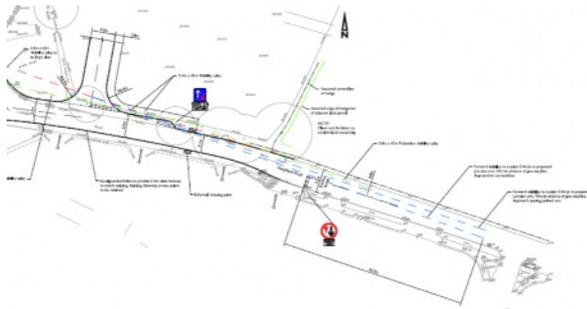




Experience in Devon and Cornwall

Kergilliack Road, Falmouth

Cole Easdon Consultants Limited (CEC) provided a Transport Statement to support an application for 37 residential dwellings on land at Kergilliack Road, Falmouth. Working alongside Trewin Design, we also designed the site access arrangement which necessitated the provision of a localised traffic calming scheme to ensure that the requisite visibility splays could be achieved. A Stage 1 Road Safety Audit and a separate audit by Cornwall Council found the proposed highway works to be acceptable, so enabling a positive way forward on highway matters.



Poughill Road, Bude

CEC prepared a Transport Statement to support an application for 30 residential dwellings on land at Poughill Road near Bude. The report was successful in ensuring a response of 'No Objection' from the Local Highway Authority. CEC worked alongside Trewin Design.

Penwinnick Road, St Austell, Cornwall

CEC produced a Transport Assessment and Travel Plan to support an application for a new 7,000m² foodstore and replacement offices for Cornwall Council on the site of the existing council offices at 39 Penwinnick Road, St Austell. The Transport Assessment necessitated considerable analysis of the traffic impact of the development at offsite junctions along the A390, as well input to the masterplan including the preliminary design of a new 3-arm roundabout on Penwinnick Road. CEC also provided technical representation at the public exhibition which was held over two days.

Raleigh Park, Barnstaple, Devon

CEC produced a Section 278 junction design, Road Safety Audit, Transport Assessment, Travel Plan, and Flood Risk Assessment for this 105 unit residential development on land adjacent to the North Devon District Hospital in Barnstaple. The site presented a number of technical challenges, including existing traffic congestion issues along the A39, particularly at the North Devon District Hospital junction, proximity of other nearby sites progressing through planning, as well as the steep gradient of the site presenting challenges for dealing with plot levels and surface water run-off. CEC's transport planning and drainage teams worked diligently to ensure no objection consultation responses from the local highway authority, South West Water and the Environment Agency. CEC also provided technical representation at public exhibition.



Leyford Close, Wembury, Devon

CEC provided the detailed design of a Section 278 off site junction improvement works, Transport Statement and Flood Risk Assessment to support an application for circa 50 residential dwellings in Wembury. CEC also provided technical representation at several public exhibitions and Parish Council meetings. Following grant of planning consent, CEC was then retained to carry out the detailed infrastructure design which required sewer requisition schemes for both the foul and surface water outfalls.

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Hele Park, Newton Abbot, Devon

CEC initially carried out the preplanning infrastructure design for this circa 650 unit residential development in Newton Abbot, the greatest challenge of which was the surface water drainage strategy. An interlinking series of ponds and swales were utilised to provide the required 100 year+ climate change of attenuation. The successful planning approval led on to the detailed design for this scheme which included for a large foul water pumping station.



Farleigh Meadows, Tiverton, Devon

CEC carried out the Section 278 detailed design of the proposed entrance roundabout and separate site access junction with off-site footway improvements. This work led on to the detailed infrastructure design for this circa 300 unit residential development. The site is steeply sloping in parts leading down to a flood zone area which presented considerable design challenges with regard to plot and external levels and surface water attenuation.

Green Park Way, Chillington, Devon

CEC provided a Transport Assessment, Flood Risk Assessment and Drainage Strategy for this development site in the South Hams area of Devon. The site being steeply sloping provided a challenge to ensure acceptable highway gradients could be achieved particularly off the existing Green Park Way public highway. The SuDS compliant drainage scheme utilised a series of swales and ditchlines using the sites infiltration potential.

Higher Newham, Truro, Cornwall

CEC provided a Flood Risk Assessment and a Surface and Foul Water Drainage Strategy to support an application for 140 residential dwellings on land at Morlaix Avenue, Truro. Detailed negotiations were required with South West Water to agree the foul water discharge location. The surface water discharge from the site was limited to Greenfield run off rates and discharged to the sea downstream of the critical flood areas around Truro.

Holmbush Road, St Austell, Cornwall

CEC provided a Transport Assessment, Travel Plan, Road Safety Audit and Flood Risk Assessment to support an outline application for 190 residential dwellings, employment space, and a family pub/restaurant on land south of Holmbush Road, St Austell. CEC also provided technical representation at the public exhibition. Although the outline application was refused, CEC's input helped to ensure that there were no officer objections on highway or flood risk matters. CEC was then retained to act as an expert witness at the Public Inquiry, where the team were successful in overturning the council's refusal.



Grovelands, Chudleigh, Devon

CEC provided initial site access, on site highway and preliminary considerations for the required drainage strategy for this proposed development site in South Devon. The site sits on steeply sloping topography where up to 71 units are proposed.

