

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

Highway Officer: Glen Donaldson  
Our ref: HPBC/2025/010827  
Your ref: HPK/2025/0006  
Date: 4 February 2025

Dear Stuart Talbot

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

**PROPOSAL:** creation of second storey extension over existing main dwelling,  
two storey front elevation extension and single storey rear lean-  
to extension

**LOCATION:** Sunnybank Highgate Road  
Hayfield

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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 proposal will increase the amount of bedrooms from 2 to 3, so 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 due to the site having 2 parking spaces which adheres to the County Council Parking Guidance (see extract below), so the HA have no justifiable grounds on which an objection could be maintained and recommend the following Informative Notes are appended to any consent granted:

- It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to “respecting the community” this says: Constructors should give utmost consideration to their impact on neighbours and the public a. Informing, respecting and showing courtesy to those affected by the work; b. Minimising the impact of deliveries, parking and work on the public highway; c. Contributing to and supporting the local community and economy; and d. Working to create a positive and enduring impression, and promoting the Code. The CMP should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues. Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.

- The development hereby approved, and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at [www.derbyshire.gov.uk/transport-roads/roadtraffic/roadworks/roadworks.aspx](http://www.derbyshire.gov.uk/transport-roads/roadtraffic/roadworks/roadworks.aspx) before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

#### 4.2. Urban proposals (Edge of Town or infill)

Table 2

| 1. Number of Bedrooms | Minimum External Car Parking Spaces          |
|-----------------------|----------------------------------------------|
| 1-2 Bedroom Units     | 1 Car Parking Space                          |
| 3 Bedroom Units       | 2 Car Parking Spaces                         |
| 4-5 Bedroom Units     | 3 Car Parking Spaces *                       |
| 6 + Bedroom Units     | Subject to Discussion with Highway Authority |

\* A lower parking level for a 4 bedroom dwelling will be considered where local evidence demonstrates it will not result in parking displacement.

Yours Sincerely

Glen Donaldson  
Highways Development Control