

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

Highway Officer: Adrian Martin
Our ref: HPBC/2025/014851
Your ref: HPK/2025/0427
Date: 1 December 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 Permission in Principle for 1 to 9 dwellings

LOCATION: Land to the South of The Heath, Glossop

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

It is noted that the application is for a Permission in Principle for between 1 to 9 dwellings. The access to the site is proposed to be via The Heath off Cemetery Road.

The Heath is not publicly maintainable highway and carries a PRoW for some of its length (FP 100).

It is understood that the scope of matters which can be considered for Permission in Principle applications is limited to location of the site, the type of land use proposed and the amount of development.

Site Access

It is considered that appropriate emerging visibility splays can be achieved in both directions from the junction of The Heath and Cemetery Road commensurate with the recorded vehicle speeds in the submitted speed survey data.

The current access is of a suitable width to allow two way movements for approximately the first 20m from Cemetery Road. However, the current access is shared with the adjacent garden centre and its car park and includes land associated with the garden centre which effectively provides a much wider access than would be available on the alignment of The Heath alone.

The width of The Heath then reduces to a range between approximately 4.4m to 4.0m for its remaining length up to the application site (there is an area of localised widening approximately 6m wide adjacent closer to the application site).

The alignment of The Heath and the boundary treatments enclose the road/access which reduces the forward visibility available for opposing vehicular traffic as well between vehicular traffic and pedestrians/cyclists using the road.

The Heath currently serves six dwellings; however the addition of up to another nine dwellings will likely lead to an increase in the potential conflict between users of The Heath, both vehicular traffic and pedestrians and cyclists. There is a concern that the limited passing places and the lack of forward visibility will potentially lead to vehicles needing to wait at the junction of Cemetery Road and/or reverse out of The Heath on to Cemetery Road to allow other uses to exit The Heath.

There is also a current application for residential development on land adjacent to The Heath i.e. on the site of the garden centre, the car park and adjoining land which does not include the alignment of The Heath. Should consent be granted for this application, there is the potential for the first section of The Heath, directly off Cemetery Road, to be significantly reduced in width exacerbating the concerns about The Heath being sufficiently wide enough to accommodate two way movements.

It is also not clear if sufficient land is available to make improvements to the width of The Heath and to provide passing places especially considering that the scope of the adjacent planning application includes land up to the boundary of The Heath.

It is also not clear whether refuse collection vehicles will use The Heath on collection days.

Consideration should also be given to the ability of emergency service vehicles, particularly fire appliances, to access the application site and whether relevant Building Regulations are complied with.

Considering the limited scope for the assessment of PIP applications, the LHA has no in-principle objection to this application but it recommends the following informatives are appended to the decision notice to confirm the detailed information required at the TDC application stage.

Informatives

The TDC application should include the following details to mitigate the impacts arising from the proposed development:

The site access and internal layout should comply with relevant National guidance and the requirements of DCC's Planning Streets and Places (PSP) and Parking Guidance (PGND);

The provision of passing places and forward visibility splays;

The provision of signage to alert users of the access to the presence of the PRow;

Provision of secure, covered cycle parking and a hard paved bin collection point close to the highway but clear of the access with Cemetery Road.

Yours sincerely,

Adrian Martin

Transport Development Management