



19/0650 Exmouth Junction

5th June 2019

Dear Michael Higgins,

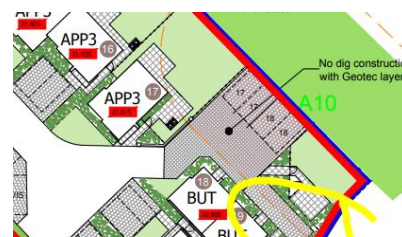
Thank you for the opportunity to respond to [19/0528 : Holland Park phase 3](#).

Having given the proposed development careful consideration the Exeter Cycling Campaign objects to this development until its concerns can be answered / addressed. These concerns centre on:

- **Lack of clarity about cycle / pedestrian access to/from the site**
- **Significant Negative Effect on Road Safety on Old Rydon Lane**
- **Lack of dry, secure and conveniently placed bike parking**

Lack of clarity about cycle / pedestrian access to/from the site

- Can the Exeter Cycling Campaign be reassured that the conditions for Holland Park phase2 have been properly discharged? Specifically:
 - 17/0006 Condition #15: *"No more than 50% of the development hereby approved shall be occupied until the footway/cycle path running adjacent to the Golf Club from Old Rydon Lane to the Newcourt Spine Road has been constructed up to the site boundary of the applicant's ownership in accordance with plans to be approved in writing by the Local Planning Authority"*
 - 17/0006 Condition #16) *"No more than 50% of the dwellings contained within Phase 4 of the development (as indicated on drawing nos. EGCC-01-SITE PLAN Rev 24.4) shall be occupied until the foot/cycle path running between plots 38-43 and plot 44 has been constructed up to the site boundary of the applicant's ownership with the Newcourt spine road."*
- Is the access point in the North of the development going to be delivered as part of this development) or is this a future DCC obligation?) and will this access (which is shown as one-way for cars) be made two way for cycles (or connect up this entrance in the NE corner with a cycle/footpath through the open space)
- We are struggling to understand where and what access is provided to the site as part of this development:
 - There are two statements that appear to be slightly inconsistent: The 'Planning Design and Access Statement FINAL with APPENDICES' states that *"pedestrian and cycle access is provided to and from Admiral [sic] to the south"* whilst the 'TRANSPORT STATEMENT ADDENDUM Para 6.3.3' states that *"The development proposals will enable pedestrian and cycle movements via Holland Park and Newcourt Drive as well as providing new pedestrian and cycle*



links along the south-eastern site boundary onto Ohama Drive.”.

- The Exeter Cycling Campaign has previously raised concerns (in our response to 17/0006) about the deliverability of providing access onto Admiralty Way / Ohama drive. Have these issues now been resolved such that the promised access in this development can be delivered?
 - Can we be confident that the access to Holland Park road will be opened for people walking / cycling as part of this development or is this left as a DCC responsibility to open up. Is there a risk that this development could be built without this key pedestrian and cycle connection being delivered?
- It is unclear whether the design of the dwellings in this development provide for cycle storage in the front of the properties in order to make this mode of travel convenient.

Significant Negative Effect on Road Safety on Old Rydon Lane

- The Exeter Cycling Campaign has concern about the [Traffic Management Statement](#) which appears to suggest that site traffic will be from “Newcourt Drive only accessed off Old Rydon Lane”.
 - Old Rydon Lane is an important cycle route.
 - Holland Park Phase 2 has already degraded the use of Old Rydon Lane as a safe route for people to cycle. Suggesting that site construction traffic will use Old Rydon lane will further increase the danger of this road.
 - The construction traffic and, once completed, residential traffic, will increase along Old Rydon Lane, further degrading this important cycle route.



Old Rydon Lane looking west in the vicinity of St Bridget's Nurseries.

Lack of dry, secure and conveniently placed bike parking

- Secure, dry storage for bikes at the front of the property would help ensure it is convenient and practical to travel by bike.

Kind regards,

Sam White

for and on behalf of:

EXETER CYCLING CAMPAIGN

exetercyclingcampaign.org.uk

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