



# STAND UNITED

## WELCOME TO OUR PUBLIC EXHIBITION

### The next stage of our consultation

Our vision is to create a sustainable sports, entertainment and lifestyle landmark in Oxfordshire which is locally loved and internationally recognised.

We have selected the Triangle Site as suitable for our plans to create a best-in-class stadium facility to be the new home of Oxford United Football Club.

We are keen to share these plans with you to hear your thoughts as we put together a planning application for the stadium development.

The stadium will set the benchmark for community benefit, commercial innovation, and environmental performance, and put the visitor experience at the heart of everything it does.

Our new stadium will take Oxford United Football Club into the 21st century and enable the continued success of its Men's and Women's teams, as well as our vitally important community outreach and charitable work, all while safeguarding the future viability and vitality of the club.

Please review the information that we have displayed around the room and fill out a feedback form, or head to the project website to leave comments - we would love to hear your thoughts.

### The project team

Oxford United are working with the wider project team to bring forward these landmark proposals to establish a new home for the club and a new state-of-the-art destination for Oxfordshire.



# BACKGROUND TO THE PROJECT



## Oxford United's history

Oxford United Football Club has origins that can be traced back to its formation in 1893 as Headington United. Initially, it competed in local leagues, but in 1949, it made the significant step of joining the Southern Football League.

In 1960, the club underwent a name change to Oxford United, reflecting its growing supporter base from the broader Oxfordshire region.

Oxford United's most illustrious period came during the 1980s, primarily under the management of Jim Smith.

The club enjoyed remarkable success, achieving successive promotions and ascending to the First Division (the top flight) for the 1985/86 season. This achievement made Oxford United the first club to rise from the Fourth Division to the First Division in just four years. In 1985/86, they secured their highest-ever league finish at eighth place. Oxford United successfully returned to the Football League (now the EFL) in 2010. Oxford United Football Club continues to be an integral part of the English football scene.

## The future of the club

With our current agreement with the Kassam Stadium coming to an end in 2026 and no hope of renewing the lease, the only alternative is to find a new home. There is an urgent need to develop a new stadium in order to protect the future existence of this Oxfordshire institution.

The club is now in a race against time to open a new stadium by the summer of 2026. If we can't open by the start of the 2026 season, we will be homeless. Playing out of the county is something none of us want, even for a short while and we can't contemplate a long-term move away, as it would mean a loss of our name, identity, and heritage.

We are limited by the number of games we can play at the Kassam Stadium so moving to a new stadium means our Women's team can play at the same ground as the Men's team.

1893

Headington FC are formed

1925

The Manor Ground becomes the team's home

1960

Headington changes its name to Oxford United Football Club

1962

The club won the Southern League title for the second successive season

1985

Promoted to the First Division

1986

The club win the Milk Cup (the Football League Cup)

2001

The club moves to the Kassam Stadium

2005

Oxford United Women's Team is founded

2011

The Men's Team returns to the Football League

2015

And then to League One

2016

Oxford United reached the final of the Football League Trophy (EFL Trophy)

2023

Plans for a new home emerge

# A VISION FOR A LANDMARK DESTINATION IN OXFORDSHIRE



**Our objective**  
**To establish a new home in a purpose built, best-in-class, sustainable stadium with exemplary transport connections and community and commercial facilities.**

Our 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 community benefit, environmental performance and commercial innovation and put the visitor experience at the heart of everything it does.

**We are committed to following a set of founding principles for our new home:**

**1. Visitor experience at its heart**

Constructing a new landmark for Oxford which instils community pride, is accessible and welcoming for all who visit.

**2. Creating a space that serves all who use it equally**

Bringing our Women’s Team home, and ensuring the site and all facilities are a safe and inclusive place for all, with improved connectivity and access to the site, removing barriers to participation.

**3. United with the community**

Being an active and positive part of the community, and having a positive impact on the health and wellbeing of the community, with useful amenities that will support community activities.

**4. Sustainability at the heart of the design**

Ensuring that environmental and commercial sustainability is central to the proposals. Facilitating the transition to sustainable travel for fans and the prioritisation of the use of public transport.

**5. Creating publicly accessible green spaces and gardens**

Enhancing the local natural environment with increased biodiversity, more planting, gardens, and public spaces that can be enjoyed year round.

**6. Safeguarding the future of the club with a strong commercial offer**

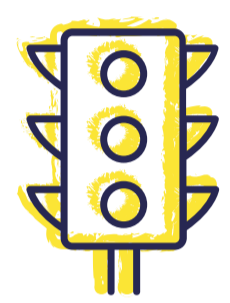
Enhancing local amenities and creating an exemplary commercial offer to enhance the club’s vitality and ensure its ongoing success.

# THE OPPORTUNITIES AT THE SITE

The Triangle in Kidlington is a 16.8 acre three sided site. The land is bounded on two sides by the main roads, Frieze Way to the west and Oxford Road to the east. The southern side is bordered by a wide swathe of woodland which is part of the wider Stratfield Brake wood. It is considered part of the green belt but provides no public access, and being adjacent to two large roads, it is neither particularly quiet, or dark at night.

## Constraints and Opportunities

### Constraints



#### Access

Frieze Way to the west is a dual carriageway, with no pedestrian pavements or cycleways along the length of this road. Oxford Road to the east is a typical single carriageway road with narrow pavements to both sides. There are no zebra or traffic light controlled pedestrian crossings directly around the site.

To the south and close by are Oxford Parkway Railway Station and Park and Ride facility, providing direct

services to Oxford City Centre (train and bus) and further afield by train. There is a traffic light controlled pedestrian crossing on Oxford Road located near a bus stop close to the station.



#### Land use

The site is designated as part of the Green Belt and is farmland. It currently has a willow tree plantation which is regularly maintained and harvested. The east and west edges of the site are lined by established hedgerows and a spattering of mature trees of mixed quality.

The woodland to the south is designated as a District Wildlife Site/ Priority Habitat and forms part of the wider Stratfield Brake, which is now divided in two by Frieze Way. The larger part of Stratfield Brake to the west of the site is publicly accessible. The section of woodland to the south of the site is not.

There is further farmland directly to the south of the Stratfield Brake wooded area. To the East of Oxford Road is also further farmland.

### Opportunities



#### Public access

There is the chance to open up the site for public use and improve active travel connections between Stratfield Brake and Oxford Parkway.



#### Cycle and walking networks

The cycle and pedestrian networks in the area are being upgraded as part of wider infrastructure improvements and there is the opportunity to connect into and enhance this active travel network.



#### Biodiversity

The site has existing natural habitats in the hedge rows and woods to the south but the farmed land has comparatively low biodiversity. There is the opportunity to replace some of this land with biodiverse rich park land, with better connections, to create an extension to Stratfield Brake.



#### Connecting public spaces

The land to the east of Oxford Road has a housing scheme planned in the northern part with sports and recreation fields to the south. The pedestrian route through this lower

part will terminate at Oxford Road. There is an opportunity to connect this across the road and though our site across to Stratfield Brake with new pedestrian crossings, creating a fully accessible public realm far larger than the existing inaccessible farmed land.



Photos of the site's existing condition

# OUR OPTIONS



Oxford United have conducted an extensive land search for a site suitable for a new stadium in close proximity to Oxford.

As part of this, an Alternative Sites Assessment has been undertaken. This was to understand if there are any other sites available that could accommodate the club in and around Oxford.

## Finding the right site

### Stage 1: Within seven miles of the Kassam Stadium

The starting point for the site search was to align with the criteria set out by the English Football League (EFL) for relocating clubs, as Oxford United are also required to obtain approval from the EFL for any relocation of the club's Stadium to a new site. The most stringent constraint is a requirement that the location of any new stadium remains linked to the City of Oxford. In practice, the EFL have set this limit at about seven miles from the old ground.

### Stage 2: 64 options considered

Our initial assessment identified 64 potential sites within the seven-mile radius, which were then reviewed against a number of key criteria.

### Stage 3: Planning constraints

The team, including flood risk, landscape and heritage consultants then looked at how each site measured up against a number of constraints.

- Availability of the land
- Site area and land use
- Accessibility and transport connections
- Planning history
- Viability
- General topography and state of the land
- Can the stadium be built without unacceptable environmental or visual impact

