

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

Highway Officer: Glen Donaldson
Our ref: HPBC/2025/011022
Your ref: HPK/2025/0013
Date: 19 February 2025

Dear Stuart Talbot

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

PROPOSAL: Proposed 20m x 40m Sand and Fibre All-Weather Outdoor Arena

**LOCATION: Westfield House,
High Hill Road,
Birch Vale,
SK22 1BA**

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 Design and Access Statement (D&AS) mentions in Section 1. Project Introduction:

'1.1. This statement has been prepared by LK Architecture Ltd on behalf of the applicant Mrs Brookman in relation to the full planning submission of a 20x40m All-weather outdoor riding arena for sole private use of the applicant. 1.2. The property was purchased by Mrs Brookman in August 2020 to graze 4 of her own horses...1.4. The land was bought for private use only, not to be run as a business....1.7. Vehicle access and parking will remain as existing at Westfield House. The site access will be kept as existing at the front of Mrs Brookman's property.'

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 and offer no HA objections as there are no justifiable grounds on which an objection could be maintained.

Yours Sincerely

Glen Donaldson
Highways Development Control