

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

Highway Officer: Adrian Martin
Our ref: HPBC/2025/012026
Your ref: DET/2025/0007
Date: 8 May 2025

Dear Stuart Talbot

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

PROPOSAL: Application to determine if prior approval is required for a proposed conversion of barn to dwelling

LOCATION: High Barn,
Briargrove Road,
Birch Vale,
SK22 1AY

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 is relatively remote from services and amenities; however, there is a bus stop some 350m to the west which is within the recommended walking distance to bus stops.

It is noted that there are no footways on Briargrove Road; however, the road is in a rural location and is not expected to attract have high vehicle flows or high vehicle speeds, therefore, in this instance the presence of pedestrians walking in the road is not considered to be unacceptable to highway safety or the safety of pedestrians.

Considering the rural nature of Briargrove Road and the relatively low vehicle speeds and flows, the existing access is considered suitable to accommodate the likely vehicle trips to and from the site.

The location of the proposed dwelling is some 50m from the highway boundary and there appears to be sufficient space to provide parking and turning facilities wholly within the site.

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,

Transport Development Management