

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

Highway Officer: Amelia Williams
Our ref: HPBC/2025/015505
Your ref: HPK/2025/0431
Date: 12 January 2026

Dear Rachel Simpkin

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

PROPOSAL: Outline planning permission with all matters reserved for up to 7 dwellings and associated works

LOCATION: LAND TO THE SOUTH WEST OF WIMBERRY HILL FARM
Cemetery Road
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 recommends that the application is **deferred** pending additional information.

This is an outline planning permission with all matters reserved for up to 7 dwellings and associated works at Land to the South West of Wimberry Hill Farm, Cemetery Road, Glossop.

The red line boundary does not extend to the public highway. The Local Planning Authority may consider that the red line should instead extend to the highway boundary, i.e. the junction connecting to Cemetery Lane.

The proposed access is through a development site associated with HPK/2025/0301 or via The Heath.

The application transport statement indicates that the access arrangements to serve the proposed 7 dwellings is purely predicated on consent being granted to HPK/2025/0301.

A similar application for up to 9 dwellings was recently accessed and the following comments were submitted:

“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.”

The same concerns arise with this latest application for another 7 dwellings.

No alternative access arrangements have been discussed or proposed. Should application HPK/2025/0301 not be granted consent, or should the approved development not be implemented, the only apparent alternative access would be via The Heath. In that scenario, any reserved matters application relating to access would need to include details of the following:

- 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.

Summary

In view of the above, the highway authority recommends that the outline planning application should not be determined until the applicant has submitted revised details which satisfactorily address the above issues. The highway authority will comment again following receipt of further information.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
22 December 2025	Amelia Williams	AM	12 January 2026