## Comment for planning application 24/00539/F

Application Number	24/00539/F	
Location	Land To The East Of Stra Road Kidlington	tfield Brake And West Of Oxford Parkway Railway Station Oxford
Proposal	uses including for confere restaurant, bar, health ar (Use Class C1), external	e Class F2) with flexible commercial and community facilities and ences, exhibitions, education, and other events, club shop, public nd wellbeing facility/clinic, and gym (Use Class E/Sui Generis), hotel concourse/fan-zone, car and cycle parking, access and highway alm, landscaping and all associated and ancillary works and
Case Officer	Laura Bell	
Organisation Name Address		
Address		
Type of Comment	Support	
Туре	neighbour	
Comments	My assessment is that the first is that it is in the Gra are workable. To satisfy a siting in the Gra application states it does facility, doesn't have an a unless Firoka commit to I in the future for football, gather that Firoka wants Green Belt then the City that was to happen it wo reduce the need to build granted at the Triangle si and the City Council that down the Kassam, applyi committing to grant perm the changes needed at the agreement is not necessa I was suitably impressed bound to be disruption to thought the proposal to e was excellent as they cou add free parking at park was excellent too. I don't may want to secure them from Oxford Station and onerous on the club. I am a season ticket hold it rains. Cycle parking is motorcyclists park in the cyclists and creating nois much better and you may The club has made no pro done so in the current ap motorcyclists the plans d what they do now and papermission is to be grant and conditions should rec	on of an important community facility in this location. ere are 2 major concerns that the application has to address. The een Belt and secondly that the provisions for transport to the site Green Belt there has to be very special circumstances. Generally the n't satisfy the criteria except that the club, an important community ilternative site as it must leave the Kassam in 2026. However, knocking down the Kassam it is very possible that it could be used therefore undermining the very special circumstances arguement. I to build houses on the Kassam site and as that site is not in the Council should be willing to grant permission for that. Indeed, if uld enhance the very special circumstances arguement as it would houses in the Green Belt. If you decide that permission should be te you may want to pursue a legal agreement with OUFC, Firoka requires the Stadium not be built unless Firoka commit to knocking ng for permission to build houses there instead and the City Council hission for housing there. On the other hand, you may consider that the Kassam site are very likely to happen any way and that a legal ary; your choice. by the proposals to control transportation to the site. There is traffic on match days but proposals seek to minimise them. I employ a person to oversee transport planning in the first five years ild sort out problems as they arose. I also thought that proposals to and ride sites and free shuttle bus transportation to match tickets think you can require those things by planning condition so you by planning agreement. You may want to add free rail transport even free buses from the City Centre. However, that may be a bit ler at the Kassam and I cycle to most matches or get the OX7 bus if not good at the Kassam as the cycle stands are at ground level and cycle parking area reducing cycle parking capacity, putting off e, smell and disruption for cyclists. The Sheffield cycle stands are y want to secure their provision by planning condition. ovisions for motorcyclists at the Kassam and it seems ha
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Attachments		