

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	
Name	Joanne Broderick
Address	1 Blenheim Road, Kidlington, OX5 2HP
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to register my objection to the application, for the following main reasons:</p> <p>Green Belt</p> <p>The proposed stadium should not be considered a very special circumstance for building on green belt land. Although it provides facilities for sport, it is not just a football pitch. This is a huge stadium complex with non-sport uses. If another business was proposing to build a hotel and car park on this site I'm sure this would be rejected. The scale of the development is inappropriate on the edge of a village and in the space of land available. Loss of the Greenbelt will lead to a merging of Oxford with Kidlington. The lights in the stadium and car park will create light pollution disturbing local wildlife. Building on the green belt will lead to a loss of habitat for wildlife. There will be noise pollution for local residents during matches and other events. The environmentally friendly option is to renegotiate the lease at the existing stadium site and I believe the owner of the existing stadium is open to this.</p> <p>Traffic congestion and parking provision</p> <p>The roads between Oxford and Kidlington are already heavily congested. Putting diversions in place for matches and other events will have a huge impact on local residents who need to travel in/out of Oxford or to the Oxford Parkway station. This impact could be many days a week, as the club seeks to maximise revenue from other events (something uncontrolled in the application). Many Kidlington residents also work in the hospitals in Headington, including on the weekend, evenings and overnight. Diversions could therefore negatively impact on their commute and provision of NHS care. This will only be worse as more houses are constructed between Oxford and Kidlington and this does not seem to have been considered in the traffic modelling. Chilton railways has already indicated that currently they do not have capacity to carry the number of passengers envisaged to use rail to attend matches. Therefore fans will travel by car. There is insufficient parking provision at the site and cars will park on local residential streets. There is not an adequate plan to stop this happening and enforce this. It will still be much cheaper and easier to travel by car and pay a parking fine than use public transport, with negative impact on local residents.</p> <p>Safety</p> <p>The stadium site and Oxford Parkway station are too small for segregation of home/away fans. This could lead to violent clashes and feeling of intimidation for local families - both at the train station, using the cycle paths, and in and round the village.</p> <p>Overall impact on the local area Supportive comments so far are mostly from Oxford United Fans with addresses not in</p>

Kidlington/North Oxford. The Parish council poll showed a majority of local residents were opposed to the plans (928 in support and 2073 against) because of the overall negative impact on the village.
Of course fans would like a new stadium but the planning officers need to consider the views and impact on the local residents who have to live with this all the time, as well as the impact on nature.

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Attachments