

From: [Colley, Jane](#)
To: [Planning \(HPBC\)](#)
Subject: FW: DOC/2022/0060 Land Off Hallsteads Close, Hallsteads Close, Dove Holes
Date: 08 March 2023 15:02:58
Attachments: [20230201_TP Comments Hallsteads DHoles20190028.docx](#)

From: Glen Donaldson (Place) <Glen.Donaldson@derbyshire.gov.uk>

Sent: 02 February 2023 09:37

To: Colley, Jane <Jane.Colley@highpeak.gov.uk>

Subject: DOC/2022/0060 Land Off Hallsteads Close, Hallsteads Close, Dove Holes

Application Ref: DOC/2022/0060

Proposal: Discharge of conditions 3, 4, 5, 8, 14, 15, 17-19, 22, 25, 26, 27, 28, 29, 32, 34 relating to HPK/2019/0028

Site: Land Off Hallsteads Close, Hallsteads Close, Dove Holes

Hello Jane

On 25 January 2023, the following HA response was provided:

'Condition 14 - Full Travel Plan.....The submitted Travel Plan has been passed to the County Council Passenger Transport (PT) team for assessment and comment, so once I have received the PT comments, the County Council will be in a position to provide a formal response.'

I have now received a PT team response which is as follows:

Travel Plan attached.

The main concern here is the proposed design and layout, specifically:

1. Footway provision within the development. It is unclear from the layout plan what walkways are proposed; it would imply that there are none (or very few) that directly link front doors with the existing footways on the A6.
2. Footways within the development therefore need to be reconsidered, to facilitate safe walking trips within the site, and to existing infrastructure on the A6. This should include the provision of suitable dropped kerb crossings where appropriate.
3. Cycle storage. It is also unclear what cycle parking is proposed. All dwellings should have cycle storage as part of the development, to LTN 1/20 standard.
4. Stile at northern edge. Details of the proposed stile for pedestrian and cycle use at the northern edge of the development are also requested.
5. In the event of a S106, the following considerations apply, ie:
Travel Plan Monitoring fee; £1,110.00 pa x five years, total £5,550.00.
6. Greenways / Key Cycle network. The site is close to the proposed West Derbyshire Greenway (Derbyshire Key Cycle Network) route between Chapel en le Frith and Buxton. This has clear potential to take parts of trips to the development off the highway network, so I have included the relevant internal colleagues into this response to assess any potential developer contributions.
7. Included in the comments is a request for the developer to set aside a budget for the provision of bus taster tickets, but this is not a developer contribution request, it is an indication of the budget required for the Travel Plan and should be available to the TPC for this purpose.

Please note that the condition cannot be considered discharged until a revised Travel Plan and layout is submitted which addresses these comments.

Regards

Glen Donaldson | Project Engineer | Highways Development Control

Place | Derbyshire County Council

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Proposed residential development Hallsteads Dove Holes HPK/2019/0028

Travel Plan comments February 2023

Design considerations

All new dwellings should be provided with:

- Secure and accessible cycle storage in line with LTN 1/20, see: [Cycle infrastructure design \(LTN 1/20\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-1-20)
- Access to electric vehicle charging points, in line with the [June 2022 Building Regulations Part S](#).
- Infrastructure to enable high speed broadband connection. As a minimum the development should provide the necessary ducting within the site to facilitate FTTP. (Fibre to the Premises). <https://www.openreach.com/fibre-broadband/fibre-for-developers>

Pedestrian walkways at all proposed access points should be provided to relevant standards to match into existing provision, complete with lighting, surfacing and dropped tactile kerbs as appropriate. Pedestrian walkways should be provided throughout the development, to enable and facilitate safe walking journeys direct from front doors to local destinations via existing walkways alongside the A6.

Details of the access point at the Northern end of the site, described as 'style to allow bikes and pedestrians' on site layout drawing no SL01, should be submitted to: sustainable.travel@derbyshire.gov.uk for approval prior to installation.

The closest bus stops on A6 Hallsteads should be upgraded as appropriate, to include raised kerbs, shelters, timetable cases, lighting, highway bus stop markings and real time information wherever feasible and not already in place. This to include existing north and southbound stops opposite and adjacent to Beelow Close.

The location of the proposed main vehicular access should be agreed with the Derbyshire County Council local bus team, due to its proximity to the existing bus stop.

3.3 Targets

3.3.2 Noted. A more stretching but achievable target should be set of 10% gross reduction in single occupancy vehicle journeys over five years. Using the figures given, this equates to a target figure of 54.6% of journeys to work as a single car occupant over five years.

4 Travel Plan Coordinator

4.1 Noted. The name and contact details of the Travel Plan coordinator should be provided to both the Local Planning Authority and Derbyshire County Council at least one month prior to first residential occupation.

