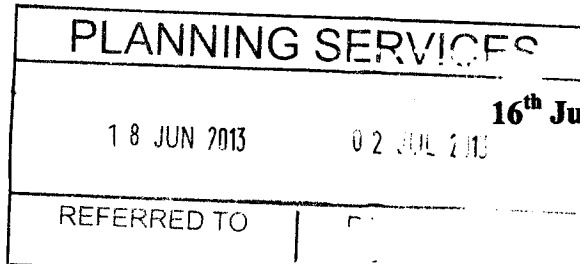




24 Worcester Place
Oxford
OX1 2JW



Oxfordshire County Council
For the attention of: Angela Fettiplace, Planning Officer
St Aldate's Chambers
109 St Aldate's
Oxford, OX1 1DS



Dear Ms Fettiplace,

Planning Application No.13/00832/FUL
Former Ruskin College Site, Walton Street, Oxford

On Friday 14th June I spoke to Andrew Cooper, Planning Case Officer, to request whether the proposed cycle stands in Worcester Place could be moved to the end of the street (in the corner where Worcester Place turns to the right, where there are no private residents). I explained to Andrew that as local residents myself and several neighbours are concerned about the safety of the proposed placement of the stands.

My telephone call to Andrew was prompted by information obtained at a meeting hosted by Exeter's Architects and Consultants, Turnberry Planning Ltd, on Monday June 10th. That meeting was attended by myself, six other local residents, Councillor Susanna Pressell, and the Rector and Bursar of Exeter. At that meeting, amongst other concerns with the application, we specifically pressed Turnberry's representatives to consider moving the location of the cycle stands to the corner at the far end of Worcester Place. Chris Pattison of Turnberry stated that the cycle racks in Worcester Place were *not* part of the proposal put forward by Exeter: instead he stated that the cycle racks and their position were a requirement of Oxfordshire County/Oxford City Council and supported by the Oxford Civic Society.

My subsequent conversation with Andrew Cooper contradicts this: Andrew explained to me that Turnberry on behalf of Exeter had requested these cycle stands to be placed on the highway itself, and had specified the location, because there is not enough provision within the site to fit sufficient parking stands for the number of students. Andrew explained to me that the decision rests with the Highways Authority who will consider any issues relating to safety and public nuisance. Andrew concluded that there could be some scope for moving the racks and that he will follow up to see if Exeter's proposal can be revised - we would appreciate your support in effecting this change.

At the same meeting there was a presentation of the results of a sunlight/daylight analysis performed by a third party firm on behalf of Exeter College/Turnberry. We expressed concerns that the presentation excluded those periods of the year when sunlight is already very scarce in Worcester Place in the mornings (between December and March). Instead they presented shadowing only for the months of June and September when morning sunlight is largely unobstructed at present. They

also presented light angles that do not take account of the very large and imposing front-facing dormer windows that are proposed.

During the meeting it was stated that the sunlight reduction would be 18%, which is under the 20% threshold (although this discussion was curtailed by the lead consultant owing to the absence of an expert representative). The Residents' position is that the existing buildings obstruct sunlight significantly, particularly between December and April each year, and so any further reduction will be unacceptable to us.

To conclude, we are very concerned that two significant aspects of the proposed development - the bike stands and the impact on daylight - have been presented to us inaccurately or selectively. Therefore we have decided to commission our own independent daylight and sunlight assessment. We will share the results with you once they are available.

Yours sincerely,



Chris Johnson

Also on behalf of, and with copies to:

Professor Victor Flynn, 25 Worcester Place
Mark Johnson-Watts, 2 Walton Lane
Mary Keen, 4 Walton Street
Marya Lewis, 13 Walton Street
Nicky Schlatter, 27 Worcester Place

Copies to:

Ms Frances Cairncross, The Rector, Exeter College
Councillor Susanna Pressell, Jericho & Osney Ward, Oxford City Council
Andrew Cooper, Case Officer, Transport Development Control, Oxfordshire County Council
Nicholas Worlledge, Head of Conservation, Oxford City Council

West Area Planning Committee:
Councillor Elise Benjamin
Councillor Anne-Marie Canning
Councillor Bev Clack
Councillor Colin Cook
Councillor Michael Gotch
Councillor Graham Jones
Councillor Bob Price
Councillor John Tanner
Councillor Oscar Van Nooijen