## Comment for planning application 24/00539/F

**Application Number** | 24/00539/F

Location

Land To The East Of Stratfield Brake And West Of Oxford Parkway Railway Station Oxford Road Kidlington

**Proposal** 

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

**Case Officer** 

Laura Bell

**Organisation** 

Name

**Address** 

**Type of Comment** 

Type

**Comments** 

Objection

neighbour

I am responding to this planning application on behalf of the Steering Committee of Summertown & St Margaret's Neighbourhood Forum, of which I am the Secretary.

The Forum Committee have 2 reasons to object to this application. Both subject areas have been extensively addressed by the representations from The Friends Of Stratfield Brake [and others] and we endorse the Friends' submissions specifically in the areas detailed below.

[1] Loss of green space, and biodiversity from a site within the green belt and not currently allocated for development. This site will be the last remaining area of green space between the Oxford City boundary and Kidlington due to the extensive housing developments planned from Cutteslowe to Water Eaton, including the adjacent site of the golf course which is itself to be developed. This whole area is within the Oxford green belt and should therefore only be developed in exceptional circumstances. The Committee does not believe that the building of a football stadium qualifies as exceptional. One of the principal purposes of green belt is to prevent urban sprawl and loss of this site will effectively join Kidlington to Oxford.

The site itself has considerable biodiversity as demonstrated by the ecology study undertaken by FoSB https://www.friendsofstratfieldbrake.org/2024/03/23/biodiversityreports/. There is simply no realistic means of preserving this ecology at this location should the stadium be built, and proposals for off-site BNG are of little value to the local community, which includes the residents of the Summertown Neighbourhood..

[2] traffic: match day traffic, and traffic related to other major events to be held at the stadium will significantly impact the Forum neighbourhood. Claims that the majority of fans will arrive by public transport are baseless and cannot be enforced. Not only is there likely to be significant traffic flow through our neighbourhood, there will also be flows along the A34 and A40, both of which are already challenged by congestion, and likely to result in back congestion into the Summertown area. It is also very possible that residential areas north of Summertown will be used by cars seeking parking [as is the case surrounding the current site in Blackbird Leys].

The proposals to close the major roads bordering the site and including access to Parkway Station are currently subject to refusal by the County Highways, and the proposal to build a bridge between the site and the station remains uncertain. The available traffic calculation model has been demonstrated as flawed and has been rejected, and there is currently no revised model or further data available. Until this information is publicly available the application as it stands should not be considered, and the closing date should be deferred pending further well evidenced traffic modelling information.

**Received Date** 

28/04/2024 20:10:21

**Attachments**