

Damgate, Holbeach

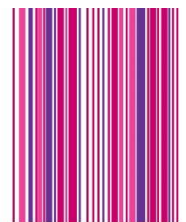
Transport Statement

April 2016

Client: King Bros (Butchers) Ltd

Project: Proposed residential development at
Damgate, Holbeach

Project no.: 274



STUDIO11
architecture



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1.0 Introduction

1.1

This Transport Statement accompanies a full planning application by King Bros (Butchers) Ltd for the development of a site off Damgate, Holbeach.

1.2

The proposal seeks to develop the site to provide a private and affordable residential scheme comprising of one hundred and ninety five 1, 2, 3, 4 and 5 bedroom homes, together with associated parking, private and communal amenity space. The proposal at its heart aims to create an affordable, sustainable high quality development that will contribute to the settlement of Holbeach.

1.3

This statement forms part of a series of reports and documents submitted in support of the planning application.



2.0 Existing Conditions

Site Location

2.1

The application proposals relate to the development of agricultural fields abutting the Defined Settlement Limits of Holbeach town. The site itself is situated off Damgate, a residential road off High Street/ Fleet Road. Damgate provides a link to the High Street, Fishpond Lane and the town centre.

Existing Usage

2.2

The site is currently agricultural fields. The site area is 1.71 hectares with access to the site from Damgate.

2.3

To the south and east the site abuts a watercourse and open fields beyond.

2.4

To the north the site abuts the rear gardens of development along Fleet Road, Damgate and Greenfields. To the west the site fronts open playing fields.

2.5

The area surrounding the site is a mixture of agricultural and residential use. Damgate is predominantly residential in character and largely comprises of single and two storey dwellings with Holbeach Community Centre on the corner of Fishpond Lane/ Damgate.



Aerial view of the site

Local Area

2.6

Holbeach is one of the largest settlements in the South Holland District and as such offers considerable amenities to its residents, such as:

- retail shops and services;
- Primary and secondary education facilities;
- sports facilities, public halls and public houses;
- employment opportunities;
- good links to public transport;
- good links to surrounding villages, towns and cities.

2.7

The proposed site lies to the south-east of the main town centre with shops, services, schools, parks and public transport links all within walking distance of the site.

Local Highway Network

2.8

Damgate is off the main route of High Street/ Fleet Road which runs through the town centre and provides key access to adjacent residential and commercial areas.

2.9

On a local scale, the site is accessible from Damgate which is predominantly a residential road. The carriageway has a minimum width of 5.0m. New roads and footpaths will be provided as part of the proposed development which will provide a connection to the town centre.



Holbeach Community Centre



Littlebury Medical Centre, Fishpond Lane



University Academy Holbeach School



Post Office along the High Street

3.0 Proposed Development

3.1

This section establishes the level of proposed development and its relationship with regard to sustainable travel methods.

The proposal seeks to redevelop the site to provide a residential scheme comprising of one hundred and ninety five 1, 2, 3, 4 and 5 bedroom together with associated parking, private and communal amenity space. The proposal at its heart aims to create an affordable, sustainable high quality development that will contribute to the town of Holbeach.

Walking

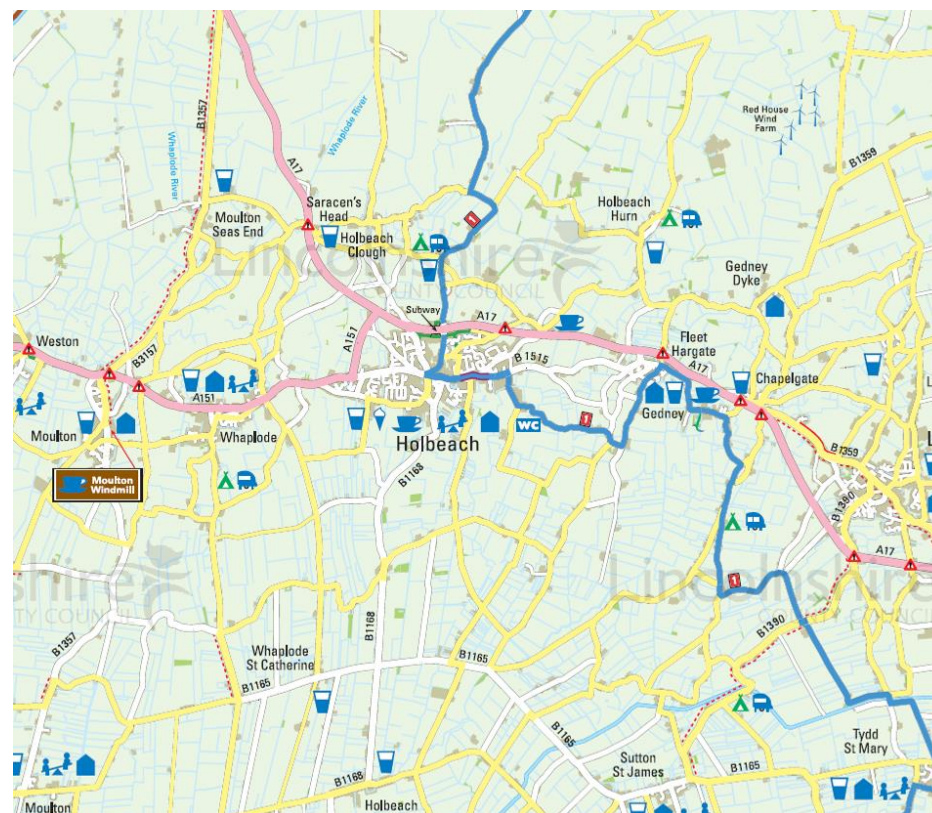
3.2

It is accepted that the most sustainable method of travel is walking, and as such new residents will be encouraged to make good use of local facilities within the town centre.

The site will be served with new public footpaths which provide access to Damgate and in turn via the playing fields the town centre facilities and public transport links.



505 bus service connection between Kings Lynn and Spalding



Cycle Routes in and around Holbeach

Cycling

3.3

Each new home will be provided with a private garden to allow residents to store their cycles by whatever means they wish. It is felt that by encouraging the use of cycles on short journeys the need for residents to use their cars will be reduced.

There is a designated cycle route that runs through Holbeach together with the surrounding rural public highways which can be used to gain access to the surrounding towns and villages. Damgate itself is described as a 'Route found useful by local cyclists- mainly on quiet roads'.

Public Transport

3.4

The proposed site is within a 21 minutes walking distance of a bus stop on Fleet Road which offers regular bus services between Kings Lynn and Spalding via the 505 service.

Holbeach no longer has a dedicated train station however regular bus services provide access to nearby Peterborough city which has a large train station on the East Coast Mainline which provides links to London (50 minutes travel time) and the north.

Car Parking Provision

3.5

The proposed development seeks to encourage more sustainable methods of transport whilst accepting that the South Holland District is predominantly rural in landscape.

Each home will be provided with dedicated parking spaces as recommended by South Holland District Council.

4.0 Conclusions

The proposed development consists of one hundred and ninety five homes. The site will have pedestrian and vehicular access from Damgate. The junction geometries/ visibility splays are considered suitable to accommodate the development traffic.

The site is situated within suitable walking and cycling distance to a number of facilities. The site is also served by good frequency and easily accessible bus services that connect the site well to the surrounding area. The number and frequency of local services is considered to be appropriate to serve the proposed development.

In light of the above, the proposed development is considered to be acceptable with no significant impacts on the local highway network.

