

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/018536
Your ref: HPK/2026/0235
Date: 14 August 2026

Dear James Stannard

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

PROPOSAL: The subdivision of 38 Thornsett from a 4-bedroom dwelling to two 2-bedroom dwellings and the subdivision of 5/7 Riverside from a 3-bedroom dwelling to two 1-bedroom dwellings together with external alteration and the creation of 3 car parking spaces

LOCATION: 38 , Thornsett , Birch Vale , Derbyshire , SK22 1AZ

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

The proposed subdivision of the existing properties will increase the overall number of dwellings and the consequential potential parking demand generated by those dwellings.

It appears that the existing dwellings have no off street parking provision; however, the proposed scheme will provide three spaces accessed off the rear access road.

The layout of the junction of the rear access road with High Hill Road/Thornsett is not ideal, being at an angle and having restricted emerging visibility. However, considering that the existing uses off the rear access road could generate vehicle movements, the potential increase in movements generated by the proposed subdivision of the existing dwellings would be relatively low. It is considered likely that some parking related to the new dwellings would take place on Thornsett for some parts of the day for convenience, which could occur under the current scenario.

Whilst one additional parking space would be beneficial for the proposed dwellings to accord with DCC's parking guidance, it is considered that there are insufficient grounds to warrant an objection to the proposed parking provision of three spaces.

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 parking 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