

Details of customer enquiry:

I've logged in to make a comment about 23/02276/SCOP but the web site is not allowing me to make a comment. Here's the comment I would like to make.

23/02276/SCOP

The site area in this application is 7.3ha but this includes about 1.6ha of trees which should be excluded from the area under consideration for the applicant to build a 'stadium and parking'. The actual development area available is only approx 5.7ha.

5.7ha is below the minimum specified by the applicant in their Alternative Sites Report (Oct 2022) where it states 6.07ha (15 acres) is required. This is important because the Alternative Sites Report would therefore have ruled out this site as 'below area requirement'.

This raises doubt about the validity of the methodology used for the Alternative Sites Report.

I would therefore suggest that the Alternative Sites Report is updated so that the 5.7ha of available development land in this scoping application is marked as 'below area requirement' and at the same time a further update made with the rather arbitrary limitation of 11.26km (7 miles) used in the search methodology be increased slightly to 13km (approx 8 miles) as this then brings in at least one potential brown field site which could meet all the necessary requirements for a stadium & parking.

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Uploads (if any):