



# 21/1564/OUT Former Police Station And Magistrates Court Heavitree Road

10th November 2021

Dear Michael Higgins,

Exeter Cycling Campaign welcomes the opportunity to comment on the outline planning application for purpose-built student and co-living accommodation at the former Police Station and Magistrates Court, Heavitree Road, Exeter (21/1564/OUT). Our comments relate to the proposed cycling infrastructure, rather than to the overall suitability of the site for the proposed development.

We welcome the “car-free” aspect of the development and that it is designed to promote cycling as a sustainable mode of transport through the provision of a dedicated cycle storage space for students/residents, staff and visitors. We note the proposed number of cycle spaces meets the minimum requirements of the Sustainable Transport SPD, however there does not appear to be any provision for storage of non-standard cycles such as tandems, or for bike trailers etc. Provision should also be made for repair and charging of e-bikes within the storage areas (the diagrams in section 8.7 of the Design and Access Statement have these identified in the key but not on the drawings).

Cycle storage should also conform to the security standards recommended by Devon & Cornwall Police. The cycle storage should also be lit with vandal resistant fittings and energy efficient lights.

We would also suggest that provision be made for shared electric cycle stands at the start of the development rather than just possible future provision.

Access to the development by cycle must conform to the Department for Transport (DfT)'s Cycle Infrastructure Design guidance within Local Transport Note (LTN) 1/20.

We note the potential links to Exeter Cycle Routes E3 and E9 and suggest that planning approval is made conditional upon a Section 106 agreement to help fund the cycle infrastructure to accommodate these links on Gladstone Road and College Road. We note that the developers have been in discussion with Devon County Council with regard to cycle access.



In conclusion, whilst we are pleased to see the developers efforts to include provision for sustainable transport, we would like to see some improvements to the design details. At present the position of Exeter Cycling Campaign to this planning application is **neutral**.

Yours sincerely,

Martin Crothall

for and on behalf of:

EXETER CYCLING CAMPAIGN

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