



# **17/1106/RES- Reserved matters application (pursuant to outline permission granted on 27th April 2016, ref 14/2066/01) for approval of the layout, scale, appearance and landscaping of the Care Home and Assisted Living Apartments. | Land North Of Exeter Road And Adjacent To Topsham Rugby Club Exeter Road Topsham EX3 0LX**

25th August 2017

Dear Michael

Exeter Cycling Campaign note the above reserved matters application. From a sustainable transport perspective, Exeter Cycling Campaign object to the proposed development. This is primarily due to conflict with plans submitted in relation to the adjoining development of 54 homes by Burrington Estates, for which Exeter Cycling Campaign has submitted a separate response.

## **1. Impact of Care Home and Assisted Living Apartments on Estate Access Road**

Both the Proposed Site Layout Plan (8606 PL03) and the Adoptable Highways Plan (8606\_PL10) submitted with the Burrington Estates application show a 3m wide shared pedestrian and cycle path either side of the estate access road through the development. This connects to the strategically important route along Exeter Road, forming part of the Exe Estuary Trail and National Cycle Network Route 2. However, the Proposed Site Plan for the care home and assisted living apartments (drawing APL004 Rev B) show the shared use path along the southern side of the estate access road being lost to development. In particular, there is a large gap opposite the main entrance of the assisted living apartments where there is no footway or cycleway of any kind. This is unacceptable. It is essential that good provision is made for pedestrians and cyclists, and that the Estate Access Road is delivered according to the plans submitted with the Burrington Estates application.

Furthermore, where a vehicle access is required from the Estate Access Road, it is essential that pedestrians and cyclists are given priority through a continuation of the footway or through the use of distinct surfacing. The Proposed Site Plan instead shows vehicle priority at the entrance to the care home and the underground car park to the assisted living apartments.

## **2. Cycle Parking**

Exeter Cycling Campaign welcome the provision of cycle parking spaces, but note from the Lower Ground Floor Plan that this is set back a long way from the entrances in the basement. This is not convenient and does not make cycling the obvious, attractive choice for those residents that wish to do so. Cycle parking should be safe, secure and convenient.

It is unclear what cycle parking provision has been made for staff, which is a key consideration in the care home in particular.

We also suggest that a number of Sheffield stands should be provided outside the main entrances to both the care home and assisted living apartments to cater for visitors. Visitor demand is likely to be particularly high given the nature of the development

Yours sincerely

Mike Walton

for and on behalf of:

**EXETER CYCLING CAMPAIGN**

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