

17/1087/FUL: Construction of new family centre building: Hope Hall Prince Of Wales Road Exeter Devon EX4 4PL

28th July 2017

Dear Matt

Exeter Cycling Campaign welcomes the opportunity to comment on the proposed new family centre near Hope Hall, Prince of Wales Road. The documents presented for consultation (see link below) have been reviewed and we offer the following comments and recommendations. Full account has been taken of adopted local and national planning policy and guidance, including relevant SPDs and Masterplans on Sustainable Transport

<http://publicaccess.exeter.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=OTA0R1HB01A00>

Summary:

We are supportive of the University's intention to build facilities on campus. However, we have concerns that:

- the new Family Centre is difficult to access by bicycle from the rest of the Streatham campus
- access to the Family Centre by bicycle from the east is difficult

We would recommend that the University is asked to:

1. Ensure the path from the SW corner of the site to the bicycle sheds is made wide enough for people to cycle safely, separated from pedestrians and that its entrance is safe and wide enough for people riding cargo or tag-along bicycles that are most often used by parents with young children.



2. Open a new west-east cycle path across the campus so that Hope Hall can be reached by bicycle.

3. Contribute space and/or Section 106 funding from the campus adjoining Prince of Wales road to facilitate the development of the 'E4' strategic cycle path.
4. Ensure that the people walking and cycling have priority across the end of St .Germans Rd and the Hope Hall driveways onto Prince of Wales Road.
5. Enhance the new path from the In-driveway so that people can safely cycle this.
6. Add 'drop off' cycle parking on the East of the proposed building and additional 'drop off' cycle parking alongside the proposed bike shed.

Access for people cycling

This planning application states (para 5.2.1) that the "site is well connected to the local pedestrian and cycle network".

However, there is no means of crossing the Streatham campus from the West (where the family accommodation is located) to access the proposed Family Centre site.

Furthermore, the proposed Family Center site is accessible from Prince of Wales Road which, whilst designated a 'strategic cycle route' (E4), is currently a hostile travel corridor for people cycling because of excessive traffic speeds..

The University has set strategic sustainable travel goals (articulated in the 'Sustainable Travel Plan for the Exeter Campuses 2016-2020') of:

- *"facilitating the significant increase of cycles across the Exeter campuses"* and
- *"consider the permeability for cycling alongside...future infrastructure developments"* (ref A25) and
- *"review road infrastructure on campus, with the view of prioritising safe and convenient routes for cycling"* (ref A26)

In addition, the 'Exeter Exeter Core Strategy' (adopted 2012) (Policy CP9) states that developments should bring *"improvements to facilities for pedestrians and cyclists"*

Therefore, in order to meet these University and Exeter city strategic aims the proposed site needs to be made more accessible for people cycling. We would propose the following:

1. The access path from the SW corner of the site is made wide enough (3m) to accommodate people walking, with segregated provision for people cycling (both directions). (see green path in Fig 1.)
2. The entrance from St. Germans Road onto this path in the SW corner of the site is made wide enough and safe enough for parents cycling with 'tag-along' or cargo bikes.

