

To: (via email)

Jeremy Content, Planning

Huw Gibbon, Highways

Cc: Hannah Pearce, Highways, and Rob Nolan Councillor

Wednesday 18<sup>th</sup> May 2022

Dear Jeremy and Huw

**New road layout at the entrance to Newham**

I am contacting you on behalf of the Newham business community who have been in touch with the Newham BID Manager, Mel Richardson to highlight their concerns around the new road junction layouts following Aldi's arrival on Newham Road.

Firstly, Newham businesses welcomes Aldi to the entrance of our industrial estate and along with Tesco, they both provide a good service to our Newham businesses and employees and of course, residents of Truro.

However, highways provision for pedestrian access between the two stores and the reconfiguration of the road to allow a right hand turn into Aldi have created obstacles and safety issues for our Newham businesses.

What's more we are disappointed that there was no consultation undertaken with Newham businesses who are already in situ to consider a solution that respects the current businesses and provides a safe and integrated solution for Aldi. This could have easily been achieved through Newham BID's comprehensive database of 150 businesses on the estate and via Truro BID's relationship with Tesco.

I gather Tesco had not been consulted either before or during the building of the pedestrian 'safe refuge' or the new lane arrangements which have impacted their business. I will leave them to make their own representations if they wish to around the safety of the new lane that was altered last Friday.

To deal with the '**safe pedestrian refuge**' first, Newham BID only found out about this when Macsalvors got in touch. The issue with what is essentially a raised kerb and a couple of bollards placed in the centre of the road, is that it makes access more difficult for large vehicles to navigate the gap; cranes, car transporters, Biffa lorries, First coaches, HGVs and many other heavy and wide traffic need to access the far end of Newham. We are after all, an industrial estate. I have attached the specifications from the fleet of vehicles used by Macsalvors for reference.

Whilst it may be possible to pass between the kerbs with most vehicles' wheelbase, there is a risk to pedestrians waiting to cross in the centre of the refuge given the height of wing mirrors from these large vehicles and the likelihood of overhang from the loads they carry. This means in effect that the 'safe' pedestrian refuge **is not** safe.

**We would ask that you reconsider this arrangement from a safety and vehicle user perspective and look at a pelican crossing with no central reservation or a zebra which would be more appropriate for this heavy traffic area.**

To deal with the revised layout, whilst we note that, a shorter lane was put in place for Tesco traffic last week making it clearer that traffic continuing to Newham stays in the middle lane, the new right hand turn to Aldi means that the Newham traffic and Tesco traffic have to temporarily join the same lane; it is not until the last minute, that motorists are able to signal either to enter Tesco or to continue onto Newham by which time anyone

c/o BLS Estates, 1 Riverside House, Heron Way, TR1 2XN

leaving Tesco and turning right out of the store, makes a judgement about where the vehicle is heading. Potentially, this is a very dangerous situation, especially if there is heavy traffic coming in either direction. We have already been made aware of one collision resulting in a write off for the business of one of their vans and several near misses.

On top of that, if you watch for long enough, traffic is leaving Aldi and turning across the road into Tesco on a frequent basis; presumably customers are checking out stock and price comparisons in both stores. This adds to the highways risk as these motorists are moving across lanes very quickly but without gaining the speed necessary to make a smooth transition given the other vehicle flows.

**We accept that there is probably no easy solution to the road layout but would ask that you monitor this very carefully, consult with relevant businesses and be open to making any necessary changes to allow everyone to co-exist as safely as possible.**

Overall, Newham BID Committee, supported by many businesses, feel that the proposals have not been thought through or considered with the multiple vehicle users that Newham serves. Given that this is not the first time that highways have undergone developments on Newham without any consultation or even, communication (referring now to the recent destruction of the Newham planted area just past Aldi when a new sub-station was installed) we would very much appreciate your assurance that we can be consulted on any future developments.

We would be more than happy to coordinate any consultation process or host a meeting of interested businesses, show you around our vibrant industrial estate and generally work with you to get the best infrastructure solutions in place.

We would be interested in your response to this letter and what action you are prepared to consider implementing to create a safer environment for all. Happy to discuss in person on site.

Yours sincerely

*Leigh R Ibbotson*

Leigh Ibbotson  
Chair of Newham BID and Owner of Cher Varya Group Ltd, based on Heron Way

**PS: Businesses who have responded quickly between Thursday 12<sup>th</sup> May and Tuesday 17<sup>th</sup> May to support this objection are listed below:**

Timbabuild Structures Ltd  
Cathedral Builders  
Morse's Wood Ltd  
Mac salvors (Plant Hire) Ltd  
City MOTs  
Three Rivers Furniture  
Brooklands Garage  
South West Water  
Biffa  
Teaching Personnel Ltd  
Totally Truro Ltd  
Business Location Services Ltd  
CSA Architects Ltd  
Truro Recycling Centre  
Brooklands Classics  
Bishop Fleming  
Intercom Trust  
Anti-Matter Games

Kartha Ltd  
Howdens Joinery  
Primrose Herd  
Voice Newspapers  
Richard's Specialist Cars Ltd  
Falmouth Cutter CIC  
iSight Cornwall  
Cornwall Garage Doors  
Cornish Mutual  
Truro Recycling Centre  
Cher Varya Group Ltd  
Mid Cornwall Printing  
Cornwall Woodburners  
Home and Heating Ltd  
RRL  
Edward Buckland Chartered Surveyors  
Barn Fresh Interiors

#### **Selection of business quotes received during the same time period**

*'I had a near miss myself on Wednesday when a car pulled out in front of me from Tesco when I was coming into Newham, it will only get worse!'*

*'One of our vans are written off at the Tesco junction last week where my guys were returning to site and someone pulled into the side of them as they assumed they were going to turn into Tesco store'*

*'Yet again this morning the traffic coming into newham was queued out onto the roundabout resulting in delays for workers coming into the estate (and garras wharf car park). Also, someone has already pulled out on me by Tesco forcing me to stop suddenly'*

*'Having just tried to turn right out of Aldi, and nearly been hit by a vehicle approaching quickly from the left, while also navigating around an OAP who was crossing three lanes but not using the new traffic island, the whole thing is a nightmare!'*

*'We as a Company strongly object to what has happened and what is proposed. We feel that Newham Road has become a major hazard to all users, drivers and pedestrians alike'*

**Dimensions of the large cranes that are part of the Macsalvors fleet shared as an attachment. Photos below show heavy vehicle using other parts of Newham who all need to access the entrance near Tesco/Aldi**

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