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

1. Traffic congestion and road closures - these should be major concerns for the councils:

Road closures (referred to as 'diversions') are planned despite Oxfordshire County Council's statement that the Oxford Road cannot be closed. This is totally unacceptable from an access perspective in restricting residents of Kidlington accessing their local area and also travelling to/from Oxford city centre; also this will cause issues in the event of emergencies (ambulances, fire, policing, terrorist activity etc) and alone offers a significant reason why the County Council must object to the planning application.

Road closures for "at least 30 minutes" before and after matches are planned on matchdays which include Saturdays. 30 mins is a minimum and we expect that much longer delays are probable in practice. What happens if there is an 'incident' between home and away supporters? You can imagine that police would wish to cordon off the entire area!

It is mentioned that key bus services and coaches will be marshalled through Oxford Road during periods of lighter pedestrian flows". 30 minutes is a short period of time to move 16,000 people so lighter flows will be unlikely in this time. This means bus delays on matchdays which include Saturdays, and is a restriction/burden to local residents of Kidlington. The diversion route is already heavily congested and there will be even more traffic when the diversion is in place and people are trying to access the stadium.

The amount of Park & Ride parking in the area and particularly Oxford Parkway Station will encourage fans to travel by car thus adding to congestion.

The proposal states that 'many of our fans live within 20 minutes walk, cycle, or on public transport of the proposed location' - this is nonsense and incorrect: the main fan base is in East Oxford and public transport, cycling or walking would be a challenge. Football fans NEVER come to a match on foot or cycle!!

There is no evidence that many supporters will travel by train, most of the League One fans would find this very challenging and expensive.

We understand that research shows that 83.1% of supporters currently travel by private car/van. The club "has an aim that 90% of fans will travel to the Stadium by sustainable modes" but no realistic means of achieving this. It is therefore probable that most fans, attracted by parking at Park & Rides, are likely to travel by car.

New pedestrian crossings on the Oxford Road and Frieze Way will cause even more congestion on the Kidlington Roundabout and Peartree Roundabout, particularly if events/matches at the proposed site coincide with heavily-attended events at Blenheim Palace. There have recently been severe delays caused by the construction of the new roundabout at Kidlington delaying entry or exit into Sainsbury's supermarket by over an hour. Football matches are likely to cause even greater problems and delays.

What about the safety of non-football cyclists and pedestrians who want to use the pedestrian paths and cycleways on matchdays and find themselves caught up in large numbers of fans? This is an unwarranted restriction on movement of individuals just to