

TRANSPORT STATEMENT

Conversion of vacant barn into its former use of cottage and garden. Works to include small side extension, construction of domestic stable block, stand alone bat house, and restoration of historic landscape to include restoration of field boundaries and orchard.

Land North of Rock Cottage,
Arcade Road,
Penhow



Figure 1 - Site photo

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1. INTRODUCTION

This transport plan has been prepared to assess the potential impact of the proposed development on the existing highway network and to identify measures to minimize any adverse effects. The proposal is to convert the existing building into a 1 bedroom dwelling and construct a new stable block to be used recreationally with the dwelling. Due to the scale of the conversion, it is expected that there will be no adverse effect on the existing highway network. The site is close to the main road with wider network connections, making it easily accessible by both private and public transport.

The site access is less than 1 mile from the A48 along a lane which has several passing places. This means that traffic flow on the A48 will not be significantly impacted by the development, and the site access is safe and easily accessible. The passing places along the lane also ensure that there will not be any issues with traffic congestion or obstruction.

2. OBJECTIVES

The objectives of this transport plan are as follows:

1. To ensure that the proposed development does not have an adverse effect on the existing highway network.
2. To encourage sustainable modes of transport, such as cycling, walking, and public transport, to reduce the number of car trips generated by the development.
3. To provide safe and convenient access to the development for all modes of transport.

3. PROPOSED MEASURES

The following measures are proposed to achieve the objectives of this transport plan:

1. The existing access to the site will be improved by creating the necessary visibility splays calculated from the data of the speed surveys. The access point will be designed to ensure safe and convenient access for all modes of transport, including pedestrians, cyclists, and vehicles.
2. Adequate car parking spaces will be provided for residents and visitors, and the layout will be designed to ensure safe and convenient access to the parking area and allowing people to enter and leave the site in a forward gear.
3. To encourage sustainable modes of transport, a secure cycle parking facility will be provided within the new stables, the site is also within 1 mile of two different bus stops one is Parc Seymour and one on the A48. Both stops are served by the no. 73 Bus.

4. SUSTAINABILITY OF LOCATION

While the location of the proposed development may be remote, it is important to note that it is still within easy walking distance of nearby amenities, such as Penhow village shop, several restaurants and a coffee shop, as illustrated in figures 3-6 below.

The proposal includes appropriate changes to the access to meet visibility requirements, ensuring that vehicles can enter and exit the site safely. The proposed parking and cycle storage facilities are also sufficient, which will encourage the use of sustainable transport options.

Whilst it is acknowledged that the proposed development may be somewhat car-dependent, as is the same for all rural development, and it is important to consider the context of the local area and that in many rural areas, car use is the most practical and efficient means of transport.

Based on the findings of the Speed survey that was conducted, The posted speed limit along the access road is 60 mph and over a period of 5 days an average of 270 vehicles passed northbound and 267 vehicles passed southbound. The 7-day average for both directions is 39 vehicles and none of the vehicles exceeded the speed limits during the survey period.

The speed survey results indicate that the current traffic volumes are below capacity and there is room for additional traffic without significant impact on the road. Additionally, the survey shows that drivers are staying well below the posted speed limit, which further supports the argument that the proposed development is unlikely to generate excessive traffic or have a negative impact on road safety.

It is also worth noting that the proposed development is for a single dwelling with domestic stables, which is likely to generate less traffic than other types of development, such as commercial or industrial premises.

While it is true that rural developments are often situated away from built-up areas, it is important to note that the sustainability of such developments should not be compared to sites in urban areas. Even in built-up areas, it is not uncommon to have to walk over 0.5 miles to the nearest shop. Considering all the points mentioned above, it is considered that this site should be viewed as a sustainable rural development. Its close proximity to the main highway networks, as well as the availability of alternative modes of transportation such as cycling and walking to local amenities, make it an attractive and sustainable option for its occupants..

