

Head of Development Services
High Peak Borough Council
Town Hall, Market Place
BUXTON
Derbyshire
SK17 6EL

Highway Officer: Glen Donaldson
Our ref: HPBC/2024/009965
Your ref: HPK/2024/0378
Date: 4 November 2024

Dear James Stannard

**TOWN AND COUNTRY PLANNING ACT 1990
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY**

PROPOSAL: 2x semi-detached 2 bed dwellings 2x semi-detached 3 bed dwellings 1x detached 3 bed dwelling 1x detached 2 bed dormer bungalow

LOCATION: LAND REAR OF 74 AND 76
Queens Road ,
Fairfield ,
Buxton

Derbyshire County Council, the Highway Authority (HA) acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, note that the submitted application form states (see below):

Planning surgery-positive feedback with caveats such as Nutrient Neutrality which we have addressed.

Also:

DCC Highways - Adrian Martin 24 July 2023 via email. Adrian assessed the entry routes and suggested 5 additional dwellings for main access and 1 dwelling for secondary access - separated for vehicular use.

However, after discussing this with Adrian Martin, he has confirmed that he is unable to locate any sent emails as they are not kept that far back, so can you provide me with a copy of the email dated 24 July 2023 so the HA can fully assess all the relevant information.

The HA wish to see the highway issue addressed prior to determination, however, should the LPA be minded approving the application in its current form we would be grateful if the LPA could reconsult the HA so that consideration can be given to formulating an appropriate response.

Yours Sincerely

Glen Donaldson
Highways Development Control