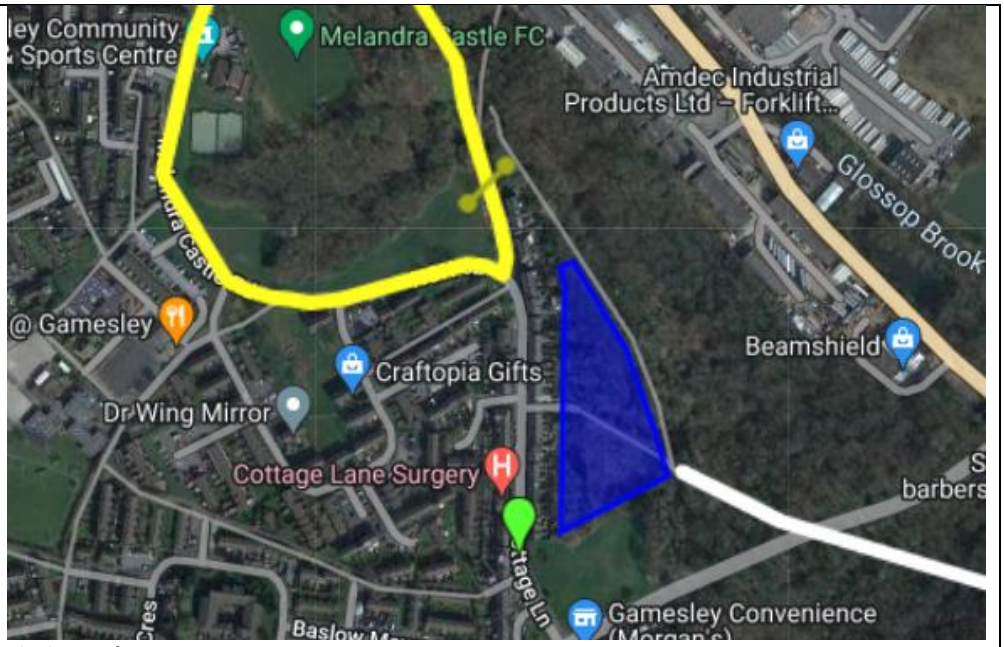
Joint Planning Application Response

Local Authority:	High Peak
Detail:	Land off Cottage Lane, Gamesley – 51 dwellings
Planning Ref:	HPK/2024/0401
Link:	Planning Application - High Peak Borough Council
Deadline:	29th October 2024
Submitted by	Trans Pennine Trail National Office & Sustrans
Response to:	
Submitted:	29th October 2024
Summary	The Trans Pennine Trail Partnership and Sustrans welcome the opportunity to respond to this planning enquiry. Previous comments were made to an earlier application for this site (PAD/2023/0015) to seek a bridleway connection on the path running along the east of the site. This request still remains and has not been addressed in this current application. **Despite being consulted on this earlier application, neither the TPT National Office nor Sustrans were notified of this current application. High Peak are asked separately to ensure that both organisations are notified of developments on/adjacent to our network.** The development lacks safe provision for families wishing to cycle with statements indicating cyclists should use footpaths, which is illegal. The need for this new residential development to provide safe facilities for pedestrians and cyclists is paramount. Further detail is provided in the section below.
Detailed Information:	The map below indicates the location for the application in relation to the Trans Pennine Trail. Yellow = Trans Pennine Trail which is full multi-user at this location and also part of the Pennine Bridleway and National Cycle Network (NCN 62). Blue = Development site White = Long term aspiration link



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As requested in our earlier comments, it is requested that the path to the east of the site is upgraded to bridleway and provides connections into the site. This will also provide further benefits to residents who will have access to the adjacent woodland and also the Trans Pennine Trail, providing other local, regional and national connections.

It is noted to the east of the site is a woodland managed by Derbyshire County Council. The developer should ensure that residents are notified of this and that no works will be undertaken for occupants.

Interpretation and signage should be provided to ensure residents are aware of these facilities and the local flora and fauna connected to the site. This should be discussed with Derbyshire County Council. This would benefit residents physical and mental health. It is suggested that S106 funding could be utilised for this as well as improvements to the new route connecting to the Trail.

Proposed Site Plan:

	The proposed PROW diversion connects to the TPT/NCN/Pennine Bridleway and the proposed ramp should be compliant with LTN 1/20 to ensure access for all. There is no reference on the plan for provision for cyclists and Cottage Lane is already a busy road with double parked cars. How are new residents wishing to cycle safely provided?

Design & Access Statement	
3.2	Is there scope to increase the footpath width to 3m to provide a space for both pedestrians and cyclists? There is currently no safe provision for cyclists which will deter young families accessing the network using the current road infrastructure.
3.3	Will residents be provided with facilities for cycle parking to encourage sustainable transport modes? Can footways throughout the site be shared space for pedestrians and cyclists?
Transport Statement	
2.3.3	How are cyclists to safely access/exit the site?
3.2	This section should include reference to the TPT, NCN and Pennine Bridleway.
3.3.1	This footpath Glossop-HP12 69/1 should be upgraded to bridleway to provide full multi-use. As a footpath, cyclists would not be able to use the proposed diverted footpath. It is also noted Glossop-HP12 172/1 is referred to as a footpath but understand this is already a multi-user trail between Cottage Lane and the junction with HP12/68/168. This will enable full multi-use, rather than just a route for pedestrians if footpath only.
3.5.6	NCN 62 is also part of the Trans Pennine Trail network and both should be equally represented as should the Pennine Bridleway that can also be used by cyclists. This should also be shown in Figure 3.2.
3.5.9	This statement is questioned as to the safe provision of young families wishing to cycle and with the developer advising cyclists to use footpaths.
3.8.3	This statement is questioned as to the safe provision of young families wishing to cycle and with the developer advising cyclists to use footpaths.