

From: Edward Donohue <>
Sent: 21 July 2021 21:46
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Subject: Re: FW: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Hello Matthew,

Thanks for speaking to the developers about our objection; it is good to hear that alternative designs are being given consideration at this stage.

Whilst we welcome the improved links to the new green spaces we cannot see any meaningful improvement for people cycling nor those who want to cycle but do not consider it safe. If a development is designed around the private car then this will surely give rise to additional private car journeys. As the saying goes, you build for what you want to see.

In researching Exeter Cycling Campaign's response to this planning application I used the streets of Cranbrook as a comparison. Despite many pledges on sustainable travel being made at the planning stage, Cranbrook has developed in to a series of streetscapes dominated by private cars with active travel being relegated to the margins. The same is likely to happen at this development unless measures are in place to mitigate this.

If the spine road were pre-existing and constraints on space were limiting the options for infrastructure I am sure we would be responding in a different manner. If the new roads were to be built as per the current plans the cost of retrospective improvements would fall on the taxpayer once the road has been adopted by the local authority. Given the relatively small amount of additional land required for purpose-built cycle infrastructure we consider this to be worth the investment to improve the development, especially given the adjoining field are likely to be developed in future.

In order to retract our objection we ask for the following as a minimum:

- Protection for people walking and cycling through the pinchpoint to the east of Celia Crescent. This could be achieved by giving motor vehicles priority when travelling in one direction which would have the added benefit of reducing vehicle speeds around the development.
- Priority for people walking and cycling at junctions of cul-de-sacs using raised tables, contracting surfaces and parallel crossings as appropriate. The current tactile paving approach represents a very low level of ambition.
- Narrowing of the current wide junction splays to reduce the crossing distance for those walking and cycling. The current layout will require people walking and cycling to deviate from a desire line and may result in vehicles parking on junctions.

In the meantime we continue to object to the application as proposed.

Kind regards

Ed

Sent: Wednesday, July 14, 2021 at 1:34 PM
From: "Matthew Diamond" <Matthew.Diamond@exeter.gov.uk>
To: "" <>
Cc: "Exeter Cycling Campaign" <info@exetercyclingcampaign.org.uk>
Subject: FW: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Dear Ed

Please see comments below from the applicant's transport consultant and additional comments from the planning agent. I would be grateful for your response. If this is not satisfactory in order to remove your objection, please could you confirm what meaningful improvements you'd like to see so that I can discuss these with the applicant.

For information, we're intending to take this application to the next planning Committee in September.

Regards

Matt

Matthew Diamond
Principal Project Manager (Development)
City Development
Exeter City Council

01392 265214

From: Luke Salter <luke.salter@salterproperty.co.uk>
Sent: 14 July 2021 13:09
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Subject: Re: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Hi Matt,

I asked Eliot to comment on cycling objection, it was the following:

“On the final point regarding cycle access, and specifically Matthew's comment about cycle lanes, the latest guidance on designing for cycling, LTN1/20 which was published in July 2020 suggests that mixing with traffic is suitable for most people where speeds are 20mph and flows are low (less than 2000 vehicles in 24 hours). Celia Crescent and Spruce Close would both satisfy these criteria. This is a view supported by guidance in Manual for Streets which states that in areas of low traffic volumes and speeds there should not be any need for dedicated cycle lanes.”

My additional comment would be that we are facilitating walking routes to the open space and mincinglake valley park. And that any internal roads would be low speed and therefore suitable for cyclists/pedestrians. Finally given there are no cycle lanes to directly connect into, having designated cycle routes internally wouldn't make any sense.

Kind regards,

Luke

Luke Salter
Director

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From: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Date: Monday, 12 July 2021 at 10:14
To: Luke Salter <luke.salter@salterproperty.co.uk>
Cc: 'Alex A Thomas' <alex.a.thomas@devon.gov.uk>
Subject: RE: Fwd: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Luke

See below. Exeter Cycling Campaign are maintaining their objection.

