

Transportation Advisory Note

Project: Proposed Redevelopment of Site With New
Community Hub at All Saints Church, Tresawls
Road, Highertown, Truro, Cornwall.

Subject: Highway Appraisal

Date: 27th November 2017

Overview

This Transportation Advisory Note is in respect of the redevelopment of the All Saints Church site with a new purpose-built community hub. This highway access appraisal report provides an overview of the suitability of the proposed layout and access points to serve the new hub. Figure 1 below shows the sites location.

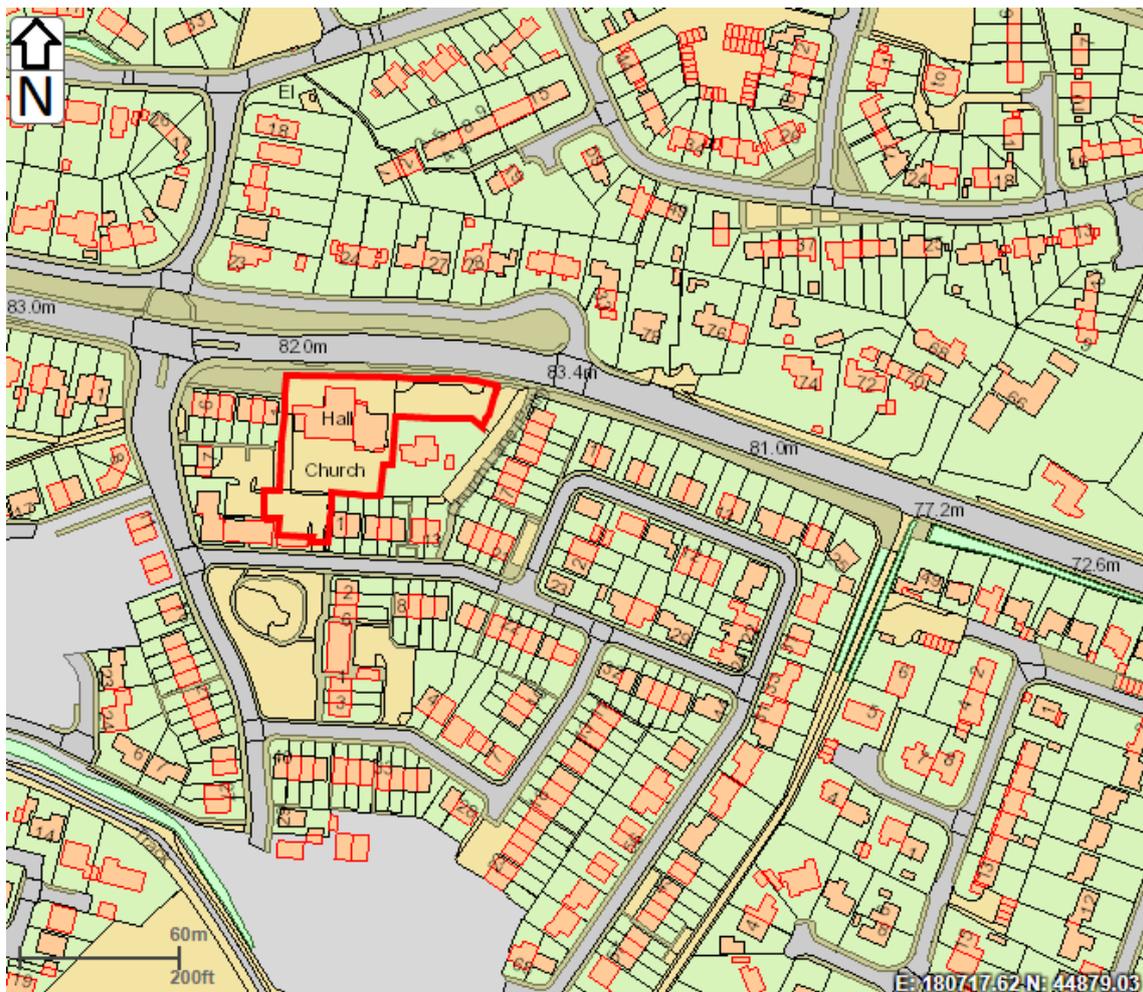


Figure 1 - Site Location

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The site is located to the south west of the city centre of Truro on Tresawls Road in the area of Highertown. A new large housing estate has recently been constructed around and behind the church on what was previously a secondary school and grounds. This development has provided a signalised access junction, which provides access to the rear of the site (see Figure 1), together with a safe pedestrian controlled crossing point. The main vehicular and pedestrian entrance to the church grounds is directly off the classified (A390) Tresawls Road. Across the sites frontage, Tresawls Road has a wide carriageway, is lit with shared pedestrian/cycle provision a posted 30mph speed limit.

Existing Site Use

The current community facilities are at capacity and are no longer fit for purpose. Built incrementally, the existing provision is just about making do with poor fabric and non-flexible spaces. This requires upgrading to meet the needs of the growing community. The population of the church parish is set to increase from 7,618 in 2011 to c.13.5k by 2020. The current facilities are used for approximately 25 community groups with activities all day, every day of the week in harmony with the usual church services. With the growth of demand by community groups in the area a greater variety of multi-use spaces are required.

