

**Rolmar Saltra, Middle Road,
Tydd St Mary, Lincolnshire**

Access to Services & Amenities

August 2025

Access To Services

1. Overview

The purpose of this document is to demonstrate access to key services and amenities at the proposed residential development at **Rolmar Saltra, Middle Road** in **Tydd St Mary, Lincolnshire**.

This is to illustrate the suitability of residential habitation at the site.

1.1 Methodology

To achieve this aim, the proximity of **Rolmar Saltra** has been assessed against the following services and amenities:

- Local schools (*pre-school, primary and secondary*);
- Shops (*corner shops, post offices and supermarkets*);

- Health centres (*GPs & Health Centres*);
- Public transport (*nearest bus shelter, with appropriate routes, or train stations, as appropriate*);
- Community spaces (*the nearest church, public house and open space*);
- Employment centres, and
- Nearest settlements.

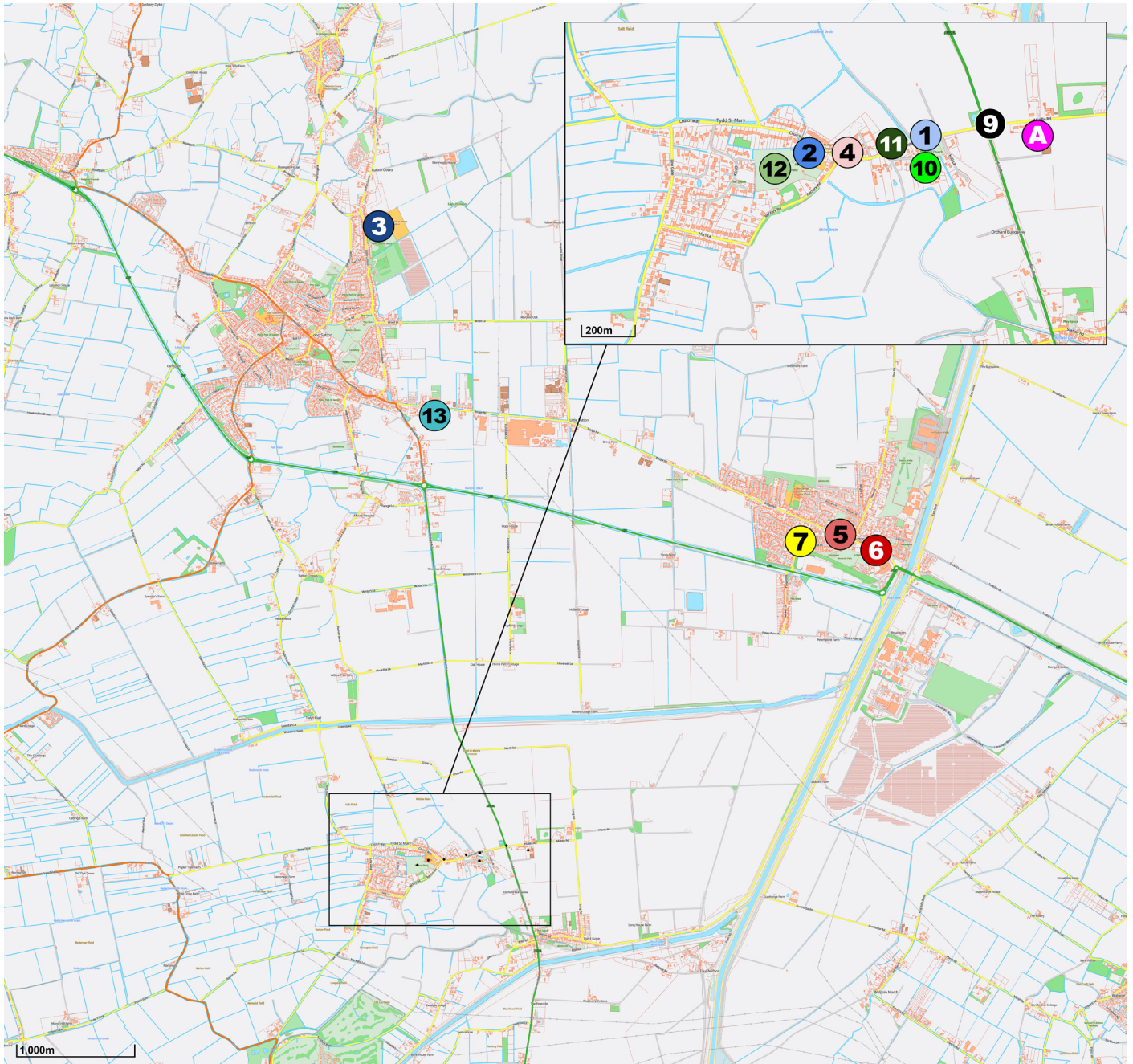
These proximities to services are illustrated via two partial amenity maps (**Maps 1 & 2**), which are supported by **Table 1**.

