

## James Grundy

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**From:** Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>  
**Sent:** 29 September 2022 12:41  
**To:** James Grundy  
**Cc:** Planning  
**Subject:** FW: ERE/0722/0038 - Residential Development (196 dwellings)at Land North West Of 1 To 12 Sowbrook Lane Stanton By Dale  
**Attachments:** Sowbrook Lane Stanton TP Comments.docx  
**Categories:** GSZ

Hi James

Further to my comments on the above application dated 23 September 2022, I have received the comments below and attached from my Sustainable Travel colleague in respect of the Travel Plan.

I would be obliged if you would ask the applicant to address these comments and submit amended details which I will be happy to comment upon in due course.

Kind regards

**Sue Highley** | Project Engineer - Development Control | 01629 538697 | 0791 773 9339

Place | Derbyshire County Council  
County Hall, Matlock, Derbyshire, DE4 3AG

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**From:** Michael Reardon (Place) <Michael.Reardon@derbyshire.gov.uk>  
**Sent:** 26 September 2022 16:18  
**To:** Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>  
**Cc:** Gill Millward (Place) <Gill.Millward@derbyshire.gov.uk>; Anna Chapman (Place) <Anna.Chapman@derbyshire.gov.uk>  
**Subject:** RE: ERE/0722/0038 - Residential Development (196 dwellings)at Land North West Of 1 To 12 Sowbrook Lane Stanton By Dale

Hello Sue,

Good afternoon, and apologies for the delay.

Travel Plan comments are attached. The main issue with the document is that it lacks an Action Plan. That provided is a list of possible actions, and does not specify what will be done, by whom, and when.

The Travel Plan should be resubmitted with this included. As it stands, the document cannot be said to address the requirements.

As many of the other comments should also be incorporated as reasonably possible.

Notably, the development should include the provision of:

- Bus stops on the development frontage of Ilkeston Road – probably as a condition. Consult Dean Jones in the local bus team for precise specifications.
- Bus taster tickets, secured by whatever means appropriate.
- The upgrading of the existing informal footpath along the North Western edge of the site, as this is a proposed local cycle network route, which links into the Derbyshire Key Cycle Network. Further details and a recommended specification are available on request.

In the event of a S106, the usual considerations apply, ie:

- Travel Plan monitoring fee: £1,110.00 pa x five years, total £5,550.00.

- Greenways / Key Cycle Network contribution. Proposed key and local cycle network links surround all four sides of the development, with clear potential to take trips off the highway. These link to the existing Nutbrook Trail. Consult Gill Millward or Anna Chapman for a developer contribution figure, should provision of the on site link as mentioned above not come to pass.

I trust this is helpful. Any queries, please let me know.

Regards

Michael Reardon

Senior Transport Officer - Smarter Business Travel

Sustainable Travel team, Derbyshire County Council, County Hall, Matlock, Derbyshire DE4 3AG.

01629 538065. M: 07747 006720



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**From:** Sue Highley (Place) <[Sue.Highley@derbyshire.gov.uk](mailto:Sue.Highley@derbyshire.gov.uk)>

**Sent:** 23 September 2022 12:23

**To:** Michael Reardon (Place) <[Michael.Reardon@derbyshire.gov.uk](mailto:Michael.Reardon@derbyshire.gov.uk)>

**Subject:** FW: ERE/0722/0038 - Residential Development (196 dwellings)at Land North West Of 1 To 12 Sowbrook Lane Stanton By Dale

Hi Michael

I was wondering whether you had any comments on the Travel Plan submitted in respect of the above application or whether I had missed your response.

Thanks

**Sue Highley** | Project Engineer - Development Control | 01629 538697 | 0791 773 9339

Place | Derbyshire County Council

County Hall, Matlock, Derbyshire, DE4 3AG

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**From:** Place Development Control (Place)

**Sent:** 12 August 2022 11:55

**To:** Geoff Blissett (Place) <[Geoff.Blissett@derbyshire.gov.uk](mailto:Geoff.Blissett@derbyshire.gov.uk)>; Michael Reardon (Place)

<[Michael.Reardon@derbyshire.gov.uk](mailto:Michael.Reardon@derbyshire.gov.uk)>

**Subject:** ERE/0722/0038 - Residential Development (196 dwellings)at Land North West Of 1 To 12 Sowbrook Lane Stanton By Dale

<https://register.civicacx.co.uk/Erewash/Planning/Details/ShowDetails?id=37288&pcid=3193e0f4-741f-40ad-823c-3aaa8d2af87a&dpid=DocumentsPage>

[Land at Ilkeston Road Sowbrook Lane Stanton by Dale Ilkeston TP35255 \(derbyshire.local\)](#)

Good morning

These are links to the district council's website and EDRM.