Relevant Planning History

The site has had a recent pre-application:

PA17/00347/PREAPP - PPA Agreement for the demolition of some existing structures on the site (comprising Hall, vestry and toilet block etc.) and the redevelopment of the site with a new purpose-built community hub, All Saints Church, Tresawls Road, Truro, Cornwall TR1 3LD.

The highway comments for the pre-application stated:

‘Following an assessment of the submitted plans, information and a site visit, I have the following highways comments.

I recommend that a brief Construction Traffic Management Plan is provided at a full application stage.’

A Construction Traffic Management Plan accompanies this TAN.

Access & Site Appraisal

The existing main car park access/egress is located to the front of the site and will remain in its present form and retain the existing level of parking. The smaller secondary car park to the rear will retain the existing access/egress off Penwethers Crescent, but will be reduced in capacity by one space to facilitate

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part of the new build. A further existing space will be enlarged to create a disabled parking space. Plates 1 to 4 below overleaf demonstrate the existing emerging visibility from both access points.



Plate 1 – Emerging Visibility West Onto Tresawls Road



Plate 2 – Emerging Visibility East Onto Tresawls Road

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Plate 3 – Emerging Visibility West Onto Penwethers Crescent



Plate 4 – Emerging Visibility West Onto Penwethers Crescent

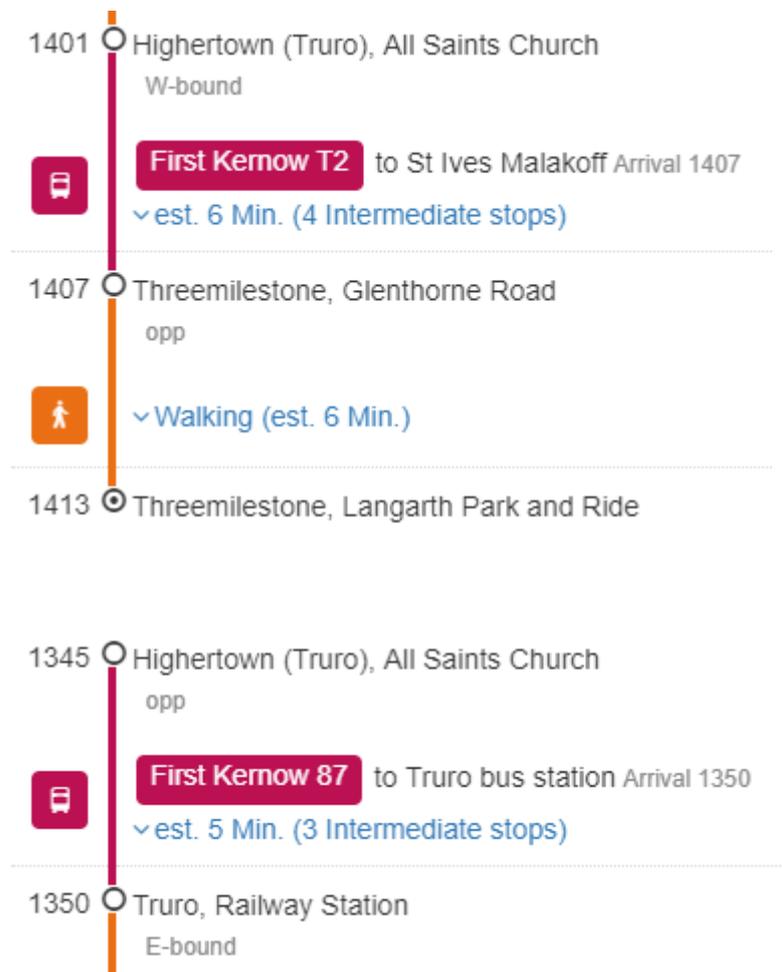
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Examination of the last 3 years of recorded collision data reveals that there have been no incidents at either of the existing access locations.

Sustainability

The main residential areas within the Parish are located around and in very close proximity to the site within easy and convenient walking distance. Whilst parking is and will be continue to be provided on site, it is aimed towards the elderly and less ambulant visitors. The mainline Truro Station is located approximately 1.2km to the north east although there are also regular buses service adjacent and opposite the site. The bus stops provide regular services to/from the train station, city centre and the Park & Ride facility at Threemilestone - examples shown below.

The proposed development together with its location and connectivity is therefore considered compliant with Policies 12 & 13 of the Cornwall Local Plan.



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Covered and secure cycle parking will also be provided to supplement the vehicle parking and pair with the new cycle path provision along the length of the A390 from the east of Truro and west to Threemilestone.

Summary & Conclusion

This Transportation Advisory Note has been produced to provide a highway access appraisal report in respect of the redevelopment of the All Saints Church site with a new purpose-built community hub, Tresawls Road, Highertown, Truro.

From site inspection, it is considered that both Tresawls Road and Penwethers Crescent are safe and fit for purpose to serve the development, in an urban setting.

The NPPF states that development should not be refused on transport grounds unless “cumulative residual impacts” are “severe”.

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