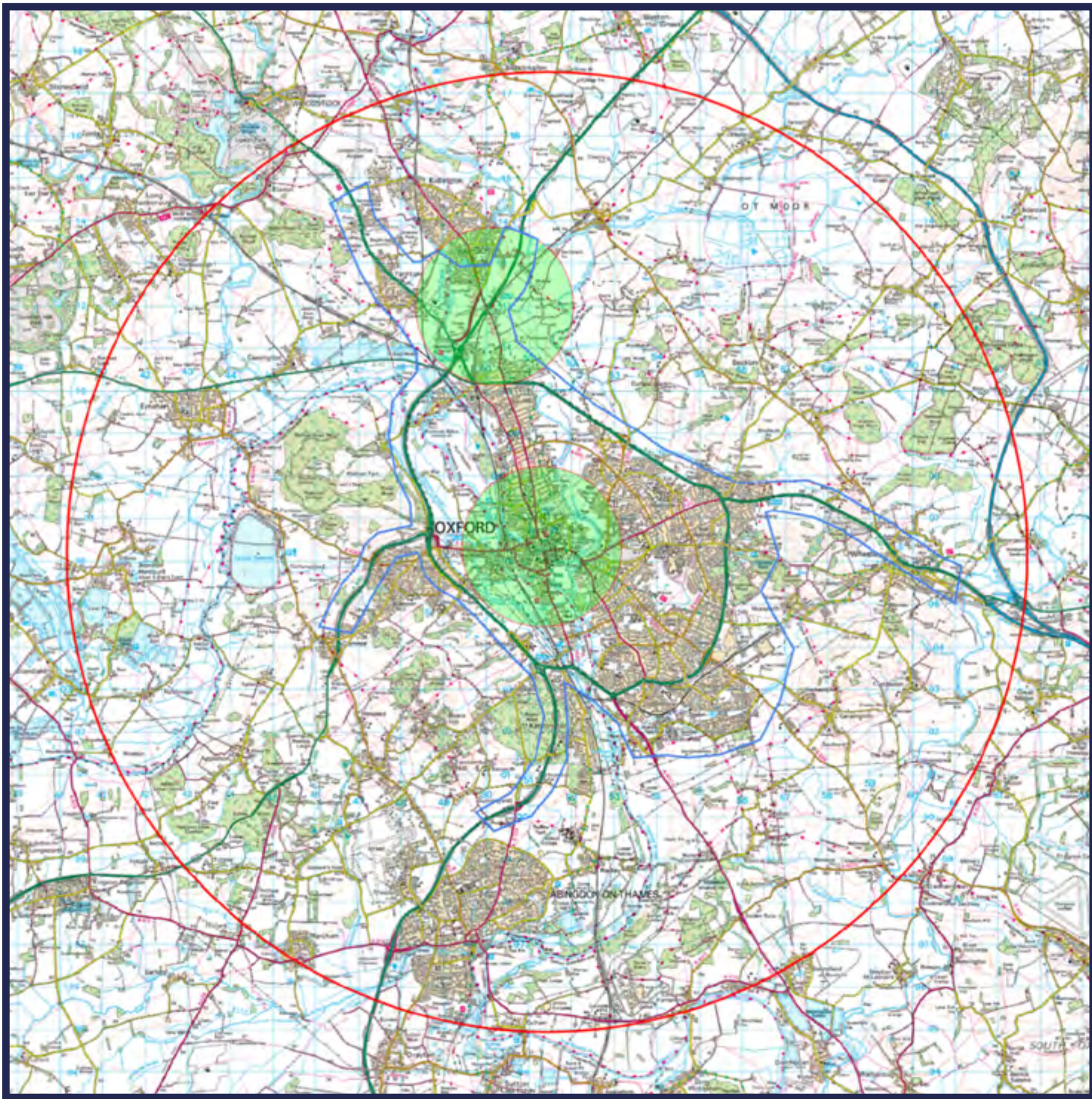
### Stage 4: Outcomes

This research work demonstrated that only the Triangle site, south of the Sainsbury's roundabout, owned by Oxfordshire County Council, was feasible for advancement to planning stage, with all other potential sites either not available, not practical and not realistic to deliver the much-needed new stadium for Oxford United.

## Green Belt Land

The Triangle is part of the Oxfordshire Green Belt. Under current planning policy, building within the Green Belt is not possible unless there are very special circumstances to justify the development proposed. Very special circumstances include situations where the benefit to the community outweighs some loss of Green Belt or where the denial of permission to build would cause a loss to society.

In this case, the ability of Oxfordshire's only professional sports club to continue playing in its home area qualifies as a very special circumstance. The lack of alternative sites available to relocate to, together with the significant benefits the proposals will deliver, justifies bringing forward this Green Belt site for sports use.



A seven mile radius is considered the furthest a club can move from its old ground

# OUR PROPOSALS



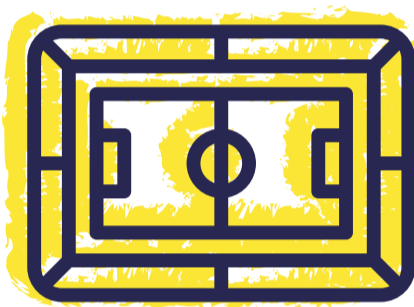
## The starting point

Our early objectives, based on the club’s current ambitions and aspirations, focused on creating a 16,000 capacity stadium with commensurate facilities and amenities to offer quality sports provision as well as new commercial and community facilities.

## Where we are today

In developing the designs we have created highly sustainable proposals which will create a best-in-class visitor experience, with a commercial offering that safeguards the financial viability of the club, and delivers quality sports facilities and amenities for the community.

## Our plans for the site include



16,000 capacity stadium



180-bed hotel, restaurant and café for visitors



Community spaces for meetings, educational activities and charity events



Active health and wellbeing facilities



Hospitality spaces for matchday and non-matchday conferencing and events



A new landscaped public garden, with pedestrian and cycle connections to the surrounding area



Outdoor community and multi-functional plaza



Club retail shop

### A new destination

The complex will be a single building, complemented by new landscaping and community-focused public spaces. It will contain the stadium, spectator and players facilities, hospitality and conference and exhibition spaces, a hotel and retail and restaurant space. The northern part of the stadium, next to the new plaza, will have a range of retail, restaurant and community spaces, including the Club Shop, Sports Bar/Café, Restaurant, Hotel Entrance, Gym, Health and Wellbeing Facility.

The hotel will contain 180 bedrooms. Half the bedrooms will overlook the surroundings and the other half will be inward looking. Two levels of the inward-looking rooms will have pitch views.

### Better connections for everyone

The stadium will be better connected to public transport services and also create new connections for the wider community, with a new east to west pedestrian and cycle route, improved footway and cycleway links to Oxford Parkway station and the Water Eaton Park and Ride site, and enhanced pedestrian facilities along Oxford Road.

Whilst there will be some parking provided at the stadium, this will be to serve the hotel and non-matchday events function, with the only matchday parking consisting of 78 spaces for supporters in need of accessible parking. Fans will be expected and supported to transition to public transport, utilising the excellent public transport and park and ride options in the vicinity. This transition will be supported by club campaigns, potentially including free bus tickets, and additional bus services on matchdays.

### A best-in-class stadium

The stadium will provide a fully covered 360 degree 16,000 capacity single tier rectangular seating bowl, with wheelchair accessible and ambulant accessible seating distributed at different floor levels. It has been orientated to optimise the sun angles in typical afternoon games with the sun setting behind the main West Stand.

The West Stand will provide a large hospitality lounge with a view of the pitch in one direction and a large picture window overlooking the local countryside in the other. This space will offer buffet and sit-down meal options for matchday guests. These spaces combined will also provide non-matchday events and conferences to be held allowing for business and community events alike all year round.

### Welcoming and inspiring

The stadium has been designed with accessibility in mind, reducing barriers to participation and involvement. From the range of new wheelchair stands, new lifts, to the accessible parking spaces planned, we want everyone to be able to comfortably visit our new home.

And with the women’s league and cup fixtures to be played here too, our stadium will serve every part of our club equally.

# CREATING AN UNFORGETTABLE PUBLIC REALM



The creation of new public gardens and green spaces is intended to ensure that the stadium becomes a biodiverse space, where nature, sports, community and commercial offerings combine, whilst respecting and enhancing the existing biodiversity, flora and fauna found in the area.

## Landscaping vision



The vision is to incorporate flexible multi-functional spaces that can be enjoyed whether or not it's a matchday.



Creating useable and publicly accessible green space to the north of the site at the closest point to Kidlington, with a new public plaza to enjoy and relax in.



Create areas for fans to congregate pre and post game that also have the flexibility and adaptability to be used by the community on non-matchdays, host events and provide places of interest all year round.



Connect the stadium to the wider countryside, woodlands, canal walks and nearby villages and communities in a way that is attractive, safe, and enjoyable for walkers and cyclists, while also promoting environmental and cultural stewardship.



Designing the public realm to manage and direct fans arriving at the stadium. The intention is to create a safe and welcoming environment that is nonetheless an unforgettable experience.



Existing trees will be retained wherever possible, and with 128 new trees, there will be an overall increase in the number of trees on site.



## The new public plaza

The new public square, directly outside the stadium, provides a welcoming open space for both the community and supporters of the club to gather and socialise throughout the year as well as before and after matches.



Designed with the ability to accommodate village fairs, farmers markets, and other similar events, the plaza can easily be equipped with temporary stalls, booths, or stands. The space is adaptable and can be configured to suit the needs of different vendors and activities.

Between the garden and plaza are three willow arches made from willow farmed from the previous site tenants. These willow arches create a soft boundary transition between the two spaces.

The relocated Oxford United Ox also finds a new home in the plaza alongside raised planter benches set with a Cotswold buff coloured surfacing in keeping with the Oxfordshire setting



## The arrival experience

The arrival experience seeks to create unforgettable experiences for visitors on matchdays and non-matchdays. The design prioritises movement and wayfinding, safely taking visitors on a journey from transport access points to the stadium entrances, passing through moments of history, nature, community and excitement.



## New gardens

The gardens will be a natural space rich with biodiversity, nestled to the north of the new public square offering a green extension to the plaza.

Existing trees are preserved and complemented with new native scrub planting to form a natural boundary, enveloping the garden and providing a sense of enclosure and privacy.

At the northern point of the garden stands a sculptured earthworks mound, which serves as a prominent focal point and destination within the space.

Two spaces located at either end of the garden offer gathering points, at its centre lies a large natural pond providing an abundance of habitats.

# OUR APPROACH TO ENSURING SUSTAINABLE TRAVEL



The main objective is to encourage supporters and staff on matchdays to use more sustainable, healthier and lower carbon transport options whilst achieving an overall reduction in car travel. The club has an aim that 90% of fans will travel to the Stadium by sustainable modes of travel.

