

To Members of the Town Deal Board

Via Email

CC: officers

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

Dear Town Deal Board Member

**Truro Green Transport Town Deal Proposals for Newham**

I am contacting you on behalf of the business community of Newham to **strongly object** to the current Town Deal proposal under 'green transport' to create a footpath alongside the winding stretch of road between Gas Hill and Lighterage Hill **unless** the road is widened providing a safe and integrated transport solution.

**Our objection is on two grounds, one around safety and the second around economic prosperity.**

To give you some background, the proposal to widen the road has been on Cornwall Council's transport programme for over a decade and in 2016, Cornwall Council, recognising the need to improve access for all, commissioned a feasibility study which recommended not only widening the road but also creating a cantilevered footpath alongside it.

A comprehensive report was undertaken with the safety and economic case proven and the project was put forward to Government for funding under a scheme called Growth Points. Unfortunately, Cornwall's budget allocation fell short of what was anticipated and the scheme had remained on the transport plan ever since.

During and subsequent to the Town Deal bid being written and submitted in January 2021, numerous conversations and emails have been exchanged between senior officers at Cornwall Council and Newham BID assuring us that the 2016 study would be revised and any plans for improved pedestrian or cycle access would only proceed as part of an integrated transport solution for Newham. In good faith, this has been communicated to our business community.

From what we now understand, a '**path only**' is proposed with funding from Town Deal with no road widening in scope or even it now emerges, discussed. The needs of the businesses who already use this dangerous route appear to have been disregarded in favour of creating a leisure route for pedestrians and cyclists.

**Our Safety Objection**

We want it noted that this proposal is **highly unsafe** given the scale of the vehicles that already struggle to navigate the road particularly where there is a pinch-point. Our understanding is that the path, to be created from the verge with no barrier, will be used by walkers and cyclists of all ages and abilities hence we cannot understand how the Town Deal proposals would be acceptable given the vehicular usage – 220 tonne cranes, HGVs from Conway Bailey Transport, Truro Recycling lorries, Biffa lorries, First buses, vehicles carrying boats, car transporters and many more. Dimensions for cranes used by Macsalvors are attached with this email.

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

The pictures illustrate the point and in giving approval for the path in isolation to widening the road, it is our view that you are creating a highly dangerous scenario where small children could be knocked off their bicycles if not through direct contact, through the draught created by the vehicles or via their wing mirrors. At the very best, it will be an intimidating experience to walk or cycle along this route. We are happy to host a visit to the area in question for any of the Town Deal Board to view for themselves the potential life-threatening situation that could be created here.

### **Our Economic Objection**

It would appear that the business case for this **project completely fails to recognise Newham's primary role as an industrial estate**, an important city hub for over 150 businesses, employing thousands of staff with multi-million pound turnover, an important economic driver for the county.

We are home to some great businesses who rely on good access such as Macsalvors who run a 24 hour operation, very socially responsible, placing paramount importance on safety for which the road in its current state is not fit for purpose without encouraging pedestrians and cyclists into the mix. Newer businesses such as Truro Recycling Centre are expanding their operations which are essentially 'green' in that they recycle materials so fit perfectly with a green philosophy. Again, to carry out their business relies on good road access and large cranes frequently need to access their site to dismantle large tankers; the size and scale of the vehicles they use to move heavy materials is increasing as well as the frequency of their movements. These are just two examples of Newham businesses who are not against 'green' routes but not at the expense of running their businesses.

What's more, there are plans on the table to increase economic activity on land beyond Lighterage Hill towards the turning circle and proposals which are commercial in confidence are currently being agreed.

The path, if it proceeded, would provide an **impediment to the current business activity, as well as a barrier to new investment** which is surely against the ethos of Town Deal which is about being 'transformational'. Newham businesses are proud of their estate and wish to continue to grow and thrive and believe the 'path only' proposal creates an obstacle to this.

**We would ask and are supported by many businesses that either the path is dropped from the Green Transport proposals OR that a safe, integrated one transport solution is funded which recognises the reality and importance of Newham as an industrial estate enabling safe access for business users as well as those who wish to use it for leisure purposes.** The original proposals which CORMAC worked so hard to put together in 2016, were appropriate and agreed by Newham BID.

It seems that a one-off opportunity to sort out infrastructure on Newham for now and the future as well as providing sustainable access, is being missed by the current proposals.

Newham BID has always supported and welcomed the opportunity for other users to enjoy access but not at the expense of the areas primary role which is commercial.

Should you agree with us that a path is not appropriate between Gas Hill and Lighterage Hill and instead, you wish to consider accessing the proposed bridge, another Town Deal project, from the Newham Trail off Lighterage Hill, then we would ask that we are fully consulted on this proposal too.

Lighterage Hill and Newham Road is used by heavy vehicles; again, safety considerations and the reality that Newham is an industrial estate not a leisure park, needs to be taken seriously.

We are happy to engage further, encourage you to undertake a site visit or arrange a discussion with any one of a number of businesses who join us in our strong objection to the current 'path only' proposal.

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	Kartha Ltd
Cathedral Builders	Howdens Joinery
Morse's Wood Ltd	Primrose Herd
Macsavors (Plant Hire) Ltd	Voice Newspapers
City MOTs	Richard's Specialist Cars Ltd
Three Rivers Furniture	Falmouth Cutter CIC
Brooklands Garage	iSight Cornwall
South West Water	Cornwall Garage Doors
Biffa	Cornish Mutual
Teaching Personnel Ltd	Truro Recycling Centre
Totally Truro Ltd	Cher Varya Group Ltd
Business Location Services Ltd	Mid Cornwall Printing
CSA Architects Ltd	Cornwall Woodburners
Truro Recycling Centre	Home and Heating Ltd
Brooklands Classics	RRL
Bishop Fleming	Edward Buckland Chartered Surveyors
Intercom Trust	Barn Fresh Interiors
Anti-Matter Games	

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

*'We are about to invest a large amount of money into Newham and feel that business must come first in this industrial area . I totally agree with your footpath comments regarding safety with HGV traffic which are essential to the future of the business park.'*

*'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. I really cannot even contemplate what could happen if the path that is proposed between Gas Hill and Lighterage Hill was to go ahead. I would say, that there could potentially be quite a high accident rate.'*

*'It really does baffle me that they are encouraging people to walk that way without major improvements especially when there is already a footpath between both those roads away from the super dangerous wobble. Meeting a massive crane there is terrifying in a car!'*

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*'We have a 40ft boat leaving the yard in the Autumn by road so we definitely need good access.'*

*'The proposed walk-way without any other works done to the road prior is going to be a major safety risk to our drivers, members of the public and other vehicles as the photographs prove'*

**Photographs demonstrating the dangerous road and pinch point for vehicles alone. Dimensions of the large cranes that are part of the Macsalvors fleet shared as an attachment.**



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**NEWHAM  
& THE PORT  
OF TRURO**  
Truro's Business Quarter



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