

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/017366
Your ref: HPK/2026/0139
Date: 1 June 2026

Dear James Stannard

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

PROPOSAL: PROPOSED DEVELOPMENT Application for outline planning permission with details of access, appearance, layout & scale (all other matters reserved) for the demolition of existing light industrial building and erection of 4no. dwellinghouses.

LOCATION: 45 Edward Street
 Glossop
 SK13 7AE

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 for outline permission including access, appearance, layout and scale with all other matters reserved.

The application is similar to a previous application (HPK/2022/0220) albeit this latest application is for four dwellings instead of the original three. The proposed development remains car free.

Similar to the LHA response to the previous application, it is considered that the application site is close to the town centre with good pedestrian access to all of the expected town centre amenities and to bus stops offering good opportunities for occupiers of the dwellings to use alternative transport options over the private car.

There is also a public car park in the immediate vicinity of the application which would be available for occupiers to use.

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,

Adrian Martin

Transport Development Management