The transport strategy has been developed to help achieve this vision and promote sustainable travel to fundamentally change the travel behaviour of fans from driving in a private car to travelling by more sustainable means including public transport, walking, and cycling.

This work is underpinned by a detailed understanding of the origins of the Oxford United supporters and a comprehensive assessment of the travel demands of the home supporters, away fans, teams, staff, supporting operators and users of the associated facilities.

**The majority of our fans live within 20 minutes walk, cycle, or on public transport of the new stadium.**



**Reduce the need for car travel**

To encourage the use of public transport, we will consider initiatives such as offering free bus ticket incentives to encourage bus use. In the interim, whilst this becomes the norm, we have identified sufficient capacity within a number of Park and Ride locations to serve all fans.



**Improve sustainable transport for increased walking, cycling, bus and rail use**

We intend to provide over 700 secure cycle parking spaces at and around the stadium, alongside EV charging points, accessible parking spaces, and an enhanced bus servicing during matchdays.



**Improve public transport connectivity**

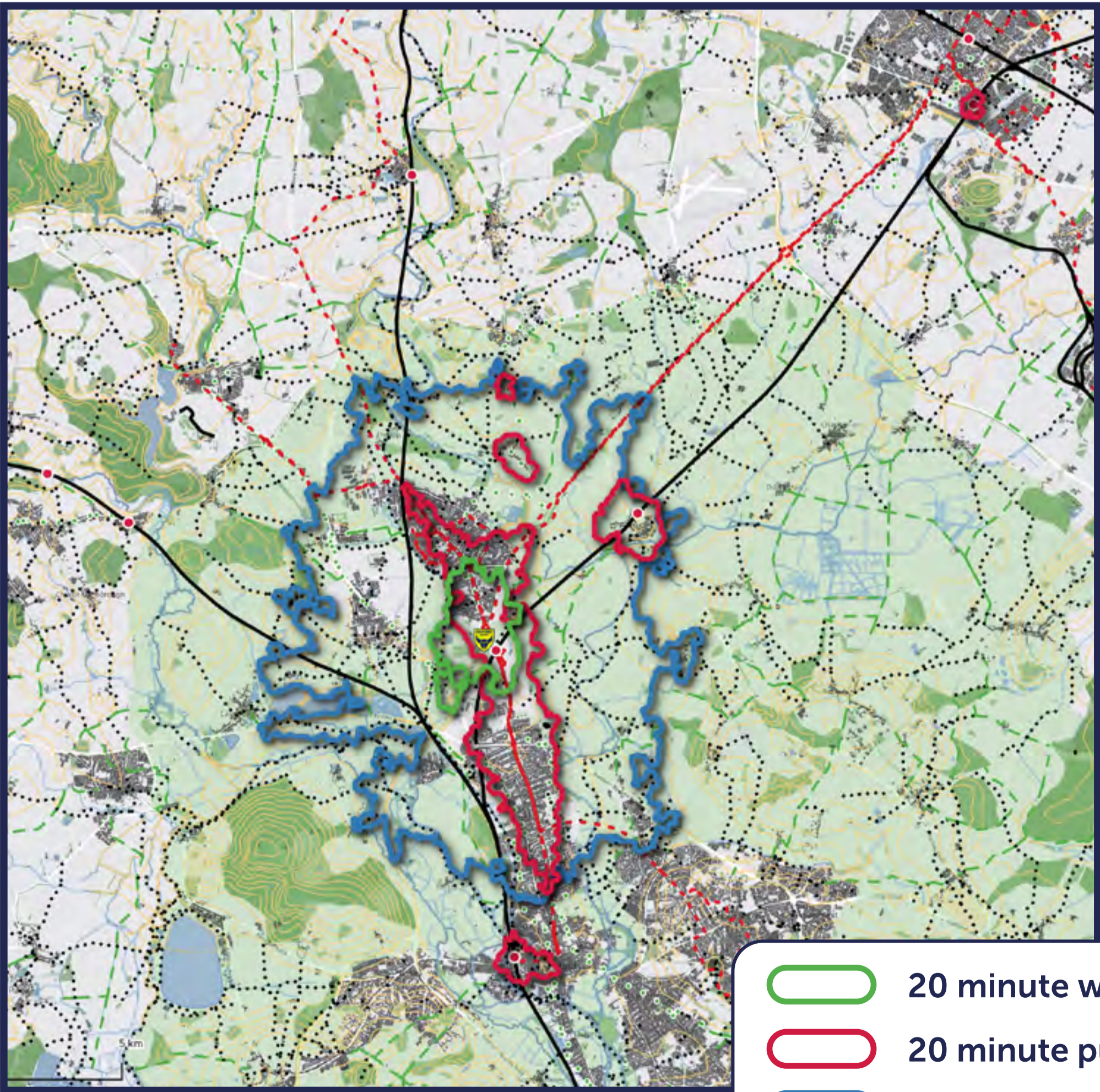
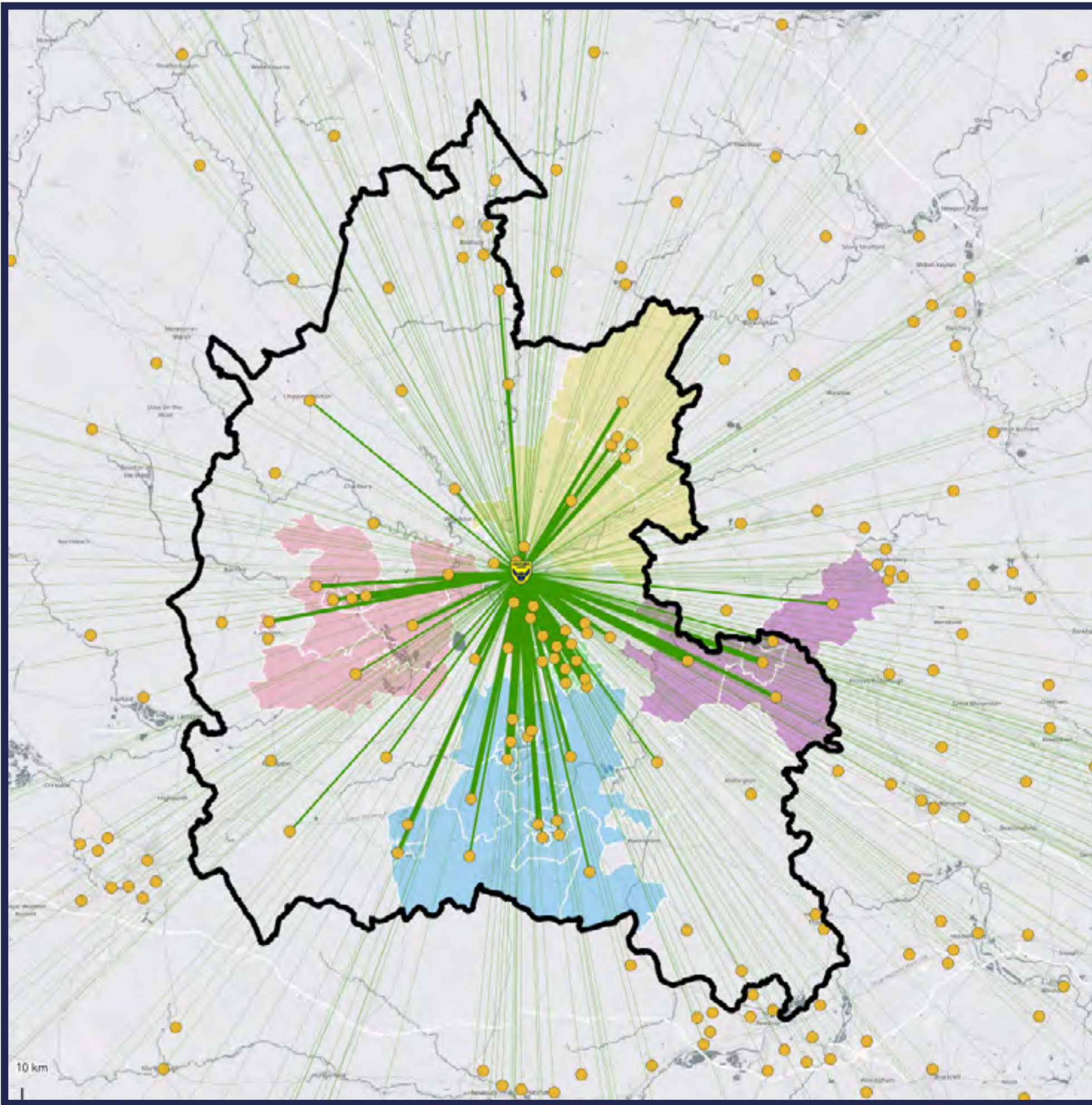
We will improve pedestrian and cycle routes, with better connections to Oxford Parkway

railway station and Park & Ride, including new stepped access from Oxford Parkway to Oxford Road.



**Listen to the community**

We will set up a transport and travel forum with stakeholders and public transport operators to continuously work with the club and the local authorities to manage connections around the stadium.



- 20 minute walk
- 20 minute public transport
- 20 minute cycle

## Onsite parking



There are exemplary transport connections around the site, but we will also include 78 accessible parking spaces to serve visitors who need them, with a further 106 standard spaces for the hotel and non-matchday visitors.

The majority of our fans live within 20 minutes walk, cycle, or on public transport of the new stadium.

