

from: Dr J Godsland : Private resident: Oxford Road

I object to the proposal on the following grounds:

EFFECT ON POLLUTION / TRAFFIC and GENERAL DISLIKE OF PROPOSAL

This proposal is in the heart of the Littlemore Conservation Area. Since it was absorbed into Oxford, this part of Littlemore has provided the City with hundreds of new homes in estates highlighted pink on the map.

Astrop Lane, Medhurst Way, Lawn Upton Close, David Nicholls Close, Barberi Close, Hillsale Piece and Pipleay Furlong are all new roads full of mixed residential properties. Each new development brings an increase in traffic, but each time the increase is described as insufficient to have an impact. However, cumulatively, the traffic associated with all these developments has destroyed the character of Littlemore Village, and caused substantially increased levels of air- and noise-pollution. The impact of two major developments totalling more than 400 new homes (highlighted in purple) has yet to be felt.

I think that there should be a moratorium on further development in Littlemore until after the current batch of more than 400 new homes (highlighted purple on map) is completed, and the impact of these two most recent developments on Oxford Road, the main thoroughfare to the ring road, has been experienced and assessed.



ACCESS

The entrance to the site is narrow, and this may lead to problems on Sandford Road, problems of access for emergency vehicles, and conflict between potential residents and those using the few proposed pub parking spaces.

RISK TO THE FUTURE OF THE PUB

I can do no better than two quote from the Design and Access statement: *The George PH is a viable going concern, which continues to serve the community. Pubs are an important community asset and have an important role in serving their community. Whilst this application doesn't seek to change the use of the pub, it is seeking to redevelop the car park and beer garden which in itself could affect the ability of the pub to remain viable.*

EFFECT ON OPEN SPACE PROVISION AND COMMUNITY FACILITIES

The existing Beer Garden is used by the whole community

The current Publican has devoted time and energy to the Community over many years. Apart from hosting Bank Holiday 'Fun Days' (see image), the garden space is used by families to meet throughout the year. Parts of Littlemore are impoverished: many local people don't have garden space of their own. The garden allows children freedom to play while parents can enjoy a drink.

The proposal will limit the Pub's ability to host events in the future, both for its own business and also local community events: this will also deny local clubs and organisations suitable space for their events.

The Pub does need a car park

The Pub also hosts Sports TV, Darts teams, Aunt Sally Teams, Charity Music Nights, the local Church's Over 60s monthly lunch club, and a Friday meat draw.

The Pub has advertised itself as the nearest pub to the Kassam Stadium: this has attracted Match Day Parking. On big match days all roads in Littlemore and Sandford (other than those where match-day parking is restricted) are so full of parked cars that it isn't possible for residents to find space for themselves.

I don't think that leaving only 7 parking spaces for Pub use will be sufficient, and think it is quite wrong to remove the off-road parking space provided by and for the George.



EFFECT ON THE CHARACTER OF THE AREA

Apart from inevitably bringing cars and more on-street parking, both spillage from the development and from the Pub, the proposed layout and design seems incongruous with the character of the Conservation Area.

PUBLIC TRANSPORT PROVISION

The applicant had provided inaccurate details of public transport in the area. The Number 3 Bus does not serve Littlemore. Littlemore is served by the 3a and the 16. While the 16 does run ½-hourly or hourly all day and all week it takes a circuitous route through Cowley Centre to get the City. The Number 3a which runs half-hourly at most (and at irregular times in the afternoon) has no services in the middle- and late-evening or on Sunday. There are no buses running directly to the Station in Oxford City Centre. Traffic will naturally increase while CoViD-19 is a risk, buses will be quickly full to their new capacity, and claims about the sustainability of the development, and the number of journeys local people are likely to make on foot cannot be accurate.

LACK OF INFRASTRUCTURE PROVISION

None of the new developments has brought with it an improvement in our infrastructure: roads, transport, schooling, health services etc. Though together with Sandford we have sufficient population to justify having 3 General Practitioners, we have no primary healthcare facilities, Medical or Dental: I quote NHS Commissioning:

- *Currently three General Practices have boundaries which cover Littlemore – The Leys in Blackbird Leys; Hollow Way Medical Centre in Cowley, & Temple Cowley Health Centre.*

None of these three practices has a direct bus route to Littlemore: potential patients will have to take **2 buses** each way if they wish to use public transport.