For each service and amenity, distances are provided (**as the crow flies** and **actual travel distances**), the time taken to walk (where applicable), cycle, drive and the fastest public transport route available (again, where applicable).

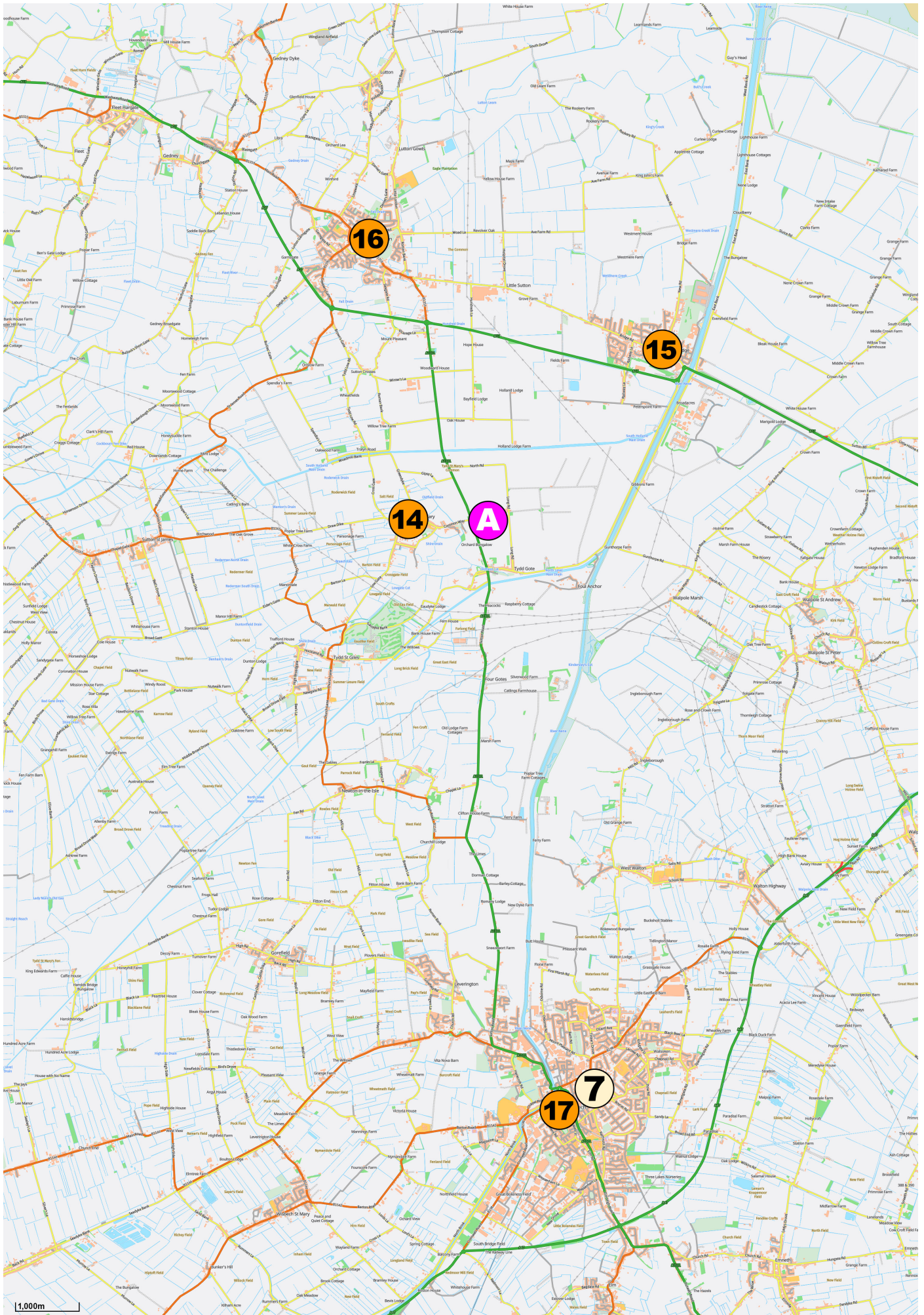
Ref	Location	Distance (actual) (km / miles)	Distance (ACF) (km / miles)	Walk (mins)	Cycle (mins)	Drive (mins)	Public Transport (mins)	Map
A	Rolmar Saltra, Middle Road, Tydd St Mary, Spalding, Lincolnshire, PE13 5QZ	N/A	N/A	N/A	N/A	N/A	N/A	1 & 2
1	Tydd St Mary Pre-school, Trafford Room, Church Way, Tydd St Mary, Wisbech, PE13 5QY	0.5 / 0.3	0.4 / 0.2	6	2	1	N/A	1
2	Tydd St Mary C of E Primary School, Church Way, Tydd St Mary, Wisbech, PE13 5QY	0.8 / 0.5	0.8 / 0.5	11	3	2	5 mins (No. 50 from Common Way to Village Store)	1
3	University Academy Long Sutton, 84 Little London, Long Sutton, Spalding, PE12 9LF	5.8 / 3.6	5.4 / 3.4	77	26	7	28 mins (S132S from Village Store to University Academy)	1
4	Tydd St. Mary Stores, Common Way, Tydd St Mary, Wisbech, PE13 5QH	0.8 / 0.5	0.7 / 0.4	10	3	2	N/A	1
5	Sutton Bridge Post Office, 138 Bridge Rd, Sutton Bridge, Spalding, PE12 9SF	6.4 / 4	3.8 / 2.4	86	20	7	14 mins (No. 50 from Common Way to Post Office)	1
6	Co-op Food Store, 31 Bridge Rd, Sutton Bridge, Spalding, PE12 9UA	6.1 / 3.8	3.8 / 2.4	81	19	6	14 mins (No. 50 from Common Way to Bridge Hotel)	1
