

Prepared on behalf of

Wett & Windy Ltd

**Conversion of Public House to
Nursery and Apartments
Sheffield Road, Penistone**

Highway Statement

Acknowledgements:

Disclaimer

The methodology adopted and the sources of information used by Sanderson Associates (Consulting Engineers) Ltd in providing its services are outlined within this Report.

Any information provided by third parties and referred to herein has not been checked or verified by Sanderson Associates (Consulting Engineers) Ltd, unless otherwise expressly stated within this report.

This report was checked and approved on the 27 July 2015 and the Report is therefore valid on this date, circumstances, regulations and professional standards do change which could subsequently affect the validity of this Report.

Copyright

All intellectual property rights in or arising out of or in connection with this report are owned by Sanderson Associates (Consulting Engineers) Ltd. The report has been prepared for Wett & Windy Ltd (the 'Client') who has a licence to copy and use this report only for the purposes for which it was provided. The licence to use and copy this report is subject to other terms and conditions agreed between Sanderson Associates (Consulting Engineers) Ltd and the Client.

This document cannot be assigned or transferred to any third party and no third party may rely upon this document without the express written agreement of both Sanderson Associates (Consulting Engineers) Ltd and the Client.

Report Ref:	8696/LOB/001/01	July 2015	
Author:	Luke O'Brien		
Checked & Approved:	Karen Smith MIHE	Date:	27 July 2015

Contents

Page No

1	Introduction.....	5
2	Existing Situation	6
3	Sustainable Transport Modes.....	7
4	Proposed Development.....	12
5	Summary and Conclusions.....	14

Appendices

APPENDIX A

Figure 1 – Site Location Plan

Figure 2 – Indicative Walking Distances 800m and 2,000m

Figure 3 – Indicative Cycling Distance 5km

Figure 4 – Public Transport Information

APPENDIX B

Drawing 14-090-03B - Proposed Site Layout

1 Introduction

- 1.1 Sanderson Associates (Consulting Engineers) Limited has been appointed by Wett & Windy Ltd to prepare a Highway Statement in support of a proposals to convert the former Britannia Public House on Sheffield Road, Penistone to accommodate a mixed use development comprising a day nursery and residential apartments. The location of the site is as indicated on the plan attached at **Appendix A (Figure 1)**.
- 1.2 The purpose of this report is to assess the accessibility of the site by sustainable modes of transport and to assess the likely multimodal trip generations of the proposed development and the required car parking provision.
- 1.3 The site has been visited to observe the accessibility of the site and the existing car parking situation on Sheffield Road and the un-adopted highway adjacent to the site.

2 Existing Situation

2.1 The Site and Surrounding Area

- 2.1.1 The site is currently used as a public house named The Britannia which is located on Sheffield Road approximately 1km to the east of Penistone Town Centre. A site location plan is attached at Appendix A, (Figure 1).

2.2 Highway Network

- 2.2.1 The Britannia is located on Sheffield Road at the junction of Sheffield Road and an un-adopted road which leads to industrial properties. A car park is provided adjacent to the northwest side of the public house with an access taken directly from Sheffield Road.
- 2.2.2 The B6462 Sheffield Road is a primary distributor road which runs through the centre of Penistone from the A628 Thurlstone Road in the west to the A629 Halifax Road in the southwest.
- 2.2.3 Within the vicinity of the site Sheffield Road is subject to a 30mph speed limit with footways either side of the carriageway and is street lit.
- 2.2.4 The un-adopted road, adjacent to the eastern side of the pub is approximately 6.0m wide with a 1.8m footway on its eastern side. Adjacent to The Britannia is a grassed verge with a minimum width of 3.2m.

2.3 Personal Injury Accident Data

- 2.3.1 A request has been submitted to Barnsley Metropolitan Borough Council to provide personal injury accident data for the last five year period but at the time of writing this report the information has yet to be received.

3 Sustainable Transport Modes

3.1 Introduction

3.1.1 The National Planning Policy Framework (NPPF) was published by the Government in March 2012 and replaced PPG13: Transport. The NPPF however retains the objectives of PPG13, and in particular the need to rebalance the transport system in favour of sustainable transport modes, but does not include the same level of detail as the previous guidance. Some of the policies included in PPG13 Transport have therefore been used in this section to assess travel to the site by sustainable transport modes.

3.1.2 This section includes an assessment of the accessibility of the site by non-car modes, to review the opportunities that will exist for visitors and staff to travel by sustainable modes, which is a core objective of local and national policy.

- Accessibility on foot;
- Accessibility by cycle;
- Accessibility by bus;
- Accessibility by rail;

3.2 Accessibility on Foot

3.2.1 In relation to acceptable walking distances, Manual for Streets offers the following guidance in Section 4.4 "The Walkable Neighbourhood".

"Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes (up to about 800m) walking distance of residential areas which residents may access comfortably on foot. However, this is not an upper limit and PPG13 states that walking offers the greatest potential to replace short car trips, particularly those under 2 km. MfS encourages a reduction in the need to travel by car through the creation of mixed-use neighbourhoods with interconnected street patterns, where daily needs are within walking distance of most residents."

- 3.2.2 The CIHT publication "Providing for Journeys on Foot" identifies suggested walking distances for commuting, school and sight-seeing as follows with times based on a walking speed of (1.4m/s).
- Desirable 500m 6 minutes
 - Acceptable 1000m 12 minutes
 - Preferred maximum 2000m 24 minutes
- 3.2.3 The plan attached at **Appendix A, (Figure 2)** indicates destinations which lie within an 800m and 2000m radius of the application site. It is noted that walking routes will not follow the simple radius of this plan and the plan is provided as an indication of where destinations lie and the general extent to which the local area can be accessed on foot.
- 3.2.4 The following list details the local amenities which are within a 2,000m walking distance of the site.
- Doctors, Kingswell Surgery and Penistone Group Practice as well as independent GP surgeries in Penistone
 - Penistone Dental Care
 - The Cooperative Pharmacy
 - Springvale Primary and Nursery School
 - St John the Baptist, C of E Primary School
 - Penistone Town Centre
 - Penistone Railway Station
 - Tesco Supermarket
- 3.2.5 As can be seen from the previous list a wide range of local amenities are within a 2,000m walking distance of the site, including the whole of Penistone Town Centre. Amenities within Penistone Town Centre include barbers, shops, hairdressers, pubs, cafes, restaurants, bakers, post office and opticians.

3.3 **Accessibility by Cycle**

3.3.1 As with walking, cycling has the potential to substitute for short car trips, particularly those under 5km, and to form part of a longer journey by public transport.