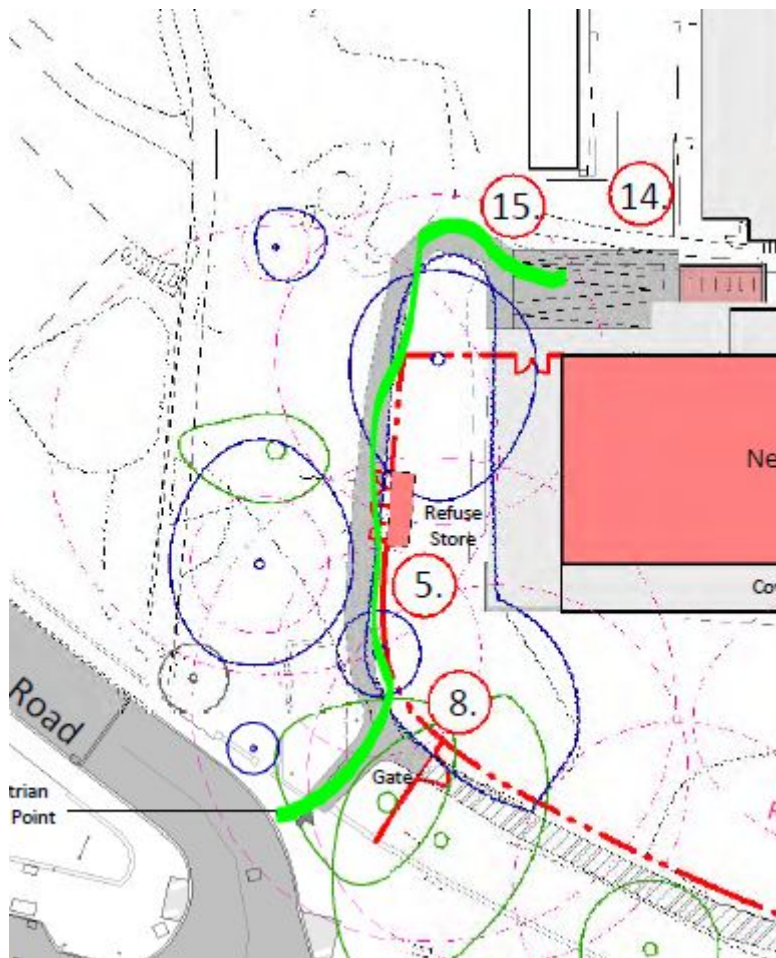


Fig 1. Access path made wide enough for people to walk and people to cycle (two ways)

- As part of the University's strategic commitment to "review road infrastructure on campus, with the view of prioritising safe and convenient routes for cycling" (ref A26) consideration should be given to opening up a cycle path across campus to the Hope Hall / Family Centre site. For example, widening the path to provide a dedicated cycle path south of the Business School and north of Cornwall House to join St.Germans road. See Fig2.

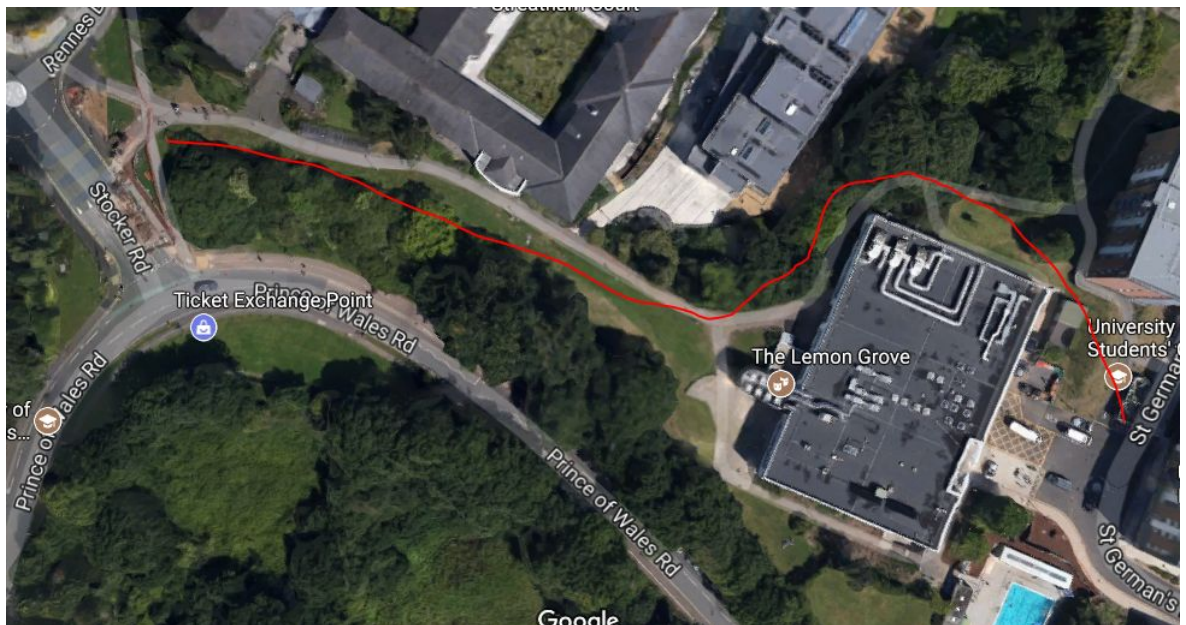


Fig2. Possible enhancement to existing campus paths to provide dedicated cycle paths that allow access to the Hope Hall/Family Centre location

- The Family Centre development should help to build the proposed 'E4' strategic cycle route along Prince of Wales road so that the site can actually be reached safely on bicycle. This could be done by:

- a. Allowing the use of university land to the south of the Business School and Cornwall House to make space for a segregated cycle path running alongside Prince of Wales Rd. See Fig 3.

