

**From:** Colin Cook [REDACTED]  
**Posted At:** 05 September 2013 14:56  
**Posted To:** [planningcomments@oxford.gov.uk](mailto:planningcomments@oxford.gov.uk)  
**Conversation:** Exeter College: Supplementary Planning Information  
**Subject:** Re: Exeter College: Supplementary Planning Information

Dear Chris,

I was perhaps not clear when I spoke to you on the difference between asking for changes which would require a fundamental redesign of the scheme e.g. take 2m off the height, which would not be allowed, and ones such as asking for a reduction in the level of cycling parking provision. The latter is something the committee could ask for without requiring a redesign of the whole scheme and so would be possible if the committee ask for an amendment.

All the best,

Colin

On 5/9/13 12:53, Christopher Johnson wrote:  
Dear Angela.

My understanding is that such a request, for a reduction on cycle stands from 22 to 8, at Tuesday's meeting would be futile because the committee can only decide whether to approve or to decline. I have need led to believe that the committee cannot to apply any conditions (such as noise constraints or reduction of cycle stands).

Would you please confirm whether this is correct?

There is extreme disappointment amongst local residents at The planning department's decision to support this application, despite the disproportionate height for such a all residential street, and so we wish to know where we stand on making smaller changes at this stage, to try to reduce the deterioration to our lives, so that we do not suffer any further false hopes about this matter.

Kind regards

Chris Johnson  
Chair, SJRA

Sent from my iPhone

On 5 Sep 2013, at 11:42, "FETTIPLACE Angela" [REDACTED] wrote:

Dear Chris,  
The details of the application cannot be changed at this late stage. I suggest that this is something to bring up when you address the committee in public speaking.  
Kind regards  
Angela

Angela Fettiplace  
Principal Planner  
Oxford City Council  
[REDACTED]

<image001.png>

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**From:** Christopher Johnson [REDACTED]  
**Sent:** 04 September 2013 19:12  
**To:** [planningcomments@oxford.gov.uk](mailto:planningcomments@oxford.gov.uk)  
**Cc:** FETTIPLACE Angela [REDACTED] Councillor COOK Colin

**Subject:** Fwd: Exeter College: Supplementary Planning Information

Dear Sir/Madam

I understand this request need to be sent to you for consideration.

The determination date is Tuesday September 10th so I would be grateful if you are able to review this at your earliest convenience.

Kind regards

Chris Johnson  
24 Worcester Place  
Chair, South Jericho Residents Association

Sent from my iPhone

Begin forwarded message:

**From:** Christopher Johnson <[REDACTED]>  
**Date:** 4 September 2013 14:29:46 BST  
**To:** "Cooper, Andrew - Environment & Economy" <[REDACTED]>  
**Cc:** "Fettinlace, Angela - Oxford City Council" <afe[REDACTED]>

**Subject: Re: Exeter College: Supplementary Planning Information**

Dear Andrew.

My understanding is that there is a precedent for smaller cycle racks to be placed in residential streets - there is a six or eight cycle rack in Bridge Street on Osney Island.

Therefore we request that the cycle racks proposed for Worcester place are reduced from 22 to 8 in order to reduce disturbance for local residents whilst providing a reasonable overspill facility for Exeter's cyclists.

Would you please consider this request and let me know the outcome?

Kind regards

Chris Johnson  
24 Worcester Place  
Chair, South Jericho Residents Association

Sent from my iPhone

On 3 Sep 2013, at 20:48, "Christopher Johnson" <[REDACTED]> wrote:

Dear Andrew.

May I please ask you one further question?

Would you please provide an example of a residential street in Oxford where a rack of 22 cycle stands has been built?

We would like to know whether the Exeter/Ruskin proposal is setting a new precedent.

Kind regards

Chris Johnson  
24 Worcester Place  
OX1 2JW  
Chair, South Jericho Residents Association

Sent from my iPhone

On 3 Sep 2013, at 11:48, "Cooper, Andrew - Environment & Economy"

[REDACTED] wrote:

Dear Chris,

Thank you for your Email.

Thank you for providing details of the Historic situation, with respect to cycling, and the type of students that attended the former Ruskin College. I also note that, Historically, Ruskin College, had no formal provision for cycle parking.

The above information, is not however, considered a basis on which to conclude that there was no cycling, associated with the former Ruskin College; and therefore the potential increase in cycling, from this proposed use is likely to be low. It should also be noted that the Site has an existing permitted educational use, which would create cycle movements.

I am satisfied that the placement of cycle stands on-street and cycle access onto Worcester Place is acceptable.

I would note that the views you have expressed, as part of the Planning Consultation process, (which needs to be sent to [planningcomments@oxford.gov.uk](mailto:planningcomments@oxford.gov.uk)), regarding cycling, will be carefully considered by Oxford City Council, and there is no need for me to comment further on Highway matters.

