

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

Highway Officer: Adrian Martin
Our ref: HPBC/2025/011461
Your ref: DOC/2025/0022
Date: 31 March 2025

Dear Jane Colley

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

PROPOSAL: Discharge of conditions 4 and 26 in relation to HPK/2019/0028

**LOCATION: Land Off Hallsteads Close Hallsteads Close
Dove Holes**

Derbyshire County Council, the Highway Authority 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 recommends that the application is **deferred** pending additional information.

Background

Of the conditions proposed to be discharged, it is considered that only condition 4 is highway related. No comments are provided in relation to condition 26.

Site Access

The submitted plan indicates the proposed temporary site access to be provided with visibility splays of 4.5m x 43m in both directions from the access location. The plan also indicates the length of hoarding and wall to be removed and realigned on the southern side of the access.

National guidance requires visibility splays to be provided from a set back (X) distance of 2.4m and not 4.5m. Whilst an X distance of 4.5m would potentially achieve a greater visibility splay, the provision of the greater splay in the southerly direction would result in a greater length of wall/hoarding to be removed.

The existing boundary wall height is at, or below, 600mm which is acceptable for drivers exiting the access to see over. Therefore, the existing wall does not require any removal or lowering. However, the hoarding is likely to require setting back dependant on the extent of the required visibility splay.

For exactness, the applicant is required to revise the submitted plan(s) to indicate visibility splays of 2.4m x 43m and also to indicate the placement of the hoarding in relation to the visibility splay.

Further comments will be provided on receipt of the requested revised access plan.

Yours sincerely,

Adrian Martin

Transport Development Management