

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	Richard Lawrence-Wilson
Address	65 Five Mile Drive,Oxford OX2 8HW
Type of Comment	Objection
Type	neighbour
Comments	<p>The following objections relate to the proposal that a new stadium should be built on "the triangle" south of Kidlington.</p> <ol style="list-style-type: none">1. Traffic already exceeds the local road capacity The proposed new stadium will bring a massive extra number of vehicles to a local road system that is already overloaded. After living in the immediate area for over 30 years, less than a mile from the triangle site, I am very aware of the extreme pressure on the local road network in the Kidlington/Gosford/Peartree area. Traffic continues to increase every year, and developments including Oxford North and several large housing projects that are already in progress or authorized, will increase it further. Whenever there is even a small problem on any of the major roads, and especially the A34, everything grinds to a halt causing hours of delays to local and through traffic. If the proposed stadium is built the local roads are likely to become impassable whenever there is a match or other public event - that is, several times a week. The road closures proposed will make this a certainty. This will be an intolerable situation for residents in Kidlington, Gosford, Wolvercote and Cutteslowe.2. Lack of car parking The proposers appear to assume that public parking at Oxford Parkway Station and the nearby park-and-ride car parks will be available and adequate to meet the needs of football crowds. These car parks were not designed to cope with a football stadium in the area and are already under pressure from the users that they were built for, especially on Saturdays when central Oxford car parks such as Westgate are full. Stadium users will inevitably search residential areas in Kidlington and North Oxford for parking and will be forced to use roadside verges and private areas.3. Drainage and sewerage The inadequacy of drainage and sewage treatment capacity in the area has already been noted in connection with the Oxford North development. A stadium will add a further large demand. The ongoing disgraceful pollution of the Cherwell, the Thames and the environment generally will inevitably increase.4. Overdevelopment on an inadequate site The "triangle" is a small site unsuitable for the massive developments proposed. In addition to the stadium itself, hotel, retail and entertainment facilities are needed to make it a viable project. These will be crowded into a confined space, a grotesque overdevelopment that will create demands for pedestrian and vehicle circulation, deliveries etc., that the local infrastructure cannot possibly deliver.5. The best solution - OUFC should be assisted to keep and develop the existing Kassam stadium This is surely the correct solution for OUFC, the residents of Oxford and Oxfordshire, and the planet. It is extraordinary and inexplicable that so little effort has been made to enable OUFC to stay in its existing purpose-built stadium. If necessary compulsory powers should be used to make this happen. Even if a substantial premium has to be paid to the owners of the current stadium, this must be better than incurring the waste and pollution involved in destroying the existing facility and creating a replacement on a new site anywhere else. OUFC needs a long term home, and a way should be found for them to stay where they are and avoid this massive and unnecessary environmental expense.

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Attachments