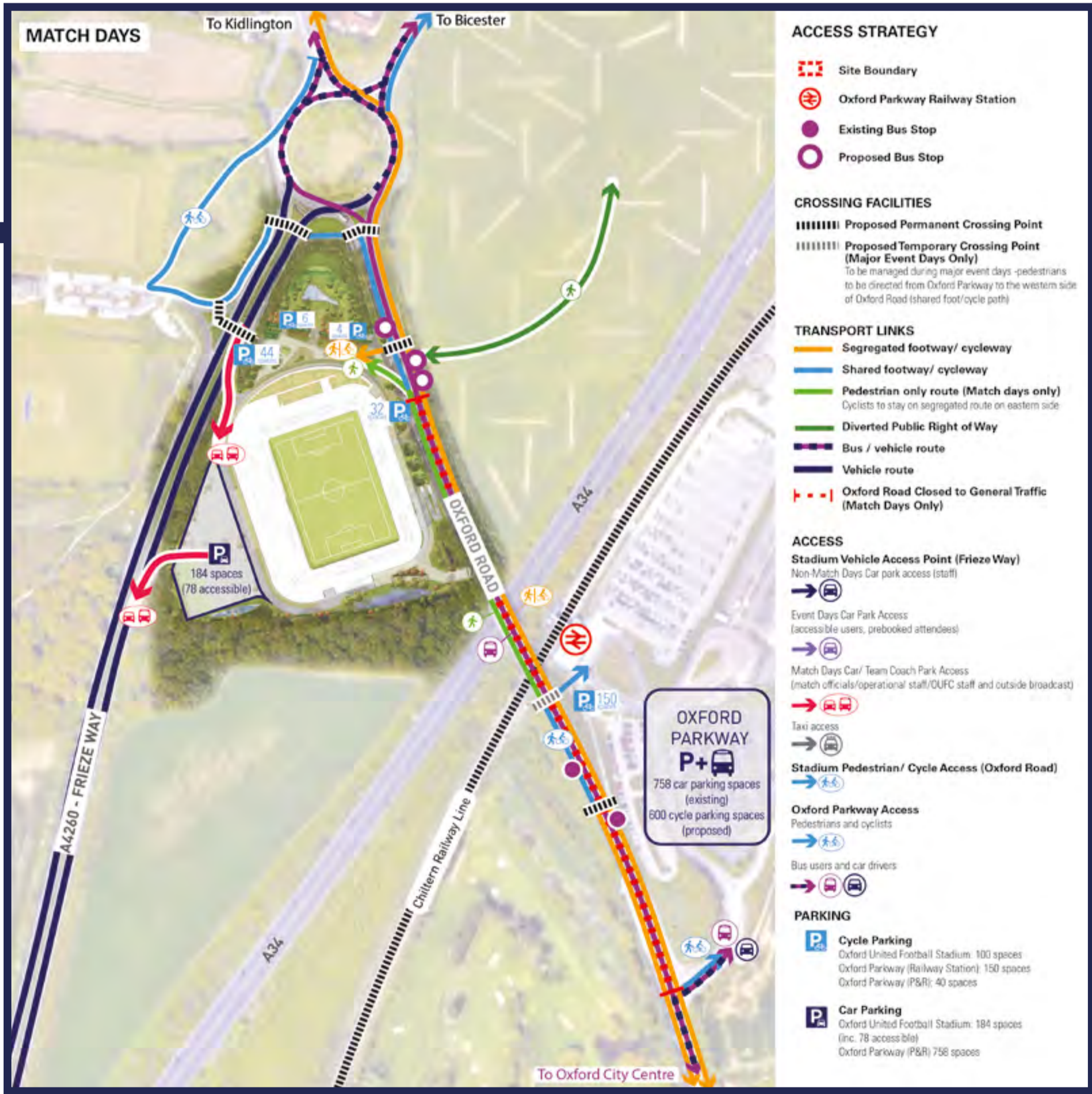
# A COMPREHENSIVE TRANSPORT STRATEGY



The use of the stadium will vary depending upon the event, the profile and importance of the football game, and the day of the week. We have prepared robust strategies for all options.

### Walking and Cycling

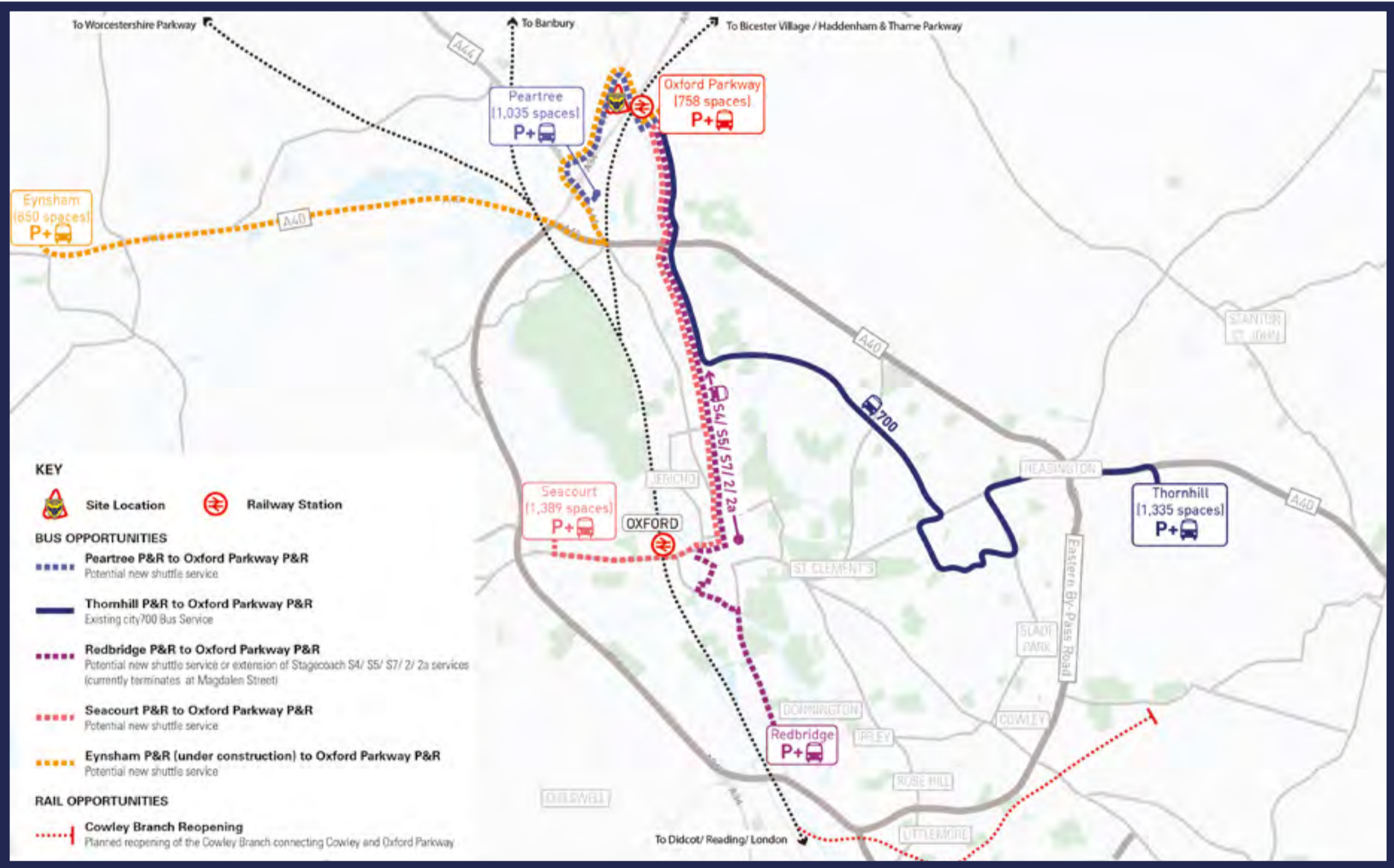
- Provision of 100 Sheffield stands onsite with access to a further 600 spaces at Oxford Parkway, including electric bike charging
- New and improved pedestrian and cycle routes to/from the Stadium from/to Oxford Parkway, including signage and lighting to provide safe route to access; cycle parking, bus services, rail services and taxis
- A new stepped access to Oxford Parkway from Oxford Road
- New pedestrian crossings on Oxford Road and Freize Way



Access to the stadium

### Public Transport

- Club Website and Matchday programme to include travel information regarding bus and train travel including location of bus stops and access routes on matchday, with live transport updates available
- Working with Public Transport Operators and OCC to create an integrated public transport ticket that will be included as part of Season Ticket and Matchday ticket packages to encourage public transport use to the Stadium.
- New bus stops for the existing bus services passing the stadium (bus service 700 and S5)
- Increased frequency and longer operating hours of public bus services to the Stadium on matchdays
- Supporter matchday shuttle buses from Park & Ride sites to intercept supporter vehicle trips
- Improvements to Oxford Parkway Park and Ride interchange facility
- Work with supporters' associations and clubs to organise away supporter coaches and provide coach parking through agreement with OCC at Oxford Parkway. Supporter coach services will be provided a dedicated drop off at Oxford Parkway Park and Ride
- Support for Cowley branch line reopening



