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# Alternative Sites Report

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Review of potential alternative stadium sites for  
Oxford United Football Club



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## 1. Introduction

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# Alternative Sites Report

## Oxford Site Search

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### 1.1. Brief

Savills has been instructed by Oxford United Football Club (OUFC) to carry out a site searching exercise in the Oxford area to identify possible sites for a new stadium and associated infrastructure. The Savills Oxford Development team's expertise is in the consultancy, agency, and valuation of development land. The department has a strong and longstanding presence in the Oxford development land market, making us well placed to undertake this review.

In accordance with our instructions we have set out the key search criteria used to identify potential sites. Our methodology in accordance with English Football League (EFL) relocation requirements, and OUFC site specific requirements, is set out in the following section.

Our analysis of sites once identified will include:

- review of ownership
- the site area
- existing land uses
- review of connectivity
- description of general topography
- perceived availability
- any salient pros and cons

**Please note that in accordance with our instructions we have sought to identify sites which meet the above criteria. We have not considered their suitability from a planning or technical development perspective, and understand that a more detailed assessment will be carried out by your consultant team. We have also not discussed the sites with landowners as part of this review.**

Within the key search criteria we have identified 66 sites in the Oxford area. The identification process has included those sites previously identified by OUFC, sites allocated for development in Local Plans, and sites identified by Savills with no formal planning status. As a result this process has produced a long list of sites varying in their appropriateness to accommodate a new stadium.

### 1.2. Oxford Overview

Oxford's physical landscape and landscape designations have historically made it a City that has, until recently, not breached the settlement boundary in any significant way. The constraining factors have primarily been Green Belt, topography and flood plain related, factors which still exist, albeit some removal of land from the Green Belt has now taken place, allowing for residential led development to assist in meeting Oxford's 'unmet housing need'.

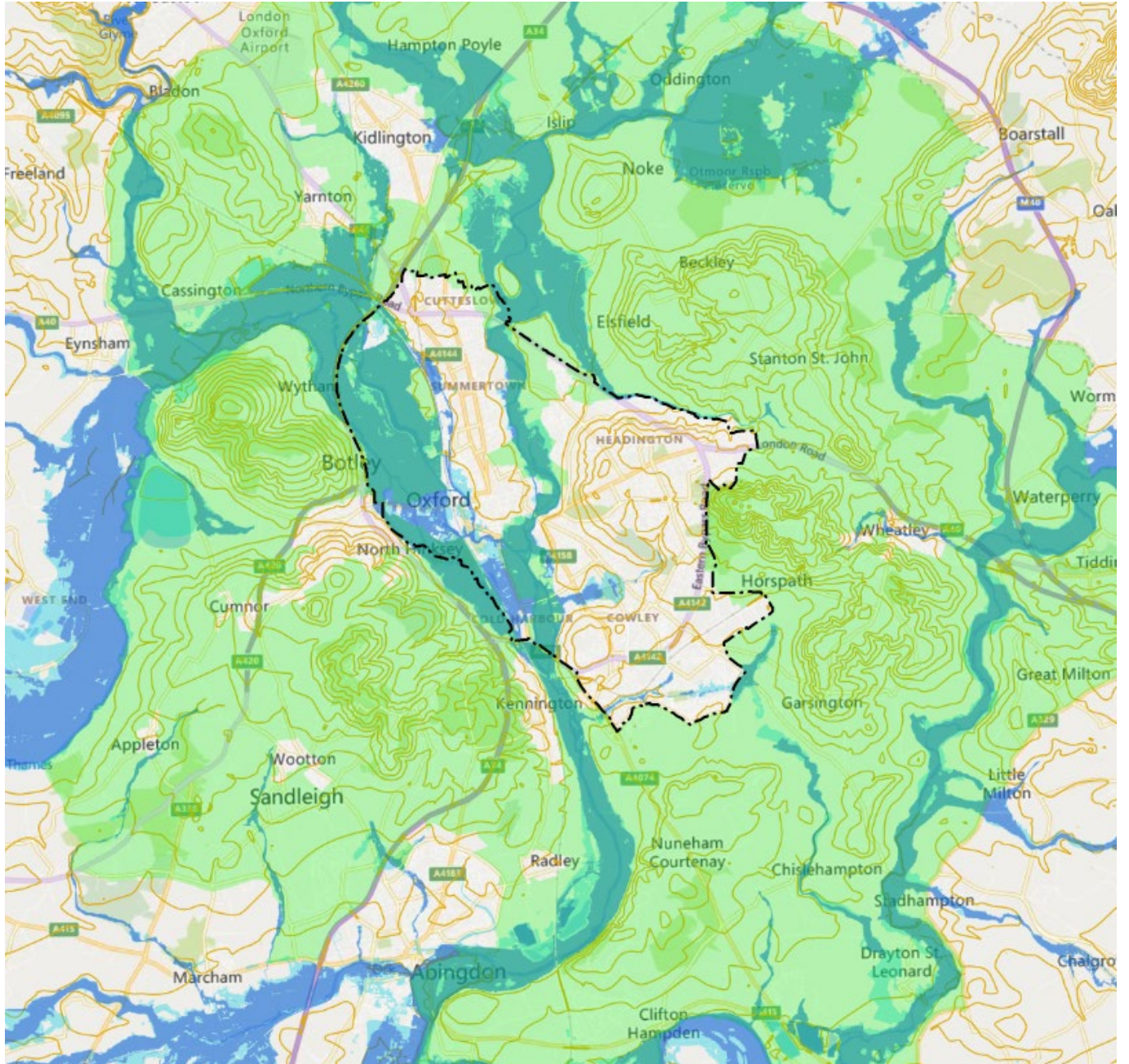
The below plan shows the Green Belt (shaded green), contour lines (coloured orange), and zone 3 flood risk (shaded blue). This plan highlights the physical constraints to developing on much of Oxford's eastern and western boundaries, not only from a construction perspective with flood risk and topography, but also from a visibility perspective. The surrounding elevated landscape benefits from views over Oxford's skyline and so development of a large and high structure is likely to be controversial if located within much of the northern half of Oxford City Council's Local Authority boundary (marked black below).

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## Oxford Site Search



Plan of Oxford showing Green Belt, Flood Zone 3, and topography constraints:





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## 2. Methodology and sites identified

