Pavilion House
14-16 Bridgford Road
West Bridgford
Nottingham
NG2 6AB

01159 560008
office@highwayaccess.co.uk

Highways Development Control
Place | Derbyshire County Council
County Hall
Matlock
Derbyshire
DE4 3AG

Our Ref: HAS/22-011

AVBC Ref: AVA/2021/1220

31st March 2022

BY EMAIL ONLY

Dear Darius

PROPOSED RESIDENTIAL DEVELOPMENT (OF 3 BUNGALOWS)
LAND AT RIDGEWAY LANE, RIDGEWAY, DERBYSHIRE

I write to you on behalf of my Client, Hardfield Homes Limited, in relation to the above development proposal. You previously provided comments to Amber Valley Borough Council [AVBC] regarding this by email dated 18th January 2022. For ease of reference, I include a copy of these at **Enclosure A**.

Highways Access Solutions [HAS] have been retained by Hardfield Homes to address your previous comments. In doing so, we have worked with Jon Pilkington (of Pilkington Architecture) to develop a revised site layout. This retains the overall feel of the previous proposal, but aims to address your concerns about Ambulance and refuse containers.

I am assured by Jon that the dimensions previously supplied for the proposed garages (within two of the three dwellings) are internal. I trust that you will be satisfied in this regard. Noting that you have previously reviewed the site and its access, this short letter therefore gives only a brief overview of the revised proposal before discussing the requested vehicle tracking you have requested.

Revised Proposal

HAS Drawing Number HAS/22-011/01 (enclosed) shows a simplified view of the revised development scheme (with detailed architectural plans to be provided separately by Pilkington Architecture). In considering the need for adequate manoeuvring space, HAS have sought to ensure that at least 6m clear width is provided to the rear of all parking spaces arranged perpendicular to the site access driveway. Additionally, we have ensured the provision of a turning area skiable for an Ambulance or Light Goods Vehicle [LGV].

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Additionally, Jon and I have sought to ensure that the proposed garages are not obstructed by parking arranged in front of these. **Drawing HAS/22-011/02** shows the layout of the revised parking spaces. Overall, the development continues to provide two spaces per dwelling. We understand that you are satisfied with this level of provision for the proposed bungalows.

Drawing HAS/22-011/02 also shows a newly proposed pedestrian access ramp at the site frontage. This will shorten pedestrian access distances for residents walking between the site and village centre. It will also serve to deconflict most pedestrian / vehicle movements to and from the site.

The proposed vehicular access is very similar to that previously proposed by Pilkington Architecture. The alignment and positioning of this has been revised very slightly. Additionally, 0.5m clearance margins have been incorporated within the revised design, and the separation distance between the paved surface and nearby mature trees has been increased. Lastly, HAS have recommended that 1.5m pedestrian visibility splays be provided at the access.

Noting the revised access position, **HAS Drawing Numbers HAS/22-011/03** and **/04** show basic visibility splay assessment for the site access, assuming a 30mph design speed and therefore 43m splays (per the previously submitted plans). HAS note that Ridgeway Lane is used by the Number 141 bus service, but that is an infrequent service, and we therefore consider use of 43m splays appropriate. We note that it will be necessary to cut back / reface a small section of overgrown hedgerow (within the highway boundary) south of the access to achieve the necessary splay length. [Note: **Enclosure B** incudes an original copy of the public highway boundary plan obtained from the DCC Highways Extents team.]

Vehicle Tracking

HAS have reviewed our vehicle tracking models for Ambulances and LGVs, including Supermarket Delivery Vans. We note that all of these vehicles commonly use LGV chassis, but that the 'refrigerated box' on delivery vans gives the supermarket vehicle a slightly larger footprint and manoeuvring envelope.

Whilst you specifically requested Ambulance tracking, we assume that you would also wish to ensure that Supermarket deliveries can take place off-street. On the basis that a Delivery Van is very slightly larger than the Ambulance, we have therefore used this as our design vehicle.

HAS Drawing Numbers HAS/22-011/05 and **/06** show swept path assessments for the design vehicle entering the site in forward gear, turning around, and exiting the site in forward gear. We trust this will satisfy your requirements in this regard.

Refuse Collection

HAS and Pilkington Architecture note your previous comments about communal refuse containers. HAS also note that the use of communal containers are usually only practical at managed sites.

Therefore, please note that the proposal now assumes the use of individual containers. These are obviously smaller, and commonly placed out for collection at driveways without any unacceptable level of obstruction. The provision of a separate pedestrian access point would also allow for residents of the northern dwelling(s) to place containers out closer to their home (within the recommended 30m residential drag distance).

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Closing Remarks

I trust that the above and enclosed will satisfactorily address your previous comments. If you require any additional information or have any queries, please do not hesitate to contact me.

