

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

Highway Officer: Adrian Martin
Our ref: HPBC/2025/011655
Your ref: HPK/2025/0111
Date: 14 April 2025

Dear James Stannard

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

PROPOSAL: Application for outline planning permission with details of access, appearance, layout & scale (all other matters reserved) for the demolition of existing light industrial building and erection of 3no. dwellinghouses.

LOCATION: 2ND GLOSSOP SCOUTS HALL
EDWARD STREET
GLOSSOP
SK13 7AE

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**.

Background

The application seeks consent for outline consent including access, layout and scale with all other matters reserved.

Site Access

It is noted that the application proposes no vehicular access to the site and the proposed development is to be car free.

Considering the locality of the application site, being close to the town centre amenities and with good access to bus stops and the train station, car free developments are welcomed and expected in such sustainable locations.

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.

Yours sincerely,

Adrian Martin

Transport Development Management