Public transport and park and ride options

# SAFELY MANAGING MATCHDAYS



## Matchday Crowd and Traffic Management

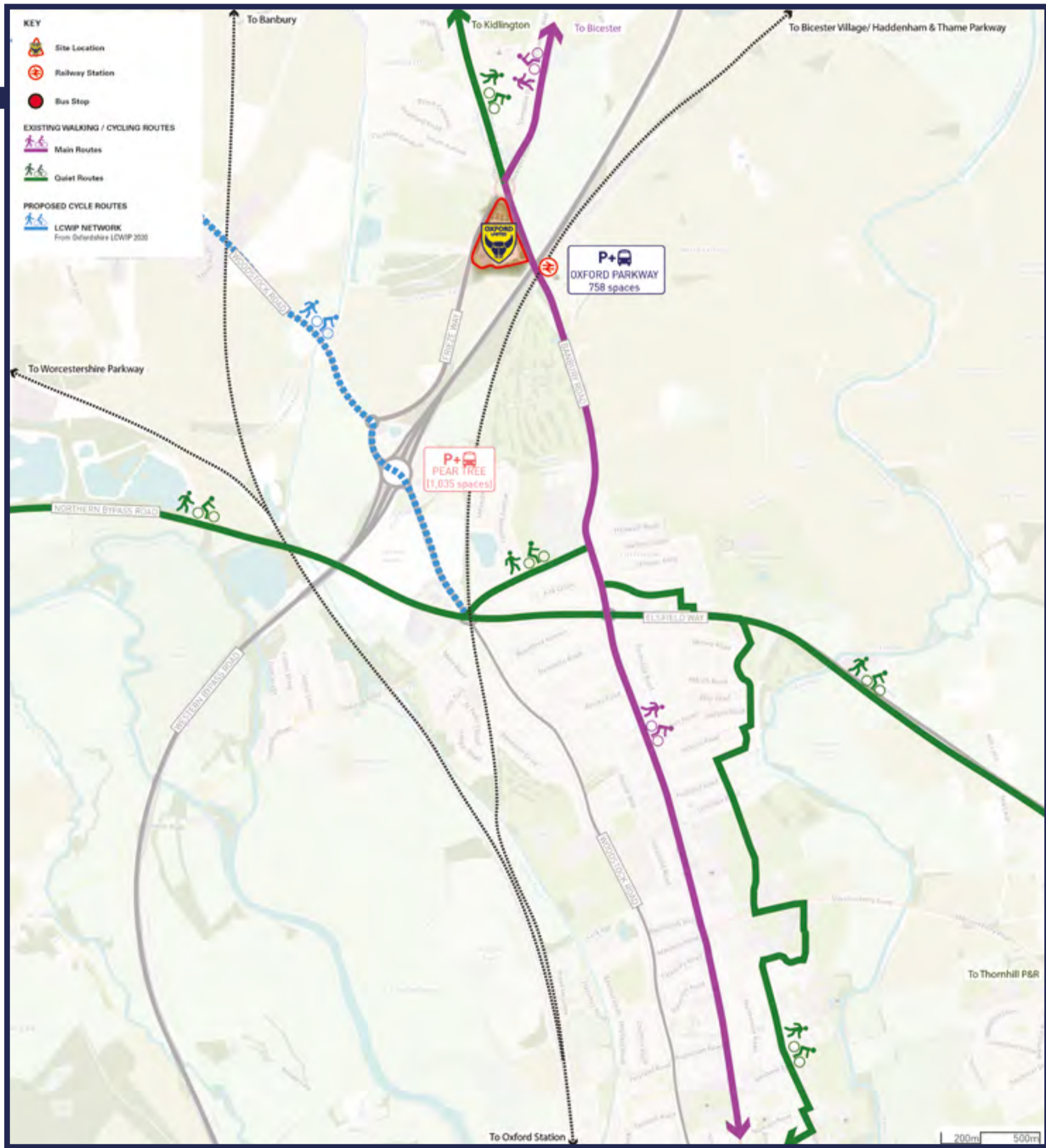
- Oxford Road will be closed to traffic for an hour before a match and up to two hours afterwards. This will improve pedestrian safety and access. A full vehicle closure is proposed for the first 20 minutes before and after a match to enable the crowds to arrive and make their way home via walk, cycle, the buses waiting on Oxford Road and at Parkway and rail
- Matchday stewards at the Stadium, Plaza, bus stops on Oxford Road and at Oxford Parkway to manage and facilitate the safe movement of supporters between the Stadium and services at Oxford Parkway
- Controlled Parking Zones up to 2km from the Stadium on matchdays in Kidlington and North Oxford to prevent supporters travelling to stadium by car and parking on nearby residential streets. The County Council is already considering introducing controlled parking zones in the area due to the housing developments that have been approved on the neighbouring sites
- Variable Message Signage on routes to the Stadium advising of football match and availability of Park and Ride car parks to direct supporters to Park and Ride sites and enable other road users to plan their routes accordingly



Temporary matchday closure and diversion route

## Access and Vehicles

- Supporters will be advised that no car parking is available at the Stadium (aside from accessible and operational spaces) when purchasing a ticket
- On site parking will be reserved for accessible users, match officials/operational staff/club staff and outside broadcast on matchdays
- EV charging for 25% of the car parking spaces across the site. Passive provision (ducting/base infrastructure) will be installed for all spaces to allow further EV capacity to be rolled out in future as required
- Parking, including accessible parking, will be accommodated on site through a booking system. This will be managed through ANPR, signage and active enforcement
- Non matchday taxi drop off is provided in the Plaza to the north of the Stadium. Matchday taxi drop off and pick up will be accommodated within the stadium car park and at Oxford Parkway. No taxi parking will be provided on Site



These walking, and cycle improvements provide connections to Oxford Parkway, Oxford, and Kidlington.

# ADAPTABLE TRANSPORT PLANS FOR DIFFERENT EVENTS



Normal Day



Matchday



Major Event Day

# SUPPORTING THE OXFORDSHIRE ECONOMY, SKILLS AND TRAINING



Oxford United brings more than professional football to the county. A combination of its own employment and turnover plus the matchday spend of its home fans and visitors brings millions of pounds to the Oxfordshire economy. We believe that our new stadium is both a sporting and economic opportunity for the whole of Oxfordshire.

## A plan for success



The new stadium will generate more revenue for the club, ensuring its continued financial security.



The club will continue its existing social investment activities in east Oxford from its longstanding training ground, which is being invested in, for the benefit of the club and community.



We will partner with local organisations to facilitate recruitment in Oxfordshire during the build phase and to stage job fairs for the permanent jobs available from the start of the 2026 season.

Once completed, the stadium complex will bring:

**320 FULL-TIME  
AND 142 INDIRECT  
POSITIONS**

**£27M ANNUAL  
CONTRIBUTION TO  
THE LOCAL ECONOMY**

**£5.8M ANNUAL  
OFF-SITE SUPPORTER  
SPENDING IN THE  
LOCAL ECONOMY**

**£280K ANNUAL  
BUSINESS RATE  
REVENUE**

The construction of the stadium will bring:

**AT LEAST 20  
APPRENTICESHIPS  
FOR LOCAL RESIDENTS**

**OVER 210  
CONSTRUCTION JOBS**

**OVER £100M  
IN INVESTMENT**

## Continuing to be a local leader for education and innovation

Our new stadium will provide flexible educational and community facilities within the site, enabling the stadium to become a hub for local people and the community as they take part in a wide range of activities, including skills and training.

We intend to supplement this with an apprenticeship partnership with local schools, colleges and universities, and continue and enhance the club's outreach work within Oxfordshire and the Blackbird Leys area, including the club's training ground facilities at Horspath Road to further increase education and community outreach.

# PRIORITISING SUSTAINABLE DESIGN AND OPERATION

## Creating an asset to the environment



As a member of the EFL's Green Clubs scheme, which supports clubs across the country to improve their environmental practices and operations, Oxford United has always sought to prioritise sustainability.



