

Penny Hill Road, Holbeach

Transport Statement

April 2016

Client: Ashwood Homes

Project: Proposed residential development at Penny Hill Road, Holbeach

Project no.: 230



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1.0 Introduction

1.1

This Transport Statement accompanies a full planning application by Ashwood Homes for the development of a site off Penny Hill Road, Holbeach.

1.2

The proposal seeks to develop the site to provide a private and affordable residential scheme comprising of forty four 1, 2, 3 and 4 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 a former horticultural nursery. The site itself is situated off Penny Hill Road, a residential road to the north of the A17. Penny Hill Road provides a link from Holbeach Bank to the town centre of Holbeach.

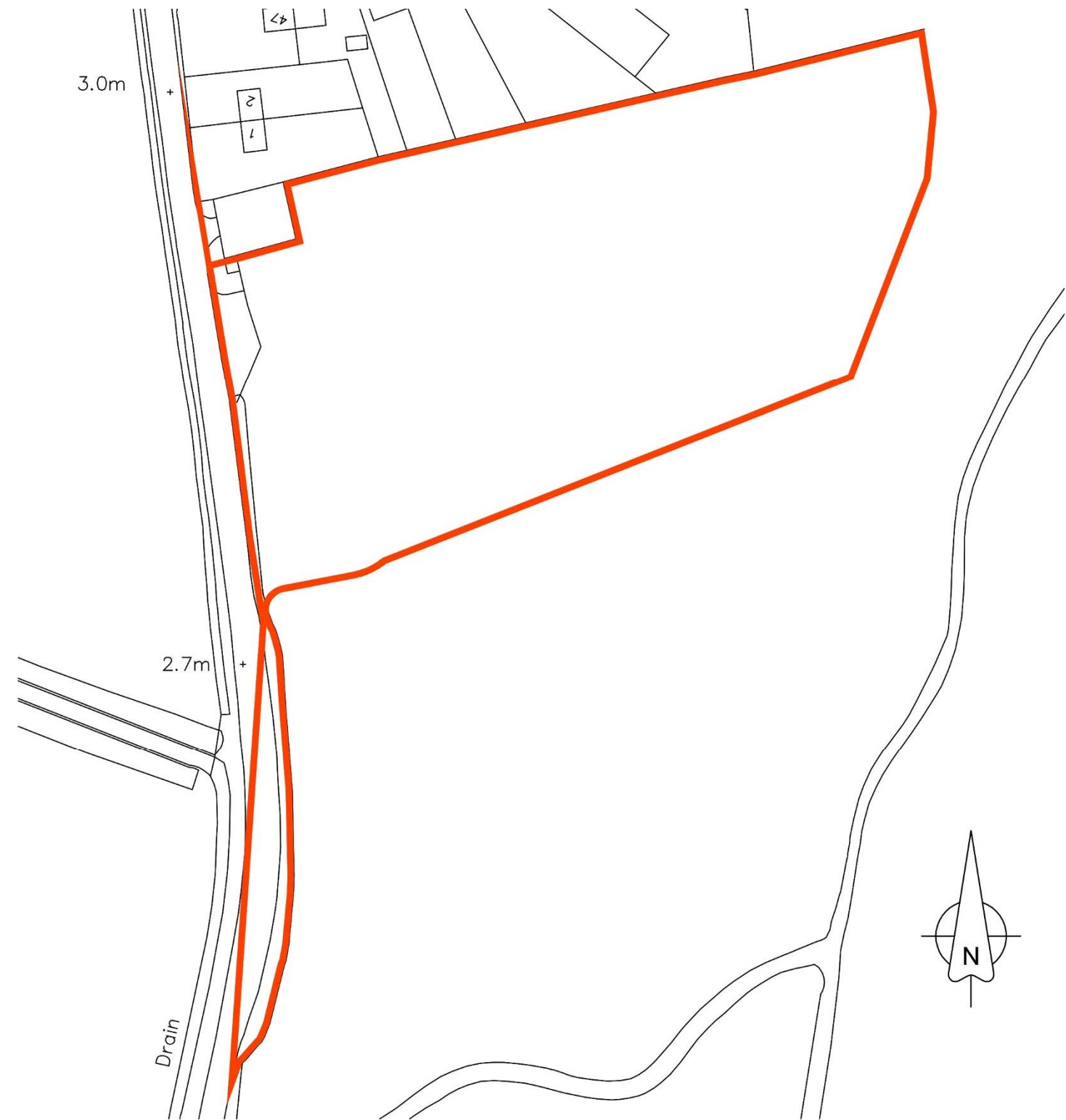
Existing Usage

2.2
The site is currently a vacant former horticultural nursery. The site area is 1.31 hectares with access to the site from Penny Hill Road.

