

Comment for planning application 24/00539/F

Application Number

Location

Proposal

Case Officer

Organisation Name

Address

Type of Comment

Type

Comments

1. Inappropriate green belt development
This is an inappropriate development on the green belt. No very special circumstances have been demonstrated. OUFC's claim that they need to leave the Kassam is not supported by evidence and needs to be challenged. There is information in the public domain where the current owner has stated it is possible for OUFC to stay at the Kassam Stadium.

2. Impact on biodiversity
This development will have a serious negative impact on nature conservation and biodiversity. The plans included in the development are totally unrealistic and the development will not achieve the 10% Biodiversity Net Gain claimed for several reasons. The green area proposed will be open to public access with many thousands of people using the site on match days and there is no way wildlife could possibly thrive in such an area. Trees, green areas and the habitats of very many species will be lost immediately and there is no recognition in the plan of the importance of timings of replacements. There is no plan for the ongoing management of diversity.

3. Traffic congestion
The inevitable increase in traffic will have a major impact on the surrounding area. People driving currently constitute the vast majority of people attending matches and while OUFC may say they aim for 90% to travel by sustainable means this is a huge change from the current situation and they have no way of ensuring it is implemented. Traffic is already seriously congested in the Kidlington/ North Oxford area and it takes very little for long delays to build up in all directions, for example problems around Oxford Parkway can lead to tailbacks beyond the roundabout on Banbury Road in North Oxford. Road closures as outlined in the plan will increase congestion and the proposed diversion route will not help as it is already heavily congested.

4. Impact of inadequate parking provision
Parking provision in the plan is inadequate so match visitors are likely to use up spaces in the P&R, meaning that people visiting for other reasons will be unable to park. There is likely to be overspill into streets in a wide surrounding area. As local residents we have not been consulted on the proposed CPZs. They will not be effective in preventing parking - a parking fine shared between several people sharing a car will not be a deterrent. Cycle parking in the plan is also inadequate.

Received Date

Attachments