3.3.2 The plan at **Appendix A, (Figure 3)** indicates destinations which lie within a 5km radius of the application site. It is noted that cycling will not follow the simple radius of this plan and it is provided as an indication of where destinations lie and the general extent to which the site is accessible by cycle.

3.3.3 In relation to the application site; cycling distances from local residential centres within 5km, along with the corresponding cycle time based on 12 km per hour are as follows.

Destination	Distance	Duration
Penistone Town Centre	0.7km	3 ½ minutes
Penistone Railway Station	0.8km	4 minutes
St John the Baptist C of E Primary	1.4km	7 minutes
Cubley Residential Centre	2.1km	10 ½ minutes
Penistone Grammar School	2.1km	10 ½ minutes
Oxspring Primary School	2.2km	11 minutes
Thurlstone Residential Centre	2.9km	14 ½ minutes
Hoylandswaine Residential Centre	4.0km	20 minutes
Hoylandswaine Primary School	4.4km	22 minutes
Millhouse Green Residential Centre	4.7km	23 ½ minutes
Thurgoland Residential Centre	5.0km	25 minutes

3.4 **Accessibility by Bus**

3.4.1 The closest bus stops to the site are located on Sheffield Road within a 150m walking distance of the centre of the site. Details of the available services are provided overleaf and the plan attached at **Appendix A, (Figure 4)** shows the location of these stops.

Sheffield Road

Reference: 37051027
Location: Approximately 100m northwest of the Britannia Pub
Distance: 135m
Direction of Travel: Southeast on Sheffield Road
Facilities: Flag and timetable information attached to lamp post
Services: 24 and 29

Reference: 37055118
Location: Approximately 70m northwest of the Britannia Pub on the opposite side of the road
Distance: 100m
Direction of Travel: Northwest on Sheffield Road
Facilities: Shelter with flag and timetable information
Services: 24 and 29

3.4.2 A summary of the services which operate within the vicinity of the site are detailed as follows

24 – Barnsley to Holmfirth via Penistone

Mon to Fri - every 120mins (day and evening)
Saturday - every 120mins (day and evening)
Sunday - every 120mins (day and evening)

29 – Sheffield to Penistone

Mon to Fri - every 120mins (day and evening)
Saturday - every 120mins (day and evening)
Sunday - every 120mins (day and evening)

3.5 Accessibility by Rail

3.5.1 The closest railway station to the site is Penistone which is located approximately 0.8km in walking distance to the west of the site.

3.5.2 The railway station comprises two platforms with sheltered seating areas and sheltered cycle storage for up to 16 bicycles.

3.5.3 The following table details the services available and their frequencies.

Route	Monday to Saturday Frequency		Sunday Frequency
	Daytime	Late evening	
Huddersfield - Penistone- Barnsley - Sheffield	60 mins	60 mins	60/120 mins

3.6 ***Accessibility Summary***

3.6.1 It is considered that the site has good accessibility by both "active transport" to local facilities and to public passenger transport arrangements. As such residents and visitors to the development will have a realistic choice of sustainable travel options.

4 Proposed Development

- 4.1 The proposals comprise of the redevelopment of the existing pub to provide a day nursery on the ground floor and three apartments on the first and second floors. A proposed site layout is attached at **Appendix B**.
- 4.2 The nursery/crèche is to occupy the ground floor and comprises a nursery/crèche area, kitchen, staff toilets, customer toilets and cloak room.
- 4.3 The nursery/crèche is to have up to 4 staff providing care for a maximum of 18 children.
- 4.4 The three apartments, to the upper floors of the building, are to comprise a lounge/dining area with kitchenette, bathroom and two bedrooms. The three apartments are to take up the first and second floors of the pub with apartment one on the first floor, apartment two to be spread between the first and second floor and apartment 3 on the second floor.
- 4.5 A car park is to be provided within the site adjacent to the pub on its north western side. This car park is for use by the nursery/crèche and provides parking provision for 7 vehicles. Access to this car park is to be taken from the existing access on Sheffield Road.
- 4.6 Parking provision for the apartments is to be provided on the verge to the east of the site. A parking bay approximately 18m in length and 3m in depth is to be provided to allow parking provision for up to 3 cars.
- 4.7 Within Barnsley Metropolitan Borough Council's Supplementary Planning Document on parking, the suggested provision for day nurseries allows up to 1 space per full time member of staff and for residential uses, 1 space per dwelling (up to two bed). Whilst provision for the day nursery exceeds the maximum parking standards it is considered acceptable to provide this level of parking to discourage parents from parking on Sheffield Road for dropping off children.

- 4.8 Refuse collection for the development would occur on Sheffield Road from the roadside as existing.

5 Summary and Conclusions

- 5.1 Sanderson Associates (Consulting Engineers) Limited has been appointed by Wett & Windy Ltd to prepare a Highway Statement in support of a proposals to convert the former Britannia Public House on Sheffield Road, Penistone to accommodate a mixed use development comprising a day nursery and residential apartments.
- 5.2 The development proposals comprise three residential apartments and a crèche providing accommodation for a maximum of 18 children which would be supported by up to 4 members of staff.
- 5.3 Parking is provided for the apartments on the basis of 1 space per apartment with separate provision for the crèche within a car parking area off Sheffield Road. Although the crèche parking exceeds the standards provided with the Council's guidance document it is considered appropriate to provide this level of provision as it will allow customers to drop-off and collect children without parking on Sheffield Road.
- 5.4 The site is situated in a sustainable location with satisfactory access to public transport infrastructure and services. Pedestrian routes are also available with the site situated in a well-established residential area which will provide a catchment area for both staff and customers of the crèche.
- 5.5 Residents of the proposed apartments will also benefit from the available sustainable travel modes which will encourage their use as an alternative for the private car.
- 5.6 It is concluded that the site will not generate significant trips and consequently the impact of the development on the adjacent highway network will not be severe and, as such, in accordance with the National Planning Policy Framework, there are no highway related reasons why the development should not proceed.