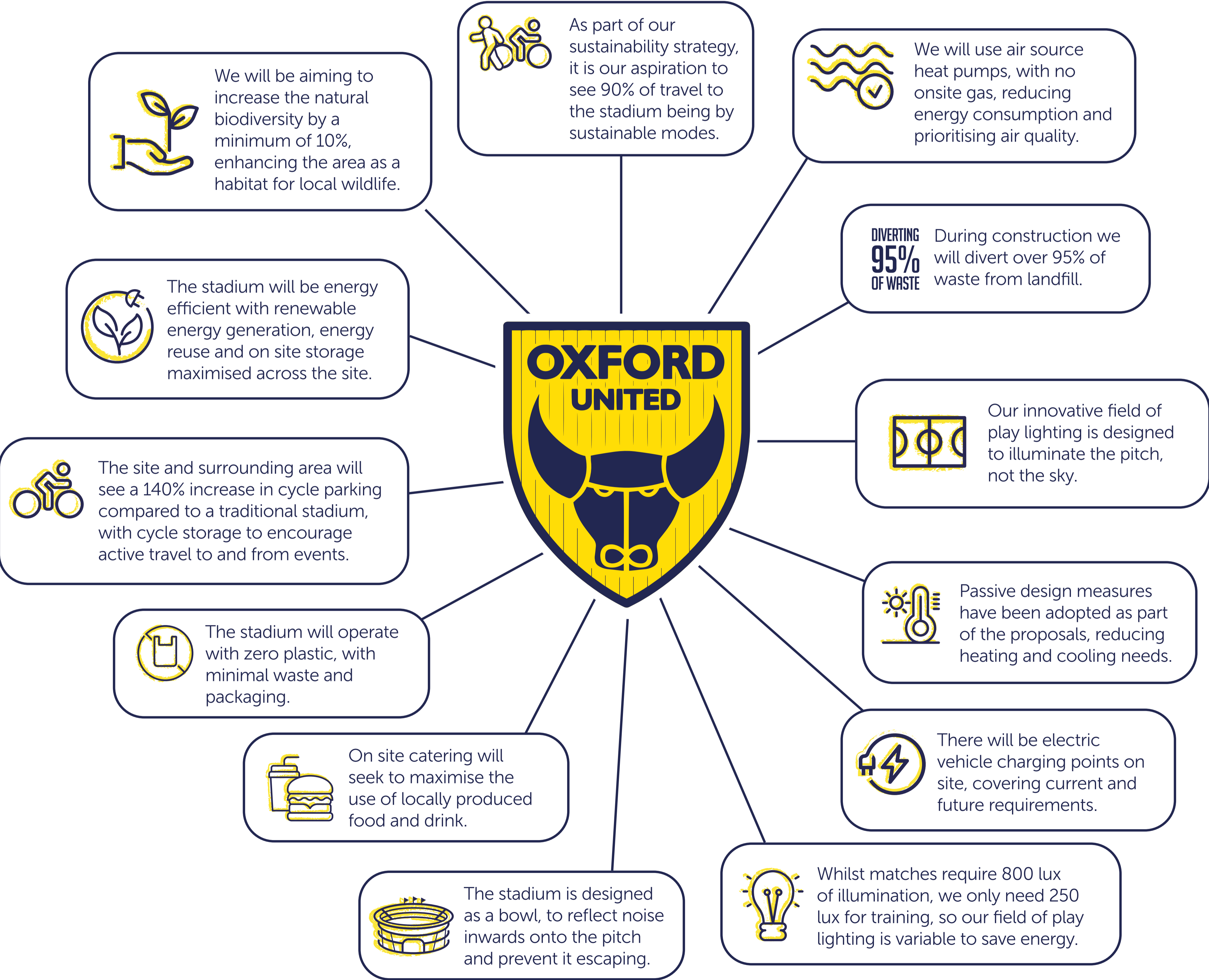
Now, with a new stadium planned, we have the opportunity to embed sustainability measures throughout the stadium to ensure it reaches the highest levels of sustainability, both in construction and operation.



The new stadium is currently meeting the BREEAM target of 'Very good' and we are continuing to enhance the proposals as we aspire to secure a rating of 'Excellent'.



It will also be aligned to the United Nations 17 global goals for sustainability, known as the 'Sustainable Development Goals'.



# A STADIUM FOR THE COMMUNITY



We want every person in Oxfordshire to have a positive connection with Oxford United. The stadium will become a landmark for community activity in Oxfordshire. It will be able to host community events and celebrations like other prominent football clubs do at their home grounds.

The plaza will act as the perfect destination for visitors of all ages and interests. As a landscaped green space it will be open to everyone all year round, including on matchdays. It will promote biodiversity and be available as a social space for the community.



## Partnerships with our local schools

Inspiring learning through sport and professional coaching for all children to thrive in a variety of sports



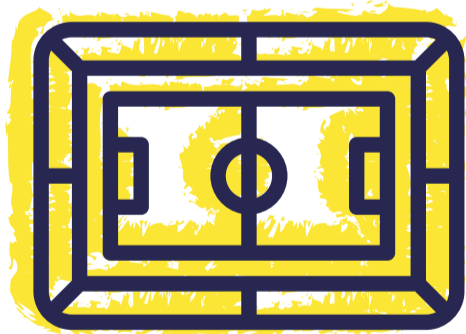
## Boost for local businesses

From an increase in visitors to shops, bars and cafes



## New jobs at the stadium

Not just on matchdays, but through the year at the hotel and other uses



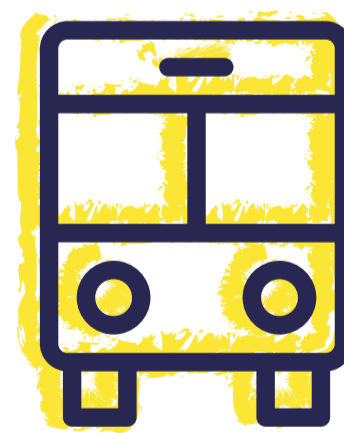
## Year round access to the stadium facilities

With a gym, restaurant, flexible community meeting spaces and health and wellbeing spaces for work, education and leisure.



## Improving safe cycling and walking

Improving connectivity for existing residents between Kidlington and the stadium and surrounding developments.



## More bus services serving Kidlington and the stadium

Plus improved pedestrian access to Oxford Parkway station.

## We are committed to supporting local communities. These are some of things we are planning to do:

- Improve and maintain the sports playing pitches at Stratfield Brake at our cost (thereby freeing up parish funds for other purposes), benefiting football, cricket, rugby and running.
- Work in partnership with local community groups and places of worship to develop an outreach mental health provision for the community.
- Work in partnership with local sports clubs and their governing bodies to enable them to benefit from all the support a professional sports club has to offer.
- Partner with local schools to develop a work experience opportunities and vocational apprenticeship programme with the club.
- Provide additional inclusive facilities within the stadium which can be used by local sports groups and the wider community, including a health and wellbeing centre and a gym and fitness centre, which will be open all year round for community use.
- Create a stadium that will be accessible to all, designed to be welcoming and inclusive, and aiming to remove any barriers to accessing the stadium and its facilities.



The new plaza will be a space for the community year round

# NEXT STEPS



## Where do we go from here?

This consultation exercise is an important part of the work involved in putting together a planning application. We will be reviewing all the feedback gathered as we finalise the plans, and intend to submit our planning application to Cherwell District Council in the next month or so.

### How you can help

- ✓ Get in touch if you have any questions
- ✓ Complete a feedback form
- ✓ Tell others about the project
- ✓ Sign up to keep up to date



## Project programme

- November 2023**  
Complete consultation and submit planning application
- Spring 2024**  
Planning decision
- Summer 2024**  
Start on site
- Summer 2026**  
Stadium opens

During the next phase, we will be undertaking detailed design development, and will continue to engage with the local community and all other stakeholders. Sign up to ensure you are kept up to date as we progress with the plans.

### Preparing a planning application

We are currently working on pulling together a comprehensive planning application which will be accompanied by an Environmental Impact Assessment and a suite of technical reports. This includes full justification and consideration of all material considerations, which includes the following matters:

- |                                |                       |                         |
|--------------------------------|-----------------------|-------------------------|
| • The need for the development | • Noise and Vibration | • Geo-Environmental     |
| • Justification for the Design | • Air Quality         | • Town Centre Impact    |
| • Planning Policy              | • Lighting            | • Arboricultural Impact |
| • Landscape and Visual Impact  | • Socio-Economics     | • Utilities             |
| • Biodiversity                 | • Climate Change      | • Health Impact         |
| • Heritage and Archaeology     | • Sustainability      | • Cumulative Impact     |
| • Transport                    | • Waste               |                         |



# STAND UNITED

## THANK YOU FOR ATTENDING

We are delighted to be sharing our detailed proposals with you. Thank you for attending and please feel free to take away a booklet with you.



Creation of a sustainable sports, entertainment and lifestyle landmark



Designing in accessibility and equality to put visitor experience at the heart of everything



Capacity to provide dedicated community facilities for local people to benefit from



Creation of new publicly accessible gardens and wildlife areas



Provision of a strong commercial offer, with hotel, restaurant and retail spaces



Access to high-quality public transport connections to de-carbonise matchday travel



Prioritisation of sustainability in design and operation

Please do fill out feedback forms available at this exhibition or online at [oufcstadium.co.uk](https://oufcstadium.co.uk)

We will be continuing to engage with the public on our proposals. You can sign up by providing your contact details to keep up to date with the project.

