

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/017368
Your ref: HPK/2026/0191
Date: 2 June 2026

Dear James Stannard

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

**PROPOSAL: Retrospective change of use of land for caravan and
motorhome/campervan storage**

**LOCATION: Hargate Hill Equestrian Centre , HARGATE HILL , GLOSSOP ,
DERBYSHIRE , SK13 6JL**

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 understood that the LPA have issued a Certificate of Lawful Use for a use on the application site but the actual use of the site as storage for caravans and motorhomes requires a specific consent, hence the submission of the application.

Considering the CLEUD on the site, some form of development on the site is approved which could generate some levels of vehicle movements through the site access, although the number of movements is not known. However, the proposed use, for caravan and motorhome storage, is likely to generate relatively few movements due to the nature of the use with sporadic movements being generated when caravans

and motorhomes are taken to or removed from the site. In between those times, there are likely to be few, if any, movements generated by the site.

The site is accessed via the long drive/access road which serves the other uses associated with the equestrian centre and is set back some distance from the public highway. The junction of the access road and Hargate Hill achieves appropriate visibility splays in both directions and is of a suitable width to accommodate the movements associated with caravans/motorhomes.

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