

Appendix 3

The local area, its infrastructure and services, simply cannot support this extreme proposal for a 10k capacity stadium (size not required based on current and projected game attendance) and over 1000 flats.

Influx of 2k new inhabitants would add unsustainable traffic and parking pressure on already congested local roads.

- The Council will be assessing the applicants transport modelling and proposals. This work will factor in existing uses and seek to minimise and mitigate impacts within policy acceptable levels.

Flat residents will have at least one car. The proposal to only provide 500 car parking spaces for the flats is untenable.

- Parking provision and meeting the Borough Council's parking policy standards are important for any development to reflect. The application proposes to move the entrance to the car park to Westfield Avenue with the aim of creating a car free scheme within and around the new stadium – the Council are aware this was a key issue raised in early consultation and engagement.

Extreme high density flat designs and building heights are not in keeping with local architecture, are visually intrusive, significantly blocking light and privacy for local residents and will significantly alter the character of the local area.

- All major schemes will be assessed against the Council's policies as well as by an independent design review board, of normally five different architects. Reports on various technical matters, including daylight will be assessed by the Council according to council and national planning policy guidelines.

Influx of people cannot be supported by local services, such as already oversubscribed schools and doctors surgeries.

- The CIL and S106 contributions required by the Borough and County Council's as part of the planning application will be assessed against the need arising from the development.

Stadium will emit immense light and noise pollution for local residents and high levels of transient people in the local area and on the roads.

- The Council will assess all impacts and associated mitigations as part of the application's determination. Separate reports for both areas raised will be included in the planning application.

The construction of this development will provide mass disruption on local roads, tremendous noise and environmental pollution for local residents which is undesirable.”

- If consented, a construction management plan will be devised and will require approval. The management plan will outline the method of construction and how disruption to local residents will be minimised.