

# 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>	David Surman
<b>Address</b>	117 Mill Street,Kidlington,OX5 2EE
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>As a boy, I spent many exciting hours at the Manor, so I do know the excitement of being a supporter and the passion with which supporters want the club to prosper. Much is being made of how it will benefit "the community" by the supporters. There will be some benefit to some sections.</p> <p>However , there is a balance to be struck and the disadvantages far outweigh the advantages for the people of Kidlington and the immediate area.</p> <p>First ,it needs to be understood, Oxford United is not a group of grass roots volunteers doing something for the community ,despite what they are trying to portray. They are a multi million pound money making business. Sadly like much of the professional game, they do not have a good reputation as far as the people at the top of the business is concerned, From Maxwell through to Kassam their interest was in making money and their own prestige. Oxford United are now reaping the rewards of getting into bed with those people . Given the record I have no reason to trust the present regime. There is still opaqueness regarding the options United had for staying at the Kassam. "Commercial sensitivities" apparently means that we can not know !! Kassam is only interested in money. If the price is high enough he would sell. Those millions could be directed there, much as it sticks in my throat, that is the price for the poor decision to get involved with that man and we have to live with it.</p> <p>There are multiple reasons why the Kidlington site should not go ahead.</p> <p>1 The concept of 90% of fans travelling by public transport is a laudable aim. It won `t happen. The club and the authorities know this. .There are numerous examples of how difficult it is to persuade people out of cars. Just as an example, fans living in rural villages will fill the cars and drive as it is more efficient than any system of hubs and feeders that may be devised. Cars will try and park in residential areas whatever and this will be chaotic for local residents. I understand this already happens near the Kassam ,even when there is more parking there. Alternatively they will try and park on verges (unacceptable) or in the station park and ride thus displacing those who want to use it for the purpose for which it s intended. The rail network is simply not good enough or comprehensive enough to provide an efficient network.</p> <p>2 The closure of main roads for a considerable length of time on a regular basis cannot be acceptable to the residents and those wishing to travel through to other destinations. A bridge has been opposed by the police ,I understand, as it would create a funnelling safety hazard. The attitude from some supporters, mostly those who don `t live in Kidlington, has been..you will have to get used to it and rearrange your days regularly. Arrogance.</p> <p>3 I understand that there were 7 conditions that needed to be fulfilled in order to allow commercial development in the green belt. OUFC argued a case that they had fulfilled these. The planning committee need to examine the detail of these assertions very carefully. I remember reading that OUFC maintained that the stadium development would increase biodiversity by 10%. So you cover an area with concrete, encourage a human footfall of literally many thousands on a regular basis, a significant increase in noise, light and sadly inevitably, litter and plant a few trees (presumably having removed much of the old hedges which are far more diverse in species than any new planting). And you expect anyone to believe this will increase biodiversity ? How can anyone take that seriously ?</p> <p>Pro stadiumers have taken to accusing any opposers of selfishness,and as people opposed to</p>

sports facilities for young people. This is disingenuous. I for one, have spent a lifetime working for sporting and activities for particularly young people and have had to fight hard for it. But I also recognise that, it is necessary to see the big picture and that includes allowing others a quality of life. I wish OUFC well but they cannot expect Kidlington residents to bear the burden of the problems they have created by their past business associations.

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**Attachments**