

# **Cherwell Local Plan 2011-2031**

## **Examination Hearings**

**November 2014**

### **Statement of Common Ground Between**

#### **Cherwell District Council and Banbury United Development Ltd**

##### **1. Introduction**

- 1.1. This Statement has been prepared by Banbury United Football Club (trading name Banbury United Development Ltd) and Cherwell District Council (CDC) to reflect the current position agreed by both parties with regard to the proposed relocation of Banbury United Football Club as proposed in Policy Banbury 12 of the Proposed Submission Cherwell Local Plan, as modified.
- 1.2. The Statement is provided without prejudice to other matters of detail that parties may wish to raise during the hearings.

##### **2. Background**

- 2.1. Banbury United Football Club (BUFC) is currently located at Spencer Stadium, Station Approach, Banbury. The football club does not own the site but has a short term lease to use the ground. The current site is not of a sufficient size to accommodate all of the teams operated by the Club.
- 2.2. The existing site lies within an area of land at Canalside which the Council is promoting for redevelopment under Cherwell Local Plan Policy Banbury 1. The regeneration of the Canalside area is a Council priority as it offers the potential to redevelop a substantial area close to the town centre, securing improved access to the railway station and integration of the canal as a central feature of the town, and provide new residential, commercial and retail development.
- 2.3. Redevelopment of the existing football stadium is considered an important component of the regeneration proposals and it is therefore necessary to identify a suitable relocation site for the Club. The site proposed in Policy Banbury 12 (as modified by Main Modifications 113 and 114) identifies a site of approximately 16ha to the south of Banbury Rugby Club and fronting the Oxford Road.

2.4 Further minor modifications endorsed by the Council on 20<sup>th</sup> October 2014 propose to make reference in the Policy to remaining land not required by the football club to be examined to establish its potential to be a location for a new secondary school, if required by Oxfordshire County Council. The County Council has indicated that additional secondary school places will be needed in Banbury during the plan period and is investigating where this should be provided. The County Council has indicated that 8.42 hectares would need to be reserved for school provision, if a new school is required on the site. The policy indicates that any land not required by the Football Club or for a school would be used for formal sports provision to help address the identified shortage of playing pitches in this part of the district.

### **3. Matters on which the parties agree**

#### **3.1 *Policy Banbury 12: Land for the relocation of Banbury United Football Club***

#### **3.2 The parties agree that:**

- The site proposed under Policy Banbury 12 is suitable for the relocation of Banbury United Football Club.
- The relocation site offers the opportunity for more of the Club's teams to be based in one location, relieving pressure on usage of other pitches in the area.
- The site would offer the opportunity for provision of mixed gender/age training/coaching facilities not previously available.
- The site has the potential to become a centre for football development.
- To retain its current position in the football pyramid, the club would need a like for like football stadium at the new site (non- league ground grading C).
- The surveys and assessments detailed in the policy are required, including taking advice on flood lighting to limit upward glare.

#### **3.3 *Policy Banbury 12: Further Minor Proposed Modifications 113 and 114 as submitted on 21<sup>st</sup> October 2014, referring to remaining land not required by the football club to be examined to establish its potential to be a location for a new secondary school, if required and advised by the County Council***

#### **3.4 The parties agree that:**

- If part of the site is considered suitable and is required for a new secondary school, there is an opportunity for shared sports facilities between the school and the club.

#### **3.5 *Implementation and Delivery***

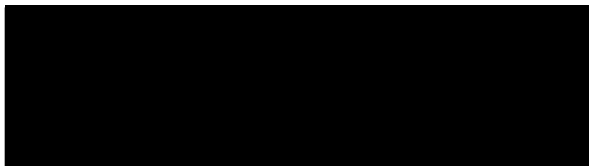
#### **3.6 The parties agree that:**

- BUFC will consult with the Oxfordshire Football Association and Sport England as to the best use of the site.
- BUFC project sub- committee will liaise with CDC and Oxfordshire Football Association in progressing the relocation and sources of funding.
- BUFC will seek a sporting partner(s), preferably another football club, to utilise the site to its full potential.
- If the site is to be leased, the football club will require a long lease in order to apply for grant funding.
- If the site is to be Freehold, land should be owned and administered by a trust to ensure its long term sports use to the benefit of the local community.

If part of the site is considered suitable and is required for a new secondary school:

- BUFC usage would be mainly outside of school hours offering the potential for shared sports facilities.
- CDC would support the club in applying for funding for an artificial (3G) pitch to compensate for land not available for pitch provision, subject to demonstration of need.
- BUFC could work with the school to offer specialised football coaching, and sports courses for post 16 students.

Signed on behalf of Cherwell District Council

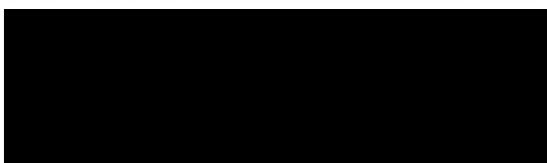


Adrian Colwell

Head of Strategic Planning and the Economy

Date: 27/11/2014.

Signed on behalf of BAVEURY UNITED DEVELOPMENT LTD



Name BARRY WORSLEY  
Position SECRETARY / DIRECTOR  
Date 27-11-2014