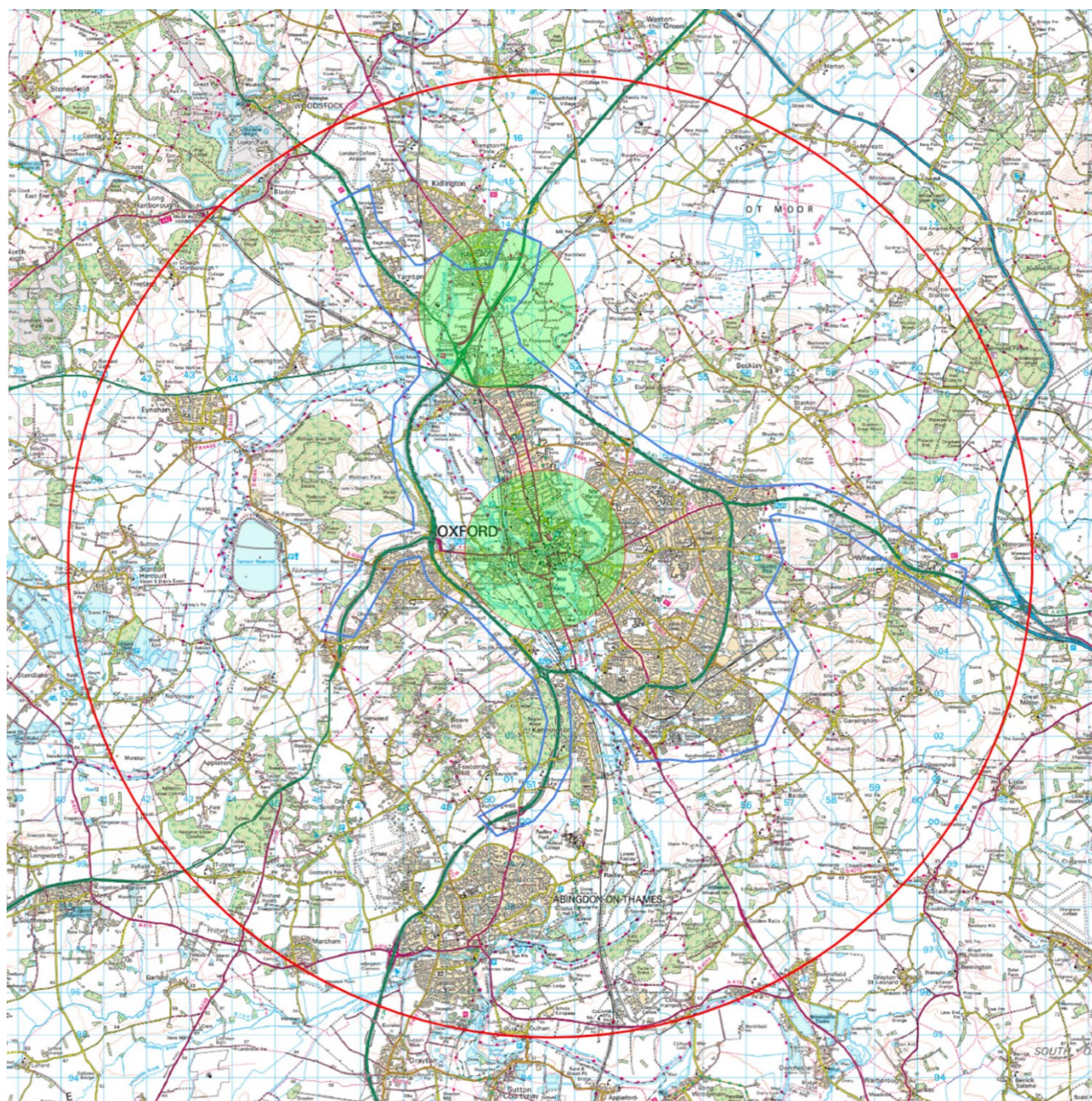
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### 2.1. Methodology

We set out below a plan showing the initial parameters we have based our search on:

- a search radius of 7 miles from Oxford City Centre in red;
- a core search area outlined in blue, essentially including Oxford City itself as well as the main infrastructure corridors servicing the City;
- Two green zones denoting a circa 25 minute walk from the train stations, assuming relatively direct pedestrian access is achievable.





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## Oxford Site Search



The search criteria has been developed and applied to seek to ensure Oxford United Football Club is able to comply with the English Football League (EFL) Regulations and requirements and to consider appropriate access and transport requirements. Oxford United Football Club will need to obtain approval from the Board of the EFL for any relocation of the club's Stadium to a new site. The EFL will take into account the location before any consent is granted and in the case of Oxford United Football Club there is a requirement that the location of any new stadium remains linked to the City of Oxford. Oxford United Football Club have sought additional guidance from the EFL. Correspondence between the EFL and Oxford United Football Club regarding the EFL Regulation requirements is at Appendix 1. This includes that without changing a Club's name the furthest a Club has been permitted to move was approximately 7 miles. It also clearly states that if OUFC proposed a site that was not in the City of Oxford or was not within close proximity to the city of Oxford, it is unlikely that the Oxford United Football Club would get consent from the EFL. Therefore, OUFC have instructed Savills to adopt the search criteria of a radius of 7 miles.

All land within the red circle on the above plan has been reviewed with consideration of the search criteria set out below. Given the extent of the search area it is extremely difficult to be conclusive when finalising a schedule of potential sites. The site identification process we have undertaken has involved a thorough review of the search area which is narrowed down by the natural landscape, namely steep topography and flood zones. For the purpose of this instruction we have assumed that Green Belt land designation is not a barrier to development.

With regards to site specific criteria, OUFC have instructed Savills to adopt the following search criteria:

- **Area** - Sites must be a minimum of 15 acres so they are able to accommodate a stadium and associated elements such as parking;
- **Location** – Sites should be highly accessible and therefore within 1.5 km of a major sustainable transport node (we have also looked outside this requirement for completeness);
- **Landowner intention** – where known we have stated the Landowners willingness to dispose of the land. Note we have included sites allocated in the Local Plan for further planning consideration due to the landowner and LPA intentions to allow some form of development on the land.

Using this desktop approach we have collated a schedule of sites we consider to have potential for a stadium development, subject to planning and land availability. This initial identification process has provided a long list of sites, some of which can be discounted with relative ease, others warrant further consideration from a planning perspective, and ultimately an understanding of the landowner's willingness to dispose of the land.

As a visual aid to highlight our perception of the suitability of site we have marked sites in Appendix 2 as red, amber, or green. The below table sets out the basis of our interpretation for this colour coding.

	Green sites are considered to be worthy of further investigation from a planning, delivery, and ownership perspective and relatively speaking appear to be the most appropriate of the sites from a locational perspective.
	Amber sites are considered to be worthy of further investigation from a planning, delivery, and ownership perspective however this approach should be phased as the sites are considered to be less attractive locations given distance from sustainable transport nodes of >1.5km. Some of these sites are also allocated for alternative land uses.
	Red sites fall outside the stated search criteria due to being below OUFC area requirements, landowners confirmed unwillingness to sell, or are impacted by flood zone 3.