The application is in outline with all matters reserved except for access.

I would be grateful for your comments on the Transport Assessment and Travel Plan.

Thanks

**Sue Highley** | Project Engineer - Development Control | 01629 538697 | 0791 773 9339

**From:** Place Development Control (Place) <[ETE.DevControl@derbyshire.gov.uk](mailto:ETE.DevControl@derbyshire.gov.uk)>  
**Sent:** 29 July 2022 10:19  
**To:** James Grundy <[James.Grundy@erewash.gov.uk](mailto:James.Grundy@erewash.gov.uk)>  
**Subject:** ERE/0722/0038 Land North West Of 1 To 12 Sowbrook Lane Stanton By Dale

Referred

Highways Department  
County Offices  
Matlock  
Derbyshire  
DE4 3AG

Resources Directorate, Planning & Regeneration  
Town Hall Ilkeston  
Derbyshire DE7 5RP  
Switchboard: 0115 907 2244  
E Mail: [planning@erewash.gov.uk](mailto:planning@erewash.gov.uk)

Please ask for:  
James Grundy

Direct Tel:  
07834394117

Application Ref:  
ERE/0722/0038

Date:  
26 July 2022

Dear Sir/Madam

PLANNING APPLICATION CONSULTATION

APPLICATION REFERENCE  
ERE/0722/0038

PROPOSED DEVELOPMENT  
Outline Application for up to 196 dwellings with all matters reserved other than the means of access.

## LOCATION

Land North West Of 1 To 12 Sowbrook Lane Stanton By Dale  
Derbyshire

The application and plans are available for viewing on our website at [www.erewash.gov.uk](http://www.erewash.gov.uk)

I would be pleased if you could let me have any observations you may wish to make (including “no comments”) within 21 days of the date of this letter.

Please note that by virtue of the provisions of the Local Government (Access to Information) Act 1985, any representations made are likely to be open to public inspection.

Please reply with your comments to [planning@erewash.gov.uk](mailto:planning@erewash.gov.uk)

Yours faithfully

Steve Birkinshaw  
Head of Planning & Regeneration

Premises Ref: \*\*\*\*41SOWB/1

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## **Proposed residential development Sowbrook Lane Stanton by Dale ERE/0722/0038**

### **Travel Plan comments September 2022**

#### **Design considerations**

Consider provision of the following at each residence, in consultation with the local planning authority:

- Secure and accessible cycle storage, see: <https://www.cambridge.gov.uk/media/6771/cycle-parking-guide-for-new-residential-developments.pdf>
- Infrastructure to enable high speed broadband connection at each residence. 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>
- Infrastructure to enable the provision of electric vehicle charging points, either (i) as an option for new home owners, or (ii) for later installation by others.
- DCC recommends developers follow the design principles outlined in the best practice guide produced by Stagecoach: 'Bus Services & New Residential Developments – General Highways and Urban Design advice to applicants and Highways Authorities' <https://www.stagecoach.com/~media/Files/S/Stagecoach-Group/Attachments/pdf/bus-services-and-new-residential-developments.pdf>

The road layout and geometry should be such to enable access by buses along the main loop road.

Consider shared space design principles where appropriate, in consultation with the Local Planning Authority.

Pedestrian walkways at both proposed access points should be provided to relevant standards to match into existing provision, complete with lighting, surfacing and dropped tactile kerbs as appropriate.

Existing rights of way should remain in place and upgraded to an all weather surface wherever feasible, including

The closest bus stops on Lows Lane near twelve houses (on both North and South sides of Lows Lane) 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.

The existing informal footpath running along the North Western edge of the site is a proposed Derbyshire Local Cycle Network route, which connects to the Key Cycle network, one route of which is the Nutbrook Trail.

This existing informal footpath should be upgraded to an all weather walking and cycling route, and provided as part of the development. This enhanced route should be in place and fit for purpose prior to first residential occupation. For more details and a recommended specification, consult [sustainable.travel@derbyshire.gov.uk](mailto:sustainable.travel@derbyshire.gov.uk).

#### **2.4 Local Amenities**

#### 2.4.2 Table 2.3

Noted. As mentioned in item 2.5.3, there is no footway connection between the Stanton Bridge and the bridge over the Nut Brook Trail.

The distance and journey time to any destination North of the development should be seen in this context, as any pedestrian journey undertaken to these destinations will involve walking directly in a 40 mph limit live traffic lane on Ilkeston Road.

