Station Road, Surfleet

Transport Statement

October 2017

Client: Mr I Bates

Project: Proposed residential development at Station Road, Surfleet

Project no: 390



STUDIO11
architecture

Contents

		Page
1.0	**Introduction**	3
2.0	**Existing Conditions**	4
3.0	**Proposed Development**	6
	3.1 General	
	3.2 Walking	
	3.3 Cycling	
	3.4 Public Transport	
	3.5 Car Parking Provision	
4.0	**Conclusion**	8

1.0 Introduction

1.1

This Transport Statement accompanies a full planning application by Mr I Bates for the development of a site off Station Road, Surfleet

1.2

The proposal seeks to develop the site to provide a private residential scheme comprising of five 2 and 3 bedroom houses together with private parking. The proposal at its heart aims to create an affordable, sustainable high quality development that will contribute to the settlement of Surfleet.

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 brownfield site and wasteland along Station Road, Surfleet. The site itself is situated off Station Road, a residential road which joins the village centre to the A16.

Existing Usage

2.2

The site currently comprises of sheds/ warehouses/ wasteland and has a site area of 0.16 hectares. 180 Station Road will be be retained as part of the development with the provision of a new domestic garden.

Vehicular and pedestrian access to the site is from Station Road.

2.3

Relatively recent residential development is apparent to the North-West of the site adjacent to Kingfisher Drive. Station Road is located to the north of the site with residential homes and the River Glen to the South.

2.4

The area immediately surrounding the site is a mix of agricultural fields, residential homes with some commercial properties. Station Road is predominantly residential in character and largely comprises of two storey dwellings. Surfleet Primary School and Village Hall/ Sports Pavilion are all located along Station Road to the west of the site.



Location of site within the village of Surfleet

Local Area

2.6

Surfleet is a village approximately 4 miles to the north of Spalding within the South Holland District. Surfleet offers good amenities to its residents, such as:

- village shop and post office;
- restaurant;
- primary education facilities;
- playing field;
- village hall
- employment opportunities;
- good links to public transport;
- and good links to surrounding villages, towns and cities.



Surfleet Primary School off Station Road



Bus stop along Station Road

2.7

The proposed site lies to the north-east of the main village centre with a shop, school, park and public transport links all within walking distance of the site.

Local Highway Network

2.8

The application site lies on Station Road with access from Surfleet village centre or the A16. Station Road is one of the main routes into the village and provides good public transport links to the nearby town of Spalding.

2.9

On a local scale, the site is accessible from Station Road which is a residential road built to modern LCC Highways standards. The carriageway has a minimum width of 5.0m and is served by pedestrian footpaths.



Surfleet Village Hall/ Sports Pavilion and playing fields off Station Road



Riverside Public House & Restaurant opposite the site

3.0 Proposed Development

3.1 General

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

The proposal seeks to develop the site to provide a residential scheme comprising of five 2 and 3 bedroom homes together with private parking. The proposal at its heart aims to create an affordable, sustainable high quality development that will contribute to the village of Surfleet.

3.2 Walking

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 village centre.

3.3 Cycling

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.

Like many rural settlements, Surfleet does not have dedicated cycle lanes within the village centre 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 the road network within Surfleet consists largely of ;routes found useful by local cyclists—mainly on quiet roads.' This includes an existing cycle lane along Station Road adjacent to the application site.



Extract from The Cycling Map for Spalding and the Surrounding Area (2012)



Public footpath off Station Road

3.4 Public Transport

The proposed site is within 3 minutes walking distance of a bus stop (adjacent to the Surfleet Sub Post Office) which offers regular bus services between Boston and Spalding via the B13. Taking 12 minutes to reach Spalding bus station, and 34 minutes to reach Boston bus station.

Spalding, adj High School		-	-	-	-	-	-	-	-	-
Spalding, opp Love Lane		-	-	-	-	-	-	-	-	-
Spalding, Bus Station (Bay 2)		0730	0730	0750	0900	1000	1100	1200	1300	1400
Pinchbeck, adj The Bull Inn		0738	0738	|	0908	1008	1108	1208	1308	1408
Surfleet, opp St Laurence's Church		0741	0741	|	0911	1011	1111	1211	1311	1411
Gosberton, adj The Bell		0746	0746	|	0916	1016	1116	1216	1316	1416
Sutterton, adj The Pools		0756	0756	|	0926	1026	1126	1226	1326	1426
Kirton, adj Post Office		0801	0801	0810	0931	1031	1131	1231	1331	1431
Wyberton, adj Pincushion Inn		0806	0806	0815	0935	1035	1135	1235	1335	1435
Boston, Boston College (E-bound)		|	|	0840	|	|	|	|	|	|
Boston, Bus Station (Bay 2)	arr	|	0820	-	0945	1045	1145	1245	1345	1445
Boston, Bus Station (Bay 2)	dep	|	0825	-	-	-	-	-	-	-
Boston, o/s Boots		0820	0827	-	-	-	-	-	-	-
Boston, Pilgrim Hospital (N-bound)		0844	0844	-	-	-	-	-	-	-

The quickest bus to Peterborough from Spalding is a further 45 minutes via National Express.

national express

11:00 Spalding → 11:45 Peterborough Direct 00:45 h

An alternative bus service to Peterborough from Spalding is a further 69 minutes via the 37.

Spalding • Crowland • Eye • Peterborough 37

MONDAYS TO SATURDAYS EXCEPT PUBLIC HOLIDAYS

route number	37 M-F	37 M-F	37 Sat	37		37		37	37	37	37
Spalding bus station		0710		0910	then at these times past each hour	10	until	1510	1615	1745	1945
Little London Bus Shelter		0721		0921		21		1521	1626	1756	1956
Cowbit Church		0727		0927		27		1527	1632	1802	2002
Brotherhouse		0733		0933		33		1533	1638	1808	2008
Crowland The Gardens	0639	0739	0739	0939		39		1539	1644	1814	2014
Crowland West Street	0641	0741	0741	0941		41		1541	1646	1816	2016
Eye Church	0656	0756	0756	0956		56		1556	1701		2031
Newark Sainsbury's	0705	0805	0805	1005		05		1605	1710		2040
Eastfield Regional College	0709	0809	0809	1009		09		1609	1714		2044
City Centre Queensgate bay 16	0719	0819	0819	1019		19		1619	1724		2054

From Spalding there is a train link to Peterborough and in turn a direct train service taking 51 minutes to London Kings Cross. As well as main lines running north, east and west.

3.5 Car Parking Provision

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 a minimum of 2 dedicated parking spaces.

4.0 Conclusions

The proposed development consists of five residential dwellings. The site will have pedestrian and vehicular access from Station Road. All 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. It is also served by good frequency and easily accessible public transport services that connect the site well to the surrounding area.

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

Wisbech office

The Boathouse

Harbour Square

Nene Parade

Wisbech

PE13 3BH

Lincoln Office

The Sparkhouse

Enterprise @ Lincoln Building

Brayford Pool

Lincoln

LN6 7TS

Thetford Office

Keystone Innovation Centre

Croxton Road

Thetford

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