

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

Highway Officer: Glen Donaldson
Our ref: HPBC/2025/010690
Your ref: HPK/2024/0505
Date: 21 January 2025

Dear James Stannard

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

PROPOSAL: Additional bay to existing agricultural store and workshop

LOCATION: Land Adjacent, Stable Lane, 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Order note that the submitted Design and Access Statement (D&AS) mentions refused application HPK/2017/0531 and withdrawn application HPK/2024/0404 where the HA's response to HPK/2024/0404 was sent on 10 October 2024 and concluded:

'However, it is noted that the Reason 2 of refused application HPK/2017/0531 is: 'intensification of the existing storage capacity on the site' and not an intensification of vehicle movements, so information regarding the previous, existing or expected vehicle trip movements onto Leek Road (A53) should be provided so that it can be assessed by the County Council to see if the proposal constitutes a safety hazard.'

The D&AS has included the following information:

'As requested by DCH in December 2024, the following are day-to-day movements on Stable Lane involving the Applicant's vehicles, comparing the position in 2017 and 2024:

Winter 2017: 10no tractor with equipment, trailers and muck spreader movements

Summer 2017: 20no tractor with equipment, trailers, rakes and balers movements

Winter 2024: 8no tractor with equipment, trailers and muck spreader movements

Summer 2024: 15no tractor with equipment, trailers, rakes and balers movements

The increased size and efficiency of tractors and machinery has reduced the numbers of journeys by about 20 per cent as greater areas of the farm can be dealt with at each visit: However, these larger tractors and machines are (as indicated above) extremely valuable and need both larger secure storage and physically bigger areas for servicing and maintenance, hence the reason for the application.'

Therefore, based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion because the reason for the refused application for the proposed construction of agricultural implement store ancillary to agricultural use Land off Stable Lane (not publicly maintainable highway), Buxton, reference HPK/2017/0531 (Reason 2 of the Decision Notice) was, *'The proposed development would result in the intensification of the existing storage capacity on the site. Derbyshire County Council Highway Authority are not in a position to support any increase in the use of Stable Lane and its junction with Leek Road due to their substandard nature. This application is therefore considered contrary to policy CF6 of the High Peak Local Plan and National Planning Policy Framework as it fails to achieve safe and suitable access.'*

So as the D&AS states the vehicle numbers will decrease, there are no justifiable grounds on which an objection could be maintained and offer no objections.

Yours Sincerely

Glen Donaldson
Highways Development Control