



21/0949/FUL | Proposed demolition of hotel and construction of older persons' home providing 60 units and associated car parking.

Monday 6th September 2021

Dear Emily Perryman,

Exeter Cycling Campaign would like to **object** to the Buckerell Lodge application as it stands due to the poor provision of cycling facilities. The facilities proposed in the design are at odds with the developer's positive statements regarding active travel and resident independence.

The developers state that amongst the "key motivations to purchase" of potential residents is the desire for "an easier life - including better / easier access to shops, doctors, public transport, etc."¹ Cycling provides this easier access for some residents, particularly given the site's location with easy access to the level, fully traffic segregated, canalside cycle ways, via Salmon Pool Lane, that lead to the centre of town.

The developers also state that one of the benefits to the community of the development will be older people "maintaining independence due to closeness to the shops and amenities which will reduce the need to travel by car"². Walking, and cycling are both important means of reducing the need to travel by car and both provide wellbeing benefits to residents, including improved fitness. This is recognised by the developers who state an objective of their travel plan to be that "residents be encouraged to travel by active modes, such as walking and cycling, [as] this will contribute to a healthier population"³.

Cycle Parking

Given the positive statements provided by the developer regarding active travel it is disappointing that they envisage providing space for only 2 bicycles owned by residents, with an additional 2 external Sheffield stands provided for visitors. This despite the development comprising 65 apartments capable of accommodating 91 residents.

Table 2 of Exeter City Council's Sustainable Transport Supplementary Planning Document (STSPD) states that for retirement flats the provision should be:

- For first 4 flats 1 per flat (includes staff parking)
- For subsequent flats 1 per 5 flats (minimum 4 spaces)
- Assumes lower age limit of 60 or less. Reduce requirement if age limit is higher.

¹ Design and Access statement, Section 2.1, page 8.

² Design and Access statement, Section 3.5, page 14

³ Travel Plan, Section 3.4m page 7



The application includes these requirements in section 2.15 of the transport statement. However, in the same document sections 4.16-4.19 use data from other retirement sites operated by the developer to justify disregarding the 16 space minimum that the STSPD would require. This despite the accommodation potentially housing residents as young as 55⁴.

The envisaged 2 spaces provided for residents are in the store that is principally provided for mobility scooters, and there is no indication of how the bikes can be secured within this structure. It is also necessary to pass through three doors to get a bike outside, making the store quite cumbersome, particularly given the age of some residents. There is also no mention of e-bikes in the application, despite these being widely used to open cycling to those who might otherwise find it challenging, including the elderly.

Exeter Cycling Campaign believe that the development should be aspirational in its design, with provision to help and encourage residents to continue cycling and stay active, in keeping with the developer's stated ambitions. This means:

- Providing at least the 16 secure, covered cycle parking spaces that the STSPD gives as a minimum. Access should be made as straightforward as possible for residents and staff.
- Making provision for the storage and charging of e-bikes. This storage should be made easy to access for residents from the outside, not requiring the maneuvering of heavy e-bikes through multiple doors and corridors.
- Providing additional Sheffield stands for visitors to ensure they are not unnecessarily discouraged from travelling by bike due to difficulties in parking.

Exeter Cycling Campaign hopes that the issues raised can be addressed to help ensure that the retirement apartment facilities really do help promote independent and active living for the residents.

Yours sincerely,

Ben Ayliffe

for and on behalf of:

EXETER CYCLING CAMPAIGN

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⁴ Planning Statement, page 4, 2nd paragraph.