

# 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>	David Payne
<b>Address</b>	2 Prestidge Place, Kidlington, OX5 2XR
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Dear Sir or Madam,</p> <p>I am writing to object to the proposed OUFC stadium on the "Land To The East Of Stratfield Brake And West Of Oxford Parkway Railway Station Oxford Road Kidlington", known locally as "The Triangle".</p> <p>This land is currently part of the Green Belt separating Kidlington from Oxford, and in the Cherwell Local Plan was deliberately left as Green Belt by the planning Inspector and Cherwell District Council to ensure continued separation between Kidlington and Oxford.</p> <p>Developing this land would remove the separation between the village of Kidlington and the city of Oxford, resulting in Kidlington being absorbed by Oxford city.</p> <p>According to the National Planning Policy Framework inappropriate development on the Green Belt is not allowed unless there are "very special circumstances". I fail to see how a football stadium can fall into "very special circumstances". OUFC say they need a new stadium by 2026, yet in the Oxford Mail of Thursday 18th January 2024 the owner of their current "home", Firoz Kassam, confirmed that "he is happy for the club to continue playing home games at the Littlemore stadium". If all alternative solutions have not been exhausted, then there surely cannot be "very special circumstances"?</p> <p>The proposed stadium retail, leisure, hotel and commercial development would increase local traffic. Traffic in the area is already set to increase hugely as a result of large-scale development in the area (4,400 homes as well as Oxford North's 4,500 jobs and 480 homes).</p> <p>Little parking is proposed on site. Fans coming by car would be told to use the Park &amp; Ride. In practice many would park on local streets to avoid parking fees, and would have no alternative once the Park &amp; Ride is full.</p> <p>Given the level of parking at and around the Kassam Stadium on match days it is clear the majority of fans do not walk, cycle or take public transport to the matches, despite the current stadium being closer to the club's core base than the Kidlington site.</p> <p>Closures of the Oxford Road are planned (in contradiction to Oxfordshire County Council's statement that the Oxford Road cannot be closed). This will have knock-on effects onto Cutteslowe Roundabout, Wolvercote Roundabout and Peartree Roundabout, areas that are already heavily congested as people access the A34 and A40.</p> <p>The proposed footbridge needed to avoid road closures is not a part of this planning application, which it surely should be given it's integral nature to the safe movement of people.</p> <p>In addition, Oxford Parkway is a small station, and will be overwhelmed by crowds of fans.</p>

Mixing home and away fans on narrow platforms and over a narrow footbridge across the track is surely a recipe for disaster.

Having lived near the old Oxford United stadium in Headington, I speak from first hand experience - on match days Headington descended into a no-go area.

Development of the site would also likely lead to increased flooding of Oxford Road, as has been seen with the recent A34 flooding around Abingdon due to overdevelopment of the surrounding fields by Tisley Park.

The proposed development is incredibly squeezed into the available space. With the new owners looking to move up the leagues from League One there's no scope for increasing the size of the stadium. So yet another would be required to be built.

Any claims to a "sustainable" stadium are patently absurd for a stadium built on green belt, bio-diverse land when an existing stadium already exists. That "the stadium will be constructed to achieve the highest economically viable energy efficiency" shows where the priorities lie - in the economics, not the energy efficiency, of the stadium. This is surely not the attitude of a "sustainable" development.

It should be clear that the plans would be hugely damaging and not in the best interests of the local community, and I trust that you share this view and will do all in your power to prevent this proposal going ahead.

Yours faithfully,

David Payne

**Received Date**

19/04/2024 07:38:46

**Attachments**