# Alternative Sites Report

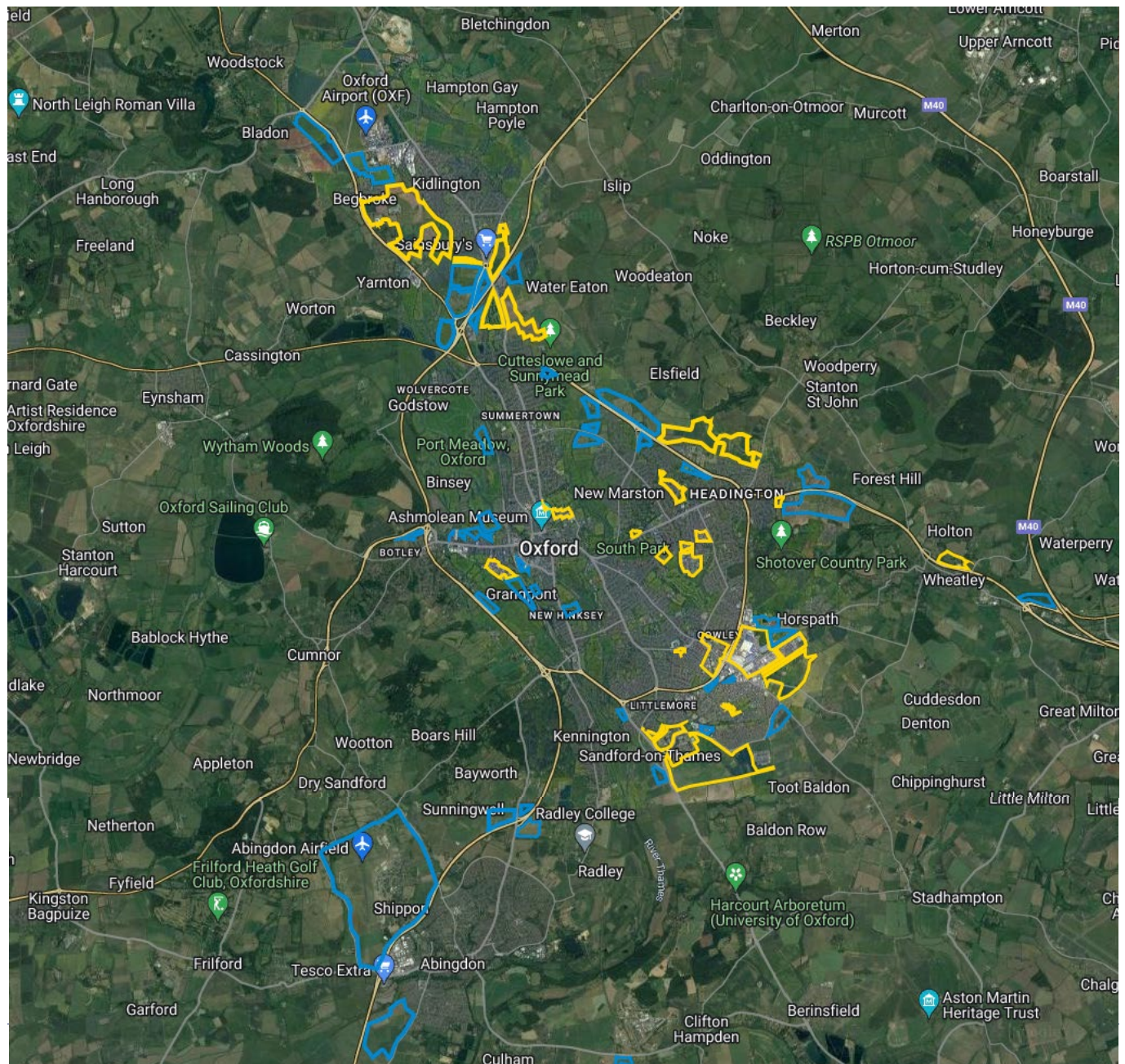
## Oxford Site Search



The sites identified have been plotted onto the below map, colour coded in the following two categories:

1. **Blue** – Sites with prospects for development in accordance with the agreed search criteria.
2. **Yellow** – Sites Allocated within Local Plan's for various forms (primarily residential led) of either green or brownfield development.

This thorough review of the search area, which has been peer reviewed with colleagues with considerable experience of the Oxford market, is felt to be comprehensive. Despite this approach, there remains potential for a land amalgamation scheme, which would be difficult to identify without considerable investigation, to form a potentially viable option. A schedule of the sites corresponding to the numbering on the plans on the following pages is included in Appendix 2.





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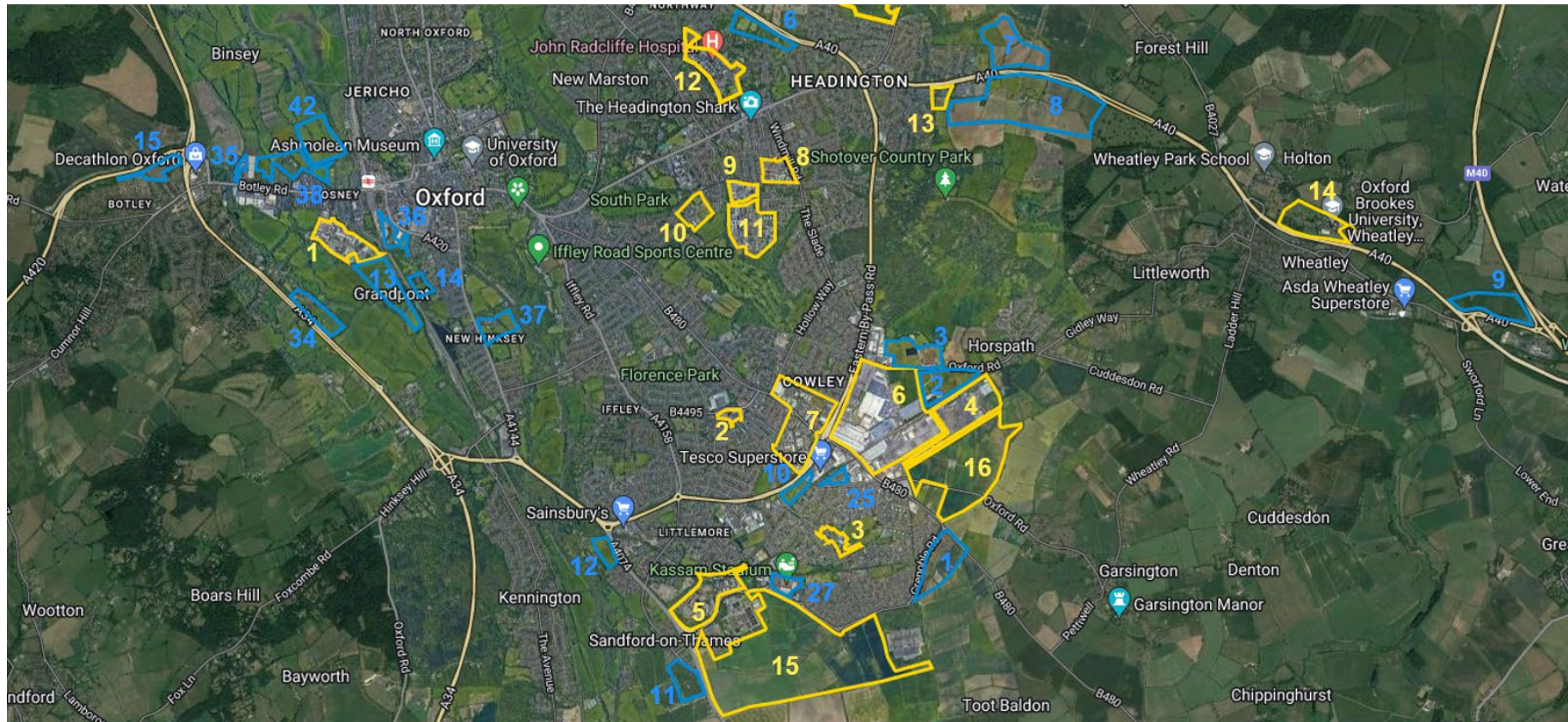
## Oxford Site Search





