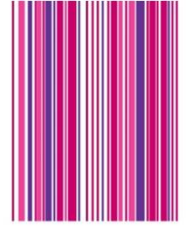


Proposed residential development Low Lane, Holbeach

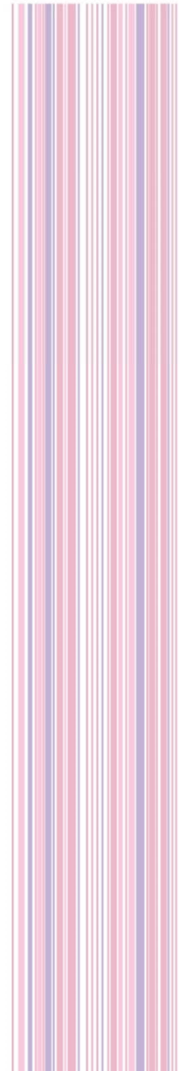


Transport Statement

May 2015



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1.0 Introduction

- 1.1 This Transport Statement accompanies a full planning application by Benchmark Properties for the development of a site off Low Lane, Holbeach.
- 1.2 The proposal seeks to develop the site to provide a private and affordable residential scheme comprising of forty three 1, 2 and 3 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 an agricultural site abutting the Defined Settlement Limits of Holbeach town. The site itself is situated off Low Lane, a residential road off Battlefields Lane South/ King George V Avenue. Battlefields Lane South provides a key link from the A17 to the town centre.

Existing Usage

- 2.2 The site is currently agricultural land with a site area 0.04 hectares. Access to the site is from Low Lane.
- 2.3 To the south the site currently borders residential housing and the settlement boundary as defined in the Local Plan 2006.
- 2.4 To the north the site abuts the A17 a key transport link between Sleaford and Kings Lynn.
- 2.5 The area surrounding the site is predominantly residential use. Low Lane is predominantly residential in character and largely comprises of two storey dwellings.
- 2.6 The application site is outside the conservation area for Holbeach and not within the visual curtilage of any listed buildings.



Low Lane, Holbeach

Local Area

2.7 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 nearby Peterborough city.

2.8 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

2.9 Battlefields Lane South is one of the main routes from the A17 to the town centre and provides key access to adjacent residential and commercial areas.

2.10 On a local scale, the site is accessible from Low Lane which is a residential road. The carriageway has a width of less than 5.0m however as part of this planning application it is proposed that the road width is widened to 5.0m and a new 1.8m wide footpath is provided to the northern side of the carriageway.



View of Low Lane site looking east

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 three 1, 2 and 3 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 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 Low Lane 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.

Cycling is also seen as a key leisure pastime as well as an aid to improving health and wellbeing of participants. Like many rural settlements, Holbeach does not generally have dedicated cycle lanes and therefore cyclists will use the local road network. The 'Cycling Map for Spalding and the Surrounding Area' (2012) published by Lincolnshire County Council identifies that a national cycle route runs through the centre of Holbeach.



Cycle routes in and around Holbeach

Public Transport

- 3.4 The proposed site is 16 minutes walk from a bus stop at the Nene Parade/ Fleet Street junction which offers regular bus services between Kings Lynn and Spalding via the 505 service.
- 3.5 Holbeach does not have 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 that provides links to London (50 minutes travel time) and the north.

Car Parking Provision

- 3.6 The proposed development seeks to encourage more sustainable methods of transport whilst accepting that the South Holland District is predominantly rural in landscape.
- 3.7 Each home will be provided with 2 parking spaces as recommended by Lincolnshire County Council.



Peterborough Train Station

4.0 Conclusions

The proposed development consists of 43 residential dwellings. The site will have pedestrian and vehicular access from Low Lane. The junction geometries/ visibility splays are considered suitable to accommodate the development traffic and early discussions have been carried out with Lincolnshire County Highways.

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.



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