

10 March 2019

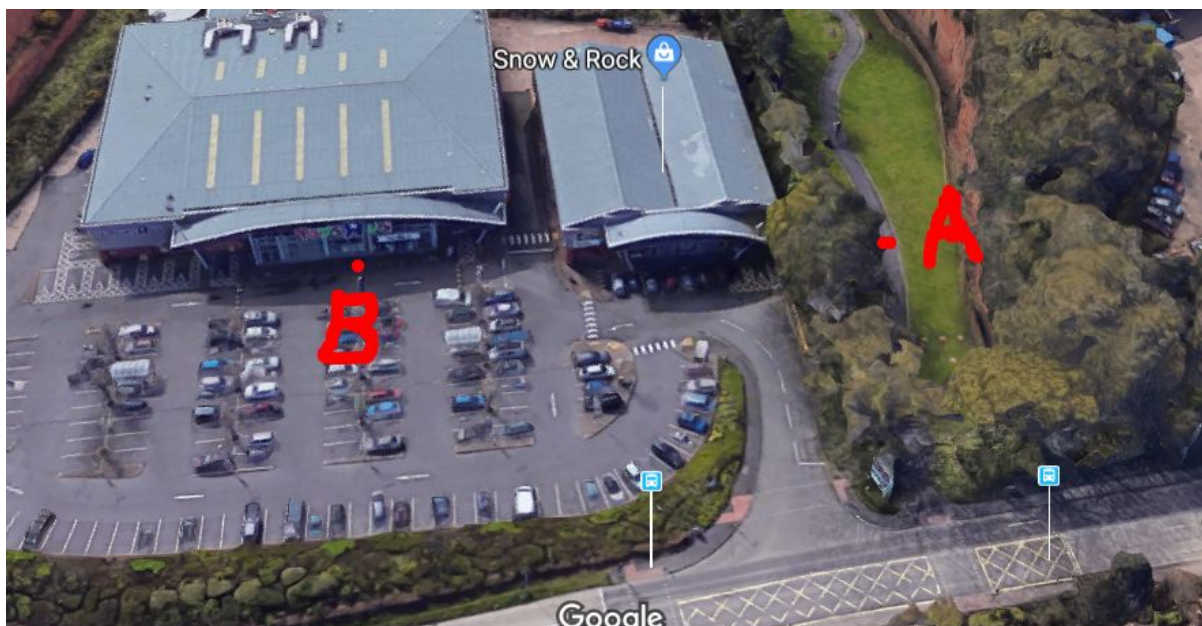
Dear Matt

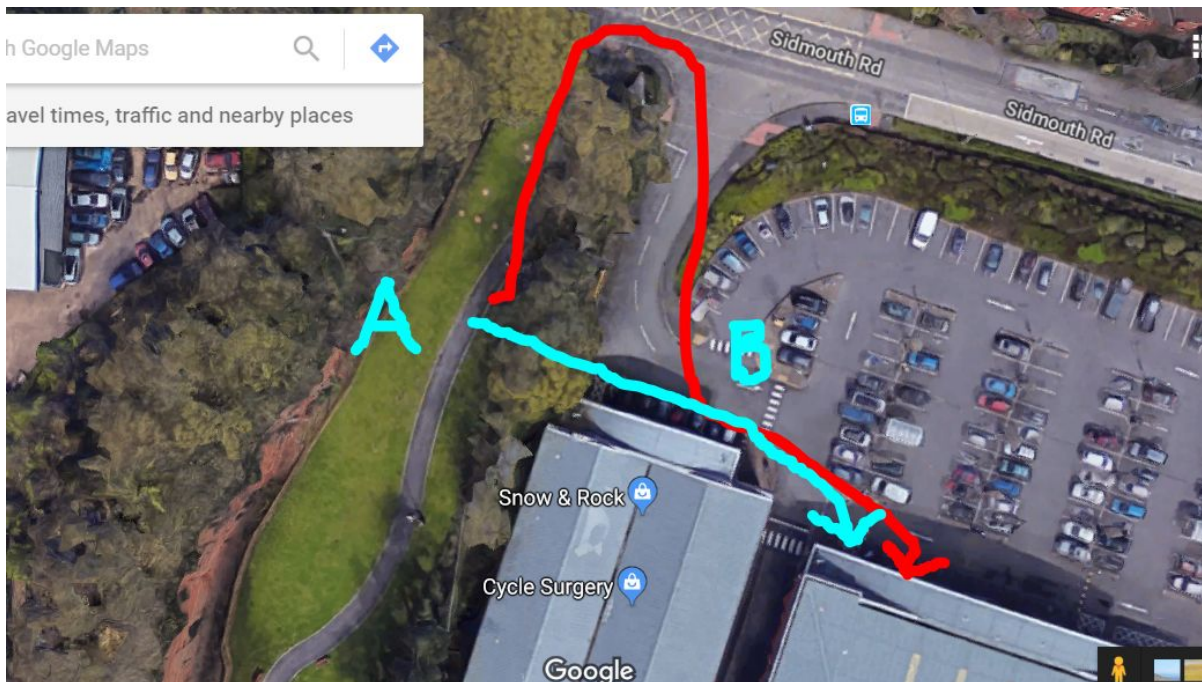
19/0229 Conversion of ToysRUs to Gym, Sidmouth Road St Loyes Exeter

Thank you for the opportunity to comment on this planning application.

We welcome the use of the building as a gym but consider that the additional floor space created together with the change of use should allow the City Council to require some planning gain in the form of better cycle provision.

This out of town trading estate is not geared up to cycle provision. There appear to be Sheffield stands near the entrance (I believe the applicants figure of 20 spaces relates to the whole building and not the 50% being converted) but there is cycle – car conflict built into the access arrangements. Cyclists have to cross the footway and then go against the marked traffic flow to reach the entrance ((there is a cut through from the adjacent Bishops Way housing).





We would propose that additional covered cycle parking is provided with CCTV coverage and a cycle/pedestrian route marked out from the adopted highway in Sidmouth Road. In addition it would be sensible to have a new link created across the landscape strip between the new cycle route and the “Snow and Rock” unit. We have marked this as A and B on the attached screenshots.

It is not clear on the number of users at any one time in the gym and therefore the amount of cycle parking needs to be calculated on that basis.

Your sincerely

Mike

Mike Walton

for and on behalf of:

EXETER CYCLING CAMPAIGN

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