

“Netherdale”, 16 Webbs Way, Kidlington, OXFORD. OX5 2EW

16th April 2024

Cherwell District Council
Planning Department
(For the attention of all members of the planning committee)

Sent by email:

Dear Sirs,

Reference planning application Oxford United Football Club
Ref: (24/00539/F). May I object to this planning application.

I am perfectly aware that I have already written to you about this planning application when first muted, and given you my initial reasons for objecting to any thought that this small piece of land in Kidlington would be a suitable site for a Football Stadium. I attended the meeting in Exeter Hall and have listened to arguments from each side, both those who are for and against, as the last thing I wish to be is a NIMBY, but nothing has changed my mind from my initial concerns that this site is unsuitable for a Football / Hotel development. In fact, the more I have discovered since the detailed plans were published, have made me even more sure, and made me come to the conclusion that building this Football / Hotel complex, with all the accompanying facilities, would create a serious infrastructure problem for the whole area. This apart from all the environmental damage to not just this site, but to the whole of Kidlington, its population, and all the people who move through and use this area every day.

There are so many reasons why this site is not suitable, not just to its size and therefore overdevelopment, that I find it difficult to know how to sensibly and concisely oppose this planning application No: (24/00539/F).

The following are a few of my major concerns:

1. To make this site viable, it is obvious that the whole complex will have to Operate 24/7, and yet I cannot see from the plans that car parking space for even the number of staff who will be required to operate the building can be provided. Apart from people using the Hotel, the hospitality industry relies on staff coming and going at all times of the day and night, and to try and squeeze this sort of building on such a small piece of land is not sensible. We are not talking about a Hotel complex in the centre of a City. In addition to this, there will obviously be clients going to a gym and spa, and this is not even giving any consideration to the days when there is a football match. I see no facilities seem to have been provided for all of the disabled people who attend football matches in their specially adapted vehicles.

THE SITE IS JUST NOT SUITABLE AND TOO SMALL.

2. You do not need me to tell you, that the current concern of everyone to a lesser or larger degree, and not just those who are vociferous, is the future health of the population. Apart from all the discussion on emissions, the other, and in my view even more important input to health is fresh air, and clearly the Green Belt providing open spaces was behind all of the planning to this end. I have no doubt that for the thousands of people who go from Oxford to Kidlington, and naturally much further on, every day of the week, this open space between two developed areas is a very important “breath of fresh air”, even if we are not conscious of it.

3. There is already development going on opposite the Golf Club, and of course the proposed development of the Golf Course, both of which are intruding into the Green belt, so to even consider allowing the building of this enormous structure, completely filling this triangle of land on the edge of Kidlington, to the detriment of the whole of the population, as well as all the people for whatever reason who use this road, many every day, would be a major error of judgement.

The damage to the environment and the health of the general population if this is allowed cannot be calculated.

4. Taking into account all the items I have documented above, you then have the totally alarming suggestions that I have heard and read about concerning the days or evenings when football matches are being played. Because of its position in the Country, I have no doubt that when matches are not being played, any other use attracting a lot of people will be considered, day or evening, so the same suggestions of closing the road will apply.

All of these proposals over parking and the safety of people using the site only prove that the site is too small, in the wrong place, and not suitable to build this large stadium.

5. A. I could go on and on and mention that there has been a lot of water in the triangle, so where would all of this go if the site is covered in concrete.

B. Because of its inevitable size, the building has to be a blot on the landscape, however clever the Architect is with the final design.

C. Closing the road should not even be considered.

D. The inevitable large numbers of people all over a main road when the stadium is being used has to be detrimental to safety. Whatever arrangements are put in place, people milling about is impossible to control, and people and traffic do not mix safely.

The stadium is too close to a main thoroughfare.

E. The inevitable congestion the stadium would cause when in operation is quite unacceptable to not only the local people in Kidlington, but to those moving from A to B.

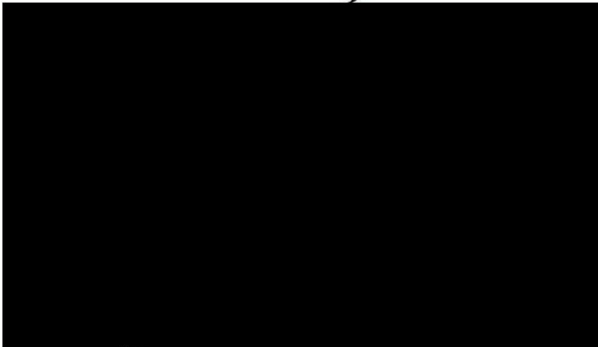
F. There are many other serious concerns about this proposal that I am sure will be covered by correspondence from other people with specific interests.

I am fully aware of the implications, and the many disappointed people there will be, but **please may I ask you to refuse this application from Oxford City Football Club to build a stadium on this totally inappropriate small triangle of land.**

May I say that in sending you this letter, I can assure you that I am not a NIMBY and anti Football Clubs, far from it.

I have taken the trouble to write to you because as a long term resident of Kidlington I am seriously concerned about the detrimental impact the building of this very large complex would have on the life and health of the general population of the whole area, and especially those who live in Kidlington.

Yours faithfully,



Martin Palmer