7	Suttons Medical Group, Railway La, Spalding, PE12 9UZ	6.6 / 4.1	3.5 / 2.2	88	21	6	17 mins (No. 50 from Common Way to Greyhounds Public House)	1
8	CSS Dental Service, Rowan Lodge, North Cambs Hospital, The Park, Wisbech, PE13 3AB	10.3 / 6.4	9.1 / 5.7	138	46	12	38 mins (No. 50 from Common Way to Horse Fair)	2
9	Common Way Bus Stop, Wisbech, PE13 5SB	0.2 / 0.1	0.2 / 0.1	3	1	1	N/A	1
10	Parish Church of Saint Mary the Virgin, 12 Church Ln, Tydd St Mary, Wisbech, PE13 5QJ	0.8 / 0.5	0.4 / 0.2	10	3	2	N/A	1
11	Five Bells, Wisbech, PE13 5QH	0.5 / 0.3	0.5 / 0.3	7	2	1	N/A	1
12	Tydd St Mary Playground, Tydd St Mary, Wisbech, PE13 5QY	0.6 / 0.4	0.9 / 0.6	9	2	1	N/A	1
13	Bridge Road Industrial Estate, London Rd, Long Sutton, Spalding, PE12 9EH	4.3 / 2.7	3.7 / 2.3	58	23	5	23 mins (No. 50 from Common Way to The Olde Ship Inn)	1
14	Tydd St Mary	0.6 / 0.4	1.2 / 0.7	9	2	1	N/A	2
15	Sutton Bridge	6.3 / 3.9	3.8 / 2.4	84	19	6	12 mins (No. 50 from Common Way to Bridge Hotel)	2
16	Long Sutton	5.1 / 3.2	4.7 / 2.9	69	21	6	21 mins (No. 50 from Common Way to Market Court)	2
17	Wisbech	9.8 / 6.1	9.2 / 5.7	133	43	10	31 mins (No. 50 from Common Way to Horse Fair)	2

Table 1 - Proximity of Amenities to Rolmar Saltra

Key				
School (Nursery)	Health (Dentists)	Recreation (Church)	Shops (Corner Shops)	Shops (Supermarkets)
School (Primary)	Health (GPs)	Recreation (Pubs)	Shops (Post Office)	Transport
School (Secondary)	Recreation (Park)	Employment Centre	Settlements	The Site



