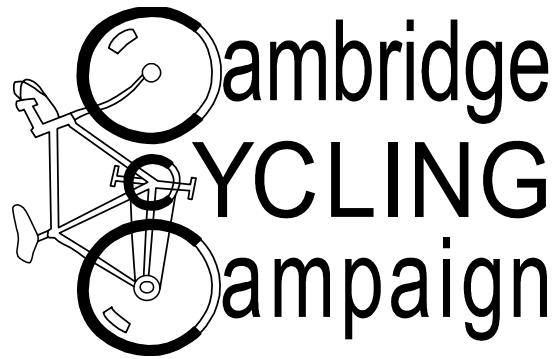


May 11, 2006

Our ref: L06006
Your ref: S/0765/06

Ms Fry
Planning Department
South Cambridgeshire District Council
Cambourne Business Park
Cambridgeshire CB3 6EA



Cambridge Cycling Campaign

P.O. Box 204, Cambridge CB4 3FN
01223 690718 (phone & fax)
contact@camcycle.org.uk
www.camcycle.org.uk

Dear Ms Fry,

Objection to Planning Application S/0765/06 Arbury Park Hotel

Cambridge Cycling Campaign is formally objecting to this application because it fails to reach the standards required for Cycling Provision in the Local plan (Appendix 7.1).

We are also objecting because despite the potential for cycling:

- Absolutely no provision is made for guests who arrive by bike
- Absolutely no provision is made for those who visit the bar or restaurant by bike
- Although the site is clearly in the Urban Fringe and close to the City boundary no attempt is made to meet the more exacting City standards for cycle provision

Failure to meet South Cambridgeshire Local Plan requirements

Appendix 7.1 of the Local Plan requires 'One secure cycle space per two employees working at the same time'. The application states that the equivalent of 55 full time employees will be employed, yet only 4 cycle stands are shown to the rear of the building adjacent to a loading bay. We cannot see how this can meet the required standards of the Local Plan. These standards would apply to even the most rural location in the District.

Provision for Guests:

This Hotel is described as a 'budget' hotel, and cycle tourism is being much promoted especially in the East of England. It is also stated that the hotel attempts to meet some of the demand for those visiting Cambridge. Given 154 bedrooms the City standards would require 30 spaces for guests. We believe such spaces need to be covered and secure with bikes only accessible to guests and staff. Such standards of provision are often provided at hotels in Denmark and the Netherlands.

Provision for those visiting the restaurant or bar

Cycle stands for those visiting need to be near the front of the building adjacent to the main entrance. The City standards require one space for every 10m² floor area. With the restaurant/bar being 237m² some 23 spaces would be required.

Meeting the City Standards?

If this development were several hundred metres nearer the City it would be required to meet the more exacting standards under their local plan. We estimate this would mean some 15 spaces for staff, 30 for guests, and 23 for the restaurant/bar, giving a total of 68 spaces. As some 10 bikes can be fitted into the space occupied by a single car we think it should not be difficult to meet this more exacting standard.

If the developers meet the cycle parking standards of the City Council, and provide secured covered storage for guests bikes then the Campaign would be prepared to withdraw its objection. We would also happy to meet with developers to see if some compromise can be reached that would also enable our objection to be withdrawn.

We also consider that this hotel has the opportunity to improve its 'Green Travel Plan' by providing 'Hire Bikes' for guests, possibly in conjunction with one of the existing local operators. Visitors to this Premier Travel Inn who drive into the City are unlikely to find it an easy or pleasant experience, and tourists might like to experience the freedoms of cycling in England's Premier Cycle City.

Yours sincerely,
on behalf of Cambridge Cycling Campaign,

Jim Chisholm