



21/1014/FUL | Demolition of garage workshop (Maximum Motors) and construction of four 3-storey (plus basement) purpose-built student accommodation units, numbering 29 bedrooms in total. | 68-72 Howell Road Exeter Devon EX4 4LZ

Dear Emily Perryman,

Exeter Cycling Campaign would like to **object** to the redevelopment plans for the site that was once Maximum Motors. The cycling provision is currently insufficient given the size and type of development.

Page 17 of the *Design and Access Statement* provided as part of the application states:

“Cycle storage will be provided on the basis of 1 space per 2 dwellings, in line with local planning policy. These spaces will be in dedicated communal stores.”

The plans therefore currently include 14 spaces for this 28 bedroom development. However, Table 2 of Exeter’s Sustainable Transport Supplementary Planning Document (ESTSPD) states that for student accommodation the requirements are:

HMOs, bedsits, cluster flats, student accommodation:

- *For first 10 bedrooms: 1 per bedroom*
- *For 11th bedroom upwards: 1 per 2 bedrooms*
- *Visitor parking for student accommodation: One space per 20 beds (minimum 2 spaces)*

Following these requirements the minimum number of cycle spaces that should be provided is 21. Moreover, as these plans include no provision for parking cars, the need for cycle parking should be considered more important as it may be people’s primary means of transport. As such every resident should expect to have access to secure covered parking.

Point 5.1.4 of the ESTSPD states:

“Newbuild properties will always be expected to include cycle parking in accordance with the policy requirement. It is accepted that this may be more difficult to achieve with conversions.”

As this is a wholly new development the current failure to adhere to the standards should not be overlooked. Increasing the provision of cycle parking, ideally to exceed the minimum standard, would make this application acceptable on these grounds.

Yours sincerely,

Ben Ayliffe



for and on behalf of:

EXETER CYCLING CAMPAIGN

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