park and ride spaces available human nature dictates that many fans will choose to find parking spaces in the surrounding residential area and walk to the ground. To think otherwise is naive. There will be no available deterrent or resources to stop them. Use of Sainsbury's car park adjacent to the new stadium will be a useful parking area.</p> <p>Anti-social behaviour in the adjacent area , village centre and pubs will be a risk before and after games.</p> <p>Oxford Mail headline 2/3/24 - 'Yellows must ensure road is kept open' says council ( see attached)</p> <p>Will the council renege on such a commitment.</p> <p>The A4165 is an arterial road to access the city and the M40 and alternative routes are often congested.</p> <p>A closure to this road would cause chaos for road users and lead to extreme congestion on surrounding routes.</p> <p>Emergency vehicles would be severely delayed.</p> <p>Road closures have been proposed by the club to include the A4165 and the initial planning application, which has been submitted, does not include a safe access without road closures.</p> <p>I understand that Oxford United have been told that road closures, as per the article in the Oxford Mail dated 2/3/24 , will not be allowed</p> <p>If the application is passed. Due to time constraints in view of the 2026 deadline, the stadium build will need to go ahead urgently,</p> <p>I suspect the Council, will cave into pressure from the footballing fraternity and let the build go ahead based on an agreement that a road closure will be in force for a temporary period of time whilst other options are considered e.g a bridge over the A4165</p> |

I suspect the "temporary road closure solution "will eventually become a permanent fixture due to 'unforeseen' circumstances preventing any other solutions.  
When that time arrives the Council will be prepared to suck up the expected public remonstrations and move on.  
Please prove me wrong and stick to your commitment if it goes that far.

Oxford Mail headline 2/3/24 - Yellows must ensure road is kept open says council ( see attached)

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The A4165 is an arterial road to access the city and the M40 and alternative routes are often congested.

A closure to this road would cause chaos for road users and lead to extreme congestion on surrounding routes.

Emergency vehicles would be severely delayed.

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which has been submitted, does not include a safe access without road closures.

I understand that Oxford United have been told that road closures, as per the article in the Oxford Mail dated 2/3/24 , will not be allowed.

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**Received Date**

22/04/2024 17:35:14

**Attachments**

The following files have been uploaded:

- IMG\_1071 (4).pdf