

# 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>Name</b>	Rosie Lee
<b>Address</b>	21 Morton Close, Kidlington, OX5 1BU
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I have read the proposal, and I object on a number of reasons:</p> <p>The proposal to build this large development at a point where two busy roads converge will cause immense traffic congestion, which will impact on the communities close to the development. Although the plans boast benefits to the local community, I believe the difficulties the traffic diversions, road closures, and additional traffic load that the development will bring to the area will outweigh the so-called benefits. Diverting traffic along Freize way for a minimum of 30 minutes will lead to huge tailbacks. I note the planning application only gives the minimum length of time that traffic will be diverted, but gives no idea of a maximum time for this road closure. If people cannot access Kidlington on most Saturday afternoons, they will not come to the village to do their shopping or to take part in leisure activities. This will devastate what local business remains in the village. For those of us who don't want to watch the football, how will we get into Oxford if we wish to go? How will we get to the train station on time to catch a train? I don't mind that people want to watch football, and if this proposal wasn't going to have such a massive impact on the access to and from the village of Kidlington, I wouldn't particularly mind. But to consider that this level of disruption on lives of local people, 41 out of 52 Saturdays a year is ok, for the sake of football, seems hugely arrogant.</p> <p>My other reasons for objecting to this proposal are:</p> <p>The two oak trees that currently have TPO orders are to be removed - these should remain, and the proposal (if it goes ahead) should work around them. Otherwise what's the point of a Tree Protection Order?</p> <p>The developers say there will be a pre-operational agreement with a waste management company for the duration of the build, but give no comment of how the waste of 16,000 fans will be managed. I foresee a huge rise in littering (this is not even mentioned in their assessment of crime and anti-social behaviour section), and believe the Football Club should employ litter pickers for the day after every match. I am a local litter picker, and I can guarantee that people drinking alcohol drop more litter. It would be a huge shame if Kidlington village suffers from even more litter because of the football (which we know it will).</p> <p>The developers mention planting additional trees but do not specify which varieties. I would like them to guarantee a certain proportion of oak trees will be planted, as these give maximum benefit to wildlife of all trees. I would also like a large proportion of the 'garden' to be inaccessible to people, to be planted and managed for maximum wildlife, and then left to wildlife. Opening green spaces up to more human intervention is the opposite of what wildlife needs, and is now an old-fashioned way of thinking. More radical and more forward thinking is to keep as much reserved for wildlife as possible, and not let fans / hotel guests etc into these areas. I don't think most people accessing the site are going there to look at wildlife anyway, are they?</p> <p>I think, if we're honest, despite the cycle racks and the buses and trains, parking will inevitably increase in the village, which is a big negative impact on the community by the development. There should be some recognition of this and a solution provided. How will this be managed by the local authorities?</p>
<b>Received Date</b>	16/03/2024 08:56:52

## Attachments

