

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

Highway Officer: Amelia Williams
Our ref: HPBC/2025/015504
Your ref: HPK/2025/0403
Date: 13 January 2026

Dear N/A

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

PROPOSAL: Retrospective planning application for the widening of our existing agricultural access track and the addition of a pedestrian footpath, separated by a row of beech hedging. The plans also include retroactive planning for a small hardcore area used as a car park for visitors at the entrance to the property so visitors can walk along the proposed footpath to see the animals in the fields next to it.

LOCATION: **LODES BARN FARM** Unnamed Road Adjacent Batham Gate
Peak Forest

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.

This planning application is seeking approval for the widening of the existing agricultural access track and the addition of a pedestrian footpath, separated by a row of beech hedging. The plans also include retroactive planning for a small

hardcore area used as a car park for visitors at the entrance to the property so visitors can walk along the proposed footpath to see the animals in the fields next to it at Lodes Barn Farm, Batham Gate, Peak Forest.

The highway authority has reviewed and measured the submitted plans and noted a discrepancy between the stated widths and the dimensions shown on the drawings, including those for the access and footways. However, as all proposed works are to be carried out within the applicant's land, they will not affect the public highway.

Access

In light of the proposed widening of the access, which is considered to offer a potential improvement, the highway authority concludes that there are no grounds for objection in respect of the access arrangements.

Car Park

The highway authority has no objection to the proposed use of Car Park 3 for the parking of up to five vehicles. The area appears suitable for this purpose, and its use for parking is considered acceptable in highway safety terms.

Summary

There appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.

Yours Sincerely

A black rectangular box used to redact the signature of the Transport Development Management representative.

Transport Development Management