

## Rachel Tibbetts

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**From:** Louise Groves [REDACTED]  
**Sent:** 21 April 2024 18:17  
**To:** Planning  
**Subject:** 24/00539/F Oxford United Stadium and associated buildings

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I strongly object to Oxford United building a new stadium, conference centre, hotel, shop, bar and gym for the following reasons.

1. From the plans submitted this is a massive over development of the available land which will have a very negative effect on everyone living in the surrounding area.
2. There is totally inadequate parking facilities available for a development of this size. People using the stadium and other facilities will inundate all available parking at Council car parks, Sainsbury's, Strathfield Brake, the park and rides and train station. Any overflow or people wishing to park for free will park in Kidlington, particularly Garden City. Indeed Grenoble Road is used on match days as a linear car park to the already existing car park at the Kassam Stadium so I am sure a similar fate will fall upon Frieze Way with terrifying safety implications. At some point in the future there will be an introduction of a residents parking zone, the cost of which will fall upon the residents annually to enable them to park outside their own homes!
3. Much has been made of the sites close proximity to an existing railway station which will be of limited use for home fans in and around Oxford City who will have to make split mode journeys to reach football games at the site. Indeed there was much talk of a new station in Cowley but a business case could not be made as there was no demand for rail travel by attendees at the football games. There is no compunction for people to travel by bus or train indeed it would be cheaper and easier for them to use their cars. Indeed if parking near schools are anything to go by the council and or police are powerless and it is local people who will suffer the consequences so that a privately owned football club can enrich itself.
4. Garden City, Strathfield Brake, parts of Yarnton and Kidlington are already very prone to flooding because of rainwater run off overwhelming current drainage. The building of this vast complex on land that already floods and is part of the flood plain will only exacerbate the problem. One only needs to look at the extension of the Park and Ride at Seacourt built on a flood plain and now regularly floods to see potential issues. Indeed the drainage provided by Thames Water is totally inadequate in this area now and that is before all the planned houses are built in the Kidlington, Begbroke, Yarnton area. Thames Water at a recent planning meeting said they would supply water to these developments but cannot provide adequate waste facilities. In the area Thames Water already positions tankers 24 hours a day 7 days a week to pump and dispose of waste that cannot be accommodated and disposed of through their pipes. Indeed our streams, back gardens and in some cases houses are being flooded at record levels and until the issue of drainage and waste disposal is addressed so that local people's health is not jeopardised planning must be refused.
5. People working or visiting Kidlington, London or Oxford will potentially not be able to find parking at the train station or park and rides because of people using the hotel, gym or stadium so their commute will become even more fraught than it already is. This infrastructure was built for the use of local people to enable them to get to work, visit, or crucially go to the Oxford Hospitals. The use of these park and rides sites will be crucial, when all these planned housing developments to fulfil Oxford's unmet housing need are built to enable people to access work medical, and leisure facilities in Oxford or London. No main road should be closed to benefit a few football supporters when the impact would be chaos for everyone else.

5. Oxford United already have a stadium that is less than 25 years old and their proposed move to a new eco stadium is not environmentally friendly in fact quite the reverse. Their reasons for moving are shrouded in secrecy and they have been shown time and time again to be very economical with the truth. The club's finances are woeful and they have reported losses of millions of pounds just last week. The owners hail from Thailand and at a moment's notice could withdraw their subsidies, who then picks up the bills?

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