



23/1215/VOC | Variation of Condition 2 of permission 20/1769/FUL | 26 - 28 Longbrook Street Exeter EX4 6AE

9th December 2023

Dear Goran Molin,

Exeter Cycling Campaign is grateful for the opportunity to comment on these variations to the earlier application for the former King Billy site. In summary:

- We welcome the relocation of the cycle store from the rear to the front of the building in line with our previous recommendation. This will make access much safer for users.
- We have remaining concerns about the amount of cycle parking and the lack of provision for any non-standard bicycle parking.

Amount of cycle parking

Exeter City Council's Sustainable Transport Supplementary Planning Document (STSPD), table 2, indicates that the expected allocation of cycle parking for student accommodation should be as follows:

HMOs, bedsits, cluster flats, student accommodation:

- *For first 10 bedrooms 1 per bedroom*
- *For 11th bedroom upwards 1 per 2 bedrooms*

For this proposed 97 bedroom development this means that around 54 bicycle spaces should be provided for residents. The current plans include only 24 bicycle parking spaces for the entire building. The plans as they stand therefore do not conform to Exeter City Council's requirements.

Recommendation: Impose conditions that the amount of cycle parking must be conformant with or much closer to the council's STSPD requirements.

There is no separate allocation of cycle parking for visitors to the site. The STSPD states that visitor cycle parking should be provided in the amount of:

Student accommodation: One space per 20 beds (minimum 2 spaces)

Recommendation: Require that at least 5 visitor cycle parking spaces be provided. Given the inclusion of retail space within the development this is even more important.



Space for non-standard bicycles

The cycle store plans include no storage space for adapted bicycles. The building includes a lift and 7 apartments suitable for wheelchair users. However these residents are excluded from owning and using an adapted bicycle due to the lack of any suitable storage.

Recommendation: Ensure that 2-3 widely spaced Sheffield stands are provided within the building suitable for storing adapted bicycles that may be used by disabled residents.

We hope that these comments might further improve this development, ensuring that residents of this car free site have the ability to store and use bicycles to get around the city.

Yours sincerely,

Ben Ayliffe

for and on behalf of:

EXETER CYCLING CAMPAIGN

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