

# Comment for planning application 24/00539/F

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| <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>  | Geoff Herbert   |
| <b>Address</b>            | 63 Beech Crescent, Kidlington, OX5 1DP  |
| <b>Type of Comment</b>    | Objection   |
| <b>Type</b>               | neighbour   |
| <b>Comments</b>           | <p>Dear Sir.</p> <p>The proposed design is an eyesore being much taller than any other building in the area. It does not appear to be designed as a sound proof box including a roof to minimize sound leakage. The walls of the stands do not appear to have adequate sound deadening materials to prevent sound leakage during use. I am sure these would be requirements if the venue was a concert hall or similar being built near peoples homes. Noise is pollution that is why cars have silencers and there are dedicated flight paths for aircraft. The noise of several thousand people shouting and chanting as loudly as they can will carry for miles in all directions. As an ex-shift worker, trying to sleep on a summers day with the windows closed due to noise is a real problem and needs to be prevented where possible. Modern building construction and materials make it possible. Climate control services make the enclosed space usable under all conditions. Costs are the only issue. Either a large footbridge or underpass to allow customers to site must be provided to avoid congestion and disruption to the majority of people in the area who are not interested in the scheme and certainly do not want to be hindered in their daily lives by its operation. The failure to provide these facilities are purely cost savings that show that the business people involved are more interested in the money they are likely to make rather than the club or its fans. The provision of this facility is imperative to the scheme and must be a part of the application. If treated separately it gives the opportunity for it to become "unaffordable" later if it suits the club. Traffic problems for this area are already significant. It currently does not take much to cause tail backs of traffic through kidlington. With the addition of 4000+ houses (8000+cars) planned to be built in this area soon and no major improvements planned for the roads this will only add to the problems. The proposal that the main road gets closed and traffic re directed is ridiculous. What other business is allowed to do that? causing massive disruption to the public just for the benefit of a privately owned company. Also, I am sure that I have read that OCC issued a statement saying that the Oxford Road cannot be closed. Any diverting of traffic locally will just cause more issues at the nearest pinch point.</p> <p>The idea that fans will not drive to get here is not based on any factual evidence. Statements like "We will try our best to achieve ..." as given by the club are meaningless. Most fans are not within a 20-minute walk, most live in East Oxford. The parking issues will be dreadful, just as they are presently at the Kassam site. Kidlington and places like Five Mile Drive will become a dumping ground for cars. The Park and Ride has not got sufficient spaces to accommodate travelling fans and if all the spaces get filled, where do those who wish to use the P&amp;R go? The suggestion of the club that they will help with parking control is just PR. It is what was said when the Kassam Stadium was built. The occasional PR exercise is undertaken but nothing useful in the long term is done.</p> <p>I understood that building on greenbelt is not allowed except under "very special circumstances". To me, a football club deciding not to extend its option to stay at its existing site is not, under any stretch of imagination, a "very special circumstance". The greenbelt land once gone is gone forever. It is irreplaceable land.</p> <p>The site location for the club could be anywhere in Oxfordshire, the restriction for a site within five miles of the city center is a completely arbitrary distance set by the FA. Any site by a main road for access and away from peoples homes would do.</p> |

There is so much wrong about Oxford United fans within the OCC desperately working to help this privately owned business against local wishes that I could go on for pages. I will finish by asking that if this scheme is pushed through and the concerns of the local public are proved to be correct, who are the individuals that can be held responsible and taken to court for redress. Because, statements like, "we were told that wouldn't happen", "we didn't foresee that" and "we can't do anything about it now", won't do as excuses.

**Received Date**

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**Attachments**