Kind regards

Andrew

Andrew Cooper  
Engineer

Road Agreements  
Strategy and Infrastructure Planning  
Oxfordshire County Council  
Speedwell House  
Speedwell Street  
Oxford  
OX1 1NE

[REDACTED]

Save money and paper – do you really need to print this email?

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**From:** Christopher Johnson [REDACTED]

**Sent:** 31 August 2013 23:46

**To:** Planning - Environment & Economy

[REDACTED]

**Subject:** RE: Exeter College: Supplementary Planning Information

Dear Andrew,

Following up on my email of July 31st please see attached some further feedback from the residents of Worcester Place. You should have seen this included within our letter dated August 26th.

Kind regards

Chris

=====  
The former Ruskin students were mostly mature and were lectured either on-site or in Headington. The Planning Application form states that Exeter are planning to have 77 **cycle stands**, of which 27 would be situated on the highway of Worcester Place. These would be intended for students who will take lectures within the city centre. These facts contradict the Local Highway Authority statement that "....the potential increase in cycling, from this proposed use is likely to be low". We point out that this statement cannot be

sustained given an **increase from zero to 77**. Nor are we aware of any precedent in the Jericho area where cycle stands are situated in a residential street. We propose that the cycle stands should be moved within the site and with access onto Walton Street instead.

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Subject: Re: Exeter College: Supplementary Planning Information

From: [REDACTED]

Date: Wed, 31 Jul 2013 19:25:42 +0100

To: [planning@Oxfordshire.gov.uk](mailto:planning@Oxfordshire.gov.uk)

CC: [REDACTED]

Dear Andrew

Thank you for your message and for your explanation of the process to be followed. However I think we need to request that you revisit the facts you have been given.

Historically Ruskin College had no provision for cycles that we are aware of. Certainly none that involved any quantity of cycles emerging onto Worcester place regularly.

So in fact the potential increase in cycle traffic is very significant. There will be 50+ bikes within Exeter's proposed building, all emerging through a side gate onto Worcester place, plus the 24 additional ones (for which existing highway would need to be converted, at the request of Exeter because they have not allowed enough space within their site).

74 bicycles using Worcester Place would represent a very significant increase.

We have written to Audrey Mullender, the principal of Ruskin, and have requested confirmation of the historic position from her.

We think the only safe solution is for Exeter to revise their proposal to create access for cycles via the front of the building, facing Walton street, where there is an entrance that could be redesigned to accommodate all 74 cycles much more safely.

Regards

Chris Johnson  
24 Worcester Place  
South Jericho Residents association (chair)

Sent from my iPhone

On 31 Jul 2013, at 13:20, "Planning - Environment & Economy"

[REDACTED] wrote:

Dear Mr Johnson,

Thank you for your Email, the contents of which I note.

Your Email has been forwarded, to me, as I provided Highway Comments, on behalf of Oxfordshire County Council, for the planning application, at the former Ruskin College Site, Walton Street, Oxford (13/00832/FUL).

I would note, the following from my latest Highway Comments, dated 31<sup>st</sup> July 2013, which should be available on Oxford City Council's website, shortly.

*The site has an existing education/student use (formerly Ruskin College), which would have created cycle movements; and as such, the potential increase in cycling, from this proposed use is*

*likely to be low. I consider that an objection on this ground is unlikely to be sustained.*

*Notwithstanding, the above, I have considered and investigated the following suggestions:*

- *Firstly, a contra-flow cycle lane, on Worcester Place – This is likely to lead to the loss of on-street parking bays, which is likely to be unsatisfactory; and*
- *Secondly, a raised entry-treatment, at the junction of Worcester Place and Walton Street – This may be possible, and could reduce speeds of cyclists and vehicles, at this location, whilst also improving pedestrian priority.*

It should be noted that the proposed Highway works, will need to be carried out under an agreement, with Oxfordshire County Council, as Local Highway Authority, and that the Local Highway Authority would seek to give consideration, to a raised entry-treatment, at the junction of Worcester Place and Walton Street, for potential inclusion in any finalised S278 Works.

Your sincerely

Andrew

Andrew Cooper  
Area Liaison Officer for Oxford City

Transport Development Control  
Strategy and Infrastructure Planning  
Oxfordshire County Council  
Speedwell House  
Speedwell Street  
Oxford  
OX1 1NE

[REDACTED]

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**From:** Christopher Johnson [REDACTED]  
**Sent:** 17 July 2013 23:27  
**To:** Planning - Environment & Economy  
**Cc:** Fettiplace, Angela - Oxford City Council; [REDACTED]  
**Subject:** Fwd: Exeter College: Supplementary Planning Information

Have forwarded to KB asking his advice - P

Dear Sir/Madam

I would be grateful if you would please add the PDF document attached to the planning website for the Exeter/Ruskin site (13/00832/FUL).

