

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	Penny Pedley
Address	15 The Moors,Kidlington,OX5 2AH
Type of Comment	Objection
Type	neighbour
Comments	<p>I regard the application as unjustified, unrealistic and unreasonable on the following grounds;</p> <ol style="list-style-type: none">1. The claim that OUFC has to leave the Kassam Stadium is not true. They could remain there for an increased rent, presumably a lot less than the cost of a new stadium! The environmental implications of pulling down one functional stadium and building another are disgraceful.2. The proposed new stadium has a 16000 capacity, while the average attendance at OUFC matches so far this season is less than 9000, well below the capacity at Kassam. Why build capacity almost double what they require, if matches are to be, as claimed, the sole use of the main stadium? What guarantees can be established against a claim that, once built, the stadium is unsustainable without being used for other large-scale events like concerts.3. Parking for 183 cars (less on match days)? How can this be adequate, especially with a 180 bed hotel on site? Where will hotel residents park on match days? There is too much reliance on Oxford Parkway for cycle and car-parking, when it is already well used as a park and ride and for the station. It is inevitable, despite the claims otherwise, that match-goers will bring their cars, especially if they realise they can park for free in the many residential roads within easy walking distance of the Triangle site. It is important to note how close the site is to a densely residential area.4. The proposals to divert traffic from the Oxford Road are vague and unrealistic. 30 minutes either side of match times is unlikely to be sufficient to allow for the increased pedestrian, car and coach traffic arriving at and leaving the stadium, and the disruption to the major route, already busy, between Kidlington and beyond and Oxford, whether 30 minutes or longer, will cause huge inconvenience to non-match traffic, adding to that already being caused by the extra traffic and pedestrian crossings.5. What research has been done to assess the demand for a hotel and extensive conference etc facilities in the area. There are already hotels and facilities in the area whose business would be negatively affected unless OUFC can point to evidence that there is a need for more of that kind of provision. As the financial viability of the project is dependent on this, some justification should be called for.6. Much is made of benefits to the local area, socially and economically, but Kidlington is already well served in these ways. I cannot see any way in which the village will be improved by a massive stadium development which is wholly out of keeping with everything else about the village. The parking and traffic implications alone will have a major impact, plus a large influx of people to an already busy Sainsbury's store, and perhaps on the busy village centre if match-goers decide to park in the much-valued and well-used free car park there and walk or catch buses to the stadium.7. The financial record of OUFC needs to be taken into consideration. It concerns me that they failed to complete the Kassam stadium for lack of funds. It needs to be ascertained how far their owners are prepared to go to finance the new stadium, as costs will inevitably rise during building. I would also be concerned to know what they would sacrifice to save costs. I fear it would probably be the landscaping and environmental aspects. <p>In summary, I feel that a new stadium is unnecessary and an environmental disaster, and that the proposals for it are over-optimistic, unrealistic and will rely on changes to the</p>

assurances given once building is in process or complete. They need careful and critical consideration.

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Attachments