This would include journeys to Quarry Hill Industrial Park and Hallam Fields Junior School, in addition to other destinations in Little Hallam and Hallam Fields.

2.4.3 Noted. The proximity of destinations north of the site via Ilkeston Road is recognised. Nevertheless, unless suitable infrastructure is provided, it is highly unlikely that these routes will be used by pedestrians as this route would involve walking in a live traffic lane, as mentioned above.

### 5.0 Management Strategy

5.1.1 Noted. The name and contact details of the Travel Plan coordinator should be provided to both the Local Planning Authority and Derbyshire County Council ([sustainable.travel@derbyshire.gov.uk](mailto:sustainable.travel@derbyshire.gov.uk)) at least one month prior to first residential occupation.

5.1.4 The duties of the Travel Plan coordinator should include the provision of personalised travel planning for all new households upon occupation.

### 6.0 Travel Plan Measures

#### 6.2 Available measures

**Table 6.1** Noted.

Whilst these measures are noted, they represent a list of potential actions, rather than an action plan, ie, the list lacks an indication of what will be put in place, when, and by whom. The Travel Plan is incomplete without an action plan that includes these details. Please amend the document to reflect this.

### 7.0 Marketing

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

#### Public transport

- [www.derbybus.info/](http://www.derbybus.info/) for timetable and route maps for bus services throughout Derbyshire.
- [www.nationalrail.co.uk](http://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](http://www.derbyshire.gov.uk/leisure/countryside/access/cycling/default.asp) for cycling information throughout Derbyshire, including the Cycle Derbyshire map.
- 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](http://www.derbyshire.gov.uk/transport-roads/road-safety/bicycles/county-rider/county-rider.aspx)
- Local cycle clubs and activities in the local area. See: [www.cyclinguk.org/cycle/cycling-derbyshire](http://www.cyclinguk.org/cycle/cycling-derbyshire) for a list of Derbyshire Cycle Clubs and societies.
- See also: [www.activederbyshire.org.uk](http://www.activederbyshire.org.uk) for activities, including cycling, throughout Derbyshire.

Other useful cycle related websites:

- [www.sustrans.org](http://www.sustrans.org) for details of the National Cycle Network.
- [www.lovetoride.net](http://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.enterprisecarclub.co.uk](http://www.enterprisecarclub.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.

## Other measures to be considered:

### Public Transport

- Infrastructure. Provision of new bus stop(s) on Ilkeston Road on the Eastern edge of the development, complete with associated works, eg. central pedestrian refuge, to facilitate access to stop on easternmost side (ie. southbound carriageway) of Ilkeston Road.



- Taster tickets. A suitable budget should be set aside for provision of bus taster tickets. Such tickets should be available to all households as part of the travel information / welcome 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	One month Robinn Hood Season card @1 no. per dwelling	Total
196	£78.00	£15,288.00

See [Robin Hood Network Season cards](#)

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.

Contact: CT4N, Sherwood Bus Garage, Mansfield Road, Sherwood, Nottingham, NG5 2JN. Tel: (0115) 986 3355. Email: [enquiries@ct4n.co.uk](mailto:enquiries@ct4n.co.uk)

### Car Share

- Kinto Join. Ensure all residents are aware of: <https://info.kinto-join.co.uk/derbyshire/> for details of the free of charge journey matching service throughout Derbyshire.
- Site based car share group. Consideration should be given to the establishment of an informal site based car share scheme with journey matches facilitated by the Travel Plan Coordinator.

### Cycling:

- 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](http://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](http://www.cyclinguk.org/cycle/cycling-derbyshire) for a list of Derbyshire Cycle Clubs and societies.
- See also: [www.activederbyshire.org.uk](http://www.activederbyshire.org.uk) for activities, including cycling, throughout Derbyshire.

### Schools

- Consideration should be given to undertaking initiatives in partnership with local schools. 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](mailto:sustainable.travel@derbyshire.gov.uk).

### **Communication and marketing**

- Any site based sales website should detail all travel options for residents and site visitors, eg 'How to get to us' page.
- Consideration should be given to establishment of a social media presence, eg. facebook page or twitter account, to facilitate prompt communication between the Travel Plan coordinator and residents.

### **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. It is to this group (whichever is established or most pro-active) that responsibility for the Travel Plan should be passed beyond the initial monitoring period.

### **Travel plan document status**

The Travel Plan is a working document, and should not be seen as exhaustive. It will be subject to change in the light of progression and completion of the development, results of actions undertaken, and responsive to results of future travel surveys.