



The Friends of Old Headington (Chairman: Sarah King, 1 The Croft, OX3 9BT)

[Application to extend the time limit on implementing permission 97/00731/NFH \(12 study bedrooms\) previously extended under 04/02045/VAR and 09/02486/EXT.](#)

Stoke House 7 Stoke Place Oxford Oxfordshire OX3 9BX

Ref. No: 13/00475/EXT

Comment

The Friends of Old Headington made no objection to the original application to build 12 study bedrooms in the grounds of Stoke House.

However, in the 16 years which have elapsed since permission was granted, the very substantial development on the site of the main Ruskin campus has contributed to the recent incidents of sewage flooding in Stoke Place, and has suffered from floods itself.

The infrastructure of this area has deteriorated considerably over time, causing increasing problems - hence the statement by Thames Water that there is no more capacity in the sewerage network in this part of Oxford (see *Oxford Times* 23 August pp. 1 and 4); hence also a series of calls by local residents for emergency help from Thames Water over the last year.

The increased incidence of flooding (of both surface water and waste water) and the current state of the pipe network locally should now be taken into account in the application to extend the planning permission further.

We are very surprised that Thames Water's own comment is a simple pro forma 'no objection', and assume that they have not related this application to the local problems of which we know they are well aware.

The Friends of Old Headington request the Council to impose a condition on developers to fund studies to determine the impact of the 12 study bedrooms on the local sewage network, and if those studies identify the need for increased capacity, or repair, to impose a 'Grampian' condition on the proposed development. This would be in line with Thames Water's own call for a Grampian condition on the two housing developments in Northway, which indicates that this general area is suffering increasing problems with its sewage network.

Veronica Hurst (on behalf of the Friends of Old Headington)

9 Stoke Place

OXFORD OX3 9BX