

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

Highway Officer: Adrian Martin
Our ref: HPBC/2025/011088
Your ref: HPK/2025/0018
Date: 04/04/2025

Dear James Stannard

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

PROPOSAL: Demolition of existing storage buildings and erection of 6 two storey dwellings (arranged in a terrace).

LOCATION: Storage Buildings To The West Of , High Hill Road , New Mills , Derbyshire , SK22 4HQ

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 **has no objection subject to conditions.**

Background

Following previous LHA comments to this application, the applicant's agent has submitted a Technical Advice Note.

The LHA generally agree with the assessment undertaken in Technical Advice Note and with the conclusions reached in terms of the potential impact of the proposed development on the highway network.

Site Access

Whilst it is recognised that the access width does vary, in some areas to below 4.1m, generally an access width of 4.1m does present difficulties in allowing two way vehicle movements. Therefore, the existing access width would only have permitted one way vehicle movements when the site was previously occupied and, as such, there will be no difference to the accessibility of the access. As vehicle movements will potentially be reduced by the proposed development, over those generated by the former use, this could be considered as a benefit.

In addition, considering the status of High Hill Road, being non-classified, should a vehicle have to wait on the highway to allow another vehicle to exit the access, it is considered that this would not have a significant impact on the efficiency of movement on the adjoining highway.

The achievable emerging visibility on to High Hill Road is considered to be appropriate for the expected vehicle approach speeds.

Internal Layout

It is considered that the internal layout provides appropriate parking and turning facilities to accommodate the likely parking demand generated by the development.

Conclusion

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. There are no justifiable grounds on which an objection could be maintained.

Conditions

The development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on the submitted drawing(s).

Reason: To ensure conformity with submitted details.

Yours sincerely,

Adrian Martin

Transport Development Management