Otherwise, we would appreciate confirmation that you have received this letter, and will look forward to your formal response in due course

[redacted]

Andrew Dennison
BEng (Hons) MSc MCIHT MTPS

Founder
Highway Access Solutions

01159 560008 / 07738 274470
office@highwayaccess.co.uk

Enclosed	**Drawings**	HAS/22-011/01 thru /06
	Enclosure A	Preceding DCC Highways Comments
	Enclosure B	DCC Public Highway Boundary Plan
cc	Hardfield Homes Limited Pilkington Architecture Limited AVBC Planning Department	

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DRAWINGS

HAS/22-011/01 THRU /06

DRAWING #: HAS/22-011/01 REV: -

PROPOSED PEDESTRIAN ACCESS RAMP

PROPOSED LIGHT VEHICLE TURNING AREA

PROPOSED 4.25m WIDTH PRIVATE DRIVEWAY

DROPPED KERB AMENDED AT REVISED ACCESS

STRUCTURAL INTEGRITY AND SKID RESISTANCE OF SERVICE COVER TO BE CONFIRMED ON-SITE PRIOR TO DETAILED / CIVILS DESIGN

PAVING / GRADIENT OF PRIVATE DRIVEWAY WITH ROOT PROTECTION AREA(S) TO BE CONFIRMED AS BY DETAILED / CIVILS DESIGN

FOR PLANNING USE ONLY

1:250 @ A3

- DRAWING BASED ON SUPPLIED ARCHITECTS PLANS (USED WITH PERMISSION)
- THE ACCURACY OF THIRD-PARTY MAPPING CANNOT BE GUARANTEED
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HAS
Highway Access Solutions™
Pavilion House, 14-16 Bridgford Road
West Bridgford, Nottingham NG2 6AB
Telephone: 01159 560008
Email: office@highwayaccess.co.uk

CLIENT:
Hardfield Homes Limited

DRAWING TITLE:
PROPOSED SITE LAYOUT

PROJECT TITLE:
PROPOSED RESIDENTIAL DEVELOPMENT, LAND AT RIDGEWAY LANE, RIDGEWAY

REV.	DATE	ALTERATION(S) MADE	BY

DRAWING #: HAS/22-011/01 REV: -

DATE: 30/03/2022 PREPARED BY: ACD

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DRAWING #: HAS/22-011/02 REV: -

NO PUBLIC HIGHWAY DATA SHOWN BEYOND THIS POINT

ESTIMATED EXTENT OF PUBLIC HIGHWAY HATCHED IN GREEN (CONVERTED FROM OS TO TOPOGRAPHICAL SURVEY)

1:500 @ A3

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HAS Highway Access Solutions™

Pavilion House, 14-16 Bridgford Road
West Bridgford, Nottingham NG2 6AB

Telephone: 01159 560008
Email: office@highwayaccess.co.uk

CLIENT:
Hardfield Homes Limited

DRAWING TITLE:
SITE CONTEXT (INCLUDING PUBLIC HIGHWAY EXTENTS)

PROJECT TITLE:
PROPOSED RESIDENTIAL DEVELOPMENT, LAND AT RIDGEWAY LANE, RIDGEWAY

REV.	DATE	ALTERATION(S) MADE	BY

DRAWING #: HAS/22-011/02 REV: -

DATE: 30/03/2022 PREPARED BY: ACD

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1:200 @ A3

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HAS Highway Access Solutions™

