

18/0683/FUL Nursing Home. College Way, Exeter, Devon, EX1 3PZ

31 May 2018

Dear Matt

Thank you for the opportunity to respond to the planning application for a 32 bed nursing home and 8 close-care living units (Use Class C2), with associated access, parking and landscaping on College Way, Exeter, Devon, EX1 3PZ.

The Exeter Cycling Campaign recognises and supports the need to develop within the Monkerton area. However, we conclude that insufficient attention has been given to *prioritising pedestrian and cycle movements nor to creating safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians*. Furthermore, we find little in the development drawings to substantiate the statement that there will be secure and covered cycle parking provision near the building entrance. On this basis and until these matters are remedied we have to object to this application.

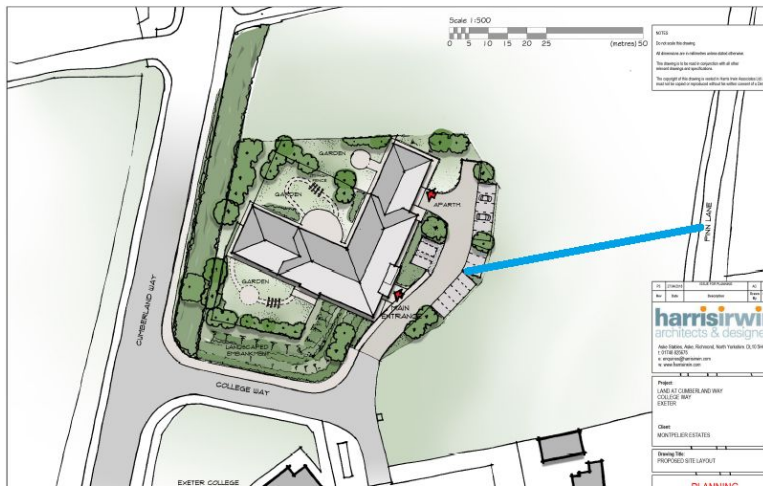
Connectivity

The Exeter Cycling Campaign notes from the [Monkerton Masterplan](#) that development in this area will “actively encourage a modal shift away from use of the private car to sustainable modes of transport. This means there needs to be obvious advantages to sustainable modes of movement over using the car including cost; the ease of journey/movement; speed of arriving at destination; flexibility; and reliability of public transport; ensure easy, safe and convenient access by foot, bicycle and public transport to and from the city centre, other key destinations in the City”. This development proposal falls short of this.

The Exeter Cycling Campaign has a number of specific concerns about the connectivity of the proposed site for active travellers:

- The Transport Statement ‘Sustainable Transport’ section 2.3 makes no mention of cycling. It is imperative that this site is connected into the cycling network along Cumberland Way, Hollow Lane and Pinn Lane. We see no evidence that the NPPF stipulation to give “*priority to pedestrian and cycle movements*” has been considered. The shared use path on the east side of Cumberland Way from Hollow Lane needs to be extended along College way and right into the site.

- The Exeter Cycling Campaign would expect compliance with the NPPF objective to “create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians” to be achieved by making proposals, for example, that:
 - Join the site to the proposed Pinn Lane cycle lane to the east.



- Provide a cycle (and pedestrian) only entrance into the west side of the site, separate from the vehicular traffic entering along College Way



Safety

The NPPF imperative to “create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians” and “give priority to pedestrian and cycle movements” is undermined by the existing, inappropriately-wide flared junction from College Way onto Cumberland Way. To properly give priority and safety to people walking and cycling



this junction should be tightened and priority given to these active travellers. This can be achieved with a raised table, coloured tarmac and give way priority changes.

Cycle Parking

Section 3.2.3 of the Transport Statement suggests “secure and covered cycle parking provision will be provided near the building entrance” We expect to see this secure and covered cycle parking reflected in the drawings. The number of cycle parking places must match (or ideally exceed) the Exeter Sustainable Transport SPD.

Provision for people actively travelling

We trust that a condition will be imposed requiring staff cycle parking and shower/changing facilities in accordance with the Sustainable Transport SPD. The unsociable, ‘shift’ based working patterns in a facility such as a care home require that provision should be of the best standard, with security, convenience and weather protection integral to the design and location of parking.

Yours sincerely

Mike Walton

for and on behalf of:

EXETER CYCLING CAMPAIGN

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