

Planning Application 24/00539/F

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

Objection from Mr Alan Lodwick, Kidlington. (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

The hotel 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