

# Comment for planning application 24/00539/F

<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>Dear Sir or Madam,</p> <p>As a long-time resident of Kidlington, my family and I strongly object to the OUFC Planning Application for the following reasons:</p> <ul style="list-style-type: none"><li>* Increased Traffic and Congestion: The stadium would lead to a significant increase in traffic in areas already facing saturation. Road closures planned around match days, despite Oxfordshire County Council's statement that Oxford Road cannot be closed, will significantly disrupt the local community.</li><li>* Inadequate Diversion Planning: The proposed diversion routes, including Loop Farm and Peartree Roundabouts, are already overburdened. Adding event traffic will exacerbate congestion.</li><li>* Park &amp; Ride Congestion: Promoting car travel to Park &amp; Ride locations contradicts sustainable transport goals and will significantly increase local congestion.</li><li>* Safety and Congestion on Matchdays: Plans for pedestrian and cycle paths do not adequately protect non-football users on matchdays and fail to manage large crowds effectively.</li><li>* Inadequate Public Transport and Pedestrian Infrastructure: The removal of bus lanes and the addition of inadequate new pedestrian crossings will lead to further delays and safety issues. The club's lack of a realistic plan to convert 90% of fans to sustainable transport modes undermines stated goals.</li><li>* Uncertainty in Large Event Management: The absence of clear plans for managing potential concerts and other large events raises serious traffic management and safety concerns.</li><li>* Insufficient Parking: Planned parking is inadequate given supporter travel patterns, potentially leading to the overuse of nearby Park &amp; Ride facilities and impacting local businesses as commuters seek alternatives.</li><li>* Reduction of Onsite Parking: Despite current inadequacies, further reductions in onsite parking have been suggested to address spatial constraints, exacerbating existing issues.</li><li>* Ineffective Incentives: There is little evidence that the proposed incentives to discourage parking at Oxford Parkway will be effective.</li><li>* Visitor Traffic Control: The club has limited control over the travel patterns of visiting supporters, causing additional traffic burdens.</li><li>* Match Day Controlled Parking Zones: This implementation acknowledges that a significant</li></ul>

number of fans will continue to travel by car, inevitably creating disruptions for local residents.

\* No Convincing Evidence for 'Very Special Circumstances': There is no compelling evidence to support the 'very special circumstances' required for building on the Green Belt.

\* Destruction of Biodiversity: Construction threatens significant wildlife habitats, particularly for bats and breeding birds. Inadequate surveys and misrepresented data indicate that the stadium will severely disrupt local ecosystems.

\* Impact on Ancient Woodland: The proximity of the stadium to adjacent ancient woodland is alarming. Development risks include light and noise pollution, altered hydrology, and increased human activity, all of which could severely degrade this sensitive habitat.

\* Inadequate Environmental Planning: Plans to maintain or recreate wildlife-rich areas are unrealistic, particularly with the placement of a fan zone. The failure to protect critical species and habitats shows a lack of commitment to environmental stewardship.

Each point above highlights the potential for significant negative impacts on nature, local traffic, public safety, and the overall community environment. Building the stadium would have overwhelmingly negative consequences for the Kidlington community, severely deteriorating living conditions and posing substantial health and safety risks. There is also suggestive evidence that the primary motivation for building the stadium is financial gain for the involved parties, rather than genuine concern for the well-being of existing residents or potential stadium-goers.

Sincerely,

[Redacted Signature]

**Received Date**

22/04/2024 22:36:49

**Attachments**