

# Comment for planning application 24/00539/F

<b>Application Number</b>	24/00539/F
<b>Location</b>	Land To The East Of Stratfield Brake And West Of Oxford Parkway Railway Station Oxford Road Kidlington
<b>Proposal</b>	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
<b>Case Officer</b>	Laura Bell
<b>Organisation Name</b>	L Dixey
<b>Address</b>	16 Abingdon Road ,Marcham,Oxfordshire,OX136FN
<b>Type of Comment</b>	Support
<b>Type</b>	neighbour
<b>Comments</b>	<p>I fully support the application by OUFC to build a new stadium at the land known as 'The Triangle'.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>

inferior infrastructure and public transport links have traffic management systems operating successfully up and down the country. There is no valid reason why this cannot be achieved around this location when an alternative route is already available.

Benefits to every sector of society can be seen, none more so than young girls of my daughters age who are inspired by the continued success of the women's game. There is currently no possibility for the Oxford United Women's team to be given the same chance as men to play at their clubs home stadium which is a disgrace. The new stadium could offer that opportunity and a huge incentive for girls across Oxfordshire to get involved in the game. The stadium has been designed to be fully inclusive to cater for users of all ages and all physical and mental abilities.

To refuse this application would be to deny the people of Oxfordshire a once in a lifetime opportunity to have a world class sports venue at no expense, which is at the cutting edge of sustainable design. Furthermore, refusal risks the very existence of Oxfords only professional sports team that has been at the heart of the city's identity for decades. The overwhelming benefits of the proposal for tens of thousands of Oxfordshire residents significantly outweighs the largely unfounded arguments presented against the development.

I strongly encourage the council to approve the application without delay and finally give the city of Oxford a stadium to be proud of.

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**Attachments**