



18/1811/LBC | Development for 192 bed student accommodation | Land At Beech Hill House Walnut Gardens Exeter Devon EX4 4DH

12th January 2019

Dear Sir/Madam,

The Exeter Cycling Campaign would like to offer the following comments on the proposed re-development at Beech Hill House (18/1811/LBC). Whilst the development at present offers cycle parking for 78 bikes, it should be noted by the planning committee that this falls short of the number required by local planning law.

The Sustainable Transport Supplementary Planning Document (March 2013), which supersedes the Local Plan states the following:

5.1.1: Cycle parking standards are set out in Policy T3 and Schedule of the Local Plan, but have been reviewed.... And revised standards are detailed in Table 2 below.

5.1.2: There are intended to indicate an appropriate level of cycle parking.... These standards update those set out in the Local Plan.

5.1.3: These are minimum standards.

5.1.4: New build properties will always be expected to include cycle parking in accordance with the policy requirement.

Table 2 states that cycle parking for student accommodation should be as a minimum 1 per bedroom for the first 10 bedrooms, and then 1 per 2 bedrooms for all other bedrooms.

Therefore, for a student dwelling with 192 beds, there should be as a minimum $10 + (182/2) = 101$ cycle parking spaces.

The campaign does not object to the proposed re-development on these grounds, but it observes that in this respect the developer has not met its obligations under planning law.

Kind regards,

Michael Kerr

for and on behalf of:

EXETER CYCLING CAMPAIGN

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