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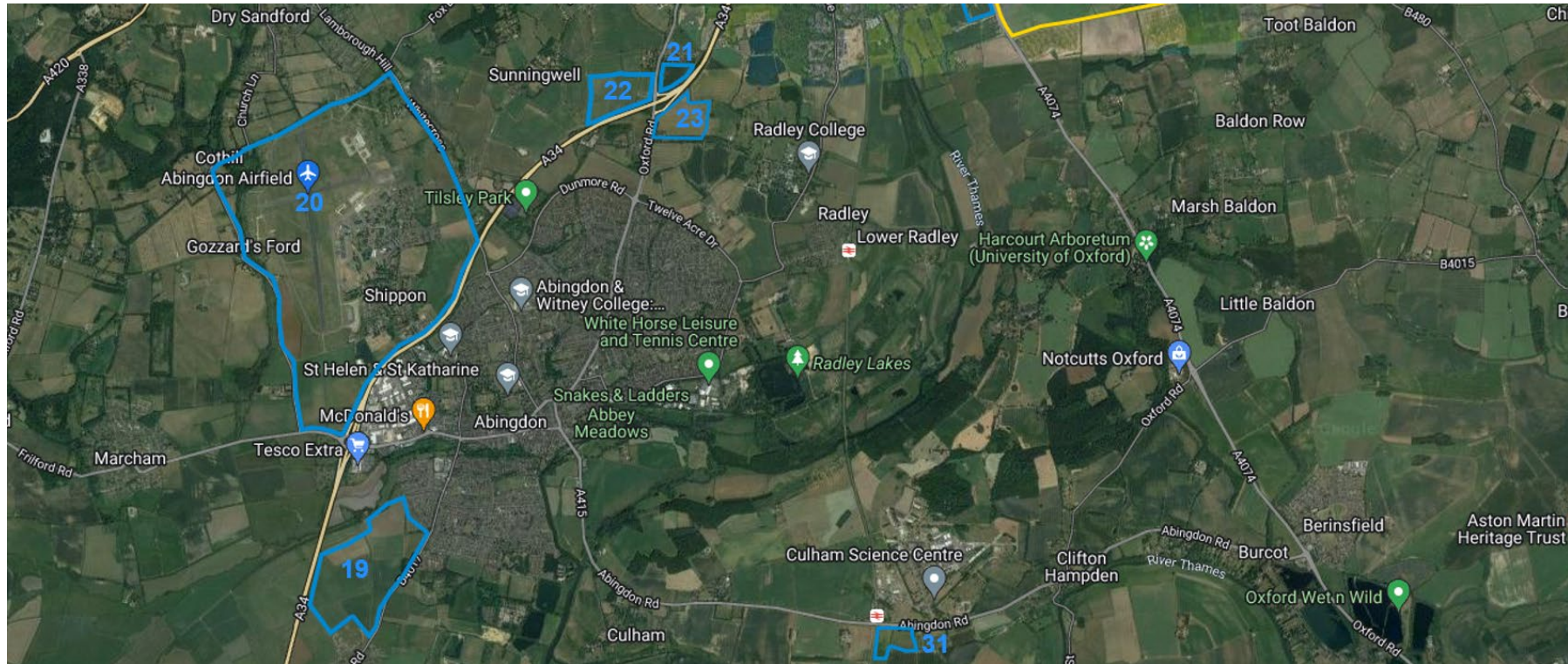
## Oxford Site Search





# Alternative Sites Report

## Oxford Site Search





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## 3. Conclusion

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### 3.1. Conclusion

Savills has undertaken a comprehensive site search and identification process seeking opportunities within and around the Oxford area. We have analysed all identified sites for their potential to meet the key criteria set by OUFC and detailed in the above report, which is understood to be necessary to support a new stadium.

As you can see from the schedule at Appendix 2, there are opportunities and constraints on all sites. We must also highlight that all sites will face planning risk, as gaining planning on a stadium scheme is likely to be challenging. Build cost should also be a consideration as a recurring constraint is likely to be the potential requirement for development costs including infrastructure works and in some instances flood defences.

At this point in time we have not assessed the sites for their potential land value and therefore have not discounted any sites for their potential to have a significantly high land value. It is also important to highlight that planning policy does not form the key criteria but will be reviewed separately and that for the large part landowner intentions are not understood.





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## Appendix 1.0

### Email correspondence containing guidance from EFL

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## RE: Oxford City Boundary



Fri 19/08/2022 16:01

To: Jacob Rickett <JRickett@oufc.co.uk>; Niall McWilliams <nmcwilliams@oufc.co.uk>

Jacob

Thank you for your email.

Unless otherwise stated all references to regulations in this note are to the EFL Regulations for the 2022/23 Season (a copy of which are available at <https://www.efl.com/-more/governance/efl-rules--regulations/efl-regulations/>).

Under Regulation 13.6 a Club is required to obtain prior approval for any relocation to a new stadium.

The EFL's current regulations were adopted following the controversial relocation of Wimbledon FC to Milton Keynes. See: ["Rule changes from League's AGM"](#).

The regulations were updated to include a list of criteria that the League's Board must consider, and the board must be reasonably satisfied that the criteria are met before it can grant consent.

The regulation requires that the EFL Board must be satisfied that the granting of permission:

- 13.6.1 *would be consistent with the objects of The League as set out in the Memorandum of Association;*
- 13.6.2 *would be appropriate having in mind the relationship (if any) between the locality with which by its name or otherwise the applicant Club is traditionally associated and that in which such Club proposes to establish its ground;*
- 13.6.3 *would not adversely affect such Club's Officials, players, supporters, shareholders, sponsors and others having an interest in its activities;*
- 13.6.4 *would not have an adverse effect on visiting Clubs;*
- 13.6.5 *would not adversely affect Clubs having their registered grounds in the immediate vicinity of the proposed location; and*
- 13.6.6 *would enhance the reputation of The League and promote the game of association football generally.*

It should be noted that the current Regulation has been the subject of recent comment in the Fan Led Review, with the Government's White Paper due to be published in September. It is likely that the legislation will impose stricter requirements.

Outside of the Milton Keynes example (which ultimately led to a change of rules as identified above), the furthest a club has been provide consent to relocate its stadium was in the case of Bolton. The University of Bolton Stadium was completed in 1997, located in Middlebrook replacing the club's old ground, Burnden Park. This was approximately 7 miles from the old ground site and 5 to 6 miles from the city centre of Bolton.

In the case of Oxford United Football Club ('OUFC') the main aspects relevant to consider are:

- the relationship between the locality with which by its name or otherwise the applicant Club is traditionally associated and that in which such Club proposes to establish its ground (Regulation 13.6.2); and
- if any proposed location would adversely affect such Club's Officials, players, supporters, shareholders, sponsors and others having an interest in its activities (Regulation 13.6.3).

OUFC is a professional football Club in the city of Oxford, England. OUFC was originally founded in 1893 as Headington United, Oxford United adopted its current name in 1960. It joined the Football League in 1962 after winning the Southern Football League, reaching the Second Division in 1968. After relegation in 1976, between 1984 and 1986 the Club earned successive promotions into the First Division and won the League Cup in 1986. Relegation from the topflight in 1988 began an 18-year decline which saw the Club relegated to the Conference in 2006, becoming the first winners of a major trophy to be relegated from the Football League. After four seasons, Oxford returned to League Two in 2010 via the play-offs, and six seasons later achieved promotion to League One, after finishing second in League Two in 2016. Throughout all of OUFC's history it has always in its history played home matches within the city of Oxford. OUFC developed and played at the Manor Ground between 1925 and 2001. Since 2001 OUFC has played at the Kassam Stadium. OUFC lease the Kassam Stadium which is due to expire in 2026. OUFC has approached Oxfordshire County Council ('OCC') to seek an agreement for land for the development of a new 18,000 capacity football stadium with ancillary leisure and commercial facilities to include hotel, retail, conference, and training/community grounds on land at Stratfield Brake near Kidlington on the outskirts of the city of Oxford. On 18 January 2022, OCC recommended an engagement exercise be carried out first to gather feedback from the local community. Negotiations and engagement continue. In the interim, OUFC sought the EFL's consent for the proposed move, and after considering the application in the context of regulation 13, the EFL Board granted indicative approval in January 2022.

OUFC is intrinsically linked with the city of Oxford. This is evident from:

1. The Club's name – OUFC has been called Oxford United since 1960. Association Football Club names are a part of the sports culture, reflecting century-old traditions. Club names may reflect the geographical, cultural, religious or political affiliations – or simply be the brand name of a Club's primary sponsor. There is no doubt the OUFC's name is based on its location and history in the City of Oxford.
2. Home Stadium – OUFC has always played home matches in the city of Oxford. OUFC developed and played at the Manor Ground between 1925 and 2001. Since 2001 OUFC has played at the Kassam Stadium.
3. Its Club crest – the OUFC crest depicts an Ox and various versions have also included the Ox appearing above a ford. This is to symbolise the location. It reflects the name and history of the city, as Oxford was originally a market town situated near to a ford on the River Isis which was used by Cattle.
4. It's support – it is no surprise having existed and always played in Oxford, OUFC has a strong local fan base. Oxford have a number of independent supporters' Clubs and groups such as OxVox (the Oxford United Supporters' Trust) with a current membership of over 400, and the Oxford United Exiles.
5. Community Links – OUFC uses the power of football to inspire the people and communities of Oxfordshire to have positive aspirations for their futures and the health, wellbeing, self-confidence, opportunities and resources to achieve them. OUFC operates numerous community programmes across the City of Oxford and Oxfordshire in the name of Oxford United.
6. Training facilities – OUFC has secured a long-term tenure of training facilities within the City of Oxford and operates community projects and programmes at the training facilities.