4.2 Noted. Personalised travel planning should be provided for all new households upon occupation.

6 Measures and initiatives

6.2 Active Travel

6.2.1 See note above re provision of details of access point to sustainable.travel@derbyshire.gov.uk for comment and approval prior to installation.

6.2.2 Travel information Pack.

The travel information pack should include (but not be limited to) the following:

Public transport

- www.derbybus.info/ for timetable and route maps for bus services throughout Derbyshire.
- www.nationalrail.co.uk for all rail services.

Journey Planning

- <https://www.traveline.info/> for all mode journey planning.

Cycle information

- www.derbyshire.gov.uk/leisure/countryside/access/cycling/default.asp for cycling information throughout Derbyshire, including the Cycle Derbyshire map.
- Promote County Rider, the free adult cycle training scheme for Derbyshire residents. See: www.derbyshire.gov.uk/transport-roads/road-safety/bicycles/county-rider/county-rider.aspx
- Investigate and promote local cycle clubs and activities in the local area. See: www.cyclinguk.org/cycle/cycling-derbyshire for a list of Derbyshire Cycle Clubs and societies.
- See also: www.activederbyshire.org.uk for activities, including cycling, throughout Derbyshire.

Other useful cycle related websites:

- www.sustrans.org for details of the National Cycle Network.
- www.lovetoride.net for cycling rewards and incentives.
- <http://bikeweek.org.uk/> for details of the national cycling focus week.

Walking

- <https://www.derbyshire.gov.uk/leisure/countryside/access/walking/default.asp> for walking information throughout Derbyshire.

Car Club

- www.enterpriseclub.co.uk for details of Enterprise Car Club, the commercial Car Club currently in operation in Derbyshire.

Car Share

- <https://info.kinto-join.co.uk/derbyshire/> for details of the free of charge journey matching service throughout Derbyshire.

6.3 Public Transport

To encourage the uptake of bus travel, a bus taster ticket should be provided to each household.

A suitable budget should be set aside for this purpose. A taster ticket should be available to all households as part of the travel information pack, and should be valid for a minimum of four week's commuter journeys on the selected operator's services.

For this development, the amount set aside for bus taster tickets should be calculated as follows:

No. of dwellings	Peak Plus month ticket @1 no. per dwelling	Total
83	£95.00	£7,885.00

See [High Peak Buses - tickets](#)

The above is provided as a budget guide only, and should not preclude the provision of tickets from other providers, subject to demand. For the sake of clarity, it is not a developer contribution request, but an indication of the budget to be set aside by the developer for this purpose. Should the offer of taster tickets not be fully taken up, the funds should be used to support other travel plan initiatives.

Taster ticket price may be subject to negotiation with the operator.

For High Peak buses, contact: Keith Myatt, Head of Business Development.
keith.myatt@centrebus.co.uk. 07720 088 675.

6.4 Greener car use

6.4.3 Noted. Promote <https://info.kinto-join.co.uk/derbyshire/> for details of the free of charge journey matching service throughout Derbyshire.

An informal site based car share scheme should be established, with journey matches facilitated by the Travel Plan Coordinator.

7 Promotion and Marketing

7.2 Travel Information Pack. See 6.2.2. above. A draft of the pack should be submitted to sustainable.travel@derbyshire.gov.uk for comment and approval prior to first issue.

A 'How to get to us' page or equivalent should be included on any site based website, with details of all available travel options for residents and visitors.

A social media presence should be established, eg. facebook page, twitter account or similar to facilitate prompt communication between the Travel Plan coordinator and residents.

Additional comments

Schools

Initiatives should be undertaken to encourage sustainable travel to school. Any such initiative should be recorded on Modeshift STARS, the national sustainable travel accreditation scheme <https://www.modeshiftstars.org/> . This is available to LEA schools free of charge. For further details and support with this scheme, contact sustainable.travel@derbyshire.gov.uk.

Residents group

Dependent upon interest and demand, consideration should be given to the establishment of any or all of: (i) a residents group, (ii) a walking group, (iii) a BUG (bicycle user group) or (iv) a dedicated travel plan group. Should no such viable group emerge, consideration should be given to coordination and cooperation with any existing equivalent group in Dove Holes.

Travel Plan Monitoring

Derbyshire County Council is now able to offer an online toolkit known as Modeshift STARS <https://www.modeshiftstars.org/> for the purposes of Travel Plan monitoring. This is available for a fee payable to Derbyshire County Council, and enables the user to input monitoring data and track modal shift. This replaces any other travel plan monitoring fee that may be charged. Should this be of interest, please contact the Derbyshire County Council Sustainable Travel Team: sustainable.travel@derbyshire.gov.uk .

Other means of monitoring travel plans exist. There is no obligation to use Modeshift STARS.