

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	
Name	Martyn Lewis
Address	106 High Street,Kidlington,OX5 2DS
Type of Comment	Objection
Type	neighbour
Comments	<p>I believe the application is spurious because OUFC has not fully explored the possibility of remaining at the Kassam Stadium and is therefore mis-representing its need to move. Under any circumstances Stratfield Brake is a totally inappropriate solution for a number of reasons. The National Planning Policy Framework states that inappropriate development on the Green Belt is not allowed unless there are 'very special circumstances' relating to Government guidance, environmental issues, increased traffic and parking demands, and OUFC has failed to demonstrate the 'very special circumstances' needed to build on the Green Belt. Traffic congestion - OUFC has used the wrong traffic modelling tool which means that proper traffic modelling cannot be assessed until the correct data is available. Likewise road closures (referred to as 'diversions') are planned despite Oxfordshire County Council's statement that the Oxford Road cannot be closed. Surely the County Council must object to the planning application on these grounds? Parking will be a serious issue as OUFC has no control over how fans (home and away) will choose to arrive at the ground and where they will park. The stadium may eventually be used for other events such as music concerts and the effect on the local environment will be disastrous. Environmental issues and concerns will covered in more detail by qualified experts but it is obvious to me that a substantial and beautiful part of our local environment will be destroyed by this development without due need and cause. We have witnessed severe flooding in that area this winter and with more extreme climate changes and events predicted any development will mean that run-off from the Oxford Road has to go elsewhere and this will undoubtedly result in the road and other local flooding. In summary it appears to me that OUFC should be required to return to negotiations with the owner of its current home and, in with full disclosure, explore all avenues to remaining on the current site which I understand is possible. Only if that fails should the council examine a more robust application with far more details and submissions for controlling traffic, parking and access. The test of "very special circumstances" should be rigorous and demanding as was intended by the Government guidance.</p>
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Attachments	