

Site Assessment – Highways Access Advice , Cornwall Council July 2019

“Following assessment of the proposed development at the ALT15 site, in first place, until the residential schemes at ALT11 (and additional commitment from proposed development) secure/implement the delivery of pedestrian/cycle path link to the proposed site, from a highways perspective the envisaged site is not sustainable in transport terms. However, it is acknowledged this will only be a matter of time.

Looking at potential access points: western and northern boundaries – based upon the existing gates (street view); and bearing in mind the residential phased development on ALT11 and abovementioned ped/cycle link (non-vehicular), it is my considered opinion that the most suitable vehicular access would be formed off the northern boundary.

With regard to visibility, due to road alignment, any access upon the western boundary would result in substandard distances on a section of the B3254, where high speeds are expected.

Whilst noting gradients of the B3254 upon northern boundary, I would suggest that utilising the existing gates location as a potential access point would deliver adequate visibility without the need to sacrifice a significant section of hedgerow/stone wall, which would be likely to occur if the alternative access point is considered.

In order to assess the design and functionality of the access point, the likely trip generation arising from the proposal should be assessed (especially until the potential ped/cycle link to ALT15 is in place, which should encourage alternative transport modes to the site).

Therefore a Transport Report/Statement prepared by a suitably qualified Highways/Transport Consultant should be provided with any application.”