

# Comment for planning application 24/00539/F

<b>Application Number</b>	24/00539/F
<b>Location</b>	Land To The East Of Stratfield Brake And West Of Oxford Parkway Railway Station Oxford Road Kidlington
<b>Proposal</b>	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
<b>Case Officer</b>	Laura Bell
<b>Organisation Name</b>	
<b>Name</b>	Priyan Shah
<b>Address</b>	312 Oxford Road, Kidlington, OX5 1DA
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Please note that I strongly opposed this Application and officially Object to this proposal. I urge that this application is rejected and the following are point I feel that if considered appropriately the relevant committees would have no option but to reject the application.</p> <p>Parking Provision - the proposal is woefully short of adequate parking - I understand that there are 106 spaces in the planning application. For a 15000 seater stadium this equates to 1 space for every 141 seats. Whilst the proposer is hopeful that the vast majority of fans would use public transport there is no evidence that they will - I am not aware of any surveys, of any note, having been carried out by any party to substantiate whether any fans, let alone the vast majority, would indeed arrive by public transport. This would inevitably result in fans seeking to park in the residential areas which will directly affect all residents in a detrimental way.</p> <p>Traffic Congestion - the local area already has periods of high levels of traffic and to add further periods of high traffic levels that the proposal will inevitably bring will impact on the local residents in a highly negative fashion. Higher levels of congestion will also inevitably lead to a higher number of accidents with the possible danger to life. The proposal of 'over 30 mins of road closures before and after the match on match days' is too open ended a statement and in no way engenders a spirit of minimising disruption on both local residents and passing trade.</p> <p>Drainage and Flood Risk - both during and after the construction phases the Drainage systems of the area will suffer. In recent wet weather (end of 2023/early 2024) the site has acted as a holding area for vast quantities of water, and has absorbed run-off from the Oxford Road during heavy rain.</p> <p>To build on Green Belt land there has to be Very Special Circumstances - lack of negotiation by the proposer over the last 10-15 years are less Special Circumstance and more Business incompetence on the part of the Club owners who are just as likely to make the same mistakes again leaving the local Councils (County and District) being unfairly pressured through very much a minority group of fans and owners to make exceptions leading to dubious at best invalid decisions</p>
<b>Received Date</b>	21/04/2024 23:21:40
<b>Attachments</b>	