

Planning Application 24/00539/F

Proposed development of a hotel, stadium and other uses at 'the Triangle', Kidlington
Objection from Mr Richard Lodge, Kidlington. (for address ref email)

This proposal appears in part to be an excuse to locate significant commercial development, notably a 180-bed hotel, at a Green Belt location where it would never normally be permitted. The legal precedent cited by the applicants concerning the indivisibility of proposed 'mixed-use development' (para 9.25, Planning Statement) should be closely checked to see whether it is truly comparable and applicable.

The hotel is not necessary for the functioning of the stadium. It would generate significant activity and congestion. It should be assessed separately to the stadium.

My other concerns are -

Unsuitable Site

- The site is too small and would have damaging, disruptive or dangerous effects on its surroundings (a protected habitat and two busy roads)
- The building would be massively out of scale with the surrounding residential development and open land
- The development would further add significantly to the congestion and pressure on infrastructure and services arising from the already planned development, these unacceptable consequences would render the site unsuitable, regardless of its Green Belt designation.

Severe impact on Green Belt

- The site effectively destroys the last piece of Green Belt at its narrowest point
- Oxford and Kidlington would no longer be separated.
- Green Belt is intended to be permanent and boundaries have only recently been reviewed and confirmed.

Adverse effects on traffic and ability to travel

- traffic and safety impacts have not been properly assessed
- there would be significant travel by private transport, therefore, parking provision is wholly inadequate.
- it is not acceptable to use the P&Rs as these are for people travelling to Oxford or on the train
- nuisance parking could occur in and around Kidlington.
- parking restrictions would be costly to enforce
- closure of Oxford Road, if suggested, is unacceptable because it's a major transport route for public transport and emergency vehicles.

Misleading statement of 'Very Special Circumstances'

- It has been publicly stated by the owner of the Kassam Stadium that OUFC can continue to play there, so there is an alternative site.
- Staying at the Kassam and making improvements, including to environmental performance, is a sustainable solution for the club.
- Oxford's recently submitted local plan says that the Kassam stadium should remain
- The club may be sold again, as has happened in the past, and its financial situation could change dramatically meaning that any commitments made cannot be enforced.