

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
Your ref: HPK/2026/0157
Date: 23 June 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 recommends that the application is **deferred** pending additional information.

The application is for the retention of engineering works, landscaping and fencing. The engineering works have resulted in land being excavated to level part of the site and enable it to be used for ancillary storage to the main site located on the opposite side of the go-kart track. Mesh security fencing is installed along the eastern boundary along Morland Way.

The site is accessed from Morland Way, an unadopted road. Recessed gates in the mesh fencing are set back 8m from Morland Way and open inwardly. The mesh

fencing along the eastern boundary with Morland Way allow sufficient visibility splays to be achieved. The Planning Statement indicates that vehicles can enter the site, manoeuvre and exit in a forward gear. However, no such areas are marked on the submitted plans.

Access onto the public highway network is at the junction of Morland Way and Grin Low Road. This access into the Business Park is already used by several sites and so the vehicular movements created by the new storage area will not have a materially significant impact on additional vehicles using this junction.

Due to a slight fall in levels from the east to the west of the site surface water drainage will flow to the rear of the site, away from Morland Way, into a soakaway.

A plan clearly showing the manoeuvring space and any parking areas within the site should be submitted. Following receipt of such a plan the LHA will provide further comments.

Yours sincerely,

Jenny Rhodes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
16 June 2026	Jenny Rhodes	Adrian Martin	23 June 2026