

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	Alison Henley
Address	86 Linkside Avenue,Oxford,OX2 8JB
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to the proposed stadium plans on the following grounds:</p> <p>Green belt Inappropriate development on green belt is not allowed unless there are "very special circumstances". I do not believe Oxford United have demonstrated very special circumstances.</p> <p>Transport planning It is admirable that OUFC's aim is that 90% of spectators will travel via sustainable means. It is however, unrealistic, and even if somewhere close to 90% is ever achieved, this will take many years, and robust interim plans need to be made. Fans will travel by car for a variety of reasons, eg cost, reliability, convenience etc. OUFC have no control over how their fans and how away fans travel. There is very limited parking at the stadium, and fans will attempt to park in local streets, Oxford Parkway and the Park and Ride, Cutteslowe Park car park etc, significantly disrupting the local community. In addition to the parking issues, this will lead to a significant amount of traffic and congestion.</p> <p>Significant development is already planned and approved in the immediate area of The Triangle. The road network struggles to cope at the moment, and these issues will only be increased when the new developments, including 4,400 new houses, are completed, without adding a football stadium and a 180 bedroom hotel.</p> <p>As the stadium complex will be used every day there is the potential for these issues to occur on a regular basis, other than for football matches.</p> <p>Road closures are planned despite Oxfordshire County Council's statement that the Oxford Road cannot be closed. This is totally unacceptable as this restricts access to and from Kidlington and Oxford, the Park and Ride and Oxford Parkway, inconveniencing or preventing people from accessing those facilities. The proposed diversion via Frieze Way, Pear Tree and Wolvercote will add a significant amount of traffic to these already overloaded roads.</p> <p>The proposed removal of a bus lane is totally unacceptable and will inconvenience many people on a daily basis.</p> <p>Cycle parking at the stadium is proposed at 150 spaces which does not align with the proposal that 90% of fans will travel sustainably.</p> <p>Scale of development The scale is out of proportion to the area and will dominate the landscape. It is also out of proportion to the relatively small size of the proposed site.</p> <p>Biodiversity It is difficult to see how an enhancement of biodiversity of at least 10% can be achieved with such a major development. In addition, I could see no plans to ensure that the planned</p>

increase in biodiversity is maintained.

Sustainability

The development aims to achieve BREEAM very good rating but does not guarantee this, nor does it "aim" for a BREEAM rating of excellent. Abandoning a concrete stadium to build a new stadium on green belt land is not a sustainable option.

Received Date

22/04/2024 21:55:55

Attachments