

Truro Northern Access Road

Accelerating housing and employment growth in a strategic urban extension to Truro. Improving place making potential by delivering the key road, walking and cycling infrastructure required to open up this important site.



CORNWALL & ISLES OF SCILLY
LOCAL ENTERPRISE PARTNERSHIP



Key issues

- **Stalled development sites** with large infrastructure investment needed to unlock them
- **Concern over viability of road** for early stages of development without significant market growth and/or reduced affordable housing requirement
- **Limited control over road design/place making** in existing permissions without financial intervention
- **Phased delivery of key infrastructure** resulting in an increase in congestion on existing routes, reversing recent increases in capacity achieved through public transport, walking and cycling, and junction improvements

Project value: £47.5m
Years: 2019-22

Delivery by Cornwall Council on behalf of three separate development interests.

Scheme includes:

- **Design and build of key road in one phase** independent of individual developer timescales
- **Early delivery of key infrastructure** protects affordable housing, increases resources for place making and improves confidence in new development
- **Increases control over design/character of road** in order to create liveable neighbourhoods
- **Creates the capacity for growth** through increased use of public transport, walking and cycling and improved access to Royal Cornwall Hospital
- **Integrates new development with existing communities** through the delivery of walking and cycling networks linking into Threemilestone



The ask

- ❑ **An investment of £47.5m from the Housing Infrastructure Fund** will enable the Northern Access Road to be designed and built as a single scheme accelerating the delivery of a major urban extension for Truro.

The offer

- ✓ **The Council is already investing, at its own risk, in masterplanning and viability testing** for the whole development area to establish the essential components of place making and to ensure equalisation between the development sites.
- ✓ **Funding secured for the road will be invested at the earliest stage possible** across the entire development area and recovered via a per-unit cost to the developer for each dwelling under the Localism Act 2011.
- ✓ **Recycled funds will be used to deliver additional homes** through unlocking stalled sites and investments in public transport infrastructure. Supporting growth in this way is critical as it will:
 - Secure the infrastructure for growth in housing and employment,
 - Accelerate development, and
 - Remove the viability issues.

The outcomes

- 🏠 **Accelerates the delivery of 700 dwellings** in the west of the development area that already have full planning permission and allows the earlier delivery of the remainder of the site permission of **2050 dwellings**, potentially increased through the creation of a more efficient and good quality masterplanned development.
- 👤 **1,986 jobs** and supports new job growth of up to 3,800 by 2030.

