

3 May 2024
L 240427 - Letter OUFC Stadium



FAO Laura Bell
Cherwell District Council
Via email

Robert Linnell

Wytham Court
11 West Way
Oxford OX2 0QL
T: +44 (0) 1865 269 000
F: +44 (0) 1865 269 001
savills.com

Dear Madam,

Planning application reference 24/00539/F: Land East of Stratfield Brake and West of Oxford Parkway Railway Station, Oxford Road, Kidlington

Savills is instructed by Bellway Homes Limited and Christ Church, Oxford. These parties are joint applicants on an existing outline planning application (application reference: 23/01233/OUT) for up to 800 dwellings on land to the East of Oxford Road, Oxford, which is allocated under policy PR6a of the Cherwell District Council Local Plan - Partial Review document.

Our Clients acknowledge the potential economic and social benefits arising from the proposed new stadium. However, the residential application site is in very close proximity to the proposed new football stadium site and our Clients are therefore keen to understand the highway and transport implications and any changes to road layout that might impact on their proposals, including any road closures to facilitate match and other events on the site and whether a bridge connection is proposed to improve accessibility

For example, our Clients' application proposes a cycle super highway along the edge of Oxford Road which was shown to connect in to similar improvements to the north up to and across Kidlington roundabout. This is a key objective in the adopted Development Brief for PR6a. These improvements are proposed to be funded by S106 contributions from the PR6a development. We are therefore keen to understand how the proposed road layout for the new stadium can accommodate the cycle and footpath improvements that we have been discussing with the County Council for the past 18 months.

In addition, our Clients are concerned by the proposed removal of the south-bound bus lane which could have negative impacts for connectivity of sustainable transport modes in the area. Again, the PR6a development has worked carefully with Oxfordshire County Council to enhance bus infrastructure along Oxford Road following the requirements of the approved PR6a Development Brief.

We note the comments of Oxfordshire County Council as Highway Authority, specifically that it is not possible to fully respond until the highway modelling work has been completed by OUFC to understand the highway impacts in the local area, including the loss of the section of bus lane. This could, for example highlight a need for further junction upgrades on the network.

We would be willing to meet the Applicant to discuss our highway designs and aspirations to ensure the proposals align.

Given the above, we reserve further comment until the outputs of the highway modelling have been completed.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Yours faithfully,

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