



**17/1871/FUL | Construction of part 2, part 3 and part 4 storey building comprising an extra care (Class C2 ) development with associated communal lounges, restaurant, kitchen, wellness room, guest suite, laundries, care providers accommodation and office, vehicular access from Russell Way, sub-station, car parking and landscaped grounds. | Vacant Land Adj Tesco Stores Russell Way Exeter EX2 7EZ**

18th January 2018

To: [Kim.Walker@exeter.gov.uk](mailto:Kim.Walker@exeter.gov.uk)

Dear Kim

Apologies for Exeter Cycling Campaign's delayed response to this application. As the 21 day statutory consultation only expired last week we hope that our comments can be taken into consideration. We make all comments with reference to the General Arrangement Drawing SW-2439-02-LA-002 Rev H (30.08.2017) and the Design and Access Statement.

The Campaign offers no objection to the Proposed Development, however we do request the following amendments to the proposals to safeguard existing pedestrian/cycle routes and ensure the proposals enhance pedestrian and cycle provision in accordance with Policy CP9 of the Core Strategy:

- It is essential that the primary access from Russell Way is revised to give priority to people walking and cycling along the existing shared path. The current proposals degrade the existing route by giving priority to vehicles at the junction. This places pedestrians and cyclists at greater risk of harm at the junction, and does not conform with the hierarchy of modes set out in Manual for Streets (MfS), saved Policy T3 of the Exeter Local Plan and the Sustainable Transport SPD. Two thirds of all collisions involving cyclists occur at junctions (ROSPA,2017). If the applicant is not able to revise the access design prior to determination we trust a suitably worded condition will be applied requiring its revision prior to the start of construction.;
- There is an opportunity to enhance connectivity between the Newcourt urban extension and shops and services at Russell Way by making the path between the A379 footbridge and the bollarded access to the Tesco car park in the south west corner of the site open to the public. There is evidence that this access is already used as a cut through, as acknowledged in the Design and Access Statement. The proposal to close it to the public by installing gates will therefore reduce connectivity and not maximise the opportunity to increase walking and cycling trips by residents of Newcourt to shops and

services. This is contrary to CP9 of the Core Strategy and Paragraph 35 of the NPPF. Opening up this route would provide a real gain to the local community, as the existing walking and cycle route to Tesco from Newcourt is circuitous around the car park perimeter, whereas the potential access in the south west corner of the site provides a more direct route from the A379 bridge, ending close to the entrance to the store;

- We trust that a condition will be imposed requiring staff cycle parking and shower/changing facilities in accordance with the Sustainable Transport SPD. The unsociable, 'shift' based working patterns in a facility such as a care home require that provision should be of the best standard, with security, convenience and weather protection integral to the design and location of parking.

Yours sincerely

Seb James

for and on behalf of:

**EXETER CYCLING CAMPAIGN**

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