

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	Eugenie Buchan
Address	2 Elsfield Manor, Elsfield Oxford, OX3 9SP
Type of Comment	Objection
Type	neighbour
Comments	<p>I entirely support the objections to this commercial development highlighted by the Friends of Stratfield Brake. In particular I object to the idea that there are exceptional circumstances for building this football stadium in the Green Belt.</p> <p>The project depends on a very uncertain business model that is more of a glorified bet on the fortunes of Oxford United than a sustainable economic strategy:</p> <p>To believe that the council can justify this new stadium can be justified in any sense is ludicrous. The Council is betting on the ability of Oxford United to climb the League One table (where it is currently ranked seventh) and graduate to a bigger league table that can attract a bigger fan base and investment. This is a pathetic business model which has nothing to do with the economic aspirations of Oxford, its universities and entrepreneurs who are doing their best to generate long term sustainable growth through technological medical and AI innovation (for which Oxford rightfully has a global reputation). Ruining the Green Belt and degrading the biodiversity of this area makes no sense given the very weak economic case that underpins this sports proposal.</p> <p>It is even more unjustifiable to promote this white elephant of a stadium for a minor league football club when it may still be possible to negotiate with the owners of Kassam Stadium to provide a home for Oxford United.</p> <p>Furthermore, nothing in this application appears to fully consider the failing wastewater infrastructure of Thames Water in relation to future commercial or residential development. You must be aware of the Environment Agency recommendation to SODC not to give outline planning permission for development of some 1560 units at Land North of Bayswater Brook (north of the A40 near Headington and Marston) because Thames Water's Oxford Sewage Treatment Works are not 'compliant with its [EA] permit' (see the letter of the EA to SODC 15 February 2024 which I attach). As the EA highlighted to SODC, the Oxford STW are in such a dire condition that Additional load within the network [from Land North of Bayswater Brook], without improvements, will lead to more storm overflows, pollution incidents and network failures.</p> <p>What the EA has pointed out about Land north of Bayswater Brook must apply to any other large new development in and around Oxford. As the EA pointed out, Thames Water has not fulfilled its legal obligations in maintaining the network, nor in providing a reliable timetable for repairing and upgrading the infrastructure on which all new development around Oxford and in other parts of Oxfordshire (not to mention Gloucestershire) depend. Improvements to the system may not take place until well after 2030. It is entirely irresponsible on the part of any local authority to promote or approve a development that will aggravate an already serious situation where wastewater infrastructure is concerned.</p> <p>Yours sincerely Eugenie Buchan</p>
Received Date	21/04/2024 21:39:10
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• 2024-02-15 Response (1).pdf