



21/1864/FUL Former Exeter Royal Academy For Deaf Education 50 Topsham Road Exeter Devon EX2 4NF

10th January 2022

Dear Howard Smith,

Exeter Cycling Campaign welcomes the opportunity to comment on the planning application for 84 retirement apartments at the former Exeter Royal Academy For Deaf Education 50 Topsham Road Exeter Devon EX2 4NF (21/1864/FUL).

We wish to **object** to the application on the grounds of the totally inadequate provision for cycles in the proposal. The only provision appears to be a shared “buggy & cycles store” with an unspecified capacity. The Exeter City Council Sustainable Transport Supplementary Planning Document (STSTD) defines the minimum standard of cycle spaces for retirement flats as 1 each for the first 4 flats and then 1 per 5 subsequent flats. Therefore with 84 flats proposed, there should be at least 20 designated cycle spaces for residents, plus additional spaces for visitors. Just because people reach retirement age, doesn’t mean they won’t want to cycle! Indeed the site is close to the Exe Valley Cycle trail, which is well used by people of all ages.

As the Devon and Cornwall Police designing out crime officer has noted, thefts of cycles will be a risk at the development and therefore it would be preferable if the cycle store was integral to the building, or robust enough to prevent unauthorised access, particularly as currently the store is located in an area with limited surveillance opportunities.

The cycle store should also facilitate charging of electric bikes, and we would also suggest that provision be made for shared electric cycle stands at the development.

The applicant’s Design and Access Statement makes no provision for safe or segregated access for cyclists.

Exeter Cycling Campaign believes that the development should be aspirational in its design, with provision to help and encourage residents to continue cycling and stay active. This means:

- Providing at least the 20 secure, covered cycle parking spaces that the STSPD gives as a minimum. Access should be made as straightforward as possible for residents and staff.
- Making provision for the storage and charging of e-bikes. This storage should be made easy to access for residents from the outside.
- Providing additional Sheffield cycle stands for visitors to ensure they are not unnecessarily discouraged from travelling by bike due to difficulties in parking.



Yours sincerely,

Martin Crothall
for and on behalf of:
EXETER CYCLING CAMPAIGN

exetercyclingcampaign.org.uk
Twitter: @ExeterCycling
Facebook: ExeterCyclingCampaign