



# **20/0596 / OUT Resubmission of outline application for residential development for up to 26 dwellings**

## **Land at Pennsylvania Road Exeter EX4 5BL**

24<sup>th</sup> June 2020

Dear Mr Jeffery,

The Exeter Cycle Campaign would like to lodge its objection to this development. From a cycling and walking perspective, this land is far from ideal for development. It is located on the edge of the city, at the top of a large hill. It is accessed along a narrow, unlit road without a footpath on either side. It is our opinion that this access is unsafe without significant improvements that have not been shown in this outline application. The lack of accidents in the vicinity of the site involving pedestrians is due to a lack of pedestrians, rather than the inherent safety of the road. The addition of pedestrians, and people on bikes, along this narrow unlit road will lead to an increased risk of future accidents.

The developer claims to be seeking alternative access for people on foot and bike in the east of the development, but this is by no means guaranteed, as highlighted in the refusal of the previous application.

The transport statements own data shows that the development lies outside of the maximum walking distance of 2km from any major employment area. The development is not particularly close to any amenities or schools. It's location is likely to result in car dependent behaviour, contrary to the aims of the National Planning Policy Framework, and the Exeter City Corporate Plan.

The concerns of the highways department in the previous application do not appear to have been met, and this application should also be refused.

Kind regards,

***Michael Kerr***

for and on behalf of:

**EXETER CYCLING CAMPAIGN**

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EXETER CYCLING CAMPAIGN June 2020