

## The Friends of Old Headington

Hon. Secretary: Stella Welford, 33 Old High Street, Headington, Oxford OX3 9HP  
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Mr. Michael Crofton-Briggs  
Planning Control and Conservation  
Oxford City Council  
Ramsay House  
10 St Ebbe's Street  
Oxford OX1 1PT

22 April 2009

Dear Mr. Crofton-Briggs

### **Application no. 09/00549/FUL - Ruskin College: Car parking areas to provide 38 spaces**

The Friends of Old Headington have considered this application again in the light of our response to the Master Plan submitted for developments at this site. We express our continued objection to the number and location of car parking spaces within the grounds of the college.

The intention appears to be to rationalise the parking, mainly by removing it from the front drive to the north of the site, which will result in the Council's policies (i.e. CP. 1) set out in the Oxford Local Plan not being taken into account. The number of parking spaces (16) to the north of the site is excessive and will affect the amenity value of the grounds themselves and be intrusive for those living in Rookery Cottage. There are currently spaces to the south of the main building, and cars from this area use the main entrance to the college's grounds.

We particularly object to the access along Stoke Place, which is being eroded even by current use. Its width at its narrowest point is only 2.75 m between the verges. We feel that the North East Area Committee's views in this matter are still not being taken seriously since the architects and landscape planner continue to suggest schemes which involve Stoke Place being used as an artery for cars and delivery vehicles. It is a Bridleway Open to All Traffic and as such Ruskin has a right to use it, but they also have a responsibility, as do local residents, to use it with care. Indeed any development should "preserve and enhance" it, as it is one of the last surviving lanes in the Conservation Area.

Stoke Place is used by cyclists and walkers and by those living near the junction with Dunstan Road who have no off-street parking for their cars. Space on the lane is limited with safety issues involved for residents and their families. Being a private road, it is outside the Residents' Parking Zone, and therefore vulnerable to unauthorized parking by Ruskin visitors.

*President:* Mrs. Penny Richards MBE MA      *Vice-President:* Ray Wilsdon Esq

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Stoke Place stands by itself as an important element within the Old Headington Conservation Area. The loss of only a few of such elements would destroy the relevance of the Conservation Area itself. Because of forceful negotiation we have caused Ruskin to use an internal access and exit route for its construction traffic, and a route was found. This implies that all traffic could be accommodated within the site.

Ruskin's excellent links to public transport which were set out in the Travel Plan and Transport Assessment documents must be taken into account. Through their commitment to this plan the Council must appreciate that Ruskin are committed to accepting the Council's policies as set out in the Local Plan (section 3.3) so that a reduced number of car parking spaces should be achievable.

Yours sincerely

Stella Welford  
Hon. Secretary

Copies to: Councillor David Rundle  
Councillor Ruth Wilkinson  
Oxford Preservation Trust  
Oxford Civic Society  
The applicant's agent

*President:* Mrs. Penny Richards MBE MA      *Vice-President:* Ray Wilsdon Esq