I appreciate incorporating a cycle lane along Pinwood Meadow Drive and Celia Crescent may be difficult and not sure if you've discussed this with Lloyd or Alex previously, however I'd be grateful for a response so I have something prepared when members ask questions about it.

Regards

Matt

Matthew Diamond
Principal Project Manager (Development)
City Development
Exeter City Council

01392 265214

From: Edward Donohue <>
Sent: 09 July 2021 15:17
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Subject: Re: Fwd: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Hello Matthew,

I have reviewed the revised plans highlighted in your email of 2nd July. I can confirm that there have been no meaningful improvements to enable people to walk and cycle around the proposed development. This means that we wish for our objection (previously submitted and subsequently revised in June '21) still stands.

Thanks and have a good weekend when you get there.

Ed

Sent: Friday, July 02, 2021 at 4:27 PM
From: "Exeter Cycling Campaign" <info@exetercyclingcampaign.org.uk>
To: "Edward Donohue" < >
Subject: Fwd: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent Ed,

This application seems to be going on and on....and there are recent changes to the application that Matthew Diamond from Exeter City Council has flagged up to us. If you've still got the will to live on this one then perhaps you can cast your eyes over it?

Many thanks and best wishes

Mike

----- Forwarded message -----

From: **Matthew Diamond** <Matthew.Diamond@exeter.gov.uk>
Date: Fri, 2 Jul 2021 at 11:48
Subject: RE: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent
To:

Dear Sir/Madam

Further to the consultation from Exeter City Council below, I'm writing to inform you that revised and additional plans have been submitted for this application, as well as a revised Flood Risk Assessment and a Biodiversity Net Gain Assessment.

Should you have any further comments on the application following the submission of this information, I would be grateful if you could send them to me no later than 9 July 2021.

The application documents can be found at:

[Related Documents - Exeter City Council](#)

Yours faithfully

Matthew Diamond
Principal Project Manager (Development)
City Development
Exeter City Council

01392 265214

From: Matthew Diamond
Sent: 26 May 2021 20:38
To:
Subject: RE: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Dear Sir/Madam,

Please find below details of an application that has recently been revised by the applicant. The Council wishes to consult you on this revised proposal. If you have any comments, please send them to the Case Officer by the deadline date below. If you have previously commented, please confirm if your previous comments still apply to the revised proposal.

Deadline for Response: 17 June 2021

Application Details

Site Address: Land Off Spruce Close And Celia Crescent.

Proposal: Outline application for up to 93 residential dwellings (Approval sought for details of access only, with scale, layout, appearance and landscaping all reserved for future consideration) (Revised Scheme).

Application Reference: 20/0538/OUT

APPLICATION DOCUMENTS CAN BE FOUND AT:

[Related Documents - Exeter City Council](#)

Revised highways drawings have also been submitted today and are attached, as they will not appear online for 24 hours.

Contact Details

Planning Officer: Matthew Diamond

Tel: 01392 265214

Email: matthew.diamond@exeter.gov.uk

Yours faithfully

Matthew Diamond

Principal Project Manager (Development)

City Development

Exeter City Council

01392 265214

From: Matthew Diamond

Sent: 08 June 2020 16:51

To:

Subject: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Dear Sir/Madam,

Please find below details of an application recently received by Exeter City Council. The Council wishes to consult you on this proposal. If you have any comments, please send them to the Case Officer by the deadline date below.

Deadline for Response: 2 July 2020

Application Details

Site Address: Land Off Spruce Close And Celia Crescent.

Proposal: Outline application for up to 105 residential dwellings (Approval sought for details of access only, with scale, layout, appearance & landscaping all reserved for future consideration).

Application Reference: 20/0538/OUT

APPLICATION DOCUMENTS CAN BE FOUND AT:

<https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=20/0538/OUT>

Contact Details

Planning Officer: Matthew Diamond

Tel: 01392 265214

Email: matthew.diamond@exeter.gov.uk

Yours faithfully

Matthew Diamond

Principal Project Manager (Development)

City Development

Exeter City Council

01392 265214

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