Kind regards

Chris Johnson  
24 Worcester place  
Oxford  
Ox1 2jw

Sent from my iPhone

Begin forwarded message:

**From:** "Chris and Charmian Johnson"

[Redacted]

**Date:** 17 July 2013 00:11:47 BST

**To:** "Frances Cairncross"

[Redacted]

**Subject: Re: Exeter College: Supplementary Planning Information**

Dear Ms Cairncross,

Thank you for getting in touch and for providing the shadowing diagrams. Of the twelve diagrams that you have provided I can see increased shadowing in six and some improvement in only one (the other five being mid-year or late afternoon).

Please see attached a new diagram that provides further evidence of our concerns about the height increase and the impact of the dormer windows on daylight.

I have not heard from Chris Pattinson but our concerns about the cycle racks remain. Worcester Place is used as a "main entrance into Jericho" from the city centre and it is always worrying for us to see cyclists heading towards oncoming one-way traffic along such a narrow street. Hence our objection to the proposed conversion of highway that would increase this danger.

We will of course welcome you to join one of our meetings.

With kind regards

Chris Johnson (Chair, South Jericho Residents Association)  
24 Worcester Place  
Oxford OX1 2JW


[Redacted]

----- Original Message -----

**From:** Frances Cairncross

**To:** Chris and Charmian Johnson ; Chris Pattison

[Redacted]



**Sent:** Monday, July 15, 2013 9:35 PM  
**Subject:** RE: Exeter College: Supplementary Planning Information

Dear Mr and Mrs Johnson

I apologise for not getting back to you and your neighbours sooner with details of the way we believe that shadowing in Worcester Place will alter at various times of day on 21 March, 21 June and 21 December. I was on holiday when your email arrived, and trying to remain off-line as far as possible.

In response to your concerns about the size of the images in the report, I have now asked the consultants to extract them for you and they are attached for your reference.

As for the cycle stands, we are still exploring the possibility of moving them closer to Walton Street. However, I have asked Mr Pattison to call you to discuss your concerns further as there is still time to address any detailed points you want to raise..

I am sorry we have not been able to reach agreement, but once the planning process is concluded, I would like to come to a meeting of the South Jericho Residents Association to discuss how we can develop our relationship and ensure we become good neighbours.

With best wishes

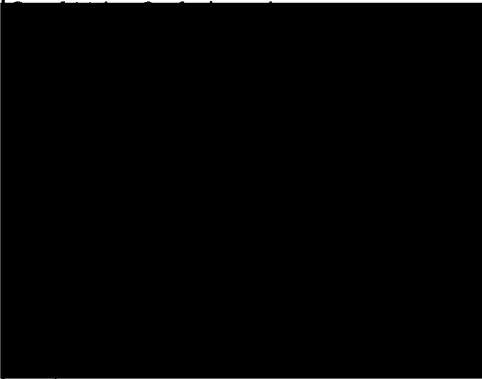
Frances Cairncross

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**From:** Chris and Charmian Johnson



**Sent:** 09 July 2013 18:55  
**To:** Chris Pattison



**Subject:** Re: Exeter College: Supplementary Planning Information

Dear Chris,

Unfortunately the 82 page document that you sent on July 3rd did not provide any satisfactory answers to our questions about daylight-sunlight

impact to our houses. The diagrams were small and poor in quality.

Our significant concerns with your proposal remain and we are disappointed with the refusal to release the data files. Our independent daylight-sunlight analysis is underway but is handicapped by the lack of any detailed information about your proposal.

We remain concerned about the safety of the positioning of the cycle stands.

We will be requesting a speaking slot at the (expected) determination date of August 13th.

Finally we have constituted the South Jericho Residents Association to give our concerns a unified voice during the planning process that will be carried out over the next few weeks.

Regards

Chris Johnson  
24 Worcester Place  
Oxford OX1 2JW

On behalf of the South Jericho Residents Association

----- Original Message -----

**From:** [Chris Pattison](#)  
**To:** [Chris and Charmian Johnson](#)

**Sent:** Wednesday, July 03, 2013  
9:45 PM  
**Subject:** Exeter College:  
Supplementary Planning  
Information

Dear Mr Johnson,

I am about to circulate the above document which I trust responds to all the issues raised by residents, but should you or anyone else not receive a copy, please let me know and we will arrange to send a version by a file download link or similar.

This document will be sent to the City Council this week, and we would of course be happy to discuss any specific queries with you.



Kind regards

Chris

**Chris Pattison**

**TurnberryPlanning Limited**

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