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DERBYSHIRE
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Our ref: 82007531/HDC/CT/56315
Your ref: AVA/2020/1147
Date: 06 January 2021

Sarah Brooks
Principal Planning Officer
Amber Valley Borough Council
PO Box 15, Town Hall
Market Place
RIPLEY DE5 3XE
FAO R Gee

Dear Mrs Brooks

Variation of Condition 19 AVA/2015/0114, Sleetmoor Lane, Swanwick

The above variation of condition application has been referred to this Authority for highway observations.

The Highway Authority commented on a similar application in November last year to permit 5 dwellings to be occupied before the bus stop improvements are carried out. The current proposals now seek to increase this further to 10 dwellings.

If permitted, 20% of the properties on the development could be occupied prior to the implementation of the public transport improvements with these residents more likely to form travel habits that involve the use of private cars.

The legal agreement, enabling the developer to undertake the required work within the highway, has been agreed and signed and the deliverability of the works would appear to be within the control of the developer.

Whilst it is unlikely that an outright highway objection to this application would be sustainable, it is disappointing that the developer is seeking to occupy the dwellings before the facilities are in place and I would suggest that any amended condition needs to include a realistic timescale for the actual delivery of the bus stop improvements.

Yours sincerely,

[redacted]
Development Control