

## **Planning Application 24/00539/F**

Proposed development of a hotel, stadium and other uses at 'the Triangle', Kidlington

### **Objection from [REDACTED]. (address supplied by email)**

This proposal appears in part to be an excuse to locate significant commercial development, notably a 180 bed hotel, at a Green Belt location where it would never normally be permitted. The legal precedent cited by the applicants concerning the indivisibility of proposed 'mixed-use development' (para 9.25, Planning Statement) should be closely checked to see whether it is truly comparable and applicable.

The hotel is not necessary for the functioning of the stadium, would operate 7 days a week generating significant activity and congestion (as may some of the other proposed uses), cannot be justified by VSCs and would never be acceptable on this Green Belt location. It should be assessed separately to the stadium.

I object to the proposal for a large number of other reasons, which I summarise below:

#### **Unsuitable Site**

- The site is too small and would have damaging, disruptive or dangerous effects on its surroundings (a protected habitat and two busy roads)
- The building would be massively out of scale with the surrounding residential development and open land
- A large amount of development has already been planned for this area on the basis that this site would not be developed
- The development would further add significantly to the congestion and pressure on infrastructure and services arising from the already planned development
- There would be a net loss of biodiversity; to claim otherwise defies logic.
- These unacceptable consequences would render the site unsuitable, regardless of its Green Belt designation

#### **Severe impact on Green Belt**

- The site effectively destroys the last piece of Green Belt at its narrowest point
- Oxford and Kidlington would no longer be separated
- Green Belt is intended to be permanent and boundaries have only recently been reviewed and confirmed
- Cherwell rejected similar proposals at an early stage in 2017
- The land is publicly owned specifically to preserve the Kidlington Gap and protect it from development

#### **Adverse effects on traffic and ability to travel**

- traffic and safety impacts have not been properly assessed
- there would be significant travel by private transport
- parking provision would therefore be wholly inadequate
- it is not acceptable to use the P&Rs as these are for people travelling to Oxford or on the train

- nuisance parking would occur extensively in and around Kidlington
- parking restrictions would be unenforceable in practice
- closure of Oxford Road is unacceptable because it is a major transport route including for public transport and emergency vehicles
- Oxford Road is too narrow to handle the large numbers emerging from a site which itself is very constricted
- As many supporters currently travel from the south of Oxford, their journey would be more difficult

**Misleading statement of 'Very Special Circumstances'**

- It has been publicly stated by the owner that OUFC can continue to play at the Kassam Stadium, so there is an alternative site
- Staying at the Kassam and making improvements, including to environmental performance, is clearly the sustainable solution for the club
- Oxford's recently submitted local plan says that the Kassam stadium should remain
- Economic losses, including job losses, would result from closure of the existing stadium
- There is no guarantee that the club would benefit financially as investors and owners would require financial returns from their substantial investment first
- The club may be sold again, as has happened in the past, and its financial situation could change dramatically meaning that any commitments made cannot be enforced