Considering the factors that will need to be considered:

**13.6.2** *..... the relationship between the locality with which by its name or otherwise the applicant Club is traditionally associated and that in which such Club proposes to establish its ground*

It is clear from the factors and brief history set out above OUFC is intrinsically linked with the city of Oxford. On this basis the Board of the EFL could only be reasonably satisfied that the location is appropriate to provide consent if any proposed location is in or in a close proximity to the city of Oxford. The proposed site at Stratfield Brake is in close proximity to the city of Oxford and the Board



was satisfied this location is appropriate to the name of the Club 'Oxford United Football Club'. The EFL Board noted that Bolton Wanderers FC, which had been inextricably linked with the town of Bolton, was permitted to move a similar distance, to Horwich, and that move was a success and stands as an existing precedent.

If OUFC proposed a site that was not in the city of Oxford or was not within close proximity to the city of Oxford, the EFL Board would be unlikely to provide consent given the significant risk that the Board could not be reasonably satisfied the location is appropriate having regard to the Club name applying regulation 13.6.2.

**13.6.3 would not adversely affect such Club's Officials, players, supporters, shareholders, sponsors and others having an interest in its activities;**

Given the links that OUFC has to the local Community and local independent supporters' groups, it is likely that if the Club was relocated to a site that was not in or in close proximity to the city of Oxford it would have an adverse impact on supporter and supporters' groups. The precedent can be seen in the case of Milton Keynes Dons which resulted in the tighter regulation of ground relocation. If OUFC is unable to secure a home ground that is in, or is in close proximity to, the city of Oxford the Club's membership of the EFL would be at risk. That is because relocations away would result in the Club losing its identity, it is unlikely to be accepted by supporters' group, would likely have to be renamed, it would lose its geographical link. Sedation of membership would result in the Club reforming and starting again at the bottom of the pyramid, just as with AFC Wimbledon in 2004.

The proposed site at Stratfield Brake is in close proximity to the city of Oxford and the Board was satisfied this location would not adversely affect Club Officials, players, supporters, shareholders, sponsors and others having an interest in its activities.

If OUFC proposed a site that was not in the city of Oxford or was not within close proximity to the city of Oxford, the EFL Board would be unlikely to provide consent given the significant risk that the Board could not be reasonably satisfied the location is appropriate having regard to the adverse impact this would have on supporters and supporters' groups applying regulation 13.6.3.

I hope this information assists but should you have any further queries please do not hesitate to contact us.

Kind regards



EFL



**Please note our staff are working flexibly from home and the office – please continue to contact us via telephone and email.**



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## Appendix 2.0 Schedule of Sites Identified






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Alternative Sites Report  
Oxford Site Search

	Site reference	Site address	Site outline	Legal ownership	Site area	Existing land uses	Review of connectivity	Topography	Perceived availability	Pros	Cons	Extent to which site satisfies EFL and OUFC search criteria
Identified sites	1	Land east of Grenoble Road		Title no ON10094 Owner Oxford City Council	20 ha	Agricultural and brownfield open storage	Road Poor Rail Poor More than 1.5km from sustainable transport node.	Flat	- Landowner's intentions unknown	- Single ownership - Adjacent to existing settlement	- Poor access and connectivity	To be considered for further review
	2	Oxford City Sports Park		Title no ON293530 Owner Oxford City Council	16 ha	Sports pitches	Road Poor Rail Poor More than 1.5km from sustainable transport node.	Flat	- Landowner's intentions unknown	- Single ownership - Adjacent to existing settlement - Similar existing use	- Loss of existing sports facilities would need to see new site identified or collaboration developed. - Poor access and connectivity	To be considered for further review
	3	Land to the north of Horspath Road		Title no ON292328 Owner Oxford City Council	15.6 ha	Athletics Track	Road Poor Rail Poor More than 1.5km from sustainable transport node.	Flat	- Landowner's intentions unknown	Single ownership - Adjacent to existing settlement - Similar existing use	- Loss of existing sports facilities would need to see new site identified or collaboration developed. - Poor access and connectivity	To be considered for further review
	4	Land east of Stratfield Brake		Title no ON261250 and ON277649 Owner Oxfordshire County Council and Exeter College	13.6 ha	Agricultural	Road Good Rail Good	Flat	- Landowner's intentions unknown	- Good infrastructure links	- Awkward shape for stadium development, possibly not suitable.	To be considered for further review
	5	Land west of Marston		Title no ON253489 and ON292152 Owner MK Dogar Limited and Oxford City Council	15.1 ha	Agricultural	Road Average Rail Poor More than 1.5km from sustainable transport node.	Flat	Unknown. The area currently includes two residential development allocations so landowners may continue to pursue residential land values.	- Relatively central location	- Sensitive location next to Marston conservation area. - Poor connectivity and access	To be considered for further review



Alternative Sites Report  
Oxford Site Search

Site reference	Site address	Site outline	Legal ownership	Site area	Existing land uses	Review of connectivity	Topography	Perceived availability	Pros	Cons	Extent to which site satisfies EFL and OUFC search criteria
6	Land behind Ruskin College		Title no Multiple Owner Multiple including Ruskin College	12 ha	Greenfield	Road Average Rail Poor  More than 1.5km from sustainable transport node.	Sloping	- Landowner's intentions unknown	- Relatively central location	- Sloping site and possibly not wide enough. - Multiple landownerships. - Poor access and connectivity	To be considered for further review
7	Land north of Thornhill Park & Ride		Title no ON296964 Owner Lincoln College	23.6 ha	Agricultural	Road Good Rail Poor	Gently undulating.	- Landowner's intentions unknown	- Good road links	- Adjacent to open countryside	To be considered for further review
8	Land south of Thornhill Park & Ride		Title no ON266513 Owner Private owner	70.3 ha	Agricultural	Road Good Rail Poor	Gently undulating.	- Landowner's intentions unknown	- Good road links	- Adjacent to open countryside	To be considered for further review
9	Land between the A40 and M40		Title no Multiple Owner Multiple	18.2 ha	Agricultural	Road Good Rail Poor  More than 1.5km from sustainable transport node.	Gently undulating.	- Landowner's intentions unknown	- Good road links - Logical infill between A40 and M40	- Distance from Oxford - Poor rail connectivity	To be considered for further review
10	Sandy Lane Sports Ground, Blackbird Leys		Title no ON15401 Owner Oxford City Council	5.49 ha	Recreational grounds	Road Average Rail Poor  More than 1.5km from sustainable transport node.	Flat	- Landowner's intentions unknown	- Central location	- Loss of existing open space and sports facilities. - Poor access and connectivity	Below area requirement





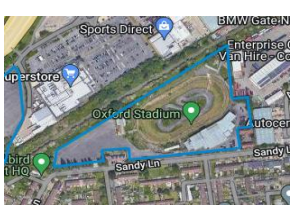
Alternative Sites Report  
Oxford Site Search

