

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	GB and H Henning
Address	51 Five Mile Drive,Oxford OX2 8HR
Type of Comment	Objection
Type	neighbour
Comments	<p>We are local residents, and object to the planned development for the following reasons.</p> <p>General observations</p> <p>We are local residents and feel that this proposed major development is completely inappropriate /out of scale for the site - it is intended to be a football stadium /associated facilities, AND a "multi-purpose sporting, leisure and cultural facility" AND a hotel. The proposals indicate extensive planned usage eg almost an average of one match a week, and events such as trade-shows parties etc able to host 1000 people, of which 68 would have an average of 700 participants [ES Volume1 Chapter 4.35 and 4.36].</p> <p>We note that many of the Public Comments come from addresses that are not "local" to the proposed development (some are very far distant). Its difficult for many people who stand to suffer from this potential development (some of whom will live in flats and houses as-yet unfinished - or planned for building soon) to oppose what appears to be a publicity initiative from a powerful organization ie Oxford United Football Club - and, presumably, its backers. We hope that planning decisions will be based on the good of the community - and common sense.</p> <p>Objections</p> <p>Parking provision.</p> <p>1. This is inadequate. It is very likely that OUFC-related parking would extend in a wide area around the site. OUFC's own website [accessed 21 April 2024] states that "the [current] stadium has unreserved spaces for around 2,000 cars at each game...[and] "There is some road parking near the ground". It is very likely that OUFC-related parking would extend in a wide area around the proposed site.</p> <p>Car use within Oxford itself is discouraged - Oxford city centre businesses are under pressure because of this, and hospital users /visitors are also strongly encouraged to use the P and Rs. It is unreasonable to expect that the Park and Ride carparks should be used extensively for OUFC matches /other activities, preventing (and probably putting off) other users.</p> <p>Highway safety /traffic congestion</p> <p>1. The area is already busy, and the current and planned local developments (non-Triangle) would exacerbate this. Up to 16,000 people moving in a restricted space to /from the site sounds like a recipe for potential problems with crowd control, and possibly even a potential disaster.</p> <p>2. It would be unreasonable to prevent other road users - on a frequent basis - from using main roads near the Triangle site. (Would it even be legal?)</p> <p>Environment /pollution</p> <p>1. Apart from other types of pollution, noise from the stadium would be likely to be heard over a wide area of existing and residential (and employment) area.</p> <p>2. New development is not carbon-neutral.</p>

Drainage/flooding risk

In the Application Form Redacted, page 10 "Foul Sewage" section shows method of disposal "Unknown", as is connection to existing drainage system.

The response from Thames Water (Consultee Response) "Following initial investigations, Thames Water has identified an inability of the existing FOUL WATER network infrastructure to accommodate the needs of this development proposal."

Green belt

This site is open, green space, in an area where there is /will be extensive development nearby. This site should remain undeveloped, for the benefit of all, not developed for the interests of a minority (i.e. OUFC supporters) - and perhaps for the financial gain of a few.

Employment

The area around the proposed development is already well-supplied with employment

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Attachments