5. LOCAL AMENITIES

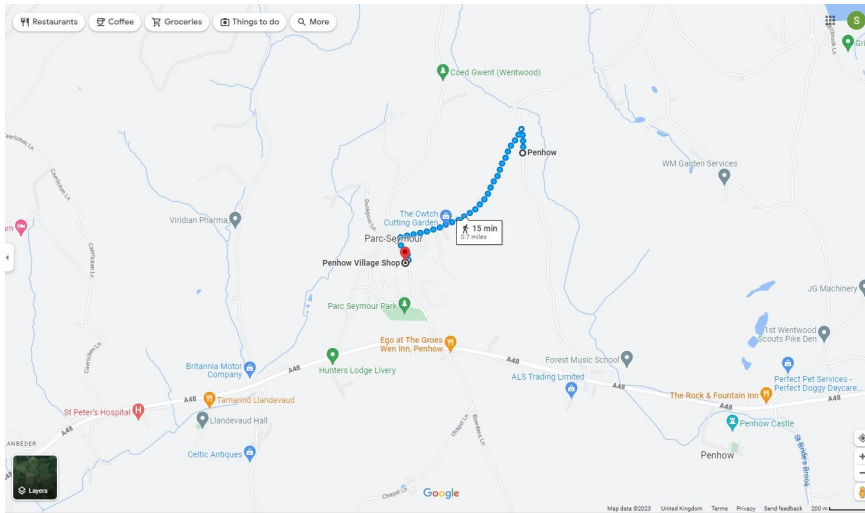


Figure 1 Walking route to village shop

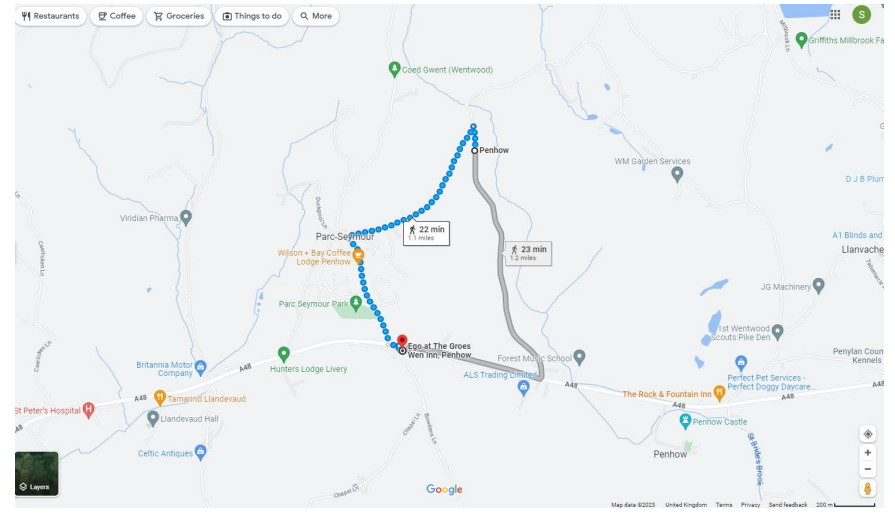


Figure 2: Walking route to local restaurant

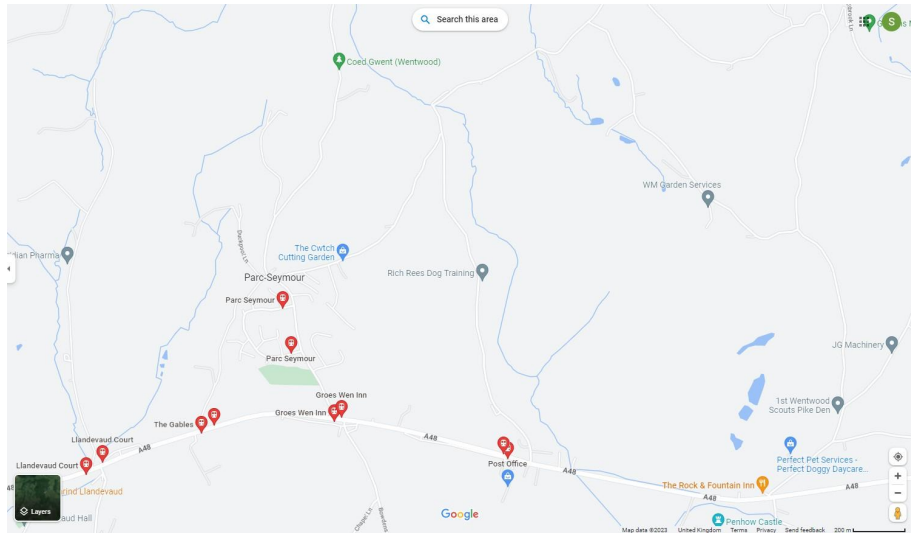


Figure 5: Nearby bus stops

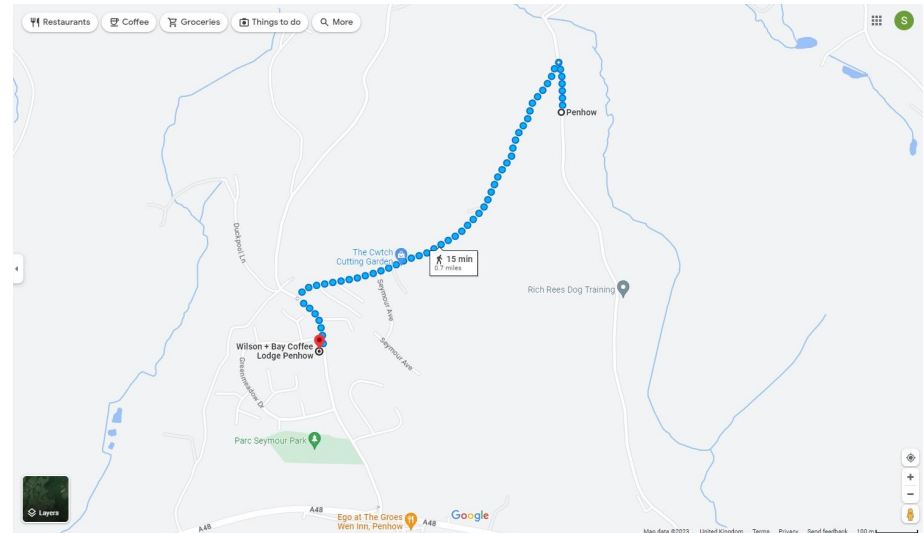


Figure 6: Walking route to local coffee shop

4. CONCLUSION

In conclusion, it is expected that the proposed development will not have an adverse effect on the existing highway network due to the scale of the conversion, the site's location, and the proposed measures outlined in this transport plan. The provision of sustainable transport facilities, safe and convenient access, and adequate car parking will encourage sustainable modes of transport and reduce the number of car trips generated by the development. Overall, the development is expected to be a positive addition to the local area.

It is also worth noting that the sustainability of the location or any other highways concerns were not one of the reasons that the original application was refused and therefore should not be an issue with this application.