

Planning application 24/00539/F

Proposed development of a hotel, stadium and other uses at “the Triangle”, Kidlington.

Objection from Julia Trowles, Kidlington (address supplied by email)

I object to this proposal for a number of reasons summarised below :

Unsuitable site

- This is over development of a small site close to an area close already designated for residential development
- It will dominate the skyline
- The Design and Review Panel report says: “...there is a general feeling that everything is ever so slightly squeezed and that there is no spare land.” (Note: Para 138 of the National Planning Policy Framework says **“local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels”**).
- It will put further stress on traffic problems (see more detailed comments below)

Traffic and Parking

- this is difficult to comment on as OUFC have not used the recognised VISSM modelling tools.
- Road closures/ diversions - are planned despite Oxfordshire County Council’s statement that the Oxford Road cannot be closed. This alone should mean OCC must object to the proposal.
- Pedestrian safety – it will take more than 30mins for 16000 people to move into and out of the site. There will be significant movement of a huge number of people throughout the day. Crossing a busy road where the footpaths are very narrow.
- There will be significant disruption to public transport and road users.
- Park and ride facilities are for people travelling to Oxford or taking the train – the city council have plans already to severely restrict access by car to the city centre. These facilities fill quickly on a Saturday. Where will extra cars go?
- It is already noted that over 80% of fans travel by private car and there are insufficient parking facilities. It is recognised that fans are prepared to walk 20mins/ up to 1mile from their car to a stadium.
- Insufficient space is given to coach access.
- The village will become a carpark with nuisance parking - restrictions being unenforceable.
- Non-supporter cyclists and pedestrians have not been taken into consideration.

Green Belt

- This development destroys the 'Kidlington Gap' - virtually removing the last piece of Green Belt designed to protect it. Boundaries have recently been reviewed and confirmed to be a permanent.
- This is commercial development (180 bed hotel) where it would never usually be permitted. I suspect it does not correspond to mixed-use development.
- The stadium is not included in the Local Plan. The site was left as Green Belt. The Planning Inspector noted that, on this basis, "*...the overall sense of separation between Kidlington and Oxford in particular, would not be harmfully reduced.*" Development of the site will remove the last remaining separation of Kidlington from Oxford.

Nature Conservation

- I suspect the ecology report from the developers as unreliable and inadequate. Data having not been conducted properly and over too short a period of time. The Council should read the report conducted by Dr Webb of the Triangle site.
- The loss of 17 trees is not insignificant - including TPOed oak trees. Old oak trees can sustain up to 2000 species and take hundreds of years before they reach their prime.
- To say they are improving biodiversity is a joke. The biodiversity of the current use of the land far out ways the proposed wild-life green rich area which will be far from nature friendly on match days with a footfall of 16000 humans. There will be no 10% net gain - Core Policy 14: Natural Capital and Ecosystem Services (CP14) which is included in the draft Cherwell Local Plan Review 2040.
- Use of the words "wherever possible" in planning make any objective meaningless.
- There will be increased light and noise pollution.

Environmental impact

- The proposed site is a natural flood area holding significant amount of water. (incidentally ideal for the purpose of growing willow).
- Hard landscaping will increase the risk to flooding to roads and housing.
- The plans submitted do not take the topography of the surrounding area into account. Focussing only on the stadium and not giving a view in context with Kidlington village, the approach roads or even station.

Local Impact

- The area does not need more employment opportunities - businesses are already failing locally due to lack of staff.

- There has been no specifics of local benefits ie clubs and other activities. What is going to happen to the initiatives they have set up in their current site? Will they now be lost in an already economically struggling area of Oxford.

Finally, there are no **'very special circumstances'**.

- The owner of OUFC has stated that they can continue to play at Kassam. The Council must talk to the owner of the Kassam Site to clarify the situation.
- This would be more economic and more environmentally sustainable to renovate their present site.