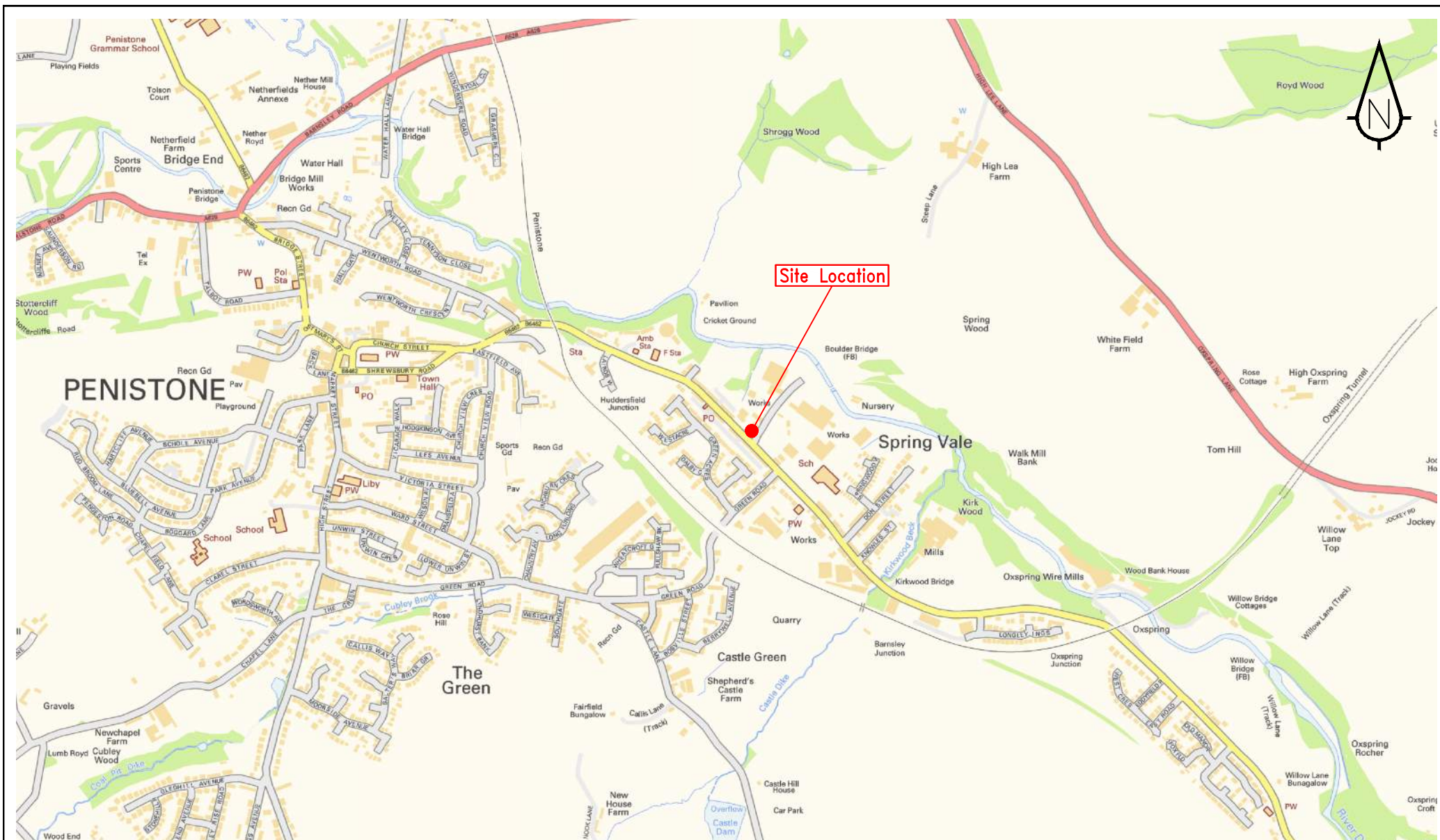
APPENDIX A

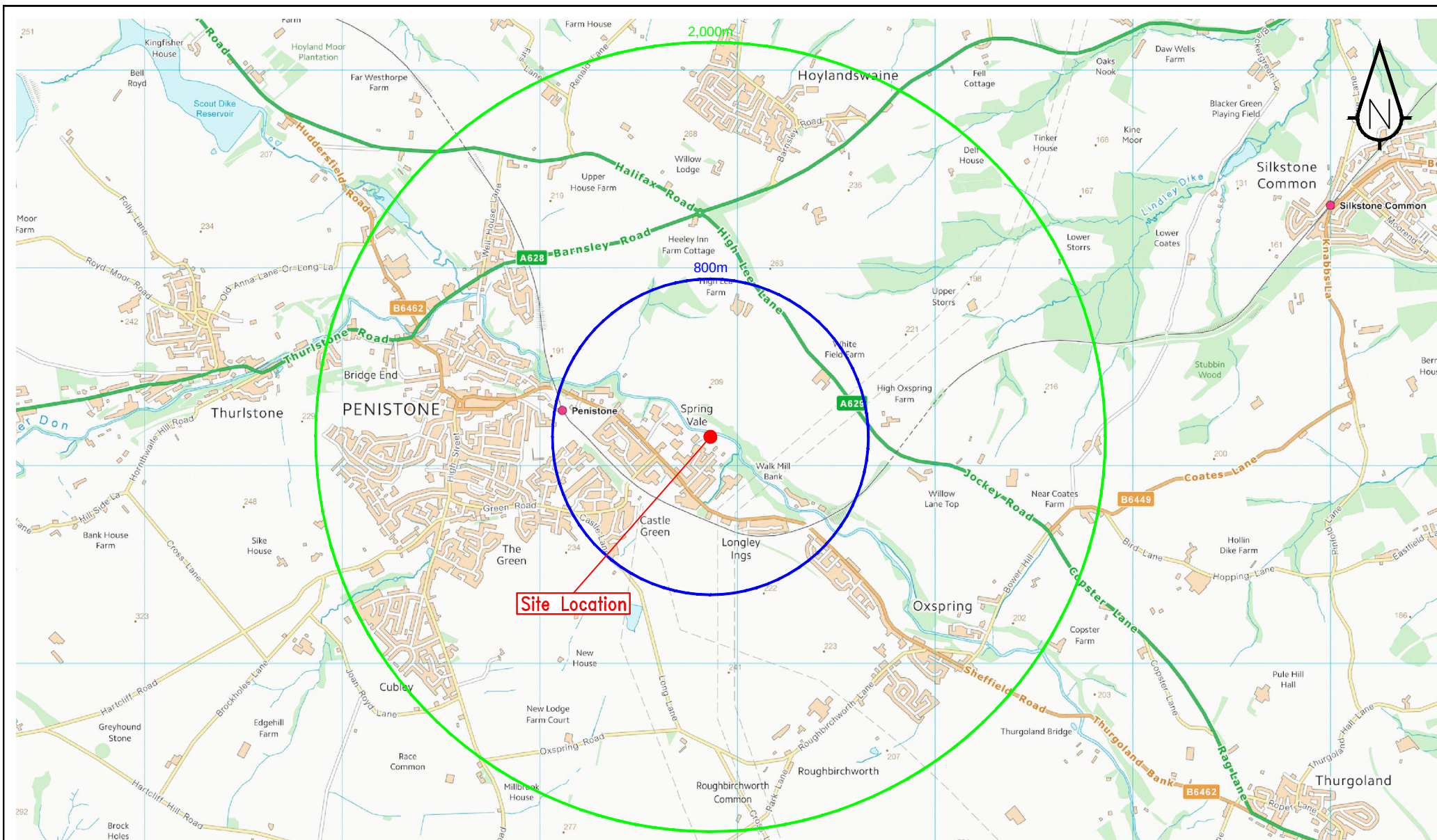
Figure 1 – Site Location Plan

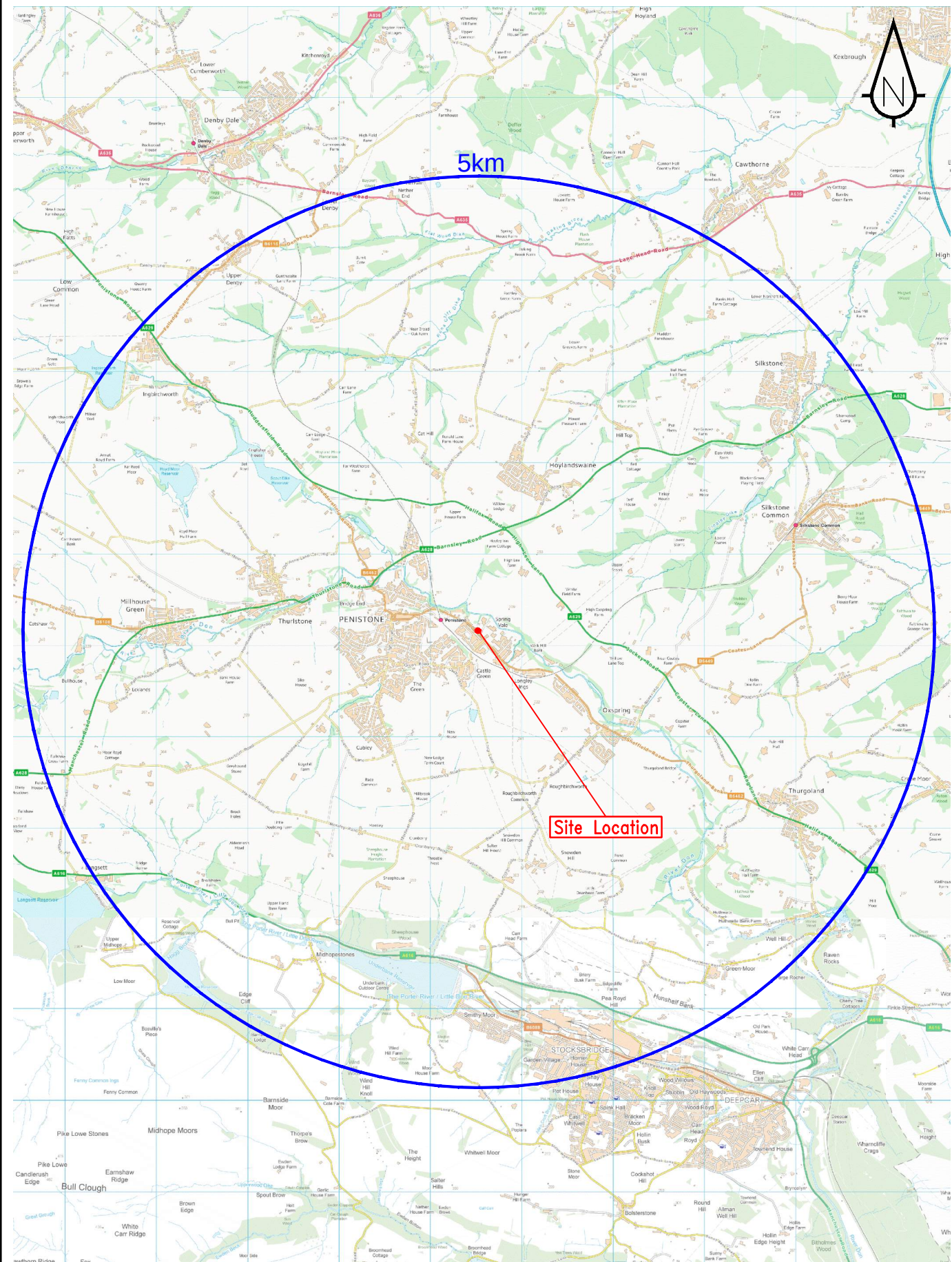
Figure 2 – Indicative Walking Distances 800m and 2,000m

