

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	E Davies
Address	Greystones House,6 Greystones Court,Kidlington,OX5 1AR
Type of Comment	Objection
Type	neighbour
Comments	<p>It is disgraceful that the football club are still proposing to close the main road between Kidlington and Oxford whenever they consider it necessary. They should only be granted planning permission if there is a bridge from the park and ride which is in place before work starts on the stadium. The main road between Kidlington and Oxford should not ever be shut to enable a football match or any other use of the stadium to take place. Buses between Oxford and Kidlington cannot be limited or reduced due to matches -the club have to be provide appropriate bridge access. This was a requirement from the police in their response to the scoping opinion which has not been taken on board. I also note that a number of county councillors have said that this is a requirement for the lease. OUFC should not be allowed to bounce people into accepting a wholly inadequate proposal by splitting the planning applications and doing so undermines their EIA.</p> <p>The football club should be required to monitor how the site is accessed and pay a substantial penalty if the public transport figures are not met, in the same way that Bicester Village shopping centre has been expected to do. This should be used to benefit the wider area with public transport improvements.</p> <p>OUFC should be paying to expand the park and ride facilities at Parkway and Peartree so that there is no risk of queueing traffic on any of the approaches to the park and rides. They should also be offering a substantial S106 obligation to Chiltern Railways to put on more trains.</p> <p>The hotel and conference centre isn't necessary. Oxford is awash with conference spaces. If this is being put forward as an "Enabling Development" type argument, the club should be much more upfront about why this additional funding is necessary, provide a proper business plan so that the impact on the local area can be properly understood and clarify what will happen if they can't meet their assumptions on rental income.</p> <p>The club will need to have a robust antisocial behaviour policy. It will be surrounded by residential areas and its supporters regularly brag online about their antisocial behaviour. This is likely to affect the whole of Kidlington and Summertown due to the locations of the nearest pubs. OUFC must identify how this will be policed.</p> <p>OUFC should be approaching Oxford City Council to compulsorily purchase the Kassam site. This would allow them to develop as they choose on a site which already has the infrastructure for the club. The club has already said that the majority of its fans come from east Oxford and all its community ties are with east Oxford, it has done nothing to form or improve community ties in Kidlington at all. The only argument seems to me that OUFC doesn't want to pay the money for the compulsory purchase which supports the suggestion that this is generally being done on the cheap to maximise the shareholder returns at the expense of local residents.</p>
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Attachments