

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	Clare Manolopoulos
Address	Elsmere House,28 School Road,Kidlington,OX5 2HB
Type of Comment	Objection
Type	neighbour
Comments	<p>Very special circumstances are needed in order to justify building on the Green Belt. I do not believe that such circumstances exist or that they have been demonstrated. Even if it is true that OUFC cannot stay at their current site, it does not mean they have no option but to build on the green belt between Oxford and Kidlington.</p> <p>Congestion in Kidlington is often considerable and the stadium will add to the problem. The proposed stadium would lead to even longer queues of traffic, higher levels of emissions and poorer air quality in the area. The proposed closure of Banbury Road for periods on match days will make travelling from Kidlington to Oxford and vice versa even more difficult - for me, it will simply not be worth it and I will go to more accessible towns such as Witney instead. This is a shame - in the past I have enjoyed going in to Oxford to shop (both by bus when buying smaller items and by car when shopping for larger items or going to part of the city less accessible by bus). I feel that retail businesses in the centre of Oxford are bound to be affected, especially around Christmas time. The additional congestion caused both on match days and other days (resulting from the other commercial facilities proposed) will have a negative impact on the residents of Kidlington, and on those who regularly travel between Oxford and Kidlington in one direction or the other. I feel strongly that the road should not be closed for any time during match days and OUFC should apply for planning to build a bridge to ensure the safety of fans if the stadium goes ahead.</p> <p>While some fans might use public transport to get to the stadium, it is likely that many fans from Oxford and the county will arrive by car, some sharing with friends, etc. Away fans are also highly likely to come by car (public transport is expensive and far less convenient). There are only 106 parking spaces proposed on the site, so the park and rides will quickly become full, making them unusable by people wanting to use them for the purpose of "Park and Ride" to Oxford. On Saturdays, particularly in December, the Park and Rides fill up quite early in the day - where will fans park if the Park and Rides are full?</p> <p>We used to live close to the Manor Ground in Headington at the time when OUFC were based there. There was a great deal of illegal parking on the streets around the ground on match days. Fans just built the cost of the parking fine in to the cost of their day out - shared among three or four friends, the cost was fairly insignificant. I am not convinced that OUFC have made sufficient plans to prevent fans parking in the village of Kidlington itself. There has been mention of controlled parking zones, but would these be introduced at a cost to residents, and would they be in force all of the time (not just on match days)? My experience of living near the Manor Ground suggests that they wouldn't be effective anyway - many fans will park illegally.</p> <p>The Triangle site has environmental value as an area of Green Belt between Oxford and Kidlington. The proposed stadium would not only destroy that, it would have negative impact on Kidlington as a whole. I believe a more suitable site for the stadium should be found.</p>
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Attachments	