

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>I believe that the proposed planning application for a stadium on the piece of land commonly known as the Triangle is flawed. It's proposed to be built on Green Belt land that is designated the Kidlington Gap, a piece of land to maintain segregation between Kidlington and Oxford.</p> <p>This is a commercial development and should be treated as one. They not only want a Stadium, they include a hotel, leisure facilities and a caf. There are already many hotels in the nearby vicinities, there is already a leisure centre at Gosford Hill School and there are many local cafes all of which will be impacted upon if this planning application is successful. There is inadequate parking provided at the site, and OUFC solution is to use the local park and ride and railway station facilities for their supporters and travelling away supporters. The park and ride facilities were provided for the general public to enable them to travel into Oxford to reduce congestion not for the benefit of a commercial enterprise. I am also concerned that on match days and any other large events that may be held at the proposed stadium that visitors will look to park their vehicles in the closest streets in Kidlington and Gosford. Is there going to be CPZ's in these areas, if so, who is going to cover any costs. I am also extremely concerned that there is a proposal to close Oxford Road which is the main route to Oxford for up to 30 minutes before and after the game. I cannot believe that this is being considered in the proposal, do OUFC really believe their supporters and away supporters will turn up only 30 minutes before the start of the game. I would suggest that they will be turning up well in advance of that and therefore the closure could well be extended longer. This will have an impact on people travelling in and out of Oxford and possibly effect Hospital emergencies. Suggesting that there is an alternative route to Oxford using Frieze Way is not a sensible solution as it will push far more traffic onto the already heavily congested Peartree Roundabout - A34 intersection. Even if they only restrict private transport along the Oxford Road allowing buses, emergency vehicles etc. The existing footpath over the railway and A34 is very narrow with no barriers preventing the number of supporters expected to attend from spilling out onto the road which is danger to themselves any ant vehicles on the road. If the road closures are to take place, who is going to manage the closures? Will it be local authorities or OUFC Marshalls and are they properly trained to carry out this task, There is also talk of a separate planning application for a footbridge to alleviate any road closure. Until this is submitted and deemed suitable for the number of supporters they envisage attending events this should be a Red Flag and any decision on the stadium should be put on hold until this has been agreed.</p> <p>The whole road area around the Triangle would result in congestion if this proposal goes ahead. We already experience problems when there are events on at Blenheim Palace. The Stadium if built at the Triangle will only exacerbate these congestions more frequently as they want to run the site 24/7. The Hotel itself will generate extra traffic alone due to staffing and potentially 180 bedrooms and we have no idea yet of what other events OUFC wish to use the facilities for i.e. conferences, music events etc.</p> <p>Ultimately, I believe this proposed stadium is being built on the wrong site, it should have been built on land East of the Oxford Parkway Station and therefore it would not have caused the issues that the Triangle raises. The Triangle was suggested only as desperate solution for a stadium after the initial proposal for Stratfield Brake was thrown out after it was realised that it was already leased out to Kidlington and Gosford and Water Eaton Parish</p>

Councils. If it does eventually get the go ahead at the Triangle, I am sure that within 10 years OUFC will come back cap in hand stating that the piece of land is not commercially viable and they will again explore Stratfield Brake to expand into for commercial benefit.

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Attachments