Site reference	Site address	Site outline	Legal ownership	Site area	Existing land uses	Review of connectivity	Topography	Perceived availability	Pros	Cons	Extent to which site satisfies EFL and OUFC search criteria
11	Land off Henley Road, Sandford on Thames		Title no ON219697 and ON272841 Owner Magdalen College	11.2 ha	Agricultural	Road Good Rail Poor  More than 1.5km from sustainable transport node.	Flat	- Landowner's intentions unknown	- Currently protruding into countryside but will align with Land to the South of Grenoble Rd allocation in due course.	- Poor connectivity and whilst a Park and Ride is planned for the area, the timing of delivery is uncertain.	To be considered for further review
12	Land to the east of Heyford Hill Lane		Title no ON234793 Owner The Minister an Twelve Poor Men of the Hospital of Queen Elizabeth in Donnington (The Charity)	5.46 ha	Agricultural	Road Good Rail Poor	Flat	- Landowner's intentions unknown	- Good road links	- Sensitive landscape - proximity to River Thames.	Below area requirement
13	Pembroke College Sports Ground and land adjoining		Title no Multiple titles and partially unregistered Owner Multiple	19.7 ha	Greenfield land and sports grounds	Road Poor Rail Good	Flat	- Landowner's intentions unknown	- Central location	- Currently within flood plain but may come out of flood zone once Environment Agency Flood Alleviation Scheme is concluded.	To be considered for further review
14	Grandpoint recreational Outdoor Basketball Court		Title no ON47364 and ON4725 Owner Oxfordshire County Council and Oxford City Council	4.84 ha	Basketball court and playing fields	Road Poor Rail Good	Flat	- Landowner's intentions unknown	- Central location	- Land currently forms school playing fields and so would require relocation or combined use. - Site falls below area requirement	Below area requirement
15	Land behind Botley School		Title no ON270960, ON308473 and ON270960 Owner The University of Oxford and Persimmon Homes	8.56 ha	Agricultural	Road Average Rail Poor	Steep sloping	- Landowner's intentions unknown - Option agreement in place to Persimmon Homes, OUFC assumption that this renders the site unavailable, pending confirmation from landowner.	- Well contained within surrounding infrastructure and housing	- Shape of site potentially unsuitable. - Very steep sloping gradient will significantly increase build cost. - Option Agreement in place to Persimmon Homes	Land currently unavailable.

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Site reference	Site address	Site outline	Legal ownership	Site area	Existing land uses	Review of connectivity	Topography	Perceived availability	Pros	Cons	Extent to which site satisfies EFL and OUFC search criteria
16	Land North of B4495		Title no ON292790 Owner Oxford City Council	16.1 ha	Greenfield	Road Poor Rail Good  More than 1.5km from sustainable transport node.	Flat	- Landowner's intentions unknown	- Central location	- Very unlikely to come forward as the site falls within the sensitive landscape of Port Meadow - Poor road access	To be considered for further review
17	Land South of B4496		Unregistered	8.12 ha	Greenfield	Road Poor Rail Poor  More than 1.5km from sustainable transport node.	Flat	- Landowner's intentions unknown	- Central location	- Proximity to Marston conservation area - Poor connectivity	To be considered for further review
18	Burgess Field		Upart unregistered, part owned by Brasenose College	17.4 ha	Greenfield	Road Poor Rail Poor  More than 1.5km from sustainable transport node.	Flat	- Landowner's intentions unknown	- Central location	- Proximity to Marston conservation area - Poor connectivity	To be considered for further review
19	Land off Mill Road, Abingdon		Title no Multiple Owner Caudwell Sons Ltd and Vale of White Horse DC	88.3 ha	Greenfield	Road Poor Rail Poor  More than 1.5km from sustainable transport node.	Flat	- Landowner's intentions unknown	- Large open area on edge of Abingdon	- Despite proximity to A34 road access is likely to require new access road or new junction on A34 - Poor connectivity	To be considered for further review
20	Dalton Barracks, Abingdon		Title no Multiple Owner Secretary of State for Defence, Abingdon Town Council, various private entities and private landowners	526 ha	Brownfield and Greenfield	Road Good Rail Poor  More than 1.5km from sustainable transport node.	Flat	- We understand that the MOD are promoting the allocated land at Dalton Barracks and that the unallocated greenfield land abutting the allocation and bordering much of the A34 could be a necessary element of the wider site. We are not aware of the landowners intentions.	- Large brownfield development with potential capacity for a stadium development.	- Timing of bringing forward wider promotion may not align with OUFC time constraints.	To be considered for further review

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	Site reference	Site address	Site outline	Legal ownership	Site area	Existing land uses	Review of connectivity	Topography	Perceived availability	Pros	Cons	Extent to which site satisfies EFL and OUFC search criteria
1. Previously reviewed sites	21	Land between Sugworth Lane and the A34, Abingdon		Title no ON193355 Owner Radley College	7.1 ha	Greenfield	Road Good Rail Poor  More than 1.5km from sustainable transport node.	Flat	- Landowner's intentions unknown	- Oxfordshire CC have planned highways upgrades to include full north and southbound junction accessibility. This would enhance the location with regards to road access.	- The location is relatively flat and a stadium would have significant visual impact. - Poor connectivity	To be considered for further review
	22	Land to the east of Pen Lane and to the north of the A34, Abingdon		Title no Multiple Owner Oxfordshire County Council	25.9 ha	Greenfield	Road Good Rail Poor  More than 1.5km from sustainable transport node.	Flat	- Landowner's intentions unknown	- Oxfordshire CC have planned highways upgrades to include full north and southbound junction accessibility. This would enhance the location with regards to road access.	- The location is relatively flat and a stadium would have significant visual impact. - Poor connectivity	To be considered for further review
	23	Land to the east of Oxford Road and to the south of the A34, Abingdon		Title no ON193355 Owner Radley College	19.1 ha	Greenfield	Road Good Rail Poor  More than 1.5km from sustainable transport node.	Flat	- Landowner's intentions unknown	- Oxfordshire CC have planned highways upgrades to include full north and southbound junction accessibility. This would enhance the location with regards to road access.	- The location is relatively flat and a stadium would have significant visual impact. - Poor connectivity	To be considered for further review
	24	Land the west of Oxford Airport		Title no Owner	19.1 ha	Greenfield	Road Average Rail Poor  More than 1.5km from sustainable transport node.	Flat	- Landowner's intentions unknown	- Open and level ground.	- Proximity to Oxford Airport likely to create conflict due to building height - Poor connectivity	To be considered for further review
	25	Oxford Greyhound Stadium		Title no ON211121 Owner Cowley Property Investment Limited	3.48 ha	Previously used as Greyhound Stadium.	Road Average Rail Poor  More than 1.5km from sustainable transport node.	Flat	- Landowner's intentions unknown	- Brownfield	- Neighbouring landowners required to create larger parcel - Not viable in isolation due to access issues and its size - Poor rail connectivity - We understand from OU that the land is currently let on a 10 year lease for Greyhound and Speedway racing.	Below area requirement




