

From:
Sent: 31/05/2017 09:45:07
To:
Subject: FW: 17/0665/01

From: Stefan Kraus
Sent: 30 May 2017 19:31
To: Higgins, Michael <michael.higgins@exeter.gov.uk>
Subject: 17/0665/01

Dear Mr. Higgins,

I live at 40 Mulligan Drive (Exeter, EX2 7SJ) and would like to comment on planning application 17/0665/01, which proposes to build a 250-room hotel (Sandy Park Lodge) at Old Rydon Lane.

I would like to object against the traffic concept in the proposed planning application.

Old Rydon Lane is a relatively narrow and rural road that is shared by pedestrians, cyclists, and cars alike. Cars already tend to drive relatively fast, which causes dangerous situations for pedestrians and cyclists, as there is neither a separate pedestrian walk nor a bicycle lane. Traffic is already destined to increase with the addition of many houses in the area and possibly also from customers to the IKEA store that seek a shortcut. The situation would be made much worse by adding the proposed 250-bedroom Sandy Park Lodge.

Therefore, the applicants should realise the traffic to Sandy Park Lodge NOT through Old Rydon Lane, but through a separate road. Possibly, the hotel traffic could arrive directly from the A379 and then park near the Sandy Park rugby stadium (where an additional car park could be build) or cross over from the rugby stadium over a car bridge (besides the already-planned pedestrian bridge).

I would also like to note that the importance of avoiding additional traffic on Old Rydon Lane was already emphasised in the "Newcourt Masterplan": "Old Rydon Lane will be managed with the aim of avoiding additional traffic using this route to access the Masterplan area and to ensure that it does not become attractive as a through route for private vehicular traffic." (https://exeter.gov.uk/media/2026/newcourt_masterplan_november_2010.pdf)

To increase safety on Old Rydon Lane, it should also be considered to add a pedestrian+cycle lane and to limit the road to one-way traffic (with the permitted direction going from Newcourt Way to Clyst Road, so that the lane does not become attractive as through route).

Best wishes,
Prof. Stefan Kraus

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Dr. Stefan Kraus
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