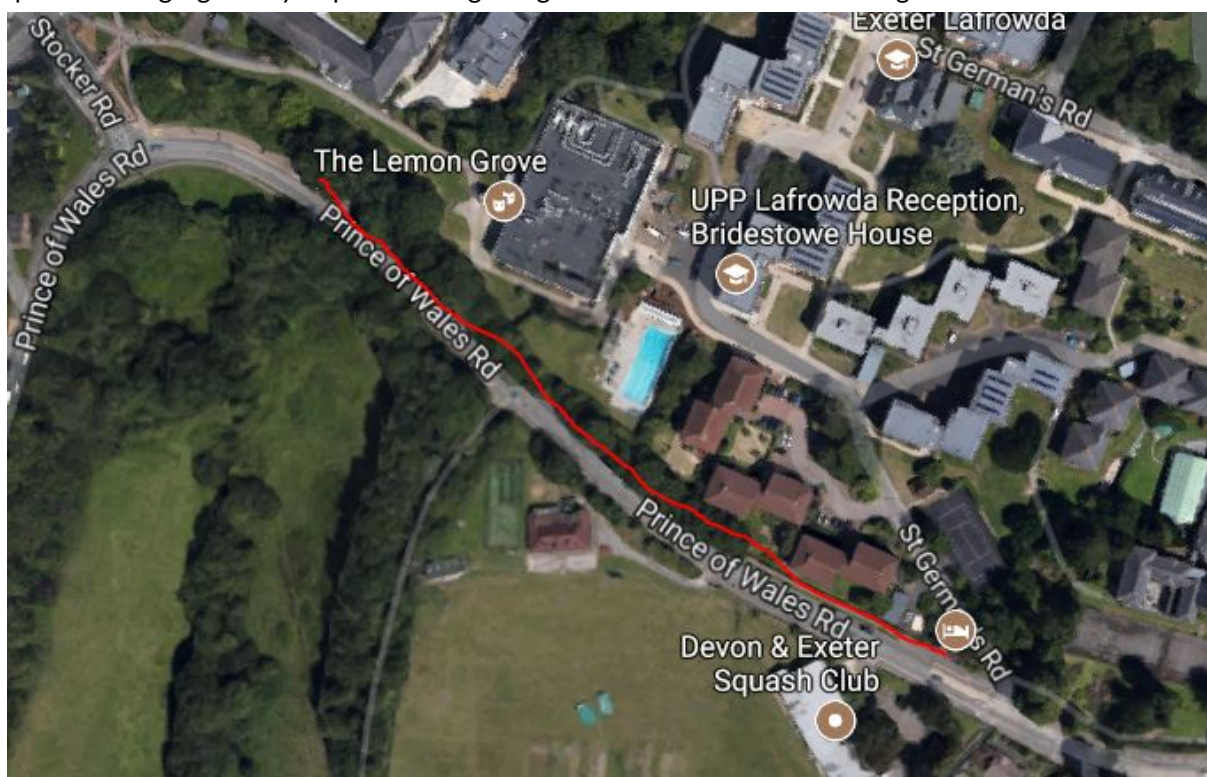


Fig 3. Use University land to make space for segregated cycle path between Stocker Rd & St.Germans Rd

- b. Changing priority at the South end of St.Germans Road where it joins Prince of Wales Rd, so that people walking and cycling east to west along Prince of Wales Road have priority over people driving (exiting S from St. Germans Rd).
- c. Building priority for people walking over people driving into and out of the two entrances to the Family Centre



Fig 4. Raised table and pavement colouring needs to make it clear that people walking (and cycling) have priority along Prince of Wales Rd over people driving into / out of the two Hope Hall access roads.

