

# Comment for planning application 24/00539/F

<b>Application Number</b>	<input type="text" value="24/00539/F"/>
<b>Location</b>	<input type="text" value="Land To The East Of Stratfield Brake And West Of Oxford Parkway Railway Station Oxford Road Kidlington"/>
<b>Proposal</b>	<input type="text" value="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>	<input type="text" value="Laura Bell"/>
<b>Organisation Name</b>	<input type="text" value="Melanie Snelling"/>
<b>Address</b>	<input type="text" value="59 Exeter Road,Kidlington,OX5 2DZ"/>
<b>Type of Comment</b>	<input type="text" value="Objection"/>
<b>Type</b>	<input type="text" value="neighbour"/>
<b>Comments</b>	<p>I have grave concerns regarding the planned football stadium, hotel and conference facilities proposed for 'the Triangle' in Kidlington with my main concerns as follows:</p> <p>- it has been stated that the Triangle is wasteland but for a number of years much of the land has been managed as a willow plantation. This management has yielded an area which is not only commercially productive (albeit on a small scale) but created the right environment for wildlife with evidence of a number of species of interest being present. Building on this land would destroy precious habitat where it is well recognised that diminishing biodiversity is detrimental to human and planet wellbeing. The area is also adjacent to the Woodlands Trust and Wetlands area at Stratfield Brake and I believe the noise and disturbance that both the building work and subsequent football matches and other activity will create will have an adverse effect on the wildlife there even though this site is further away from those areas than the original proposal.</p> <p>Oxford United football club currently has a relatively new stadium. While I am aware that the current lease expires in 2026 (see my comment regarding this, below) I think that every effort should be made to continue to use the current stadium if at all possible - upgrading as needed. Concrete and other building materials are extraordinarily environmentally unfriendly and to abandon one stadium and build a new one will have a huge adverse environmental impact. What will happen to the old stadium? Will it be left to just moulder away or will it be knocked down - both environmentally unfriendly options.</p> <p>While I am aware that Oxford United are aiming for the majority of fans to travel to matches by public transport I suspect this will be difficult to achieve and at least would take some time to reach the target of 90% fans travelling by public transport. This will increase congestion on roads (especially the A4260 between the Sainsbury's and Cutteslowe roundabouts) which are already subject to significant traffic jams at certain times of day. While football matches may not create additional traffic at rush hour times, there will inevitably be people travelling to and from the site throughout the day to work in the stadium and hotel, use the site facilities etc, increasing local traffic problems. I am aware that the proposal is that the Water Eaton Park and Ride is to be used as parking for the stadium. While accepting that there are a considerable number of empty spaces most days, I don't believe that there are sufficient to meet the numbers of fans (even if only 10% of the fans), stadium staff, match officials and the many others who will need somewhere to park their car on match days. There is very little other local parking and consequently residential streets could become blocked by parked cars causing inconvenience to local people and possibly danger if cars are not parked responsibly eg if emergency vehicles can't get through.</p> <p>If the stadium does go ahead I believe that it is essential that a footbridge is built between that Park and Ride and the stadium. This is for safety reasons and also to help avoid the additional congestion that traffic stopping to let fans across the road would cause. This would also require good stewarding to discourage fans from crossing the road by any means other than the footbridge.</p>

I fully accept the Oxford United football club need a stadium that meets their needs. While not a football fan I do like to hear of the clubs progress and would want them to have the facilities they need to succeed further. I have read the information that the club has supplied to local residents in various ways. There are two significant questions I find unanswered:

- The club state that they have not been able to identify any other suitable site. However, at no point have I seen any information regarding why no other site is suitable and I question why the club are either unable or unwilling to provide this.

- I understand that representatives of Firoz Kassam have indicated that there is a willingness to discuss future use of the present stadium beyond the current lease expiry in 2026.

However, I have yet to see any information from the club to indicate whether they have explored this option and / or why this is not a feasible option. I am aware that the club wants to upgrade facilities including having a fourth stand but again there has been nothing to say why the present, relatively new, stadium could not be upgraded if the lease were to be renegotiated.

With regard to these points, if the club were to provide this information such that I (and other concerned individuals that I have talked to) were satisfied that it was 1) impossible to extend the lease, 2)not feasible to upgrade the present stadium to meet the current needs of the club and 3) other possible sites had been fully explored but were not suitable, then I would still have concerns but would accept that building on the Triangle site was the only option for ensuring the future of the club.

**Received Date**

22/04/2024 17:17:36

**Attachments**