

It will also mean that LOCAL STREETS will be used for parking. HOWEVER HARD efforts are made to prevent this, people WILL find parking ANYWHERE around the area. There is also suggestion of Controlled Parking Zones . why would these be necessary if very few people travel by car? OUFC seems to want it both ways.

GENERAL DISRUPTION AND NOISE.

Whatever arrangements are made for traffic, there will inevitably be MANY noisy fans wandering around the area. This could be late in the evening and especially because it will take A LONG TIME for fans to get on trains, buses or get out of car parks.

PUBLIC TRANSPORT

If most people do arrive by Public Transport, it means that the BUSES, TRAINS, will be full up, and so impossible for local people to use.

GENERAL COMMENT about TRAFFIC and NOISE

We can foresee a situation in which we are unable to get out of our road because the Banbury Road (part of Oxford Road) is totally congested with traffic. We can also see a situation in which there will be constant NOISE disruption either from the Stadium itself, or

having a GREEN BELT if it can so easily be built on and with such a huge, disruptive development?

National Planning Policy Framework states that inappropriate development is not allowed on Green Belt land, unless there are 'very special circumstances'. OUFC says there are VERY SPECIAL CIRCUMSTANCES, but there is no evidence to show that KASSAM Stadium could not continue to be used. OUFC's claim of VSC must be challenged and proved.

If this had been the case, OUFC should have done something much sooner. Presumably it's because they are now in a panic to try to find somewhere to go, and so are prepared to ride roughshod over so much of the many objections (legal as well as personal).

If this plan were to go ahead, it would not be long before Kidlington becomes just another part of Oxford, rather than a separate Council.

BENEFITS.

The application includes references to BENEFITS to the local economy. It's difficult to see how there would be any such benefits with businesses disrupted by the traffic congestion and overcrowded local transport.

There is a suggestion that there will be benefits to access to Green Belt land, and to Biodiversity. It's difficult to see how either of these will be achieved when such a large portion of Green Belt will be destroyed, and also a lot of natural habitat.

GENERAL COMMENTS

The application seems to be somewhat inconsistent and irresponsible . made, it seems, because of a panic to find a new venue. There is no evidence to suggest that the Kassam Stadium could not be used. The panic is of OUFC's own making, and if a new venue IS required, it should commit to taking far more time to address the very real problems involved in such a development and in to finding a much more appropriate site.

There also seems to be a somewhat irresponsible attitude to the reports, views and concerns of local councils, local laws, local organisations, local businesses and local residents. Oxford County Council, Thames Valley Police, Cherwell District Council Local Plan, Oxford Strategic Travel Plan, Oxfordshire Councils Climate Crisis and various environmental groups present objections of one sort or another to the application. OUFC does not seem to want to take any notice of these objections.

OUFC has itself acknowledges that there will be traffic disruption, and also possible disruption to bus and train services. It does not provide realistic plans for dealing with this disruption. It appears that this is not of real concern to OUFC.

OCC has said that Road closures are not allowed, but the Application prefers to ignore this as well, and suggests road Closures.

Overall unsuitability for such a development.

The Design and Review panel (whose advice OUFC should take into account) says that the site itself is not big enough for such a development. It SQUEEZES in too much, with the result that there is not enough Parking Space, and the Safety of fans in the case of an emergency is not assured. The traffic situation is also totally unsuited to such a development.