

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	Ken Alcraft
Address	59 Church Street, Kidlington, OX5 2BA
Type of Comment	Objection
Type	neighbour
Comments	<p>Green Belt - OU is owned by a commercial enterprise in the entertainment industry. There are no special circumstances for this development. If the applicant is threatening the demise of the club without this development, this is a result of mismanagement within their organisation and is a problem not incumbent on CDC and the local community to resolve. Regarding the hotel, there are at least 5 large hotels less than 3 miles from this site. A hotel is not needed.</p> <p>Accesss - The site is an 'island' resulting in limited safe access. Crossing points identified in the application will be woefully inadequate for the numbers involved. The footpaths from Oxford Parkway are very narrow with little potential for widening. It will be impossible for supporters arriving by train, shuttle bus or car to safely access the ground without Oxford Road being closed. A situation that is totally unacceptable for the local population.</p> <p>The site- It is too small! Even the parking availability for the hotel, restaurant etc falls well short of planning requirements. The area outside the stadium is too small to accommodate potentially 16000 supporters before and after games. This will inevitably result in overspill beyond the site boundaries with the obvious concerning consequences.</p> <p>Car Parking- The applicants 'aim' for the vast majority of supporters to travel by means other than cars is pure window dressing. It is something outside of their control. Most OU supporters come from the south of the county (according to OU). This area does not have a direct route to Oxford Parkway. Parking at Parkway is apparently to be 'discouraged'. How? In reality there are less than 800 spaces there compared to 2000 at the Kassam. The inevitable consequence will be the roads in Kidlington swamped with cars looking for a parking space. A resident's parking scheme has been mentioned. This would be a further unreasonable inconvenience for residents. The same applies to Stratfield Brake, a well used sporting facility in use throughout the week. How will their parking availability be preserved?</p> <p>Benefit for the community - This is smoke and mirrors, no binding commitments have been forthcoming except I believe, a time limited support scheme for the local football youth. This, however, does not appear to be dependent on the location of the stadium. The talk of resultant income for the local community is rather short on detail. I'm sure Sainsburys and the local fish and chip shop will do well but there is no obvious path for this income to trickle down to the community.</p> <p>Overall, this development will have a major detrimental affect on the local community. We have already had thousands of new homes imposed on us, a higher proportion than experienced by either Banbury and Bicester, which will result in a massive increase in traffic. Add to this, having potentially 16000 people turn up more than 30 times a year, with potential road closures and parking problems is totally unacceptable to our community. OU looked at many sites before stumbling on this one after Statfield Brake was discarded. There is no reason for them not to revisit these sites with their criteria adjusted (as it was for the 'triangle') .</p> <p>The triangle is too small, inaccessible and too close to residential areas. Please reject this application.</p>
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Attachments