Figure 3 – Indicative Cycling Distance 5km

Figure 4 – Public Transport Information









sanderson[®]
associates
 (consulting engineers) ltd

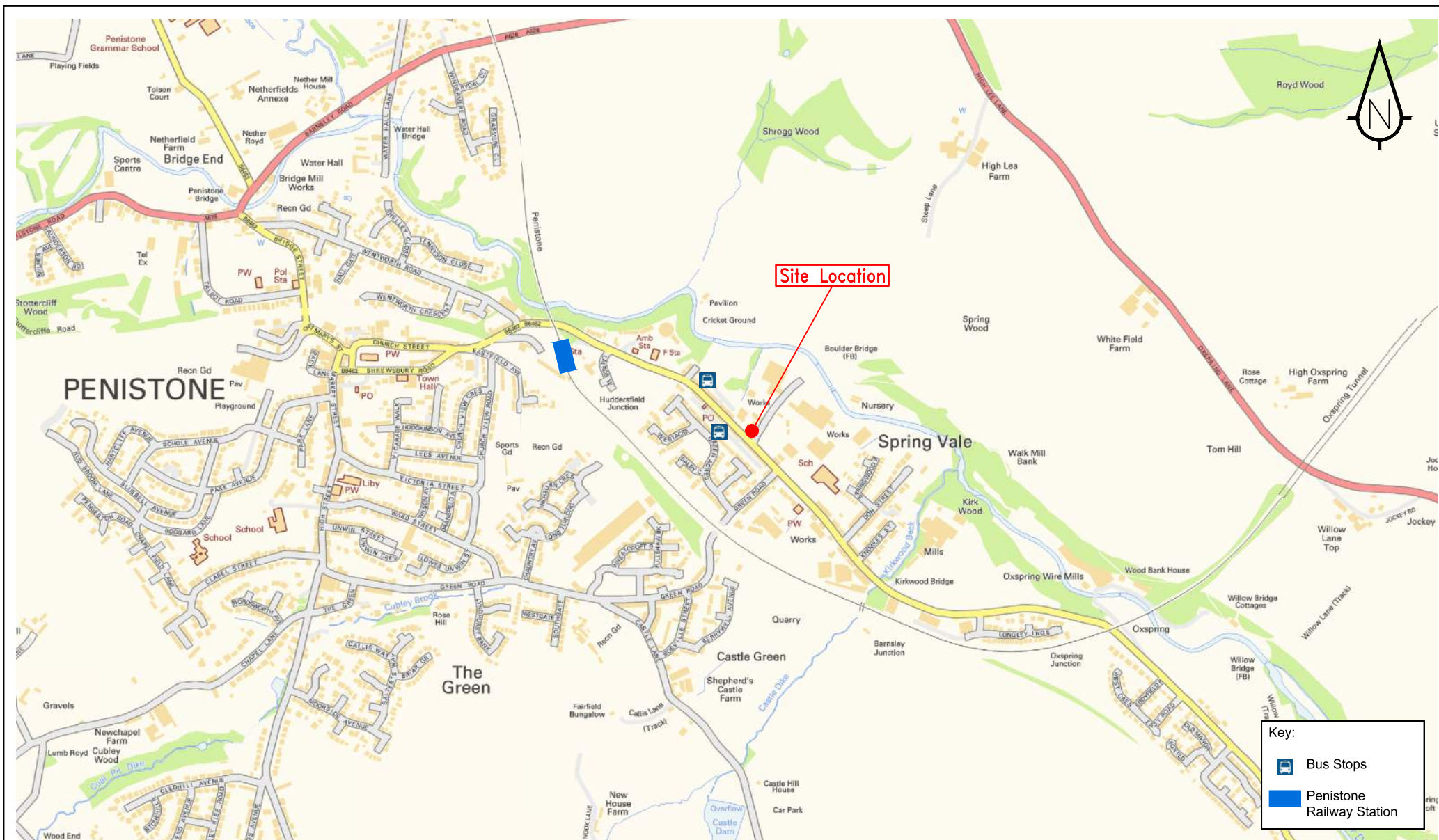
Highways | Traffic | Transportation | Water

