

18. The 180 bed hotel would generate significant extra activity 7 days a week adding to congestion and pressure on local infrastructure and services. The different usage characteristics of the hotel and some of the other proposed uses should be assessed separately from the stadium.
19. A 180 bed hotel represents a major development in its own right and is not a necessary part of a stadium. It would never be permitted at this location in the Green Belt and should be considered separately for this reason also. The legal precedent cited by the applicants concerning 'mixed-use development' (para 9.25, Planning Statement) should be closely checked to see whether it is truly comparable. In any event, as the hotel comprises a major part of the development it makes the Very Special Circumstances test even more difficult.

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20. The site is too small and an awkward shape for the development proposed. It is closely hemmed-in by busy major roads one of which has no pedestrian provision and the other (Oxford Road) only has narrow pavements. This would lead to dangerous situations when events take place.
21. The public and 'green' areas are much too small to cope with a potential 16,000 visitors.
22. The statement that the proposed 'green' area at the very north of the site would maintain a sense of openness is disingenuous in the extreme. It is very small and is intended to be a functional part of the fan zone. There is no guarantee it would be maintained.
23. The stadium is sited too close to the protected woodland habitat to the south of the site which would inevitably suffer damage possibly to the point of effective destruction.
24. The development would be completely out of character with the surrounding area which is either low rise residential or undeveloped green fields, golf course, nature reserve and playing fields. Much of this is planned to be replaced by new low rise residential development. However, the proposed hotel and stadium will be 25m tall, equivalent to a 7 or 8 storey block of flats, and have an approximately 180m x 140m (over 2.5ha or 6 acres) footprint. This would dwarf and dominate everything in the surrounding area.
25. Most modern stadia are, in fact, situated near retail parks, light industrial sites and/or business areas (for example at Brentford, York, Reading, Swansea and Wimbledon) rather than next to residential areas or protected habitats.
26. The site is in the middle of an area already being developed (Oxford North) and to be subject to major housing and science park development in the coming years. This will create huge pressure on infrastructure and services to which the Stadium would add significantly. As part of these plans it is considered that the Oxford Road is a major transportation corridor into the city which as described above would be disrupted by the stadium.
27. The unsuitability of the site (as described above) for this development would be the case regardless of Green Belt designation.