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

Type

Comments

Objection

neighbour

I object to the proposal on the basis of my concerns which I now expand on.

My concerns with the proposal to construct a Football Stadium in the so called triangle are primarily regarding how 18000 people will gain access and egress from this site without causing major interference with the existing traffic on the roads either side of the triangle connecting Kidlington to Oxford via the A4165 and the A4260 towards the A44 and A34 via the Pear Tree interchange. The introduction of the Football Stadium will cause a major problem with respect to the Kidlington roundabout as cars coming North from the A34 or A44 will need to go around this roundabout if they wish to park on the stadium site. Kidlington residents can testify to the major delays that can occur in this area causing peak flows to choke the A4260 trafic coming through Kidlington and leaving Kidlington towards the Cutteslowe roundabout. I have had the experience of it taking 40 minutes or so to travel from Kidlington roundabout to Cutteslowe roundabout when the traffic is choked going towards Oxford. Another problem frequently occurs because of traffic in the A34 getting choked on almost a daily basis leading to traffic comming of at Pear Tree roundabout and coming up the A4260 to Kidlington roundabout and then heading down Bicester road to get back on the A34. This traffic backs up from traffic lights at the junction with Water Eaton Lane almost to Kidlington roundabout. I foresee traffic on matchdays being impossible. One can envisage a gridlock in the area around the Kidlington roundabout.

My second major concern is the availability of parking and the likeliohood that the residential areas within proximity to the stadium will be flooded with fans parking wherever they can to the detriment of residents.

Turning to the other means of transport by bus or rail my main concern here is that these services were not designed with any expectation of mass transport of fans to a football stadium and therefore with represent a severe detriment to the existing services and those that currently use them.

Finally I do have concerns regarding the environmental impact of the change of use of the land in the so callled triangle. This land is boggy and respresents a sink for rain water which is why it is current use as a willow bed is a suitable use. This is not just a matter of water though it is also a matter of the natural insect and bird life in this area.

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Attachments