

I am opposed to this application because:

**1. It contravenes the National Planning Policy Framework and will lead to the COALESCENCE of Oxford and Kidlington.**

**The Triangle is the very last piece of Green Belt land in this locality, not already ear-marked for development, which separates Oxford from Kidlington.**

According to the **Government's National Planning Policy Framework**:

[https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf)

"143. **Green Belt** serves five purposes: a) **to check the unrestricted sprawl of large built-up areas**; b) **to prevent neighbouring towns merging into one another**; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land."

***It will complete the destruction of the Green Belt in this locality, about which the current foreign owners of Oxford United care nothing.***

The site is surrounded by previous areas of Green Belt either already developed or ear-marked for development such as Water Eaton Parkway and North Oxford Golf Club.

See <https://www.oxfordmail.co.uk/news/15866375.north-oxford-golf-club-gets-2m-stay-silent-plans-1-200-homes/>

<https://www.endsreport.com/article/1723813/high-court-backs-release-oxford-green-belt>

From The Cherwell Local Plan 2011 - 2031 (Part1) Partial Review - Oxford's Unmet Housing Need:

"The Delivery Plan shall include a start date for development and a programme showing how and when the **golf course** would be constructed to meet any identified need as a result of the development of Land to the West of Oxford Road (Policy PR6b)."

## 2. It contravenes Cherwell District Council's Local Plan

According to <https://www.cherwell.gov.uk/info/275/local-plan-review-2040/1136/chapter-6-kidlington-area-strategy>.

Chapter 6: Kidlington Area Strategy states:

**6.76. The Cherwell Green and Blue Infrastructure Strategy 2022 has been prepared to ensure we, our partners and local community, have a framework which supports increased access to nature, open space and the Green Belt, help us conserve our heritage, landscape and natural environment, makes us more resilient to climate change and support active travel.**

**6.77. In the Kidlington Area, the strategy addresses the network of green spaces and routes, landscape and water features shaped by the canal and River Cherwell as well as the greening of Kidlington's urban area. The strategy identifies area specific opportunities and sets projects for the protection of green spaces and increased wider benefits to people and biodiversity. Importantly, it sets the area in a wider natural context with links to important spaces within the Oxford Meadows and Farmoor conservation target area and the Oxford Meadows Special Area of Conservation further south.**

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Unmet Housing Need:

"The Delivery Plan shall include a start date for development and a programme showing how and when the **golf course** would be constructed to meet any identified need as a result of the development of Land to the West of Oxford Road (Policy PR6b)."

### **3. The application is a stalking horse for the commercial development of the last remaining piece of Green Belt at this location.**

The foreign owners of Oxford United have themselves listed **TWELVE OTHER** commercial uses of this development, saying that without this **additional** commercial exploitation the development of the stadium (ie football) would simply be unviable.

Therefore, Oxford United's stadium development is really a stalking horse for these other commercial uses, which include open-ended usages for entertainment (**concerts, restaurant, hotel, bar, shop**) and business (**conferences, exhibitions, education, health and wellbeing clinics, gymnasium**)

### **4. Noise.**

The noise from mass attendances (**football matches, pop/rock concerts**) will be highly detrimental to Cherwell District Council's other plans for the locality (see Cherwell Local Plan 2011 - 2031 - Oxford's Unmet Housing Need).

There is NO modelling for the effect of this on neighbours.

### **5. Traffic.**

The **THIRTEEN** proposed uses of this development will generate non-stop traffic. **Mass events such as football matches and pop/rock concerts will cause traffic chaos.**

**There is NO provision for dealing with any of this, and its effect on both local and neighbouring areas.**

### **6. Unnecessary and a Carbon Waste.**

**Oxford United already have a custom-built stadium, just 23 years old!** The previous owner has reported that the current owners have not

approached him about renewing the lease.

See <https://www.oxfordmail.co.uk/news/24056192.oxford-united-stadium-owner-open-club-staying-kassam/>

<https://www.thisisoxfordshire.co.uk/news/24056192.oxford-united-stadium-owner-open-club-staying-kassam/>

It is scandalous that tens of thousands of tons of concrete and steel are proposed to be demolished just for more tens of thousands of tons of concrete and steel to be **wasted** building another stadium. **This represents a HUGE waste of carbon by the current owners.**

The existing use of this site is a wonderful example of having an ultra-low impact whilst storing carbon, and providing a habitat for wild flowers, invertebrates and small fauna.

## **7. Antisocial and criminal behaviour of football supporters.**

**Football is alone in UK sport for causing antisocial and criminal behaviour.**

The foul and abusive language, intimidatory behaviour, and occasional-but-not-rare random violence will adversely impact the area. This is reflected in the vilification and thinly-veiled threats made to opponents of this proposed scheme.