

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	Robert Mitchell
Address	214 Oxford Road, Kidlington, OX5 1EB
Type of Comment	Objection
Type	neighbour
Comments	<p>I am objecting to the stadium due to the following aspects:</p> <p>1: The traffic disruption will have large detrimental impact for local residents, I have two days off per week and these days would coincide with the match days at the stadium. with the roads closures suggested and the suggested diversionary routes this would cause local residents not to be able to travel or be stuck in major traffic jams for long periods of the day. If there is a minor road closure or any type of incident on the roads within kidlington or the surrounding roads we all know that this causes massive traffic issues, the diversionary routes would also be bringing larger volumes of traffic towards the kidlington roundabout with obviously less routes from it due to the road closures, it is not just the case of traffic being able to leave kidlington. Kidlington is a major route for many not just to the village but also to the A34, Witney, Woodstock, Yarton, Banbury and many other areas. The roads within kidlington would also be used for parking causing more disruption to the lives of residents, providing parking and it being used are two very different things, having seen the surrounding area at the kassam on match days i am sure that this will be the case also in kidlington.</p> <p>2: With many houses being planned to be built around kidlington we are losing more and more of our green spaces, the triangle is green belt and should be protected as such, the triangle is used by the wildlife of the area some of which are protected, building on the space will destroy the biodiverse wildlife habitat which currently exists. The stadium development does not qualify as an exceptional circumstance in order to build on the green belt.</p> <p>3: The development includes a hotel, Hotels are already available for use very close to Kidlington, with the Premier inn at the airport, Holiday inn and Travel lodge available at pear tree services. also slightly further out is the premier inn (currently for sale i believe as not being used enough) at Botley and Easy hotel in Summertown. None of which are at full capacity, therefore why would we need another hotel. This also has a negative impact on local guest houses and smaller independent hotels or even those trying to gain income through their own properties through services such as Airbnb.</p> <p>4: The inclusion of a Gym will also impact on local businesses already in the local area, with many providing gym facilities or exercise classes or both. This also includes the leisure centre in kidlington. Not to mention the many surrounding facilities.</p> <p>5: The actual building of the stadium will damage the environment, with the amount of concrete and resources required to actually build the fabric of the building. Just the raw materials in there creation will have a very large environmental impact.</p> <p>6: The Kassam site is still a viable site, there is the ability to continue to use the site and the owners have already stated this, why would you develop another site which brings such a massive impact to the environment and local community when the existing site can be</p>

continued to be used. There is also an Oxfordshire transport plan to develop a train station at the Ozone site which is home to the current stadium. So staying at the current site would then have an improve infrastructure.

7: In relation to the current parking provision and use of the train station and park and ride. On match days those wishing to use the trains or the buses which are more environmental methods of transport reducing emissions in our towns and cities will be unable to do so as the carpark will have a greatly reduced capacity and the road closures will mean that they will be unable to gain access to them. Also the capacity of the trains will be greatly reduced due to the potential of fans using them during a match day, however as most fans use there cars to attend matches this aspect is not fully understood.

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Attachments