5. It is unrealistic to expect parents on bicycles who approach the site from the East not to use the access driveways on the SE corner of the site (Fig 4). Provision should therefore be made for people cycling to the site to access it from these driveways. We would suggest that:
 - a. The new path built for pedestrians between the inward drive and the site (see Fig 5 in green) is widened to make it safe to cycle along, separated from pedestrians. Furthermore, provision is made for people on bikes to drop off children at the entrance (perhaps near No.13 in Fig 5)

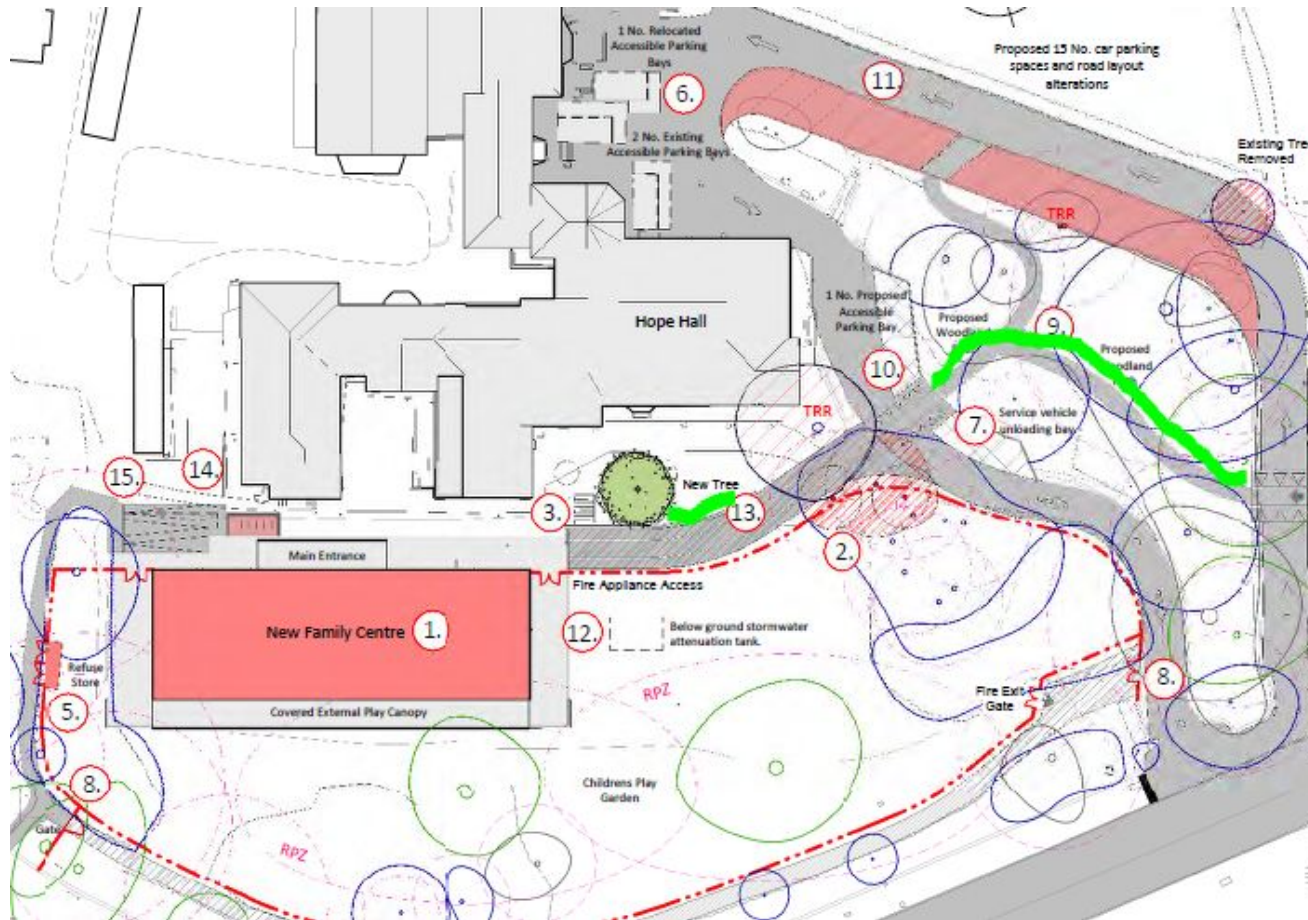


Fig 5. Provision to be made for people cycling accessing the site on the drive in SE corner of site.

Bicycle Parking

6. The bicycle parking (see 14 in Fig 1) should be enhanced to allow parents using tag-along or cargo bicycles to temporarily park and drop off children. A bike shed will be unused by parents simply dropping off children and additional Sheffield stand-type bike parking facilities should be considered.

Kind regards,

Mike Walton

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for and on behalf of:

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