

**From:** Syed Akhter (Place) <Syed.Akhter@derbyshire.gov.uk>

**Sent:** 13 October 2022 10:39

**To:** Cook Andrew <Andrew.Cook@peakdistrict.gov.uk>

**Subject:** RE: Enforcement Notice Appeal - Thornbridge Hall, Ashford in the Water, Bakewell

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Good Morning Andrew,

The Highway Authority has completed reviewing October 2022, Briefing Note and would offer the following comments.

The Highway Authority's conclusion is predominantly consistent with the conclusion or response provided by Robert Smith of DCC in his email response of 22nd February 2022. The Highway Authority did not raise any objection to the proposal subject to the inclusion of certain conditions. Should the Inspector be minded to allow the appeal, the Highway Authority respectfully requests that similar conditions are included in any consent. These are highlighted below.

Drawings J000269-GA001, J000269-GA002 and GA003 illustrate the new internal access road/driveway connection to the original driveway and achievable visibility from the main site access, respectively. It is recommended that the internal driveway and visibility splays, as shown on these drawings, be conditioned to ensure they are provided and maintained in perpetuity.

The Public Footpath (Footpath 3 in the Parish of Great Longstone), which crosses the site, would appear to be affected as a result of the internal driveway and car park and should be diverted as required accordingly. Any operation at the site as it will permanently affect a public right of way must not commence until a diversion order (obtainable from the planning authority) has been confirmed. Temporary closure of the public right of way to facilitate public safety during the works may then be granted by the County Council. If it is necessary to temporarily obstruct a right of way to undertake development works, then a temporary closure is obtainable from the County Council. Please contact 01629 533190 for further information and an application form.

Parking, as noted in paragraph 3.2.1 and drawing M3406-PA-02-V3, should be conditioned. Further to the above, the parking noted in paragraphs 3.2.2 (wedding parking), 3.2.3 (staff parking) and 3.2.4 (cycle parking) should be demonstrated on a detailed plan and conditioned accordingly.

Additionally, due to the increase in visitors number, as demonstrated in the supporting note, the Highway Authority recommended that additional conditions regarding parking management and event management plans which could be enforced, be amended to any future consent. Please see the suggested wording of the advised condition below.

Site-specific car parking management (CPM) and event management plan (EMP) be submitted and agreed upon with the Local Planning Authority. The CPM and EMP should provide

information about car parking management during peak visitors' time and wedding events and measures to avoid parking on surrounding roads to avoid indiscriminate parking issues at the time of peak visitors' time and events taking place at the site.

As the TS also highlighted that 30-50% of visitors to the Hall now arrive either on foot or by cycle. Therefore planning conditions for secure and covered cycle parking facilities should be appended. Furthermore, to avoid traffic impact due to the proposal on the local roads, a planning condition be appended if not done so that opening/operation hours be controlled such that all visitor traffic to the site would take place outside the traditional peak hour periods of (08:00-09:00 and 17:00:18:00).

I hope the above would be helpful.

**Many thanks.**

Kind Regards,  
Syed Akhter  
BEng MSc CEng MCIHT  
Highway Development Control  
Economy, Transport and Environment | Derbyshire County Council  
County Hall, Matlock, Derbyshire DE4 3AG  
Email: [Syed.Akhter@derbyshire.gov.uk](mailto:Syed.Akhter@derbyshire.gov.uk)  
[Tel:07779455508](tel:07779455508)