 OUFCStadium

 OUFC Stadium

 @OUFCStadium



# STADIUM FLOOR PLANS

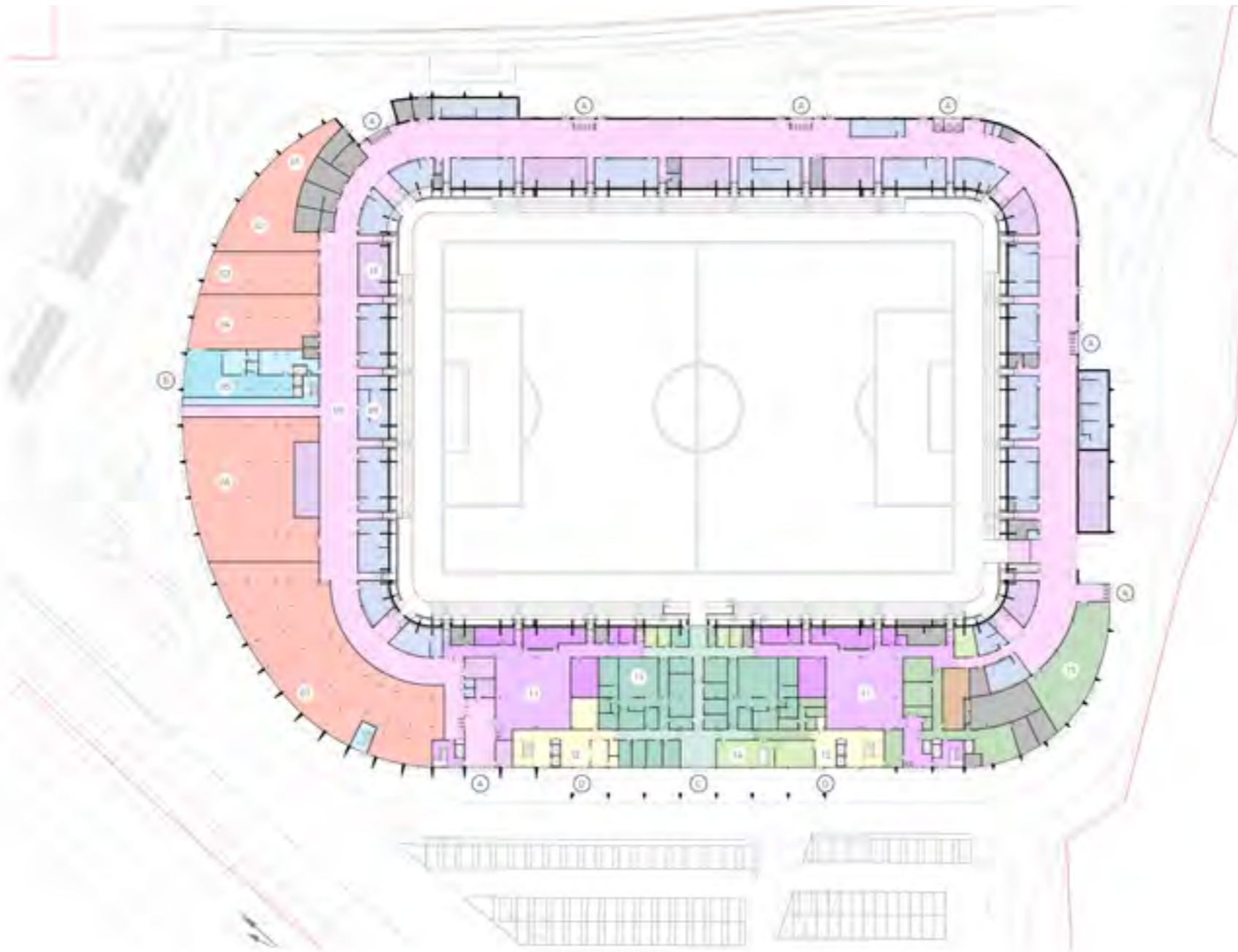


Ground floor plan

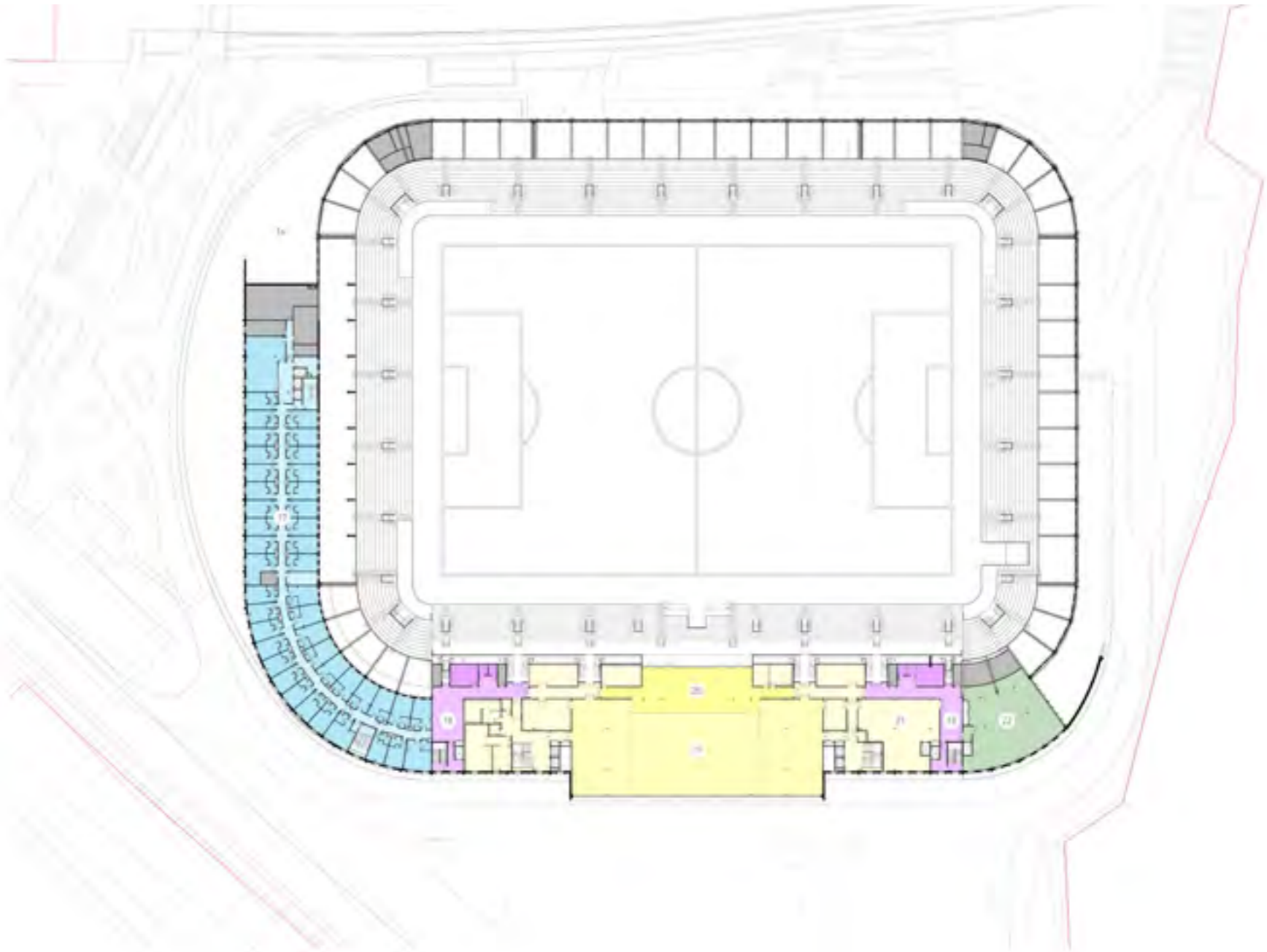
- Key Spaces**

  - GA Entrances
  - Hotel Entrance
  - Ticket Office
  - Club Shop
  - Sports Bar
  - Restaurant
  - Hotel Entrance
  - Gym
  - Healthcare
  - GA Concourse
  - WCs
  - Concession
  - Premium GA
  - Hospitality Entrance
  - Home Changing
  - Media Suite
  - Grounds Staff
  - Players Entrance
  - Hospitality Entrance
  - Bio-diverse Roof
  - Hotel Rooms
  - Acc. Concourse
  - Silver Lounge
  - Gold Lounge
  - Main Kitchen
  - Club Offices
  - Plant Space
  - Sensory Room
  - Sky Boxes
  - Director's/Boardroom
  - Terrace
  - Security Rooms
  - TV Studio
  - TV Gantry
- Colour Key**

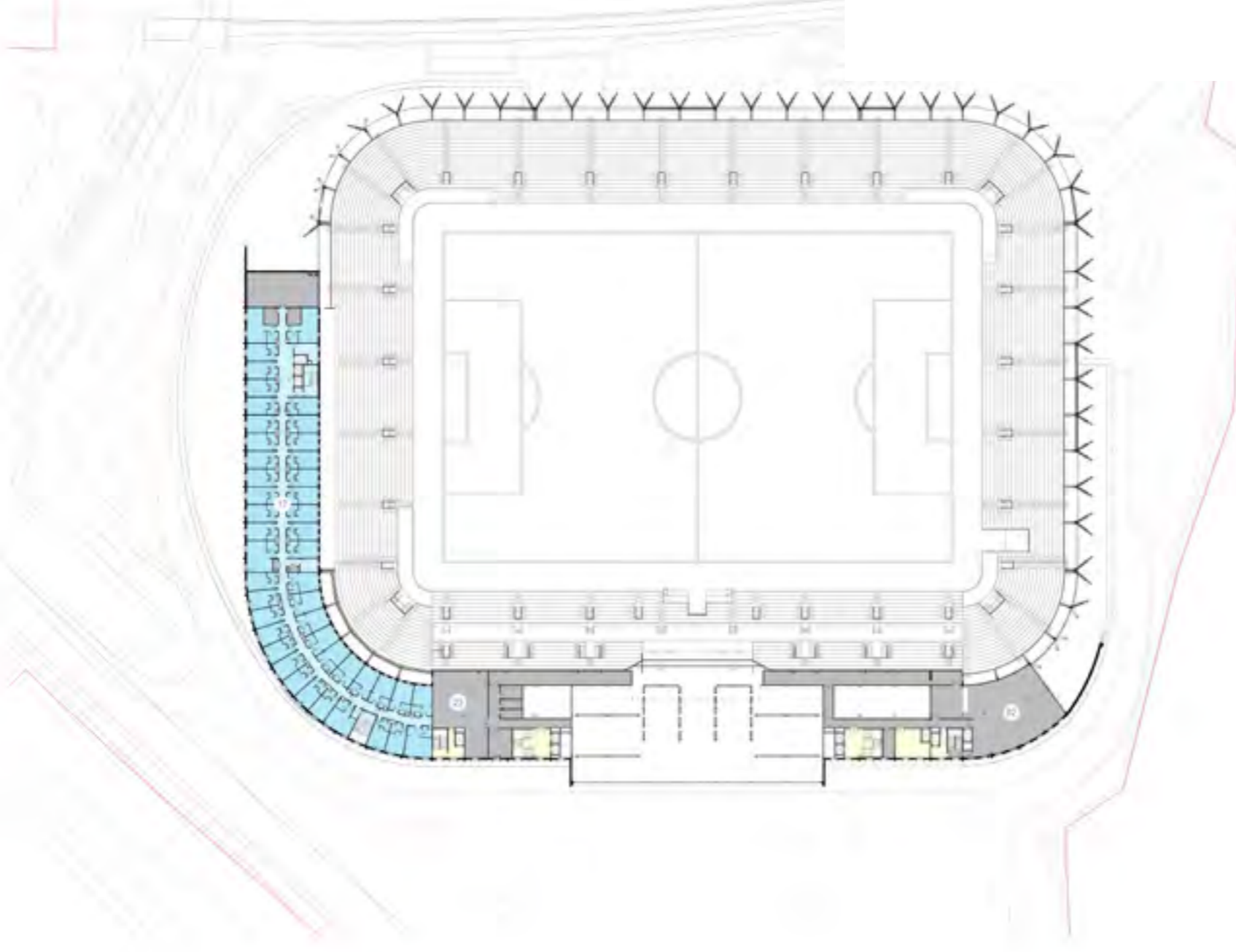
  - Commercial
  - GA Concourse
  - Hospitality - Support
  - Hospitality - Gold
  - Hospitality - Silver
  - Hospitality - Suites
  - Hotel
  - Media
  - Plant
  - Players & Officials
  - Premium GA
  - Venue Operations



