

# 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>	Justine Crump
<b>Address</b>	1a Davenant Road,Oxford,OX2 8BT
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I object to the proposed development. I have lived in North Oxford for 20 years and have observed at first hand the increases to traffic congestion going north and south on the two main roads between Oxford and Kidlington and Woodstock. The congestion is often exacerbated by incidents on the A34 and A40, and these plans will only add to the volume of traffic on those both of those roads as well as on the A44 and A4260. North Oxford residents often see a sharp increase in traffic congestion associated with occasional events at Blenheim Palace. Those will be a minor irritation in comparison with regular events at the proposed stadium one or more times a week.</p> <p>The parking provision on the plans is woefully inadequate (significantly smaller than current provision at Kassam Stadium). Access to the parking appears only to be possible from the A4260 heading south, and the Peartree interchange - already a significant bottleneck for congestion - will be at a permanent standstill on matchdays. Access to the Kassam Stadium is not directly connected with main roads into or around the city, but the proposed stadium site between the A4260 and the Oxford Road to Kidlington will have a massive and direct impact on all traffic in the northern area of Oxford.</p> <p>The siting of the proposed stadium on major A roads also restricts access by public transport, for though buses travel along the Oxford Road, there are no safe places immediately next to the proposed stadium for them to stop, as far as I can see from the plans, with the nearest stops south of the Water Eaton bridge outside the Park and Ride which will be a disincentive for visitors to use public transport to access the planned stadium.</p> <p>The situation is set to worsen when the bus gates in the centre of Oxford push more traffic into the ring road system, and when the large scale residential developments planned between the A34 south to Wolvercote and Cutteslowe are built. This will create 1000s of additional households in the immediate neighbourhood of the proposed stadium site, with no additional road capacity to handle the additional traffic the planned and proposed developments will create.</p> <p>I have major concerns about the proposed development's impact upon drainage and flooding in the area. There are already surface flooding issues in the south end of Kidlington village and a vast swathe of concrete erected over one of the few remaining sections of green space in the area which provide space for natural soakaway will inevitably push water into surrounding areas, including the A34, the Water Eaton Park and Ride, and the new residential developments planned south of the A34 down to Wolvercote and Cutteslowe. The water currently contained by the area to be covered by the proposed stadium and the water meadows around Wolvercote and Water Eaton will have to go somewhere.</p> <p>I have further objections to the proposed stadium on cultural grounds. The football club is of limited interest to many if not most Oxford residents. In its current site, there are at least other amenities provided in the Kassam Stadium with an entertainment complex which provide a range of amenities for residents in the area. In the proposed development, there</p>

will be a football stadium and a lot of traffic, with absolutely nothing else to benefit residents who are not interested in football.

Perhaps the greatest objection to these plans is that there is absolutely no necessity for this development to take place on this site, thereby destroying one of the few remaining sections of the Oxford green belt, when there is a perfectly adequate facility available to OUFC in Greater Leys. The irreversible damage the proposed development would inflict upon air quality, residents' quality of life, and biodiversity in this area of Oxfordshire is as unjustifiable as it is unnecessary.

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**Attachments**