T 01924 844080 mail@sandersonassociates.co.uk
 F 01924 844081 www.sandersonassociates.co.uk

Indicative Cycling Distances 5km

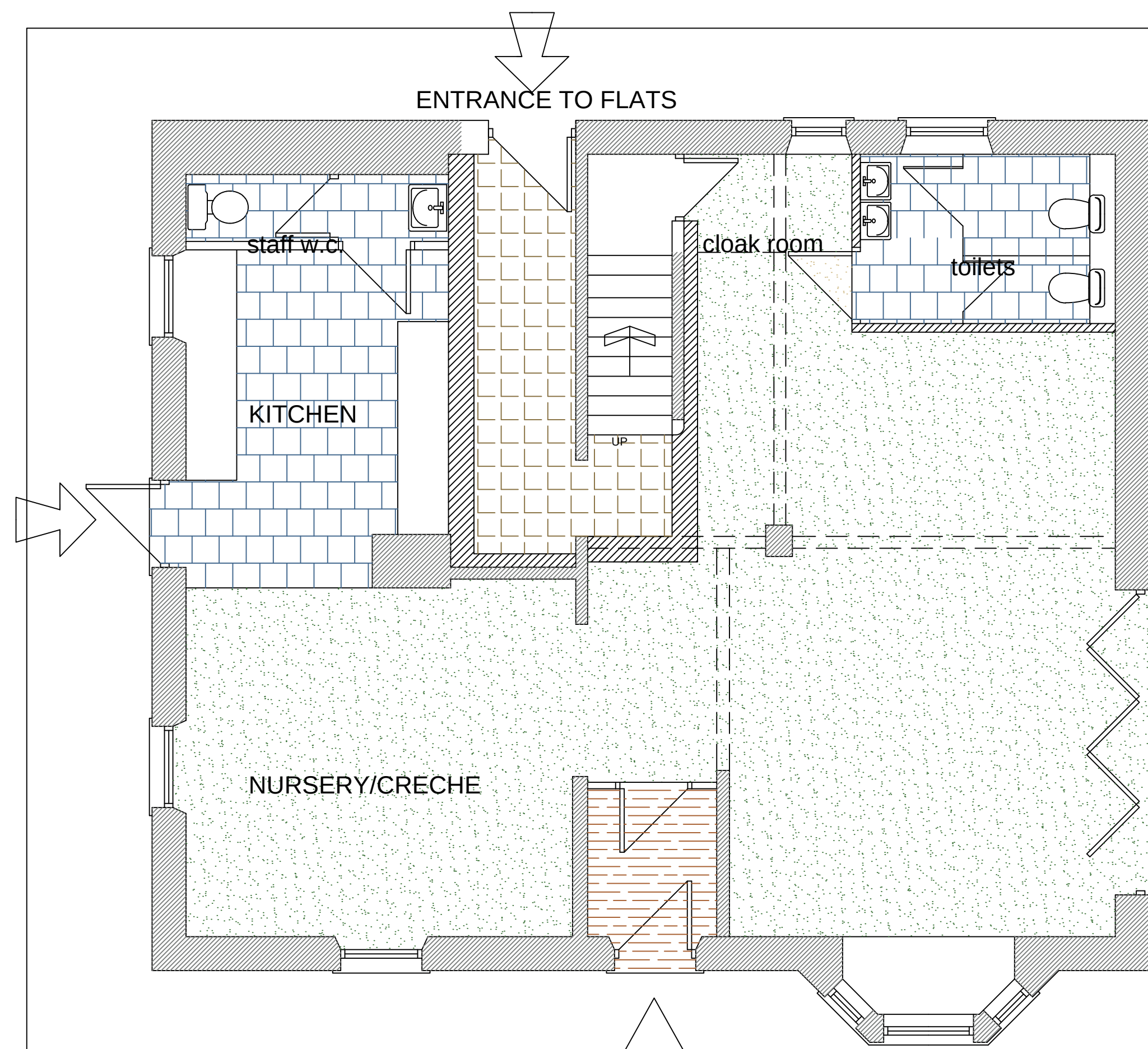
Conversion of Public House to Nursery and Apartments
Sheffield Road, Penistone

Drawn LOB	Scale NTS	
Checked KS	Date July 2015	
Approved KS	Drawing Number Figure 3	
		Size A4

