

Comment for planning application 24/00539/F

Application Number	24/00539/F
Location	Land To The East Of Stratfield Brake And West Of Oxford Parkway Railway Station Oxford Road Kidlington
Proposal	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
Case Officer	Laura Bell
Organisation Name	Elizabeth Colson
Address	28 Staverton Road,Oxford,OX2 6XJ
Type of Comment	Objection
Type	neighbour
Comments	<p>I object in the strongest terms to this application:</p> <p>Highway Safety, Traffic Congestion, Parking provision: Road closures and enormous numbers of additional vehicles in the locality will cause traffic chaos and gridlock and will increase danger for all road users in the area, including pedestrians and cyclists. These problems will spread throughout the local area into Summertown/the City of Oxford and Kidlington as well as in areas closer to the stadium such as Cutteslowe because of the proposed stadium capacity. It is not credible that "90% of fans will travel to the Stadium by sustainable modes" - this is obviously nonsense and there is no evidence for this. Over 80% of supporters currently travel to the Kassam by car and this must be the minimum expectation for the future. Fans would inevitably take all/most local Park & Ride spaces leaving nothing for other visitors to Oxford/Kidlington which would be negative on many levels - social, economic, health etc.. There would be chaos at Oxford Parkway Station which would be unable to cope with an influx of such large numbers of people and, of course, local residents would be unable to access the station with any certainty, or safely, with 16,000 people milling around the area on match days. There is inadequate information available to assess properly the impact of such vast numbers of people arriving in and leaving the local area on match days, but it is obvious it would be unacceptable. I note that it is wrong to model based on current traffic patterns because (i) Oxford City Council will introduce bus gates/traffic filters later this year and increase the area of the ZEZ in due course - these changes will result in significant changes in vehicle movements and increases in vehicles using the ring road including the A34 and A40 compared with now; and (ii) Oxford North once occupied will result in significant increases in vehicles using the ring road including the A34 and A40: each of these developments will only add to congestion and safety issues in the areas adjacent to the proposed stadium and the diversion route. To introduce 16,000 people into this area would result in chaos, gridlock and danger. The plans as presented fail to reflect reality.</p> <p>Loss of Green Belt/Environmental impacts: The proposal is inappropriate development and would result in further loss of the Green Belt with destruction of a biodiverse wildlife habitat and removal of trees including two with TPOs. The development would not achieve the 10% Biodiversity Net Gain required by the emerging policy - Core Policy 14 of the draft Cherwell Local Plan Review 2040. There are not "very special circumstances" to provide justification for this proposal. OUFC should negotiate properly and stay at the Kassam. The proposed environmental damage to the site is unacceptable. There is nothing sustainable about this proposal.</p> <p>Overall design: The proposed stadium development represents overdevelopment on the site. The stadium would be enormous and a most unwelcome huge building plonked into an area which is currently green and lush. It would radically change the feel and look of the area - there is considerable amenity value at present because the site is green and vegetated. Building on this site would remove part of the "green lungs" ringing Oxford.</p> <p>Air pollution, light pollution and noise: Increased vehicles in the area will add to air pollution. The proposed stadium would create light pollution in an area which is currently green and unlit. The noise pollution would arise from both increased vehicles in the area but also the sound of 16,000 fans in an open stadium - it will be awful for those nearby.</p> <p>I am concerned about the use of the proposed stadium/hotel/facilities etc. on non-match</p>

days and the negative impacts of such use on the local area.
Please reject this proposal.

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Attachments