

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

Highway Officer: Robert Smith
Our ref: HPBC/2025/011866/R1
Your ref: HPK/2025/0123
Date: 7 May 2025

Dear James Stannard

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

PROPOSAL: Visibility Splays Information

LOCATION: Rookery Farm, Chapel Road, Whaley Bridge SK23 7EN

The Highway Authority writes further to receipt of additional information from the agent in respect of the above proposal and would comment as follows.

The revised plan (Ref: 221328/51/P1) demonstrates achievable visibility splays from the relocated access to Chapel Road. Whilst such splays are slightly below desirable standards, it is considered that the shortfall is not such that material harm could be demonstrated in justification for a refusal of planning permission on this basis.

Accordingly, whilst there are no highway objections in principle to the granting of planning permission, reiterating my initial comments, the relocated access is currently proposed to be provided with radii kerbs, as the development is to remain private and to maintain pedestrian priority along the footway, the access should take the form of a dropped kerbed access. This should also prevent existing raised kerbs, associated with an adjacent bus stop, being impacted by the proposal. I would be obliged if you could ask the applicant to submit a revised drawing in view of the above comments.

Yours sincerely,

Robert Smith
Transport Development Management