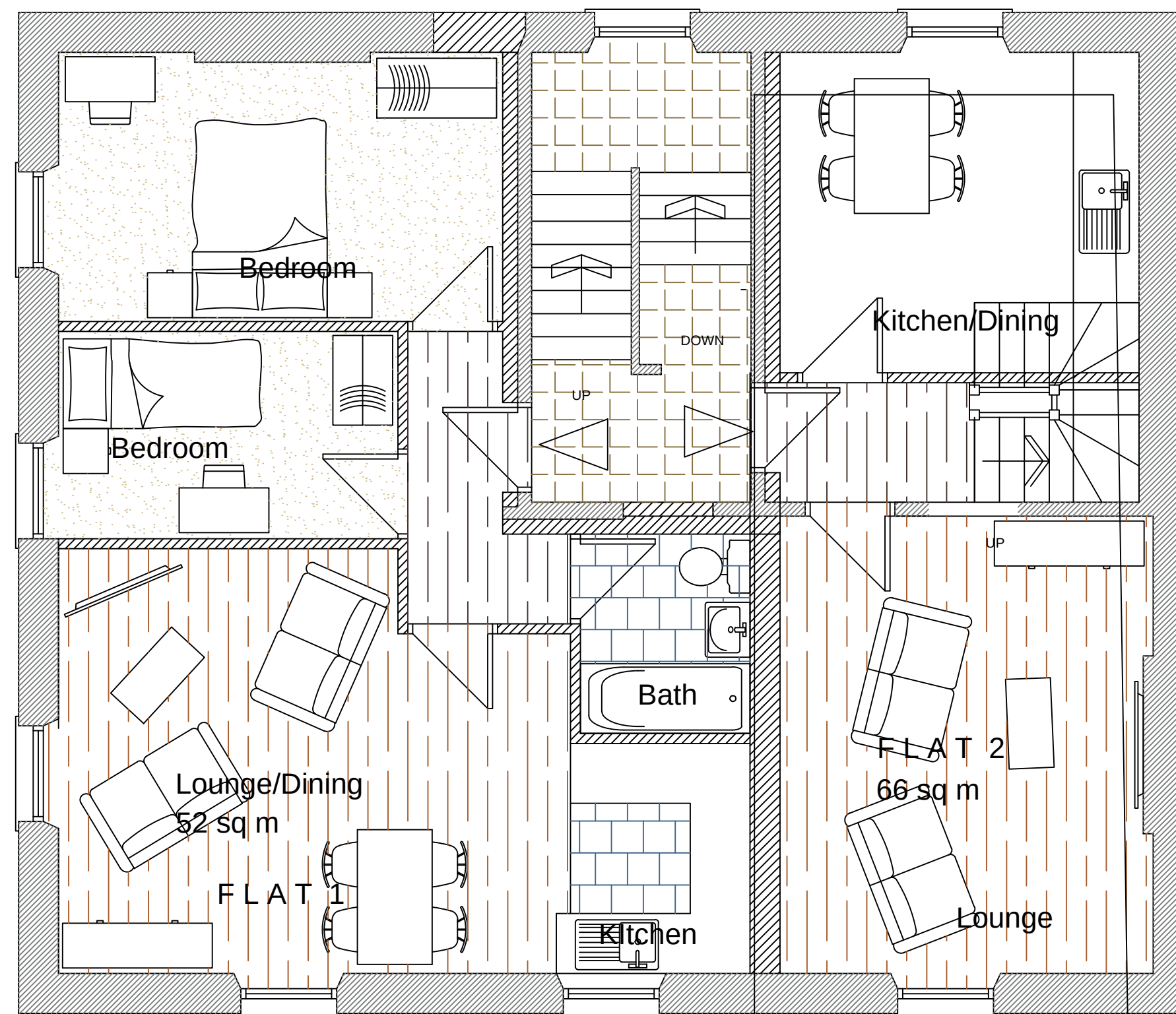


APPENDIX B

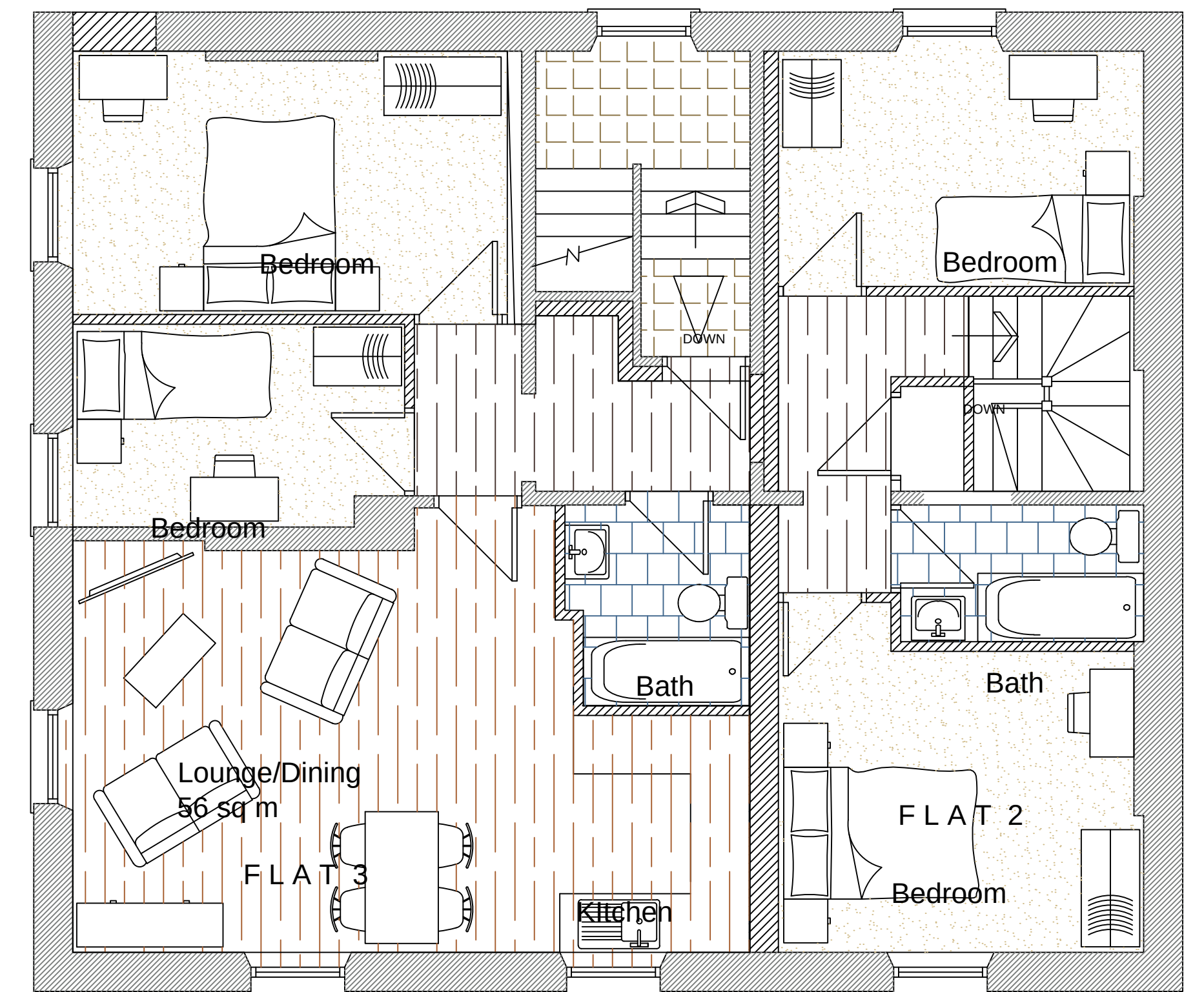
Drawing 14-090-03B - Proposed Site Layout



