



15/0640/OUT | Residential development scheme with accesses onto Chudleigh Road and Dawlish Road, associated infrastructure with all other matters reserved (Amended Scheme). | Aldens Farm East Land Between Chudleigh Road And Dawlish Road Alphington Exeter

2nd January 2020

Dear Mr Jeffrey

Exeter Cycling Campaign welcomes the opportunity to comment on the development proposal for this site. We note that the application is for outline planning permission with all matters reserved apart from access to the development. We have therefore limited our comments to proposed access to the development comprising walking and cycle routes to the surrounding area.

Bovis Development to the South

The application refers to a connection to the existing Public Right of Way along the southern boundary of the site within the adjacent proposed Bovis Development. This is an important link as it will form part of a route to the proposed school on the A379. However, the location of this link appears to be in a different location to that shown on the approved Bovis layouts. This application should demonstrate that the link will connect to the adjacent development, which has planning approval.

We also note that Para 3.11 of the Planning Statement refers to this connection as a pedestrian link, but would recommend this is upgraded to a cycle link.

Chudleigh Road

The Design and Access Statement (p75) states that the proposals will not prejudice the ambition of Exeter City Council to improve the walking and cycle route along Chudleigh Road. However, this isn't shown on any of the submitted plans. We recommend that the plans show a walking and cycle route within the development parallel to Chudleigh Road, tying into the existing footway along Chudleigh Road to the north and south of the development site.

Dawlish Road

The submitted plans do not appear to show any provision for a walking and cycle route along Dawlish Road. This is important as Dawlish Road to the north of the site is the obvious desire line for travel towards Alphington. Dawlish Road to the south of the site could form an important link to Marsh Barton and also the Bovis development further to the south along Dawlish Road.

Pulpit Walk

The application appears to be ambiguous about a proposed connection to Pulpit Walk. This link is important to integrate the proposed development with the existing adjacent residential area and to provide options for sustainable travel towards Alphington.

Kind regards,

Roy Russell

for and on behalf of:

EXETER **CYCLING** CAMPAIGN

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