

From: [REDACTED]
Sent: 14 May 2020 16:15
To: Planning
Subject: Planning application ref 20/00934/FUL

I wish to comment on the above planning application.

I live in Railway Lane, barely 100m from the George pub and I am acutely concerned on two counts:

1. Impact on the Littlemore conservation area; and
2. Impact on traffic and parking in the area.

Littlemore conservation area

I quote from Oxford CC Littlemore Conservation Area Overview:

The special character of Littlemore derives from its retention within the modern settlement of a village atmosphere and its traditional buildings surviving in much of the original street pattern with representative types of structures from several centuries that are archetypal to an evolved village settlement.

In my view, trying to shoehorn 8 small modern brick-faced family homes and 12 parking spaces into an enclosed area of 0.2 hectares in the middle of the Conservation Area is inconsistent with the values of the area. The proposed site is at the heart of the conservation area and I believe that the development would erode the village feel, the very characteristic that the Conservation Area designation is expected to protect. That is not to say that there should be no development of the site, merely that development should be at a scale that does prejudice the Conservation Area.

Traffic and Parking

Quite apart from the damage that the proposed development would do to the village aesthetic, the introduction of yet more houses and cars at this point would add to the growing congestion in Littlemore. Oxford Road and Sandford Road have become rat-runs because of the science park and congestion on the by-pass, and suffer from heavy traffic at different times of the day, which makes for the antithesis of a village atmosphere and makes the lives of existing residents more stressful and difficult. This problem will be greatly exacerbated in due course by the recent granting of planning permission for over 270 new homes in Littlemore Park, the traffic emanating from which must all decant onto Sandford Road and cause further congestion as it heads onto the ring road and beyond. **Public transport is simply inadequate and can't take the strain.** (Coronavirus may make things worse if people take to their cars to avoid congested buses.) The no. 3A bus has a skeleton schedule for 6 days a week, but nothing like what is enjoyed by other areas of Oxford and significant traffic growth is inevitable.

Traffic is a major issue for residents and some feel that OCC is simply ignoring these concerns in its push to build houses at any cost. One wonders if such a development would be entertained in North Oxford or Headington Village.

The loss of parking in the George Pub, specially but not uniquely on match days, will cause vehicles to be parked in Railway Lane and in other roads nearby. This is already a problem, with cars often parked inappropriately, and will only get worse if the pub loses so many of its parking spaces.

Conclusion

For the reasons given above I object to the proposed development. I believe that a smaller development would enable a much more sympathetic architectural approach with a reduced impact on what has become a significant issue for residents – traffic.

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