



23rd August 2020

Dear Planning Team

20/0849/RES Land at Clyst Road, Topsham, Exeter

Exeter Cycling Campaign objects to the reserved matters for the above development for the following reasons:

1. **Missing travel plan.** We note that the outline planning application was rejected and went to appeal. The planning inspector, in his report, said “In order to promote sustainable transport it is necessary that detailed travel plans for the care home and residential development are submitted, approved and implemented. Achievement of a CO2 emissions reduction target is needed in line with CS policy CP15.” **Detailed travel plan is not available on the Exeter Planning Portal website on the pages for 20/0489/RES.**
2. **Excessive provision of car-parking 33% higher than planning requirements.** Provision of 305 parking spaces for 155 dwelling will promote use of cars in favour of alternative more carbon friendly travel. Garages are also provided for houses, which while noted as mainly used for storage, may encourage further car ownership/use.
3. **Lack of cycle parking.** The planning statement makes reference to delivery *of a development focused on pedestrian and cycle links with off-street parking and an attractive tree-lined avenue through the site*, but includes no visitor cycle parking and no reference to provision of cycle parking associated with flats. This should be in line with minimum requirements as set out in Exeter’s Sustainable Transport Supplementary Planning Guidance.

If delivered as written, this development will create a development with a high level of private car use with resultant impacts on congestion, air quality and Exeter Net-Zero plans.

Yours sincerely

Carolyn Worfolk

for and on behalf of:

EXETER CYCLING CAMPAIGN

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