

# Comment for planning application 24/00539/F

**Application Number**

**Location**

**Proposal**

**Case Officer**

**Organisation Name**

**Address**

**Type of Comment**

**Type**

**Comments**

Moving to a new ground is the only way that Oxford United can secure a sustainable future. The site selection for a new stadium is vital as the location must offer the ability to cope with a larger number of spectators and therefore being close to existing road and rail networks is key. The overwhelming advantage of this site is the fact that public transport can be the first choice for fans with a rail station and regular bus services to the park and ride within a very short walking distance of the actual stadium. This would reduce the need for private car travel exponentially. Using public transport is something that is simple not possible for many people wanting to use the Kassam Stadium and would be a monumental change in terms of sustainability. The proposal would offer one of the most well connected venues in the country and would set a benchmark for eco-friendly development.

The club would benefit hugely by not only owning its own stadium and being more in control of its income streams, but also being able to attract higher attendances at matches by offering easier and more varied travel options for both home and away supporters. The site is located far enough away from existing settlements to avoid disturbances through noise yet close enough to all the facilities required to support such a development including hotels, bars and retail outlets.

The stadium itself has been sympathetically designed and the building would be largely screened from the majority of the closest settlements and therefore would not have a significantly harmful impact on the Oxford skyline. Environmental benefits have been thoughtfully incorporated and would open up the currently inaccessible wasteland for the public to enjoy at any time.

The economic benefits of the proposal are vast and would give a desperately needed boost to existing local businesses and a chance for new businesses to start up. It would also bring in a huge number of employment opportunities particularly for our younger generations during both the construction and operational phases.

All of this is possible at no cost to the taxpayers or council. On the contrary, the club is offering to contribute to the maintenance of the Stratfield Brake sports pitches taking a large expense off council spending budgets. There would be increased business rates income and studies have also shown that such investments in modern sporting facilities can actually have a positive effect on property prices, contrary to local objections.

Development of this scale will undoubtedly attract local objection with the main reasons appearing to be being traffic, noise and anti-social behaviour. All of which has been addressed within the supporting documents. In terms of traffic disruption, as the name suggests, 'The Triangle' has an alternative route between Oxford / Kidlington running the opposite side of the stadium. Any disruption along the Oxford Road on matchdays would be for a limited period of time and easy avoided by road users. Sports facilities with vastly