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Site reference	Site address	Site outline	Legal ownership	Site area	Existing land uses	Review of connectivity	Topography	Perceived availability	Pros	Cons	Extent to which site satisfies EFL and OUFC search criteria
26	Oxford City Football Club, Marsh Lane		Title no ON292163, ON296019, ON296013 Owner Oxford City Council, Oxford City Youth Football Club Limited, Oxford Football Partnership	9.53 ha	Sports club	Road Average Rail Poor  More than 1.5km from sustainable transport node.	Flat	- Oxford City Council have turned down historic approaches by OUFC - The two clubs would need to share facilities, or Oxford City would need to be relocated	- Similar land use to existing	- We understand from OU that the site is not viable due to issues relating to access, its size and traffic - Poor rail connectivity - Oxford City FC would potentially need to be relocated - Adjacent to Marston conservation area	To be considered for further review
27	Kassam Stadium		Title no ON230592 Owner Firoka Limited and Oxford City Council	6.09 ha	Football Stadium	Road Average Rail Poor  More than 1.5km from sustainable transport node.	Flat	- Allocated for alternative development - Landowner has confirmed to OUFC they are not willing to sell	- Existing stadium	- Poor road and rail connectivity - Landowner confirmed not willing to allow continued use or sell.	Landowner not willing to sell
28	Land north of Oxford Parkway Station		Title no Unregistered Owner Unregistered	19.5 ha	Agricultural land and aggregate storage	Road Good Rail Good	Flat	- We understand from Oxford United that an approach has been refused by the landowners	- Well located with good transport links	- Unwilling landowners	Landowner not willing to sell
29	Land near to Marston		Title no Multiple Owner Christchurch and private landowners	34.5 ha	Agricultural	Road Average Rail Poor  More than 1.5km from sustainable transport node.	Gently undulating	- Landowner's intentions unknown	- Adjacent to forthcoming Bayswater residential led allocation to the east - Includes elements of brownfield land	- Inadequate connectivity by road and rail - Partly within flood zone	Within Flood Zone 3
30	Land near to Pear Tree Park and Ride		Title no ON274170 Owner Merton College	9.55 ha	Agricultural and service station	Road Good Rail Good	Flat	- Merton College have confirmed that a disposal to OUFC would not be considered.	- Good infrastructure links	- Not available for purchase.	Landowner not willing to sell






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Site reference	Site address	Site outline	Legal ownership	Site area	Existing land uses	Review of connectivity	Topography	Perceived availability	Pros	Cons	Extent to which site satisfies EFL and OUFC search criteria
31	Land near to the Science Centre, Culham		Title no Multiple Owner Unknown	11.1 ha	Agricultural	Road Poor Rail Good	Flat	- Landowner's intentions unknown	- Rail links	- The site is both remote and removed from Oxford - There are access limitations	To be considered for further review
32	Land at Oxford Airport		Title no ON259913 Owner Vanbrugh Trustees Ltd	38.8 ha	Agricultural and brownfield coach storage	Road Good Rail Poor  More than 1.5km from sustainable transport node.	Flat	- Landowner's have confirmed to OUFC that alternative development use is being progressed	- Large open site under two ownerships	- Stadium not viable as it would disrupt the flightpath - Noise and light would be an issue for airport operation	Landowner not willing to sell
33	Frieze Farm, near to Oxford parkway		Title no ON277649 Owner Exeter College	32.7 ha	Agricultural	Road Good Rail Good	Flat	- Landowners intentions unknown. - The land is allocated to relocate the golf course from PR6b and is therefore may not be available for redevelopment	- Good infrastructure links - Well located in relation to Oxford	- Allocated for use as a golf course to replace the loss of the North Oxford Golf Course	To be considered for further review
34	South Hinksey		Title no Multiple Owner St Peters College and private landowners	11.8 ha	Sports Club	Road Average Rail Poor	Flat	- Unknown however relocation or sharing of existing sports facilities could enable development	- Existing sports use - Potential direct access to A34	- Partly included within the floodplain - Existing rail connectivity not good and timeframe for improvement would be reliant on the Environment Agency flood alleviation scheme being created, timings for which are uncertain.	To be considered for further review
35	Seacourt Park and Ride		Title no ON281186 Owner Oxford City Council	2.72 ha	Car park and bus station	Road Good Rail Good	Flat	- Landowner's intentions unknown	- Good infrastructure links	- Existing use important for Oxford's public transport services - Falls within the floodplain as does the surrounding land making development less viable	Below area requirement

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36	Oxpens		Title no ON293667 and ON345185 and ON305227 Owner Oxford West End Development Limited and Oxford City Council	6.84 ha	Brownfield and public open space	Road Good Rail Good	Flat	- OUFC confirm the landowner is not willing seller	- Good infrastructure links	- Competition with high value alternative development uses	Landowner not willing to sell
37	Eastwyke Farm		Title no ON335404 Owner University College	10 ha	Historic pasture and hotel	Road Good Rail Good  More than 1.5km from sustainable transport node.	Flat	- Unknown	- Good infrastructure links	- Sensitive, central Oxford location - Flood zone	Below area requirement
38	Land adjacent to Binsey Lane		Title no Multiple Owner Christ Church and Oxford City Council	15.8 ha	Pasture and recreation	Road Average Rail Good	Flat	- Landowner's intentions unknown	- Good infrastructure links - Close to the city centre	- Flood zone - Sensitive landscape	Within Flood Zone 3
39	Land between River Cherwell and Northern Bypass		Title no ON24995 Owner Oxford City Council	7.9 ha	Public Open Space	Road Average Rail Poor  More than 1.5km from sustainable transport node.	Flat	- Unknown but considered unlikely due to current land use	- Located within the ring road	- Existing use as community asset - High level of biodiversity - Poor connectivity	To be considered for further review
40	Stratfield Brake (Gosford Farm, Kidlington)		Title no ON261250 Owner Oxfordshire County Council	33.8 ha	Rugby grounds	Road Good Rail Good	Flat	- We understand that Oxfordshire County Council and the current leaseholders are not adverse to the site being utilised by Oxford United.	- Good infrastructure links - Well located relative to Oxford	- Existing land uses require relocation	To be considered for further review

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	Site reference	Site address	Site outline	Legal ownership	Site area	Existing land uses	Review of connectivity	Topography	Perceived availability	Pros	Cons	Extent to which site satisfies EFL and OUF search criteria	
	41	Red Barn Farm, Woodstock Road		Title no Multiple Owner St Johns and Merton colleges and Blenheim	25 ha	Agricultural	Road Good Rail Good	Flat	- Merton and St Johns have confirmed that a disposal to OUF would not be considered.	- Good infrastructure links	- Pedestrian connectivity to Rail is not in place - Not available for purchase.	Landowner not willing to sell	
	42	Medley Manor Farm, Botley		Title no ON285 Multiple Owner Private	17.8ha	Agricultural	Road Poor Rail Good	Flat	- Unknown	- Good rail infrastructure links and central Oxford location	- Flood zone		Within Flood Zone 3
Allocated sites	1	Osney Mead Industrial Estate		Title no Multiple Owner Several landowners including the University of Oxford	17.4 ha	Employment	Road Poor Rail Poor	Flat	- Landowners intentions unknown. - Allocated in the Oxford City Local Plan for mixed use development.	- Good infrastructure links - Well located in central Oxford	- The loss of employment on the site would need to be compensated for - A collaboration would be difficult to reach given the number of landowners		To be considered for further review
	2	Cowley Centre District Centre		Title no Multiple Owner Multiple	3.65 ha	Mixed use	Road Poor Rail Poor More than 1.5km from sustainable transport node.	Flat	- Landowners intentions unknown. - The site has been allocated in the Oxford City Local Plan for mixed use development. A stadium would not be acceptable on this site.	- Central urban location.	- Considerable distance from the train station and difficult road access.		Below area requirement
	3	Blackbird Leys Central Area		Title no Multiple Owner Several including Oxford City Council, Oxfordshire Council and Oxford and Cherwell Valley College	8.10 ha	Mixed use	Road Poor Rail Poor More than 1.5km from sustainable transport node.	Flat	- Landowners intentions unknown. - The site has been allocated in the Oxford City Local Plan for mixed use development	- Central urban location.	- Integral public open space and leisure facilities for Blackbird Leys community - Considerable distance from the train station and difficult road access.		To be considered for further review






