

## Joint Planning Application Response

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| <b>Local Authority:</b>      | High Peak                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Detail:</b>               | Land at Dinting Vale, Glossop – Proposed residential development comprising 92 dwellings including areas of public open space, landscaping and associated works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Planning Ref:</b>         | HPK/2022/0456                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Link:</b>                 | <a href="http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=257670">http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=257670</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Deadline:</b>             | 26 <sup>th</sup> June 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Submitted by</b>          | Trans Pennine Trail National Office & Sustrans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Response to:</b>          | <a href="mailto:planning@highpeak.gov.uk">planning@highpeak.gov.uk</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Submitted:</b>            | 26 <sup>th</sup> June 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Summary</b>               | <p>The Trans Pennine Trail Partnership and Sustrans welcome the opportunity to respond to this planning enquiry.</p> <p>The TPT and Sustrans responded to the initial application in November 2022 with concern regarding the sustainable transport offer.</p> <p>There are still issues with the documentation providing conflicting wording regarding joint pedestrian and cycle use/infrastructure. It is essential that the correct terminology is used to avoid cyclists being unable to use the infrastructure once developed due to it being noted as pedestrian use only. This deems it to be illegal to be used by cyclists.</p> <p>The sustainable transport exit to the southwest of the site still doesn't link to any onward connections.</p> <p>The developer is still encouraged to work with all parties regarding contributions from the development to provide a connecting bridleway to the east of the site as per our initial response.</p> <p>These concerns should be addressed before the application is approved.</p> <p>Further detail is provided in the section below.</p> |
| <b>Detailed Information:</b> | The joint position remains the same as the initial response in that a sustainable transport route should be provided that connects into existing infrastructure along the alignment previously suggested.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|  | <p>Regarding the sustainable transport exit to the south west of the site, this route still doesn't join to the existing infrastructure and currently does not provide a realistic route for residents. With a connection to the wider sustainable network there are huge health benefits for new residents (both in terms of physical and mental health), opportunities to re-connect with nature and encourage families to use vehicle free transport wherever possible.</p> <p>The route should be designed to LTN1/20 standards, taking into consideration that vehicle access may be required for Derbyshire CC maintenance vehicles.</p> <p>The route through the woodland still needs to be provided to accommodate walkers, cyclists and equestrians. This will also fit into current discussions with High Peak, Derbyshire and the British Horse Society partners to look at a better connecting route for the Trans Pennine Trail.</p> <p>The Trans Pennine Trail and Sustrans cannot support this application until the lack of a connecting sustainable transport offer is provided.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  | <b>175 – Technical Note</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  | 51                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Noted that 3m wide footways/cycleways are now provided throughout the site, with a raised table provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|  | 59                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Notes the previous joint response from the TPT and Sustrans does not warrant a response is condescending. Our previous response raised serious concerns to the lack of the sustainable transport infrastructure and onward connections. Both organisations work hard with developers to ensure the best option can be provided from the outset right across our network.                                                                                                                                                                                                              |
|  | 60                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | It is welcomed that there will be consideration to the positioning of the bus stop in terms of impeding those with wheelchairs or pushchairs.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|  | 61                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The proposed route, whilst welcome, does not provide the same level of connection/extension. New residents will therefore have no connection to the wider sustainable transport network. The developer and High Peak are urged to consider how this can be resolved as part of this application / contributions. Residents health and well-being are paramount and this includes connections to the wider sustainable transport network, and the inclusion of equestrian provision.<br>The Technical Note does not provide any drgs to show the revised sustainable transport option. |
|  | Pg 82                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Appendix F – SPC/210087/SK01 indicates current footways of 2m. To adhere to LTN1/20, these should be 3m and accommodate walkers and cyclists. All                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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|  |                                      | footway provision within the site should again be a minimum of 3m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|  | <b>Design &amp; Access Statement</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|  | Pg 11                                | Step 4 – the current PROW within the site should accommodate both walkers and cyclists and the term 'pedestrian link' should not be used as this indicates the route is not legally for use by cyclists.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|  | Pg 16                                | Item 5 notes enhanced connectivity through proposed pedestrian and cycle route through the development – a detailed map is requested to clearly show this provision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|  | Pg 17                                | <p>the use of gradual curves forcing drivers to slow. An accessway has been implemented for vehicle users and pedestrians alike to have a safe access into the site. The road network has been designed to follow the site contours rather than being straight.</p> <p>How are cyclists to safely access the site?</p> <p>The primary vehicular route is an access road which is 5.5m wide with footpath provisions on both sides. The curved access route merges into a footway providing an equal settlement.</p> <p>Provision should be a shared walkway/cycleway – not just pedestrians only.</p> <p>The section 'Pedestrian movement' should be changed to sustainable transport movement as this indicates walkers only, yet the key indicates cycle/pedestrian routes. This is very misleading to consultees.</p> <p>The map shows a sustainable transport link to the south west of the site which currently doesn't lead onto any infrastructure. The developers are asked to work with High Peak and Derbyshire Councils to see how this can be provided, either as part of the scheme or a commitment to discuss and prioritise with contributions.</p> |
|  | Pg 21                                | Indicative visuals do not indicate cyclists. Access should accommodate walkers and cyclists, not just walkers and meet LTN1/20 requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  | 5.10                                 | <p>Parking arrangements – should include details of cycle parking for residents.</p> <p>5.10 overleaf - There should be no 'pedestrian access' – this section needs a complete overhaul to show pedestrians and cyclists have equal opportunities within the development.</p> <p>Pedestrian only indicates this cannot be used by cyclists.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|  | 5.12                                 | <p>Notes pedestrian links only. This should equally represent pedestrians and cyclists to indicate the site is fully representing sustainable transport options.</p> <p>All routes should adhere to LTN1/20 standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|  | Pg 29                                | Natural Connections – again represents pedestrians only.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|  |     | Walking, Cycling & Public Transport: Whilst it is agreed that there is some representation of both walking and cycling provision, much of the documentation still states pedestrians only and the access to the south west of the site still has no onward connection. |
|  | 7.1 | Sustainable transport should form part of the conclusion to indicate the developers commitment to green transport.                                                                                                                                                     |