

From: [Glen Donaldson \(Place\)](#)
To: [Chris Turner](#)
Cc: [Steven Gunn-Russell](#); [Planning Comments \(HPBC\)](#)
Subject: HPK/22/0456 Dinting Vale Draft Committee Report
Date: 09 August 2023 09:24:51
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)
[image006.png](#)
[243_Travel Plan Rev 03 July 2023.pdf](#)
[20230705 Dintingresi tpcomments20220456.docx](#)
[20230706 Dinting Vale KCN link.docx](#)

Hello Chris.

The HA provided the following response on 6 July 2023 (also see attached TP comments):

The condition should not be considered as discharged pending:

- 1. Resubmission of a revised document which acknowledges that targets should be set once the initial residential travel survey baseline figures are established. A 10% gross target reduction in SOV should then be set. This replaces the use of the 2011 dataset and the 'no change' SOV target proposed.*
- 2. Confirmation that access arrangements for all to the site can be reasonably achieved in accordance with current accessibility guidelines. This includes, amongst others, regulation widths, gradients and resting places along the main access road.*
- 3. Provision of walkways to all dwellings.*
- 4. It should be pointed out that the site is in close proximity to a proposed KCN route, also part of the Trans Pennine Trail and the Pennine Bridleway. This has clear potential to take trips to the development off the highway, and facilitate safe and sustainable trips to local destinations. As a minimum, the link to this route should be safeguarded; wherever possible a developer contribution should be secured to provide the link (see attached KCN plan). The thin line is the link, the thick line is the proposed KCN route beneath Dinting Viaduct.*

In the event of a S106, the Travel Plan Monitoring fee is £1,265.00 pa x five years, total £6,325.00.

However although the attached Travel Plan dated July 2023 (CT/210087/TP/03) addresses point 1 above and points 2 and 3 will form part of the agreed design, point 4 has not been mentioned, so can you explain the reason behind it exclusion?

Regards

Glen Donaldson | Project Engineer | Highways Development Control

Place | Derbyshire County Council

County Hall | Matlock | Derbyshire | DE4 3AG

Tel:

E-mail:: _____



CONTROLLED

From: Chris Turner

Sent: 07 August 2023 12:46

To: Glen Donaldson (Place)> **Cc:** Haywood, Ben

Subject: FW: Dinting Vale Draft Committee Report

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Hi Glen,

To introduce myself, I am acting on behalf of the Council as planning officer for the Dinting Vale application (Steven is currently on leave).

We have just received the attached from the applicant, and I would be very grateful if you could please let me have your comments.

The Cttee report will be with Ben by CoB today, and I will then be preparing an Addendum across the week, for which I will need your comments back by Noon on Friday 11th please.

Can you please let me know when you anticipate being able to respond and, in the meantime, don't hesitate to contact me if you have any questions.

Thanks very much.

Kind regards,

Chris

Christopher Turner
Director

BA (Hons) DipTP DipSurv
MRTPI

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From: Nick Brookman <Nick.Brookman@houriganplanning.com>

Sent: Monday, August 7, 2023 12:17 PM

To: Chris Turner <chris@whitepeakplanning.co.uk>; Niall Mellan
<Niall.Mellan@houriganplanning.com>

Cc: 'Claire Campbell' <Claire.Campbell@wainhomes.co.uk>; 'Haywood, Ben'
<Ben.Haywood@highpeak.gov.uk>; Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>;
Marc Hourigan <Marc.Hourigan@houriganplanning.com>

Subject: RE: Dinting Vale Draft Committee Report

Good afternoon Chris,

Please see the attached revised Travel Plan for consideration. This should now address the first reason for refusal under section 3 relating to transport.

I have also attached our latest Annex 1 document for your information.

Kind Regards

Nick

Nick Brookman BSc (Hons) MSc MRTPI
Planner

0333 939 8057

nick.brookman@houriganplanning.com



houriganplanning.com



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From: Chris Turner <chris@whitepeakplanning.co.uk>

Sent: Monday, August 7, 2023 11:47 AM

To: Niall Mellan <Niall.Mellan@houriganplanning.com>; Nick Brookman <Nick.Brookman@houriganplanning.com>

Cc: 'Claire Campbell' <Claire.Campbell@wainhomes.co.uk>; 'Haywood, Ben' <Ben.Haywood@highpeak.gov.uk>; Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>

Subject: RE: Dinting Vale Draft Committee Report

Hi Niall and Nick,

Monday admin....

Just a reminder that I will be finalising the draft report during the second half of the afternoon to hand over to Ben, and I am around to discuss prior to that if needed.

Have you seen the draft / proposed pre-commencement conditions?

Do you have any update on likely timing of further re/submissions of material?

And please let me know if/when you would like a Teams call this week.

Kind regards,

Chris

Christopher Turner
Director

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From: Chris Turner

Sent: Friday, August 4, 2023 9:57 AM

To: 'Niall Mellan' <Niall.Mellan@houriganplanning.com>; 'Nick Brookman' <Nick.Brookman@houriganplanning.com>

Cc: 'Claire Campbell' <Claire.Campbell@wainhomes.co.uk>; Haywood, Ben <Ben.Haywood@highpeak.gov.uk>; Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>

Subject: Dinting Vale Draft Committee Report

Morning Niall and Nick,

Good to meet you yesterday.

The draft Cttee report is attached. As Ben mentioned yesterday, he needs to receive the final draft before CoB on Monday, so the scope for making changes to this report upon receipt of new/revised drawings and reports is limited, particularly if consultees need to comment.

Let's keep in touch and we can arrange a Teams call next week at an appropriate time.

If you would like to speak to me today, mobile is best.

Regards,

Chris

Christopher Turner
Director

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