

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	
Address	
Type of Comment	Objection
Type	neighbour
Comments	<p>Like most local people, I strongly object to the application and am astonished that it has been allowed to get this far. I dislike being presented with dishonest, bad-faith proposals like this one, but that have to be engaged with to prevent harm to the local area.</p> <p>The facts here are simple. The football club already has a stadium. They don't need another one. If its management team failed to secure continuing use of the existing site, that's their problem, not Kidlington's, not the tax payer's and not the council's. It certainly doesn't constitute 'very special circumstances' of the kind envisaged to obtain planning permission to build on the green belt. No one is entitled to have a new football stadium. It's not like a school or a hospital. What matters here is the local and wider environment.</p> <p>Climate change is accelerating, emissions must be reduced, biodiversity is collapsing. The proposed site is biodiverse by Oxfordshire standards, and adjacent to fragile biodiverse areas. Several old protected trees are scheduled for destruction in the plan (mature oaks are also homes to around 2,000 species). The site stores large amounts of water from flooding: a problem that will only increase in the coming years and will be exacerbated by covering yet more of the local area with hard surfaces. The extra emissions and other environmental costs from demolishing the large existing concrete structure, building a new one (including acquiring and transporting materials) and running the stadium, hotel and other add-ons (including energy, transport, sewage to add to Thames' Water's existing incapacity, litter and its disposal, and air, noise and light pollution) will be consequential. The net biodiversity gain claim in the application is laughable, as are claims about sustainability, fans' alleged willingness and ability to use public transport, etc. The council cannot claim to care about climate or environment (e.g. justifying the proposed solar farm) and agree to this highly damaging proposal.</p> <p>Traffic congestion is already bad, access to Oxford (where I work) would be impacted severely and continuously during the years of building and long term thereafter as it is used for matches and other events. These bus routes have only just become reliable again after several years of unpredictable and frequently late or cancelled services. The hours of productivity lost by people facing long delays getting in and out of work has been significant and will be much worse if the stadium were to go ahead. Will OUFC be compensating Oxford employers and the self-employed for this? There are currently just a few trains an hour along the Oxford-Marylebone line, some of which are only a few carriages long and are already packed to capacity at some times of day. And what about access to Oxford's hospitals from Kidlington for patients, their families, and emergency services? Key routes will be blocked for hours at a time every week.</p> <p>The arrogant proposals to close our roads, institute CPZs across Kidlington, put in diversions, fill up existing car-parks and block traffic lanes (presumably these would in practice be the cycle and bus lanes along the left-hand side?) with unloading coaches are completely unacceptable. It would be unacceptable if the proposed building was something that the local community actually wanted and needed, but to suggest imposing change of this scale on the area just for football is monomaniacal. The proposed stadium would be a</p>

major burden on the local area. Parkway couldn't possibly handle it: people who depend on station and park-and-ride would be displaced by fans and all the streets in the south of Kidlington would be affected. It's impossible to imagine how any of this could work in the real world. There is already far too much 'development' in the area, but this proposal stands out among plenty of other bad ones as being entirely without merit or serious justification.

Essentially, the application is completely untenable on all practical grounds, as well as on ecological grounds. It needs to be rejected now, and the matter ended.

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Attachments