

# 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>	
<b>Name</b>	David Tighe
<b>Address</b>	3 Talbot Road,Oxford,OX2 8LL
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Loss of Green Belt. The proposed new stadium will be the final nail in the coffin in the Green Belt between Oxford and Kidlington, in view of the major developments which are already under way in this area, in particular Oxford North and the construction of up to 4500 new homes. I can see no exceptional circumstances to allow construction of the proposed new stadium. OUFC has an existing ground. If the club owners have funds or access to funds, then, rather than OUFC effectively making itself homeless and trying to find a new home on the Green Belt, it makes far more sense to use the funds to agree a deal to develop the ground on the existing site rather than destroy the remaining Green Belt between Kidlington and Oxford.</p> <p>Environmental concerns. (1) I understand that the Triangle acts as a "drain" for excess water in the area, effectively acting as an important sink to minimise flooding in the neighbouring occupied areas. If this is taken away then where will the excess water go and what will be the impact on flood risks? Has there been a proper investigation into the effect on local flood risks once this land is no longer able to receive excess water. (2) I also understand that various reports show a very high degree of bio-diversity in the Triangle. Surely this should be preserved and not destroyed.</p> <p>Traffic issues. (1) OUFC have claimed that 90% of users of the ground would arrive by public transport. This strikes me as fantasy. It is ridiculous to assume that the vast majority of users will catch multiple trains and buses rather than take a car for a few minutes and then find somewhere to leave it in the vicinity of the ground, which in many cases will mean parking illegally. There is very limited public parking available within walking distance of the ground so there will inevitably be a very serious adverse impact on local residents on match days. (2) The suggestion that there should be road closures before and after games, particularly on the Banbury Road, is totally unacceptable. To place a barrier between Oxford and Kidlington at what would often be busy times of the day for traffic will cause traffic chaos and be a source of huge inconvenience for local residents. It must be an absolute pre-condition of any proposed new stadium that there be a footbridge from Oxford Parkway station to the ground. Also, even if there is a footbridge, how will the station itself cope with the additional rail users on match days. It is a small station and totally unsuitable to cope with a football crowd. It will need to be redeveloped again to be able to function. How will this be addressed - is there the appetite for such a development and will the funding be available? (3) This area, the Banbury Road/Oxford Road to Kidlington and Peartree/Wolvercote roundabout, is already a well known traffic bottleneck. There are significant further developments already underway, eg Oxford North and the thousands of new homes south of the Kidlington roundabout, which will exacerbate this. It seems madness to ladle further traffic problems on to this area by building the stadium. The infrastructure simply does and will not exist to cope with it. Some consideration must be given to the local residents and the effect on their wellbeing.</p>
<b>Received Date</b>	21/04/2024 12:58:15

## Attachments