

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/019082
Your ref: HPK/2026/0376
Date: 5 October 2026

Dear Stuart Talbot

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

**PROPOSAL: PROPOSED DEVELOPMENT - Installation of commercial pod in
car park**

LOCATION: B & Q, Staden Business Park Staden Lane, 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**.

Background

The proposed 'pod' will reduce the on site parking provision by seven spaces but is likely to generate its own traffic which would then require the use of the remaining spaces within the whole site.

The additional facility, which is likely to generate its own traffic, and the loss of some of the spaces is not ideal; however, it is considered unlikely that there will be such a demand for parking by customers of the B and Q store which would result in all of the spaces being in use over an extended period of time, which would then result in a significant number of customers having to park on Staden Lane or elsewhere on the network.

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