

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	Objection
Type	neighbour
Comments	<p>OUFc are not going to be "United with the Community" (ES Volume 1, Chapter 4, Section 4.5) by closing/diverting access to the Community via already stretched roads every match day. Stating that traffic will be diverted for "at least 30 minutes" pre and post-match is open-ended with no limits. The County Council originally stated that closing the A4260 was not an option - so why is it still in the plan (ES Volume 3, Appendix 10.2 Section 6.5.1). A wide pedestrian bridge over the A4260 Oxford Road is the only way to maintain safe access. With the likely closure of the Sandy Lane and our greatly increasing local population (and hence traffic flows) due to the forcibly imposed local housing projects around Kidlington and Yarnton, this can only will have a detrimental impact on local residents.</p> <p>Whilst living at the northern end of Kidlington, it is less likely that parking will be an issue for me. But as someone that lived in Headington for over 20 years, I fully sympathise with those living nearer the proposed stadium. During 'The Manor' days, until parking restrictions came in, those without off-street parking either had to stay at home or not return until after 6.00pm on match days. Even those of us with driveways found it difficult to access them due to parking both sides of the road (even if driveways had not been blocked by inconsiderate drivers). The proposed timed parking restrictions presumably involve considerable expense on signage, road markings and enforcement. This must not be a cost that is ultimately passed on to local residents by way of Council Tax increases or parking permit (zone) schemes, that are only required because of OUFC's business.</p> <p>Crowd safety - is the site large enough when in operation to allow safe evacuation of all those on site in the event of a major emergency? The site is bordered on one side by what is effectively a dual carriageway and on the other by a major road connecting Oxford and the ring-road with Kidlington and onwards through to Banbury and beyond. Whilst possibly workable for usual match-day football spectator numbers, I question whether the site is large enough to evacuate a capacity crowd in the case of music events etc. Has a Crowd Safety Risk Assessment and Evacuation Plan been developed to ensure the site is fit for purpose?</p> <p>The inability of our environment to satisfactorily absorb the increasingly frequent and large volumes of rainwater falling on hitherto never-flooded areas has to be a major concern with every new development that occupies previously open land. What guarantees are in place to ensure that OUFC will be held liable for correcting any future problems caused by their development e.g. consequential flooding along the Oxford Road, Frieze Way and roundabout approaches? Why should local residents suffer or be forced to cover the costs in tax increases?</p> <p>History suggests that in the event of major breach of planning permission, Councils in general, fail to enforce the breach because the company responsible has deeper pockets to defend any legal action. What protections and assurances will be in place that any subsequent breach of planning by OUFC will legally enforced? Otherwise any conditional planning permission granted means</p>

absolutely nothing.

What protections will given to residents of Kidlington to prevent future detrimental amendments to any granted permission via subsequent applications? The risk is extremely high that any restrictions imposed conditional to granting of initial permission, will be steamrollered away by subsequent future (or retrospective) applications that will be impossible to fight or refuse due to the stadium already being built.

Lack of trust in the process, assurances or legal protections offered to local residents and Council Tax payers, by any of the parties involved, means I object to the application.

Received Date

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Attachments