

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

Highway Officer: Jenny Rhodes
Our ref: HPBC/2026/017739/R1
Your ref: HPK/2026/0157
Date: 28 July 2026

Dear Stuart Talbot

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

**PROPOSAL: Retention of engineering works on land adjoining Swaines
Centre at Harper**

**LOCATION: Land Adjoining
Swaines Centre Harpur Hill Business Park
Harpur Hill
Buxton**

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.**

The LHA previously commented that the applicant should provide a plan showing the manoeuvring space and any proposed parking areas within the site.

The applicant has now submitted such a plan. The proposed manoeuvring space to enable delivery vehicles to enter and exit the site in a forward gear is acceptable.

The technical note submitted states that no formally marked parking spaces are proposed within the site as vehicles will only be temporarily at the site when required. Given the nature of the road adjacent to the site, this is considered acceptable.

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 brought into use until the access and turning facilities have been provided as shown on drawing 1309-006.

Reason: To ensure conformity with submitted details.

The proposed access gates shall be made to open inwards only.

REASON: In the interests of highway safety

Yours sincerely,

Jenny Rhodes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
27 July 2026	Jenny Rhodes	Adrian Martin	28 July 2026