

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>Ref 24/00539/F</p> <p>Objections to OUFC planning application. Green Belt and nature conservation The Green Belt in Oxfordshire has been progressively destroyed due to housing building under "very special circumstances" due to a housing shortage. A football stadium does not fulfil "very special circumstances". The proposed OUFC site does not just include Green Belt, but it includes a Nature conservation area and an Ancient Woodland. THERE WAS WIDESPREAD OUTRAGE WHEN AN ANCIENT SYCAMORE TREE WAS FELLED ON HADRIANS WALL LAST YEAR YET THE PLANS INCLUDED DESTROYING AN ANCIENT WOODLAND. This area is included in the Thames Valley Environmental Record Centre as part of Core Zone (highest nature value) of existing wildlife areas. Independent ecologist Dr Judith Webb has done some extensive research and her comprehensive report about the devastating effect to wildlife on the triangle and adjacent woodland are available and should be taken into consideration. On Christmas Day there was extensive flooding of Oxford Road adjacent to the Triangle such that one had to climb up the bank to cycle toward the station. Only the far lane was just about passable for cars. One dreads to think what might happen after heavy rain once the Willows (which are water loving trees) and the woodland is destroyed. The alternative cycle and pedestrian route along Water Eaton would have been blocked by floods. The alternative route for cars and bikes via Islip would also be unpassable at river bridge. Parking The plans include only 168 car parking spaces, and 2 coach spaces. This is clearly insufficient for the expected 16,000 people. With the proposed traffic restrictions in Oxford City Centre and traffic restrictions also in place in London locals are encouraged to use the Park and Ride. Saturday and Sunday being peak times for family days out, one wonders what will happen when the parking spaces are all taken up by OUFC fans. The Council need to consider these City Council plans for reducing traffic in the city centre. Parking is also problematic at the Oxford Hospitals with patients and staff alike encouraged to use the Park and Ride bus. Traffic Congestions and road closures I have lived in Kidlington for 17 years and indulge in regular sporting activities. I do not know of anyone who goes to see OUFC play but have a wide number of friends, neighbours and acquaintances who play a wide variety of sports with a peak time being the weekends. Weekends are also a time for family days out. With road closures and traffic congestion one fears the many will have to just stay at home as getting to practices, training and matches would be well night impossible. Wherever all the fans live, it is unlikely that thousands of fans will be able to walk to the stadium. Our excellent train service to Marylebone for Oxford Parkway is unlike to be of use to many of the fans coming from places other than along this route. Oxford Council plans state "no road closures" but this conflicts with OUFC planning. THERE IS NO MENTION OF A BRIDGE OVER THE ROAD IN THE PLANNING APPLICATION Lot of work is currently being done to improve cycle lanes and create lovely route into</p>

Oxford.

The plans include a bus lane along the Bicester Road. THE STADIUM PLANS INCLUDE GETTING RID OF THE BUS LANE IN OXOFRD ROAD!!!

Improved Facilities

There is no need for another gym and leisure centre with Gosford Leisure centre within walking distance, Ferry Leisure and Summertime gyms as short bus ride, Extensive pitches for a variety of sports across the road at Statfield Brake and slightly further - facilities for hockey, tennis, cricket and football at Cutteslowe park NOLTC and Hawks. There Is more football on Yarnton Lane, tennis and Exeter Hall. We are fortunate to have many open spaces for walking and relaxation so do not need a small garden the size of the Banbury Road roundabout. There is a wide choice of cafes and restaurants in Kidlington and Summertown so no more a re needed.

Finally - Rumour has it that OUFC cannot afford the rent at Kassam which is clearly an ideal location. I have spoken to quite a few who used to live in Headington and were relieved to be able to go out at weekends again then the stadium moved to such an ideal location at Kassam. If they are so short of money, then how can the afford a new stadium and is this going to be rent free!

The owner of Kassam has offered to negotiate and extension of the lease there. This letter has apparently been ignored. Why?

PLEASE WOULD THE COUNCIL ENCOURAGE THE OWNERS OF OUFC TO NEGATIATE TO STAY AT KASSAM IN THE INTERESTS OF HEALTH AND SAFETY FOR THE PEOPLE OF KIDLINGTON AND NORTH OXFORD, CLIMATE CHANGE AND THE NEW TRAFFIC RESTRICITIONS SET TO BE ENFORCED IN OXFORD CITY.

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Attachments