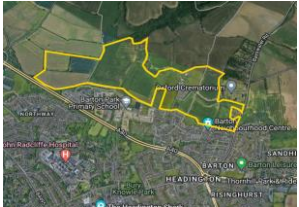

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4	Unipart		Title no ON21949 Owner Unipart Group	30.63 ha	Employment	Road Good Rail Poor  More than 1.5km from sustainable transport node.	Relatively flat	- Landowners intentions unknown. - Allocated in the Oxford City Local Plan for employment uses	- Road access	- Loss of employment land - Considerable distance from the train station	To be considered for further review
5	The Oxford Science Park		Title no Multiple Owner Magdalen College & Oxford City Council	27.1 ha	Science park	Road Good Rail Poor  More than 1.5km from sustainable transport node.	Relatively flat	- Landowners intentions unknown. - Allocated in the Oxford City Local Plan for employment uses	- Road access	- Development allocated for research led employment uses with proposals currently being advanced and potentially trading at very high land values.	To be considered for further review
6	Mini Plant		Title no ON53224 Owner BMW	82.13 ha	Car plant	Road Good Rail Poor  More than 1.5km from sustainable transport node.	Relatively flat	- BMW have confirmed to OUFC they are not willing sellers. - Allocated in the Oxford City Local Plan for employment uses	- Road access	- Designated for employment uses - BMW have confirmed to OUFC they are unwilling to sell.	Landowner not willing to sell
7	Oxford Business Park		Title no Multiple Owner Goodman	35.4 ha	Vacant brownfield land	Road Good Rail Poor  More than 1.5km from sustainable transport node.	Relatively flat	- Landowners intentions unknown. - Allocated in the Oxford City Local Plan for employment uses	- Road access	- Designated for employment uses	To be considered for further review
8	Nuffield Orthopaedic Centre		Title no ON146056 Owner Oxford University Hospitals NHS Trust	8.37 ha	Hospital, medical research, vacant previously developed land	Road Poor Rail Poor	Relatively flat	- Landowners intentions unknown. - Allocated in the Oxford City Local Plan and owned by Oxford University Hospitals NHS Trust who require the asset.	fgreyhound	- Planning permission will be limited to further healthcare facilities or medical research	To be considered for further review





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9	Old Road campus, Churchill		Title no ON170911 and ON188439 Owner University of Oxford	6.41 ha	Medical research	Road Poor Rail Poor More than 1.5km from sustainable transport node.	Flat	- Landowners intensions unknown. - Allocated in the Oxford City Local Plan and owned by Oxford University who require the asset.	- Central location	- Planning permission will be limited to additional medical related development	To be considered for further review
10	Warneford Hospital, Warneford Lane		Title no ON170906 Owner Oxford Health NHS Foundation Trust	8.78 ha	Hospital, research, playing fields	Road Poor Rail Poor More than 1.5km from sustainable transport node.	Relatively flat	- Landowners intensions unknown. - Allocated in the Oxford City Local Plan for mixed use healthcare led redevelopment	- Central location	- Planning permission will be limited to residential and healthcare related facilities	To be considered for further review
11	Churchill Hospital site		Title no Multiple Owner Oxford University Hospitals NHS Trust	22.73 ha	Hospital	Road Poor Rail Poor More than 1.5km from sustainable transport node.	Steep in parts	- Landowners intensions unknown. - Allocated in the Oxford City Local Plan and owned by Oxford University Hospitals NHS Trust who require the asset.	- Central location	- Planning permission will be limited to healthcare related facilities	To be considered for further review
12	John Radcliffe Hospital Site		Title no ON171331 Owner Oxford University Hospitals NHS Trust	27.75 ha	Hospital	Road Good Rail Poor More than 1.5km from sustainable transport node.	Steep	- Landowners intensions unknown. - Allocated in the Oxford City Local Plan and owned by Oxford University Hospitals NHS Trust who require the asset.	- Central location	- Planning permission will be limited to healthcare related facilities	To be considered for further review
13	Thornhill Park		Title no ON337634, ON337633 and ON322822 Owner Shaviram Group	4.84 ha	Employment	Road Good Rail Poor	Generally flat	- Landowners intensions unknown. - Allocated in the Oxford City Local Plan with planning forthcoming for residential development	- Road access	Residential development is considered to be the most appropriate use here	Below area requirement

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14	Wheatley Campus		Title no ON259982 Owner Oxford Brookes University	21.4 ha	Vacant	Road Good Rail Poor  More than 1.5km from sustainable transport node.	Gradually falls in level from west to east	- Currently being marketed with planning for 500 residential units in place. - Allocated for residential in the South Oxfordshire District Local plan	- Good infrastructure links	- The site has been granted outline planning permission for demolition of all existing structures and redevelopment of the site with up to 500 dwellings creating a strong land value - Distance from Oxford	To be considered for further review
15	Land south of Grenoble Road		Title no Multiple Owner Oxford City Council, Magdalen College and Thames Water	153 ha	Agricultural	Road Average Rail Poor  More than 1.5km from sustainable transport node.	Relatively flat	Allocated in the South Oxfordshire District Local Plan, and taken out of the greenbelt, with the intention of helping to meet Oxford's unmet housing need.	- Large land area	- Unlikely to be considered for use as a stadium as land specifically released from greenbelt with sole intention of providing housing numbers. - Poor connectivity	To be considered for further review
16	Northfield		Title no ON326006, ON16781 and ON326006 Owner King's College and The Oxfordshire County Council	68 ha	Agricultural	Road Average Rail Poor  More than 1.5km from sustainable transport node.	Flat	- Landowners intentions unknown. - Allocated in the South Oxfordshire District Local Plan	- Adjacent to tall industrial / employment buildings which help reduce landscape sensitivity.	- Unlikely to be considered for use as a stadium as land specifically released from greenbelt with sole intention of providing housing numbers. - Poor connectivity	To be considered for further review
17	Land north of Bayswater Brook		Title no Multiple Owner Christ Church	110 ha	Agricultural and caravan park	Road Good Rail Poor	Small incline	- Landowners intentions unknown. - Allocated in the South Oxfordshire District Local Plan		- Development agreement already in place between the landowner and Dorchester	To be considered for further review
18	North Oxford golf club, Land west of Oxford Road		Title no ON358771 and ON282322 Owner North Oxford Golf Club Limited and Checker Hall Company Limited	32.7 ha	Golf course and clubhouse	Road Good Rail Good	Relatively flat	- Landowners intentions unknown. - Allocated for residential development in the Cherwell District Local Plan as PR6b	- Good infrastructure links	- Planning application expected in 2023	To be considered for further review

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19	Land east of Oxford Road		Title no ON335083 and ON252511 Owner Christ Church and one other	47.4 ha	Agricultural	Road Good Rail Good	Gently undulating	- Landowners intentions unknown. - Allocated in the Cherwell District Local Plan as PR6a	- Good infrastructure links	- Allocated for residential development to meet Oxford's unmet housing need	To be considered for further review
20	Land south east of Kidlington		Title no ON285386 and ON259281 Owner The City of Oxford Charity Limited and one other	34.4 ha	Agricultural	Road Good Rail Good	Gently undulating	- Landowners intentions unknown. - Allocated in the Cherwell District Local Plan as PR7a and being promoted by Barwood for residential development	- Good infrastructure links	- Allocated for residential development to meet Oxford's unmet housing need	To be considered for further review
21	Land at Stratfield Farm		Title no ON321509 Owner Private	10.5 ha	Agricultural	Road Good Rail Good	Gently undulating	- Landowners intentions unknown. - Allocated in the Cherwell District Local Plan as PR7b	Good infrastructure links	- Allocated for residential development to meet Oxford's unmet housing need	To be considered for further review
22	Land East of the A44		Title no Multiple Owner Multiple	191 ha	Agricultural	Road Good Rail Good	Gently undulating	- Landowners intentions unknown. - Allocated in the Cherwell District Local Plan as PR8	- Good infrastructure links	- Allocated for residential development to meet Oxford's unmet housing need	To be considered for further review

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