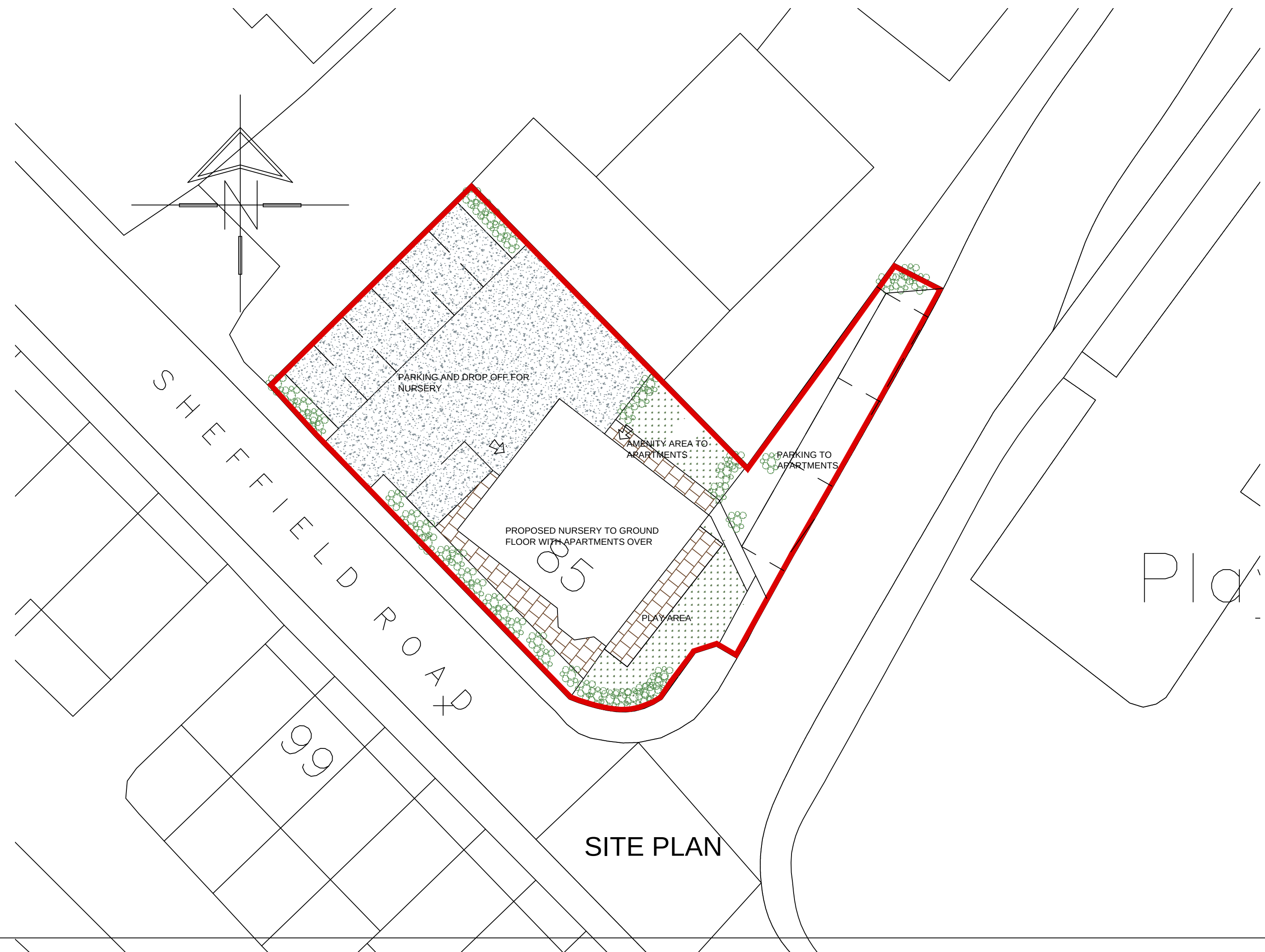
GROUND FLOOR PLAN
AS PROPOSED



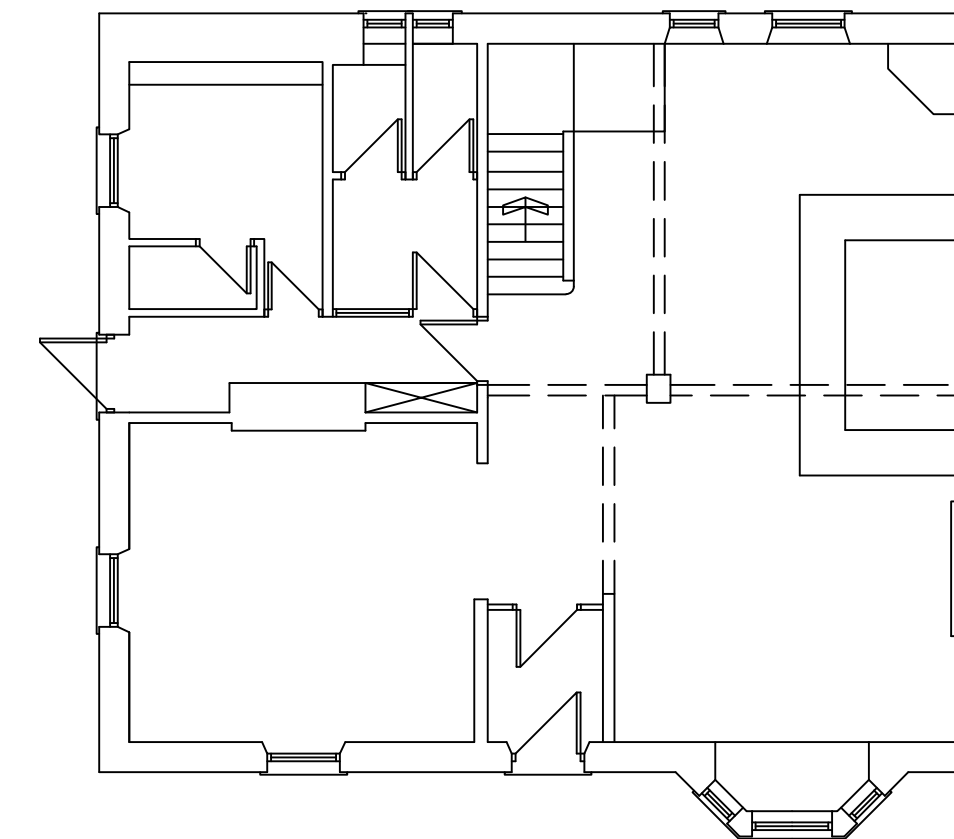
FIRST FLOOR PLAN
AS PROPOSED



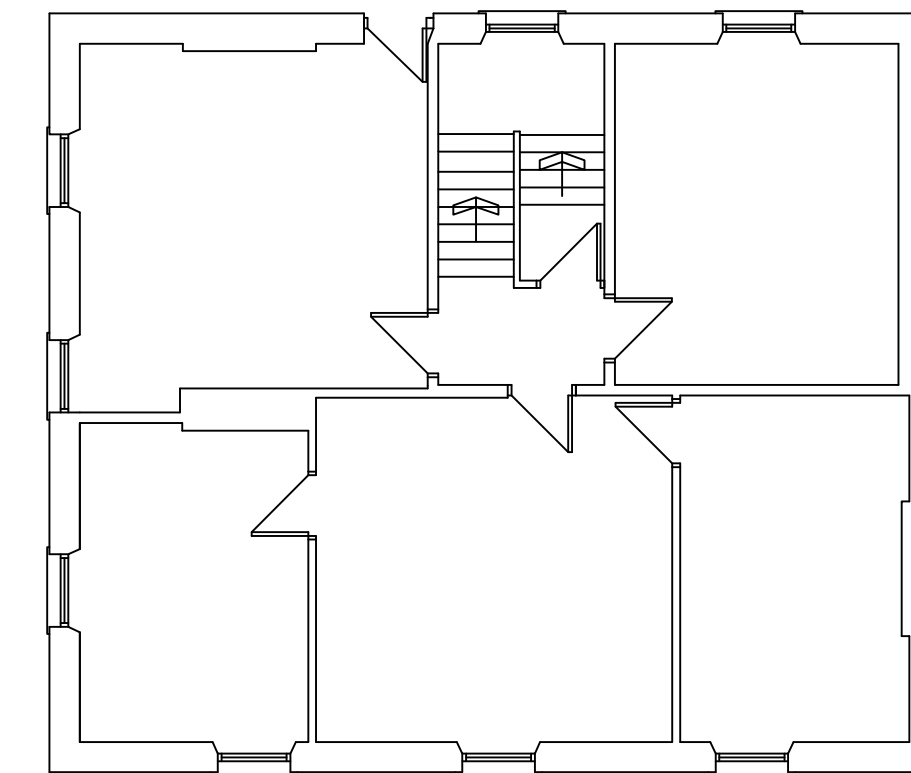
SECOND FLOOR PLAN
AS PROPOSED



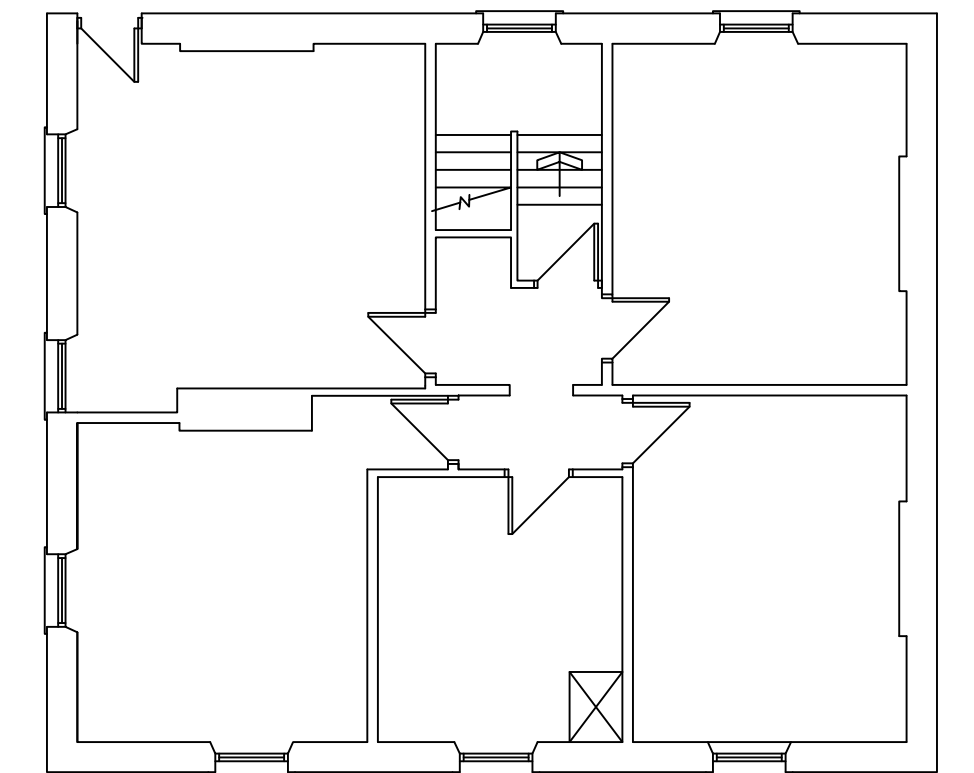
SITE PLAN



GROUND FLOOR
AS EXISTING



FIRST FLOOR
AS EXISTING



SECOND FLOOR
AS EXISTING

WhiteAgus ARCHITECTURAL SERVICES AND SURVEYORS			8 MORSTON BUSINESS PARK, WHALEY ROAD, BARUGH GREEN, BARNSELY, S75 1HQ			Phone: 01226 208482 Fax: 01226 283030 Email: info@whiteaguspartnership.co.uk Web: www.whiteaguspartnership.co.uk		
Project: PROPOSED CHANGE OF USE TO NURSERY & FLATS			Client: MR MARK WETTON					
Drawing Title: PLANS SCHEME 2			Date: NOV 2014			Scale: 1:50 & 1:100 @ A1		
Ref. 14-090			Dwg. No. 03			Rev. B		
Date	Suffix	Description	Date	Suffix	Description			
12-01-15	A	PARKING REVISED						
25-06-15	B	PARKING REVISED						