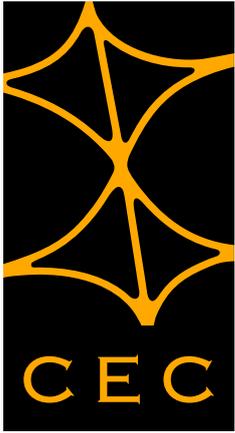
Sithney Common Hill, near Helston, Cornwall

CEC produced a Transport Statement to support an application for a new pasty drive-thru facility on a former petrol filling station site off Sithney Common Hill, near Helston.

Chiverton Cross, near Truro, Cornwall

CEC produced a Transport Assessment to support an application for a new trunk road service area hotel on a car dealership site at the Chiverton Cross roundabout on the A30.





View from Show Homes at Liskey Hill, Perranporth, Cornwall



Treliever Road, Mabe, Cornwall

CEC provided a Transport Assessment, Travel Plan, Road Safety Audit and Flood Risk Assessment to support an application for 90 residential dwellings on land at Treliever Road, Mabe. Following grant of planning consent, CEC was then retained by the Client to undertake the detailed infrastructure design of the internal roads and drainage which included permeable paved highways and an adoptable foul water pumping station with South West Water.

Wooda Farm Holiday Park, Bude, Cornwall

CEC provided a Transport Statement and Flood Risk Assessment and Drainage Strategy to support an application for 20 additional eco-lodges at Wooda Farm Holiday Park, Bude. The surface water drainage strategy provided an infiltration based drainage system with zero site run off.

Colan Recreation Ground, Quintrell Downs, Cornwall

CEC provided a Transport Statement and Flood Risk Assessment to support an application for new training pitches and a pavilion building for Newquay RFC.

Pendown Farm, near Chiverton Cross, Cornwall

CEC provided a Construction Traffic Management Plan and Environmental Statement chapter to support an application for the provision of a single wind turbine on land at Pendown Farm, near Chiverton Cross.

Pencoose Farm, Stithians, Cornwall

CEC produced a Construction Traffic Management Plan, Flood Risk Assessment and Environmental Statement chapters to support an application for a single wind turbine on land at Pencoose Farm, Stithians.

Liskey Hill, Perranporth, Cornwall

CEC prepared a Travel Plan to discharge a pre-start planning condition, and is now retained to fulfil the role of Travel Plan Co-ordinator. CEC also carried out the pre planning public consultation event then were retained to carry out the detailed infrastructure design of this 120 residential unit development which included the detailed design of the Section 278 right turn lane at the proposed site access. The site is steeply sloping presenting considerable design challenges with regard to plot and external levels, retaining structures, and Part M compliance.

Masterplan of Liskey Hill, Perranporth, Cornwall





Retallack Resort & Spa, St. Columb Major, Cornwall

CEC provided a Transport Assessment, Travel Plan and Environmental Statement Chapter to support an application for circa 350 new holiday lodges, facilities building, and car parking on land adjacent to the existing Retallack Resort & Spa. Key issues to be addressed within the Transport Assessment included traffic impact on the A39 Winnard's Perch roundabout, and the A30 trunk road. CEC's robust submission helped to ensure no objections from either the local highway authority or the Highways Agency.

Bridge View, Wadebridge, Cornwall

CEC produced a Transport Assessment, Travel Plan and Flood Risk Assessment, which then led onto the detailed infrastructure design for this 117 unit residential development on land at Bridge View, Wadebridge. The site is steeply sloping presenting considerable design challenges with regard to plot and external levels, retaining structures, and Part M compliance. The scheme requires sewer requisitions for the outfall for both foul and storm water sewers with South West Water.

Former Richard Lander School, Truro, Cornwall

CEC produced a Flood Risk Assessment to support an application for 226 residential dwellings on the site of the former Richard Lander School, Truro. Based on assessment of existing ground conditions and local hydrology, a Sustainable Urban Drainage Systems (SUDS) strategy was proposed. The SUDS scheme was designed to meet the technical requirements of the National Planning Policy Framework and the Environment Agency, while also respecting the proposed layout design, landscaping and highways elements of the project. Through liaison with the Local Planning Authority and Environment Agency, Critical Drainage Areas, at risk of flooding due to new development, were identified near the site. The SUDS design ensured effective management of surface water from the development, with no impact on these key areas.

A foul sewerage strategy for the new development was also prepared by Cole Easdon, and was agreed with South West Water.

Lower Kergilliack Farm, Falmouth, Cornwall

CEC have produced the detailed Section 278 design of the new site access roundabout off Bickland Hill adjacent to Falmouth Town football club. This work then led onto the detailed infrastructure design of this 300 unit residential development, including a new local centre. The site is steeply sloping presenting considerable design challenges with regard to plot, external levels, retaining structures, and surface water attenuation.

Little Dinham Caravan Park, near Wadebridge, Cornwall

CEC were appointed to overcome a highways refusal reason in connection with the provision of additional touring pitches at Little Dinham Caravan Park. CEC's assessment and subsequent Technical Note successfully overturned the previous highway objection, enabling a positive planning outcome.

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