

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/017727
Your ref: HPK/2026/0190
Date: 25 June 2026

Dear James Stannard

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

PROPOSAL: Erection of a new self-build dwelling house within the landscape to the rear of Corbar Hill House, with associated external works and part-retrospective landscaping. Conversion of the Curtilage Listed Coach House building to a single self-build residential dwelling, with associated repair works and minor modifications

LOCATION: LAND BEHIND CORBAR HILL HOUSE
CORBAR ROAD
BUXTON
SK17 6RU

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 subject to conditions.**

Background

There have a number of recent similar applications on this site which have raised no LHA objections.

The application proposes the construction of a new residential dwelling to the rear of the site within a garden/amenity area and the conversion of an existing building (coach house) to another dwelling.

The proposed parking provision is two spaces per dwelling. It is assumed that you will assess the parking against your own standards; however, to accord with DCC's parking guidance, the four bedroomed dwelling will require a minimum of three spaces. There does appear to be more than enough space to provide at least one additional space.

Should no additional parking be provided, considering that the proposed properties are located some distance from the highway boundary with opportunities for parking on the internal access roads, it is considered unlikely that the proposed four spaces would lead to an unacceptable impact on highway safety.

Site Access

The existing site access is considered suitable to accommodate the relatively small increase in movements in traffic generated by the proposed dwellings, particularly when taking in to account the movements generated by the other properties within the wider site.

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.

Conditions

The development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on the submitted drawing(s).

Reason: To ensure conformity with submitted details.

Yours sincerely,

Adrian Martin

Transport Development Management