2.3
To the north the site abuts existing residential development and to the south the site abuts the recently constructed Holbeach United Community Sports Academy.

2.4
To the west the site fronts Penny Hill Road and to the east the site abuts agricultural fields and the open countryside beyond.

2.5
The area surrounding the site is a mixture of agricultural and residential use. Penny Hill Road is predominantly residential in character and largely comprises of two storey dwellings to one side of the road.



Site Location Plan

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 north 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

Penny Hill Road is a key route into Holbeach from the surrounding villages of Holbeach Bank, Holbeach St Marks and Holbeach St Mathew.

2.9

On a local scale, the site is accessible from Penny Hill Road which is predominantly a residential road. The carriageway has a minimum width of 6.0m and a footpath is provided along one side of the road. Penny Hill Road extends south from the application site to the A17 where a pedestrian/cycle underpass is provided to allow safe access to the town centre and associated services. 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



Monroe Medical Centre, Park Road



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 forty four 1, 2, 3 and 4 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

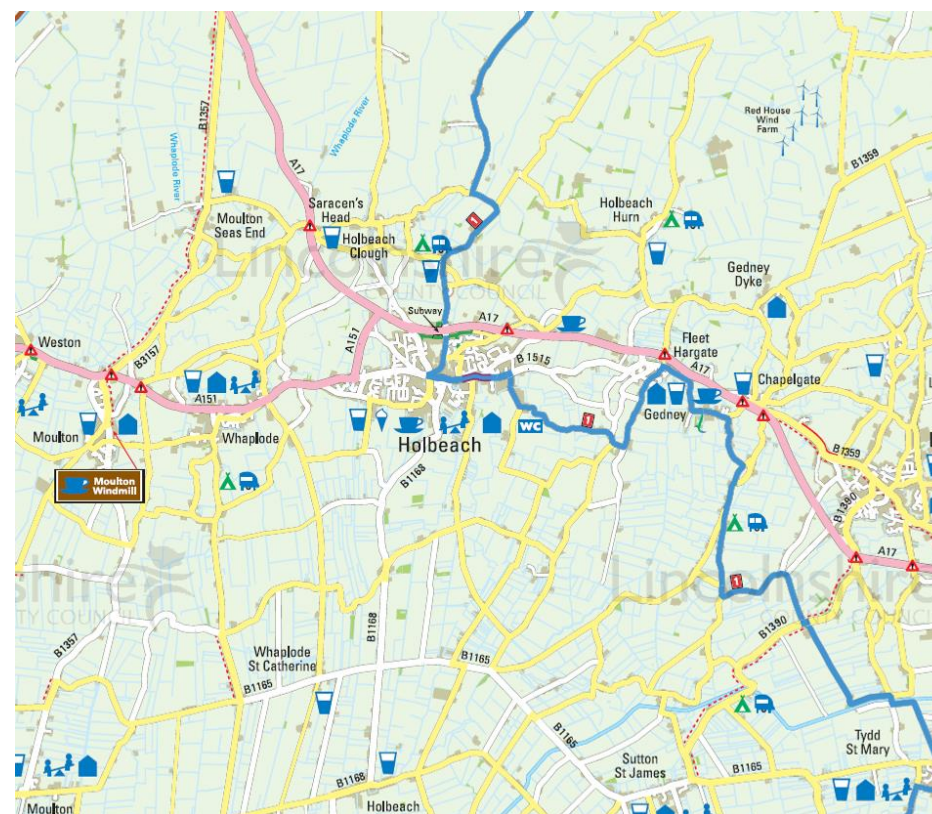
It is accepted that the most sustainable method of travel is walking, and as such new residents will be encouraged to make good use of local facilities within the town centre.



Footpath improvements to Penny Hill Road undertaken under Planning Approval H09-0789-11



A17 Underpass & footpath/ cycleway



Cycle Routes in and around Holbeach

The site will be served with new public footpaths which provide access to Penny Hill Road and in turn the town centre facilities and public transport links.

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 past the site along Penny Hill Road and through Holbeach. Generally the majority of surrounding rural public are described as a 'Route found useful by local cyclists—mainly on quiet roads'.

Public Transport

3.4

The proposed site is within a 17 minutes walking distance of a bus stop on High Street 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 in turn 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.

4.0 Conclusions

The proposed development consists of forty four homes. The site will have pedestrian and vehicular access from Penny Hill Road. 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.

