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18<sup>th</sup> June 2024

Dear Mrs Bell,

**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/fanzone, car and cycle parking, access and highway works, utilities, public realm, landscaping and all associated and ancillary works and structures at land to the east of Stratfield Brake and west of Oxford Parkway Railway Station, Oxford Road, Kidlington – Application No. 24/00539/F**

I am writing in response to your letter dated 4<sup>th</sup> June 2024 in respect of the above planning application and EIA submission.

At this stage it is appreciated that the Council, pursuant to Regulation 25 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, are of the opinion that, in order to satisfy the requirements of regulation 18(3) and (4) of the above, it is necessary for the submitted statement to be supplemented with additional information which is directly relevant to reaching a reasoned conclusion on the likely significant effects of the development described in the application. To this end, the consultant team, working on behalf of Oxford United Football Club, will be preparing supplementary information to address the requests that have been made by Cherwell District Council, Oxfordshire County Council (as highway authority), key consultees associated with the application process and relevant third parties.

The key issues raised relate to the following topic areas:

1. Highways
2. Public health
3. Rail implications
4. Arboricultural matters
5. Police matters

Many of the issues raised that fall under the various topic headings are already in hand and a full and comprehensive response will be provided when points listed in your letter have been addressed. The

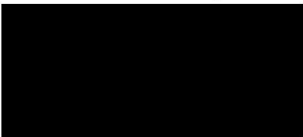
matter that will take time to address is the additional highway modelling that has been requested as the VISSIM Model OCC would like the development tested against has only recently become available and the timescale for running the model is likely to take several months.

Further to the above, it is acknowledged that due to the complex issues associated with this application that further information could also be requested once the Landscape and Visual Impact Assessment (LVIA), Retail Impact Assessment (RIA), Sustainability and Energy Statement and Alternative Site Assessment (ASA) have been reviewed in detail.

Given the additional information requested and the need for formal amendments/addendum to be added to the Environmental Statement, it will take a number of months to compile, particularly the traffic modelling work. With this in mind, we will be working towards submitting all additional information for consideration by the middle/end of November 2024. Should these timescales alter as some of the work is undertaken, we will formally notify you accordingly.

I trust this assists at this juncture, but should you have any queries, please do not hesitate to contact me.

Yours sincerely



Giles Brockbank

**Partner**

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