

# Comment for planning application 24/00539/F

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| <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>  | Alexander Monteith   |
| <b>Address</b>            | 18 Linkside Avenue, Oxford, OX2 8HY  |
| <b>Type of Comment</b>    | Objection  |
| <b>Type</b>               | neighbour  |
| <b>Comments</b>           | <p>1. Parking - projected figures and percentages of car to public transport ratios are completely unrealistic. Looking at the locations of the other teams it is clear that only in the case of Wycombe Wanderers, will there be a larger than 10% figure for public transport. Local roads in North Oxford including where we live need to be protected from match day and event parking. Provision of negligible parking on site will mean that the potential for a wild-west free-for-all is huge at present. Five Mile Drive is currently full of cars parking on Saturday and Sunday for local kids football parents, both girls and boys. The Park and Ride is designed for people to go into London and Oxford Centre. How will this work when it is clogged up with unwanted football parking?</p> <p>2. Traffic Congestion<br/>The nearby roads and roundabouts, Kidlington, Banbury Road, Wolvercote and Peartree are already at capacity before the completion of the Northern Gateway and the Banbury road development north of Cutteslowe Park. The stadium will produce gridlock and have a detrimental effect on air pollution and the efficiency of the local economy. Road Closures on match days and events : These are not acceptable as local residents will be unable to go about normal travel and activities.</p> <p>3. Environmental Issues :<br/>The carbon footprint of building a totally new facility will be huge compared to a sensible renegotiation of the existing lease for the existing stadium. The council should be making this point as part of a contribution to net zero emissions. In addition there will be increased air pollution, noise pollution, litter and light pollution at night.</p> <p>4. Nature Conservation<br/>Reduction in biodiversity and the closure of wildlife corridors are already squeezing the animals etc. out from the Northern Gateway and Banbury Road developments. The stadium will complete the transition to a true concrete jungle.</p> <p>5. Green Belt :<br/>The plan does not meet the requirement of 'very special circumstances' needed for green belt development. The football club should stay at the existing stadium.</p> <p>6. Public Transport :<br/>Trains - refer to the Chiltern Railways submission. The station is not designed for large crowds and of course normal business and leisure travel will be a nightmare on match and event days.<br/>Buses - I am advised by a professional bus-driver that in general one of the reasons people come by car is that bus capacity cannot easily cope with the immediate increase in demand at the end of a match or event. For example if even half the crowd (8000 people) wanted to travel back into Oxford for onward travel elsewhere, it would need 100 buses to be waiting to move at 80+ people per bus. This would not happen because less than this number of buses would be available and require multiple trips and long waits with overcrowding and no</p> |

guarantee of getting on. People do not want to queue for ages in the late afternoon after an event with a distance to travel. They will prefer to arrive by car and leave independently to avoid this.

**Received Date**

21/04/2024 16:03:43

**Attachments**