



## 22/0770/FUL | Construction of 63 Retirement Apartments with communal facilities and car parking

Saturday 25th June 2022

Dear Roger Clotworthy,

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 cycling provision offered in this application is largely unchanged from the former application, 21/0949/FUL.

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.*"<sup>1</sup> 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*"<sup>2</sup>. 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*"<sup>3</sup>.

### 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 within the mobility scooter storage space, with an additional 2 external Sheffield stands provided for visitors. This despite the development comprising 63 apartments capable of accommodating 87 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)

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<sup>1</sup> Design and Access statement, Section 2.1, page 8.

<sup>2</sup> Design and Access statement, Section 3.5, page 14

<sup>3</sup> Travel Plan, Section 3.4m page 7



- 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.

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 15 space minimum (rounded down) that the STSPD would require. This despite the accommodation potentially housing residents as young as 55<sup>4</sup>.

The space for resident's bikes is within the store that is primarily provided for mobility scooters, and there is no indication of how the bikes can be secured within this structure. 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 the very least the 15 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.
- 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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<sup>4</sup> Planning Statement, page 4, 2nd paragraph.