Map 1 - Proximity of Amenities to Rolmar Saltra



Map 2 - Proximity of Amenities to Rolmar Saltra

Access To Services

	Service	Walk (mins)	Cycle (mins)	Public Transport (mins)
Education	Early Years School	6	2	N/A
	Primary School	11	3	5
	Secondary School	77	26	28
Shops	Corner Shop	10	3	N/A
	Post Office	86	20	14
	Supermarket	81	19	14
Health	Doctor's Surgery	88	21	17
	Dentist (NHS)	138	46	38
Public Transport	Bus Stop / Train Station	3	1	N/A
Community	Church	10	3	N/A
	Public House	7	2	N/A
	Park	9	2	N/A
Established Employment Area		58	23	23

Table 2 - Partial Overview of Shortest Journey Times to Relevant Services at Rolmar Saltra

2. Access to Services

2.1 Overview

Rolmar Saltra sits east of the settlement boundary of the village of Tydd St Mary in the district of South Holland in Lincolnshire.

Overall, the site offers good to very access to all of the key services and amenities reviewed, barring an NHS dentist, which upon review, is not accessible within 30 minutes via public transport or other sustainable travel options for the vast majority of residents in the district.

The site is within cycling distance of 12 of the 13 amenities reviewed and within walking distance of seven.

Every amenity, except an NHS dentist, that is not within walking distance can be accessed in under 30 minutes via public transport.

An overview of travel times to key services is provided in **Table 2**.

- Green cells indicate acceptable travel times (*these are either 30 minutes walk, 30 minutes cycle or 30 minutes journey time via public transport*).
- Orange cells indicate less than ideal travel times (*15 minutes maximum over green thresholds for cycling*).
- Red cells indicate unrealistic travel times (*over 45 minutes*).

Driving times are not included within this table.

This is not because driving journey times from the site are poor. All services and amenities, except the nearest NHS dentist are within a 10 minute drive from the site, or in most cases, under a five minute drive.

2.2 Education

Rolmar Saltra is a six minute walk, or a two minute cycle from its closest early years school, Tydd St Mary Pre-School.

The nearest primary school, Tydd St Mary C of E Primary School, is an 11 minute walk from the site, or a five minute journey via public transport.

The site is a 28 minute journey via school bus from its catchment Secondary School, the University Academy Long Sutton. This school is also a 26 minute cycle from the site.

Overall, the site offers good access to schools for the area, considering its rural location.

2.3 Shops

The nearest corner shop to **Rolmar Saltra** is Tydd St Mary Stores, which is a 10 minute walk, or three minute cycle from the site.

The nearest Post Office is Sutton Bridge Post Office, which is a 20 minute cycle from the site, or a 14 minute journey via public transport.

The nearest large supermarket is the Co-Op Food

Access To Services

Store in Sutton Bridge. This shop is a 19 minute cycle from the site, or a 14 minute journey via public transport.

2.4 Health Centres

The nearest GP to **Rolmar Saltra** is Suttons Medical Group in Sutton Bridge, which is a 21 minute cycle from the site, or a 17 minute journey via public transport.

A dentist that is currently listed as accepting NHS patients (*CSS Dental Service in Wisbech*) is 38 minute journey via public transport from the site.

It is noted that there are a severe lack of dentists offering services to NHS patients in the district of South Holland.

2.5 Access to Public Transport

The nearest bus stop to **Rolmar Saltra** is Common Way Bus Stop, which is a three minute walk from the site.

This stop is served by the No. 50 (*Wisbech to Long Sutton*) and the school bus, the S132S (*Gedney Hill to Long Sutton*), which provides direct transport to the site's catchment secondary school, the University Academy Long Sutton.

2.6 Community Hubs

Rolmar Saltra is a 10 minute walk from the church, Saint Mary the Virgin, and numerous parks, including Tydd St Mary Playground, which are a nine minute walk from the site.

One public house, the Five Bells, is a seven minute walk from the site.

2.7 Established Employment Area

Rolmar Saltra is a 23 minute journey via public transport from its nearest established employment area in the district of South Holland. This is the Bridge Road Industrial Estate in Long Sutton, which is also a 23 minute cycle from the site.

2.8 Conclusion

A review of the site's amenities found that **Rolmar Saltra** offers good access to education (*pre-school, primary school and secondary school*), to shops (*a corner shop, Post Office and large supermarket*), and health centres (*doctors surgery*) and good access to basic community and recreational facilities (*a church, parks and pubs*), as well as Established Employment Areas.

The site offers realistic, sustainable transport solutions to all amenities reviewed, except an NHS dentist, and this is not due to poor transport options, but the severe lack of NHS dentists in the district.