

17/0353/02 - The Lookout, Exeter Business Park

Dear Goran

Apologies for the late response on this application. Exeter Cycling Campaign did not have substantive comments to make on this. However, a member has been in touch to note the very poor condition of the 'Pinn Lane Pedestrian and Cycle Route' which runs adjacent to the western boundary of the site. This path is illustrated on plans 08102 L.01.01 (Site Location Plan), and both the hardworks and softworks plans. This path is intended to provide the main cycle access to the development from the E4 route, as the applicant indicates in their letter to you of 22nd May that a dedicated ramp from site to Pinn Lane is no longer to be provided.

Unfortunately we have not been able to fully verify the comments received on this one, which is not how the campaign ordinarily works, but I attach images with captions from Google Streetview and hope you will consider the concerns raised with us all the same. You can see the Pinn Lane shared path is too narrow to be considered a safe shared use path (minimum 3m), with the usable width seemingly reduced by overgrown vegetation and a road sign positioned directly in the middle of the path where it rejoins Pinn Lane.

There is also an issue with overly obstructive barriers at the southern access to the path from Grenadier Road - these do not allow larger electric bikes, cargo bikes or adapted cycles for disabled users to pass, and therefore pose questions in terms of compliance with the Equality Act. Notwithstanding this, they are often tricky for ordinary bicycles, especially in wet or icy weather where slips and falls are common when trying to manoeuvre around them. Similarly obstructive barriers are in place at the entrances to the shared path linking Honiton Road and Grenadier Road, which leads to the Proposed Development from the south via a steep staircase and links into the Pinn Lane shared path and on to Pinn Lane and E4.

In order to ensure that this key cycle link is actually usable, and in light of the fact that the applicant is no longer providing a dedicated link from site to Pinn Lane, Exeter Cycling Campaign suggest contributions should be sought to undertaken the following works, secured by condition, to ensure the proposals offer suitable sustainable transport provision:

- Widening the Pinn Lane Pedestrian and Cycle Shared Path along the western boundary to minimum 3m, cutting back and maintaining vegetation and providing adequate street lighting;
- Replacing overly obstructive barriers with a simple bollard to ensure all cycles are able to use the path, and to improve safety for cyclists using the path in wet and icy weather;
- Providing a wheeling ramp up the steep steps on the supposedly shared path from Honiton Road to Grenadier Road, to achieve a modestly improved connection to the site from the south. Long term, a more direct link that doesn't require cyclists to dismount should be provided between the key employment sites at Exeter Business Park and Sowton.

Best regards

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Spencer Powell

for and on behalf of:

EXETER CYCLING CAMPAIGN

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[Pictures here](#)