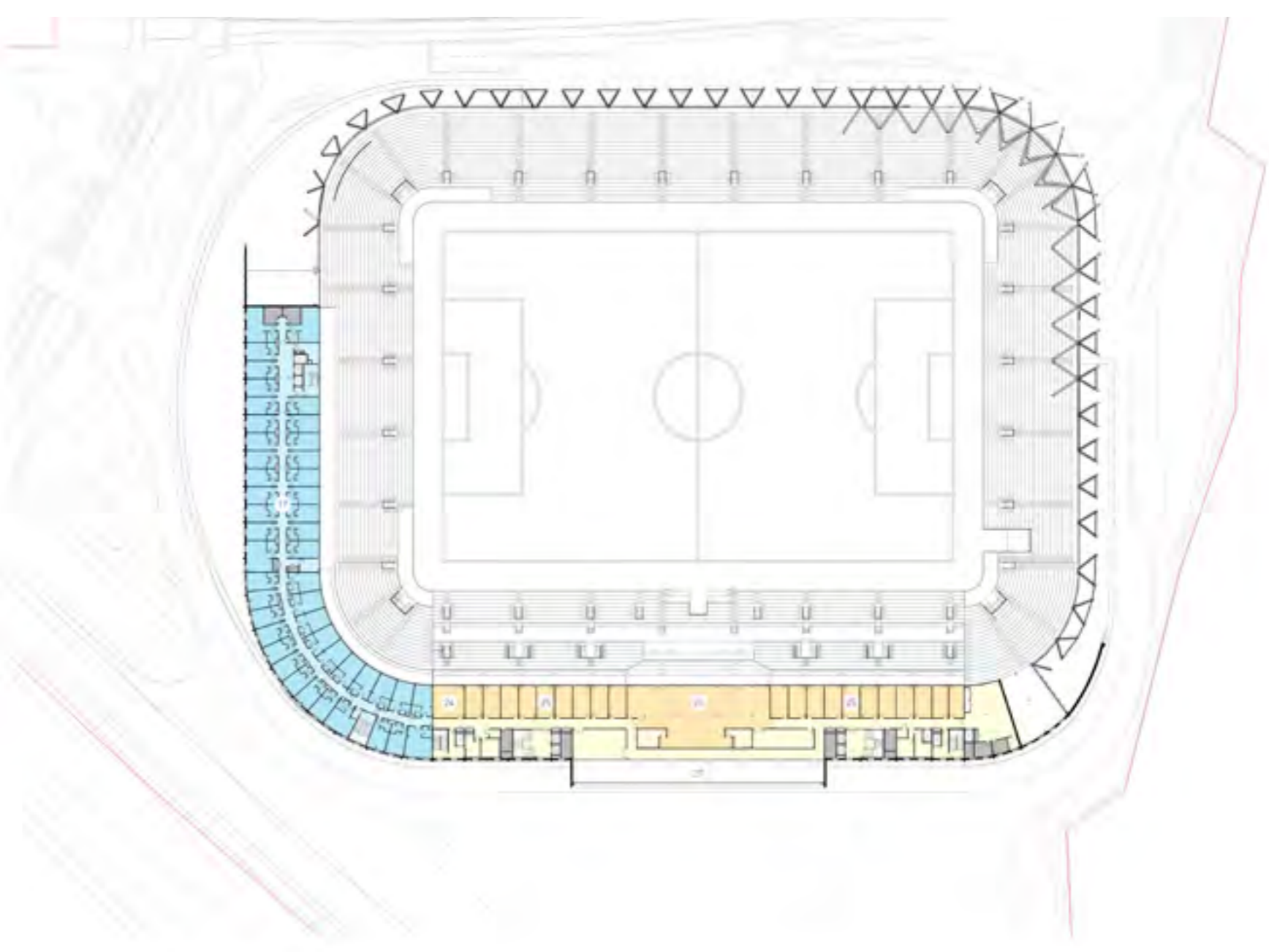
First floor plan



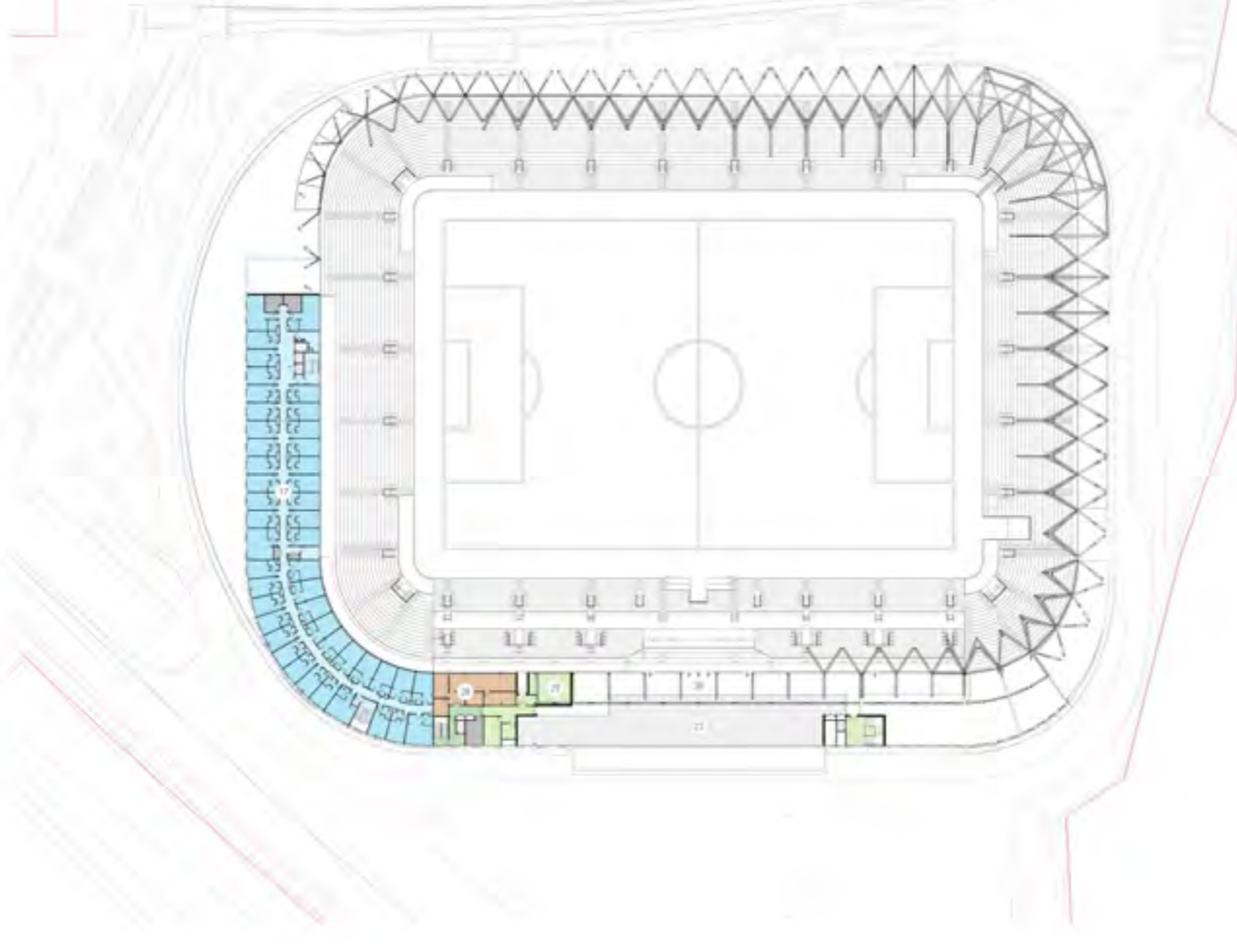
Second floor plan



Third floor plan



Fourth floor plan



# STADIUM ELEVATIONS



East Elevation



South Elevation



West Elevation



North Elevation





STAND UNITED



STAND UNITED



STAND UNITED



STAND UNITED



STAND UNITED



STAND UNITED



STAND UNITED

# CREATING A NEW DESTINATION FOR OXFORDSHIRE

