

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2021/0057 - Further Highways comments
Date: 20 April 2021 16:41:00

Hi

See below further comments from the Highways Authority in connection with HPK/2021/0057

Thanks

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council

-----Original Message-----

From: Ian Turkington (Economy Transport and Environment)
Sent: 20 April 2021 16:39
To: Stannard, James
Subject: RE: HPK/2021/0057 - Further Clarification on comments

Hi James

Thanks for your comments/ information.

The previous use of the building is a material consideration when assessing the application proposals from a highways perspective. If the building has, or could, be used as a commercial / business workshop, this could attract staff, deliveries (to or from the site) and customer vehicles / visits on a regular and unrestricted basis. Under this scenario the use of the private track (being shown to be in the control of the applicant) for access or parking, with its lack of turning / manoeuvring, could be far greater than that associated with an alternative residential use sought under the current application. On this basis, and in the absence of any accident statistics associated with the use of the existing access, the Highway Authority would not be in a position to demonstrate that the proposals would meet the test of being severe (as outlined in the NPPF).

Ian Turkington | Project Engineer | Highways Development Control

Economy, Transport and Environment | Derbyshire County Council County Hall | Matlock | Derbyshire | DE4 3AG

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