



23<sup>rd</sup> February 2024

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Dear Laura

**PLANNING APPLICATION FOR NEW STADIUM DEVELOPMENT FOR OXFORD UNITED FOOTBALL CLUB**

On behalf of our client, Oxford United Football Club (OUFC), we are pleased to enclose an application for a new stadium development at Land East of Stratfield Brake and West of Oxford Parkway Station, known as The Triangle (the Site).

The application seeks permission for the following development:

*‘Full planning permission for the 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’*

**About the Application**

OUFC is a professional football club in the county of Oxfordshire which currently competes in League One of the English Football. In 2001, the Club moved to The Kassam Stadium from The Manor Ground, where it played their football for nearly three quarters of a century. OUFC’s current home the Kassam stadium is unsustainable in a number of ways, and remote from public transport. With the current agreement for the Kassam Stadium coming to an end in 2026, there is an urgent need to develop a new stadium in order to protect the future existence of one of the oldest football clubs in the UK.

Much like the county of Oxfordshire, OUFC comes from a proud heritage and rich history. The Club has aspirations for a new stadium to be a community landmark which contributes meaningfully to the economy and society of Oxfordshire. This is a once in a generation opportunity to provide a new home for sport, entertainment, business, education and tourism for the whole of Oxfordshire to be proud of.

The vision is to create a sustainable sports, entertainment and lifestyle landmark in Oxfordshire which is locally loved and internationally recognised. The stadium will set the benchmark for commercial innovation, environmental performance and community benefit, and put the visitor experience at the heart of everything it does.

Key principles that have informed the development include:



- Visitor Experience at the heart – Construct a new landmark for Oxford which instils community pride, is accessible, welcoming and puts the visitor experience at the heart, not just for fans of the game, but for all who visit.
- United with the community – be an active and positive part of the community, creating a sporting legacy and generating new employment, education opportunities and having a positive impact on the health and wellbeing of the communities the Club serves.
- Sustainability at the core – ensure that environmental and commercial sustainability is at the core, to protect the long-term future of OUFC and the planet.
- Improving connectivity and access – ensure the site and all facilities are a safe and inclusive place for all, with improved connectivity and access to the site, creating a hive of activity and an atmosphere of community, removing barriers to the site.
- Promoting innovation – utilise technology to improve the way things are done, nurturing a culture of collaboration and new ideas.

The key elements of the Proposed Development are defined through a financial appraisal which identifies the ideal facilities which benefit both the Club and the community. This contributes to the financial sustainability of the Club, whilst also enhancing the offering to the community around Oxford and the surrounding area.

The Proposed Development looks to deliver a 16,000 capacity stadium for OUFC and associated facilities within a single building. The commercial and community uses within the Stadium provide facilities for conferences, exhibitions, education and other events with a capacity for 1,000 guests. In addition to this the Stadium building provides a Club Shop, public restaurant, bar, health and wellbeing/clinic facility and gym, as well a 180-bed hotel.

### **Application Documents**

The application is accompanied by an Environmental Statement, comprising the following:

- Non-Technical Summary
- Volume 1: Main Text, comprising of the following:
  - Introductory Chapters, prepared by Ridge and Partners;
  - Landscape and Visual Impact, prepared by Fabrik
  - Ecology and Nature Conservation, prepared by Ecology Solutions
  - Cultural Heritage and Archaeology, prepared by Cotswold Archaeology
  - Transport and Access, prepared by Ridge
  - Noise and Vibration, prepared by Mott Macdonald
  - Air Quality, prepared by Mott Macdonald
  - Lighting, prepared by Mott Macdonald
  - Flood Risk and Drainage, prepared by Mott Macdonald
  - Socio-Economics, prepared by Ekosgen
  - Climate Change, prepared by Mott Macdonald
  - Waste, prepared by Mott Macdonald
  - Major Accidents and Disasters, prepared by LUC
  - Cumulative Effects, prepared by Ridge and Partners
  - Summary, prepared by Ridge and Partners
- Volume 2: Figures
- Volume 3: Appendices

In addition, the application is accompanied by the following documents:

- Sequential and Retail Impact Assessment, prepared by Ridge and Urban Shape
- Design and Access Statement, prepared by AFL
- Geo-Environmental Report, prepared by Ridge and Partners
- OUFC Executive Summary, prepared by Ridge and Partners and OUFC
- Alternative Site Assessment, prepared by Ridge with input from Savills, Fabrik, and Cotswold Archaeology
- Sustainability Statement (including Energy Statement), prepared by Ridge and Partners
- Tree Survey and Arboricultural Impact Assessment, prepared by Fabrik
- Statement of Community Involvement, prepared by JBP
- Utilities Statement, prepared by Mott MacDonald
- Health Impact assessment, prepared by Ekosgen
- Economic Benefits Statement, prepared by Ekosgen
- Desk Based Assessment, prepared by Mott Macdonald
- Biodiversity Net Gain Assessment and Natural Capital Assessment, prepared by Ecology Solutions

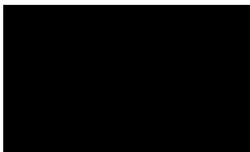
The application is supported by the following plans:

<b>Plan</b>	<b>Reference</b>
Site Location Plan	OUFC-AFL-ZZ-00-DR-A-000001
Site Masterplan	OUFC-AFL-ZZ-00-DR-A-001000
GA Floor Plans Level 00-04	OUFC-AFL-00-00-DR-A-201000 - 201040
Roof Plans Level 05 and 06	OUFC-AFL-00-05-DR-A-201050 and 201060
Existing Site Elevations	OUFC-AFL-ZZ-ZZ-DR-A-002000
Proposed Site Elevations	OUFC-AFL-ZZ-ZZ-DR-A-002001
Existing Site Sections	OUFC-AFL-ZZ-ZZ-DR-A-003000
Proposed Site Sections	OUFC-AFL-ZZ-ZZ-DR-A-003001
Proposed Elevations	OUFC-AFL-ZZ-ZZ-DR-A-202001 and 202002
Main Sections	OUFC-AFL-ZZ-ZZ-DR-A-203000
Illustrative Landscape Masterplan	FAB-00-XX-DR-L-1000
Landscape Site Wide GA Plan	FAB-00-XX-DR-L-1001
Hard and Soft Landscaping Plans 00-08	FAB-00-XX-DR-L-1100-1109
Illustrative Sections Sheets 00-05	FAB-00-XX-DR-L-8000-8005
Landscape Planting Details Sheets 00-02	FAB-00-XX-DR-L-8701-8702
Access General Arrangements Parts 1 – 4	5018932-RDG-XX-XX-DR-H-PL001 - 004
Access Vehicle Access/Egress	5018932-RDG-XX-XX-DR-H-PL005
Car Parking and Delivery	5018932-RDG-XX-XX-DR-H-PL012

The fee for the application (£86,544) has been paid via Planning Portal.

I trust that the information submitted will enable to validation of the application; however, please do not hesitate to get in touch if you require anything further.

Yours sincerely,



**Giles Brockbank**  
**Partner - Ridge and Partners LLP**