

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>We are very concerned about this proposed development on a number of grounds.</p> <p>1. Traffic: The impact of an extra 16,000+ people travelling to the area, many by private transport, is significant. There is already concern that the site is not big enough for the number of fans intended with all the ramifications of that in terms of safety, facilities etc. The vain hope that fans will use "sustainable modes of transport" is a pipe dream. The roads are already highly congested and further strain will be put on the area, even if extra roads and paths are built. There will be vastly increased amount of traffic, pressure on parking areas, possible road closures and diversions . The problem of evacuation in case of an emergency has not been addressed. The likelihood is it will negatively impact local businesses, Oxford Parkway and the Park and Ride Carpark as visitors to the stadium use these parking facilities. The roads in this area are already congested and this project will only make the situation worse. Pedestrians will also be negatively impacted and their safety may be an issue. There will be a negative impact on tackling emissions of carbon and other pollutants. Oxford is already an "Asthma capital" and projects such as this can only make that worse.</p> <p>2. Noise and disturbance for nearby residents: residents in the nearby areas will have to put up not only with the increased traffic, but will be constantly disturbed by noise from the stadium, be this from matches or from other events. It is bound to have a negative impact on housing in the area as it will become less attractive as a residential location. Since some of these homes are suitable for rentals and lower income residents, they will be unduly affected. Further large crowds are known for their negative effects on litter and debris. This will not only impact negatively on the neighbourhood but will also adversely affect wildlife in the area.</p> <p>3.Effect on the greenbelt: The NPPF (National Planning Policy Framework) states that inappropriate development on the Green Belt is not allowed unless there are 'very special circumstances' (VSC). It is hard to see how this project could be justified in terms of an "exceptional circumstance". The greenbelt of Oxford is already being seriously eroded and large areas of countryside destroyed by eyesores, business development and unimaginative residential development being put up without infrastructure. At approx 25 m high, the stadium would further erode the rural landscape of the area and would lead to further urbanisation between it and the main part of Oxford. The natural separation of Oxford and Kidlington will be lost in ribbon development.</p> <p>4. Wildlife and environmental impact: these will be negatively impacted in the area. It is known that where there is traffic and human noise, areas become denuded of biodiversity. At a time when our biodiversity is imperilled, this would be a direct assault on care for the environment. Although a thorough survey has yet to be completed, the area contains woodland habitats, rare bats, particularly Barbastelle, as well as a range of important insects, plants and birds. Additionally the plan requires the removal of long lived mature trees (including oaks) with protection orders on them, thus making mockery of the whole tree preservation scheme. It also has an impact on carbon emissions as a combination of increased traffic and reduced tree canopy will significantly increase carbon levels in the atmosphere.</p> <p>5. Drainage and flooding: Oxford is built on a flood plain. This area already has surface flooding and acts as a sink for flood waters. The water currently draining to this area will</p>

have to go elsewhere. This may lead to further problems on the roads with flooding and closures.

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Attachments