

Comment for planning application 24/00539/F

Application Number	24/00539/F
Location	Land To The East Of Stratfield Brake And West Of Oxford Parkway Railway Station Oxford Road Kidlington
Proposal	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
Case Officer	Laura Bell
Organisation Name	William Lawrence
Address	48 Cherry Close, Kidlington, OX5 1ET
Type of Comment	Objection
Type	neighbour
Comments	<p>As a local resident of Kidlington, I wish to OBJECT to the building of OUFC's Stadium at The Triangle based on the following objections:</p> <ol style="list-style-type: none">1) Green Belt: The proposed stadium completely flouts Oxfordshire County Council's (OCC) commitment to the Green Belt, the Cherwell Local Plan and will make Kidlington part of the Oxford Urban Sprawl. New Housing is an essential need; a new stadium is NOT. The Kassam stadium already EXISTS. Thus, a new stadium completely flouts the need for Green Belt Land and OCC's pledge to the Green Belt and the CLP. There are NO very special circumstances to build on Green Belt Land as OUFC has itself admitted. The Kassam Stadium bought, redeveloped and already standing provides the perfect solution to OUFC's stadium needs; so, CDC must challenge OUFC's claims about a new stadium and must contact Firoka to ascertain its position: OUFC could have stayed at The Kassam till 2046; so the whole planning process by OUFC and OCC has been flawed, non-transparent and deceptive FROM THE START. The Kassam owner has said (in the public domain) that it's possible for OUFC to remain at the Kassam Stadium; so, there are NO VERY SPECIAL CIRCUMSTANCES for this new stadium at all.2) Traffic Congestion: The idea that Oxford Road can be closed on matchdays before and after games (despite OCC's meaningless assurances to the contrary) is outrageous and an affront to local residents in Kidlington, North Oxford and further afield. The traffic congestion will be appalling as fans will travel by car (whatever OUFC or OCC say) and will park anywhere down residential side-roads and elsewhere given the insufficient parking. It will be a nightmare for local residents in Kidlington and elsewhere.3) Pedestrian congestion: The volume of fans (16,000) being transported mainly by car but also by train and bus will add enormously to traffic congestion on the Oxford Road. Public transport is totally inadequate to cater for the proposed volume travelling and, once fans arrive, the congestion on Oxford Road will be appalling: a) fans will cross the road in the most opportunistic way to get to the game as quickly as possible causing hold-ups and danger to others on the road b) if there is a footbridge (essential), many fans won't use it as they'll try to cross the road in any and every way c) extra pedestrian crossings will cause further hold-ups on the road - the whole idea of controlled people-flow defies known crowd behaviour. Thames Valley Police has already stated that fans won't use designated crossing points (bridge, pelican crossings etc).4) Drainage and Flood Risk: Oxford Road gets flooded in bad weather with vast pools of water on the road after heavy rain. The Triangle currently absorbs some of this water and acts as a flood plain; so it's a bad site to build on in the first place - the stadium just shouldn't be built there. If it is built there, flooding will get worse as there will be nowhere for water to run off and any extra flood prevention measures will no doubt be totally inadequate.5) Mission-Creep: OUFC says that it has no plans for concerts - weasel words which allow OUFC to do just that, if they so please. In other words, more totally unacceptable noise and

light pollution late at night, traffic congestion, people congestion and the added dangers caused by people crossing the Oxford Road late at night. What other events will OUFC choose to host which we haven't been told about in their bid to pay for the stadium and make money?

6) Payment for policing, stewarding and control of traffic-flows, matchdays and external events: Who is going to pay for the extra costs associated with all these matters? The extra costs should fall solely on OUFC but extra costs will fall probably on the local community in increased Council Tax bills and other levies (e.g. the brown bin waste levy).

7) Nature Conservation: The idea that building a vast concrete stadium will help to conserve nature, wildlife, trees and biodiversity IS FOR THE BIRDS! It's an absolute nonsense. The construction of a huge, new stadium will destroy habitats, trees, wildlife haunts and biodiversity and will make Kidlington part of Oxford's urban sprawl without any GREEN GAP between Oxford and Kidlington. We are already seeing new houses on the Green Belt north of the Cuttleslowe Roundabout opposite Jordan Hill (a necessity perhaps) but we do NOT need a stadium - it's NOT a necessity or essential or justified at all.

8) Landscape Impact: The stadium (25m high) will dominate the Kidlington landscape and be totally out of keeping with the whole area. OUFC seems to want to cram as many money-making activities as possible on the site including a hotel. The Air Pollution from increased traffic, the Noise Pollution (from Saturday Match Crowds, Concerts and other events etc) and Light Pollution (Match Days, Concerts and other events) will all have a detrimental effect on Kidlington and the surrounding area.

9) Public Transport: Oxford Parkway is a small station totally unsuited for large football crowds composed of opposing fans with narrow platforms, narrow footbridges and a small entrance/exit station lobby adding to the dangers for fans and local users. Furthermore, public transport buses (services cut after the pandemic) will be totally inadequate for conveying large numbers of fans who will probably travel by car (despite OUFC's meaningless aspiration for 90% public transport). There isn't the appropriate public transport to serve a proposed new stadium safely. Local users and others wishing to travel to Oxford or London by train or bus will have to think very carefully about using trains or buses on matchdays (given the known behaviour of some fans).

10) The Kassam Stadium ALREADY exists and presents the obvious solution with redevelopment; OUFC could have stayed there till 2046; therefore, OUFC and OCC conducted a FLAWED process. OUFC and OCC did NOT conduct a FAIR, OPEN, TRANSPARENT consultation before their decision.

11) As a local resident of Kidlington (along with 70% of Kidlington Residents), I urge CDC to REJECT and REFUSE OUFC's planning application. 70% of Kidlington Residents voted AGAINST the Stadium in the KPC poll. Please RESPECT local wishes.

Received Date

20/04/2024 12:15:25

Attachments