

19 HARBORD ROAD
OXFORD
OX2 8LH

20th April 2024

Dear Sir or Madam,

Planning Application 24/00539/F – Objection

I wish to object to the above planning application for the following reasons.

It is clear that Firoz Kasam has stated on public record that he is happy for the club to stay at the existing stadium. I attach a scanned copy of the front page of the Oxford Mail recording this fact. In this he states that the club has not even spoken to him about the lease. This is just unbelievable ! Someone is trying to hoodwink the local population.

Furthermore, my belief is that the stadium and its associated developments, both now and in the future, will close the green undeveloped gap between Oxford and Kidlington and will cause the amalgamation of both. This does not comply with the Local Plan and furthermore the recently submitted draft Oxford Local Plan to 2040 states “Policy SPS2 Kassam Stadium and Ozone Leisure Park” the football stadium should remain (unless it has been replaced elsewhere in Oxford or in proximity to Oxford . .). The Kassam stadium is therefore protected where it is.

It would increase traffic congestion, environmental noise pollution and increase safety risks.

I do not understand where the fans will park and park they most certainly will. If the park and ride car park is used, how will the fans cross the main road ? If the development does unfortunately go ahead, a pedestrian footbridge needs to be built as a planning condition. Who will pay for this ?

I further understand that Chiltern Railways have set out a need for changes to the station in an attempt to attract the fans to travel by rail, however unlikely this seems to be. Who will pay for this upgrade ?

There would be many obvious detrimental effects to nature conservation. The local authority will be permitting the concreting of green spaces.

The club states that a new stadium will make it financially sustainable. How can this possibly be ? Consider the cost of the development and the interest and debt repayments. I cannot see the club owning and operating a hotel. That is too far-fetched.

Finally, but perhaps most importantly, I do not believe that the application shows the “very special circumstances” required to build in the Green Belt.

I should be grateful if you would acknowledge receipt of this letter of objection.

Yours Faithfully

Tim del Nevo

Cherwell Council
Planning Department.