Pavilion House, 14-16 Bridgford Road
West Bridgford, Nottingham NG2 6AB

Telephone: 01159 560008
Email: office@highwayaccess.co.uk

CLIENT:
Hardfield Homes Limited

DRAWING TITLE:
VISIBILITY SPLAY ASSESSMENT: NORTHWEST

PROJECT TITLE:
PROPOSED RESIDENTIAL DEVELOPMENT, LAND AT RIDGEWAY LANE, RIDGEWAY

REV.	DATE	ALTERATION(S) MADE	BY

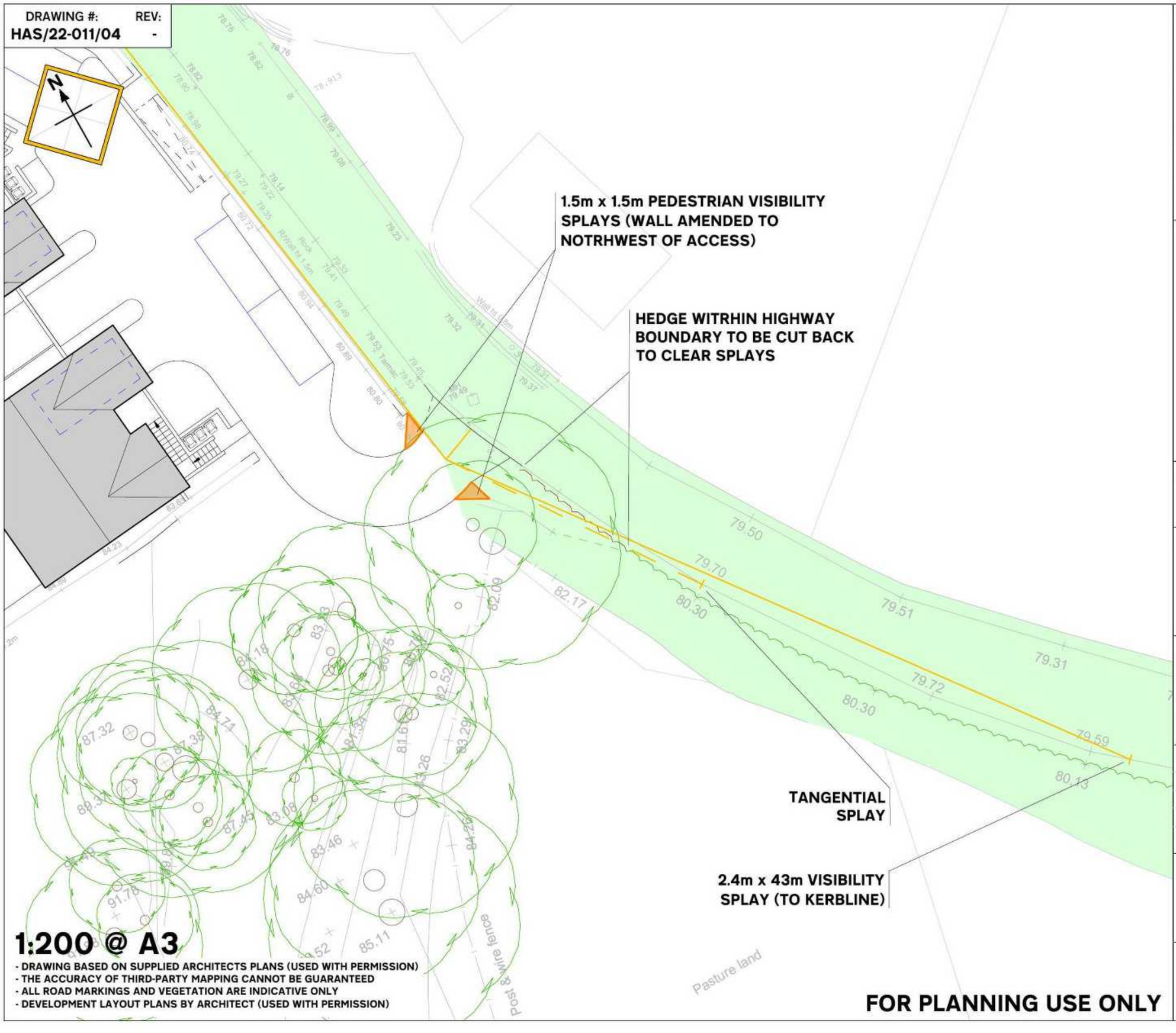
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HAS Highway Access Solutions™

Pavilion House, 14-16 Bridgford Road
West Bridgford, Nottingham NG2 6AB

Telephone: 01159 560008
Email: office@highwayaccess.co.uk

CLIENT:
Hardfield Homes Limited

DRAWING TITLE:
VISIBILITY SPLAY ASSESSMENT: SOUTHEAST

PROJECT TITLE:
PROPOSED RESIDENTIAL DEVELOPMENT, LAND AT RIDGEWAY LANE, RIDGEWAY

REV.	DATE	ALTERATION(S) MADE	BY

DRAWING #: HAS/22-011/04
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DATE: 30/03/2022
PREPARED BY: ACD

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HAS Highway Access Solutions™

Pavilion House, 14-16 Bridgford Road
West Bridgford, Nottingham NG2 6AB

Telephone: 01159 560008
Email: office@highwayaccess.co.uk

CLIENT:

Hardfield Homes Limited

DRAWING TITLE:

SWEPT PATH ASSESSMENT: SUPERMARKET DELIVERY VAN (ARRIVE / REVERSE)

PROJECT TITLE:

PROPOSED RESIDENTIAL DEVELOPMENT, LAND AT RIDGEWAY LANE, RIDGEWAY

REV.	DATE	ALTERATION(S) MADE	BY

DRAWING #: HAS/22-011/05

REV: -

DATE: 30/03/2022

PREPARED BY: ACD

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HAS Highway Access Solutions™
Pavilion House, 14-16 Bridgford Road
West Bridgford, Nottingham NG2 6AB
Telephone: 01159 560008
Email: office@highwayaccess.co.uk

CLIENT:
Hardfield Homes Limited

DRAWING TITLE:
SWEPT PATH ASSESSMENT: SUPERMARKET DELIVERY VAN (DEPART)

PROJECT TITLE:
PROPOSED RESIDENTIAL DEVELOPMENT, LAND AT RIDGEWAY LANE, RIDGEWAY

REV.	DATE	ALTERATION(S) MADE	BY

DRAWING #: HAS/22-011/05
REV: -
DATE: 30/03/2022
PREPARED BY: ACD

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ENCLOSURE A

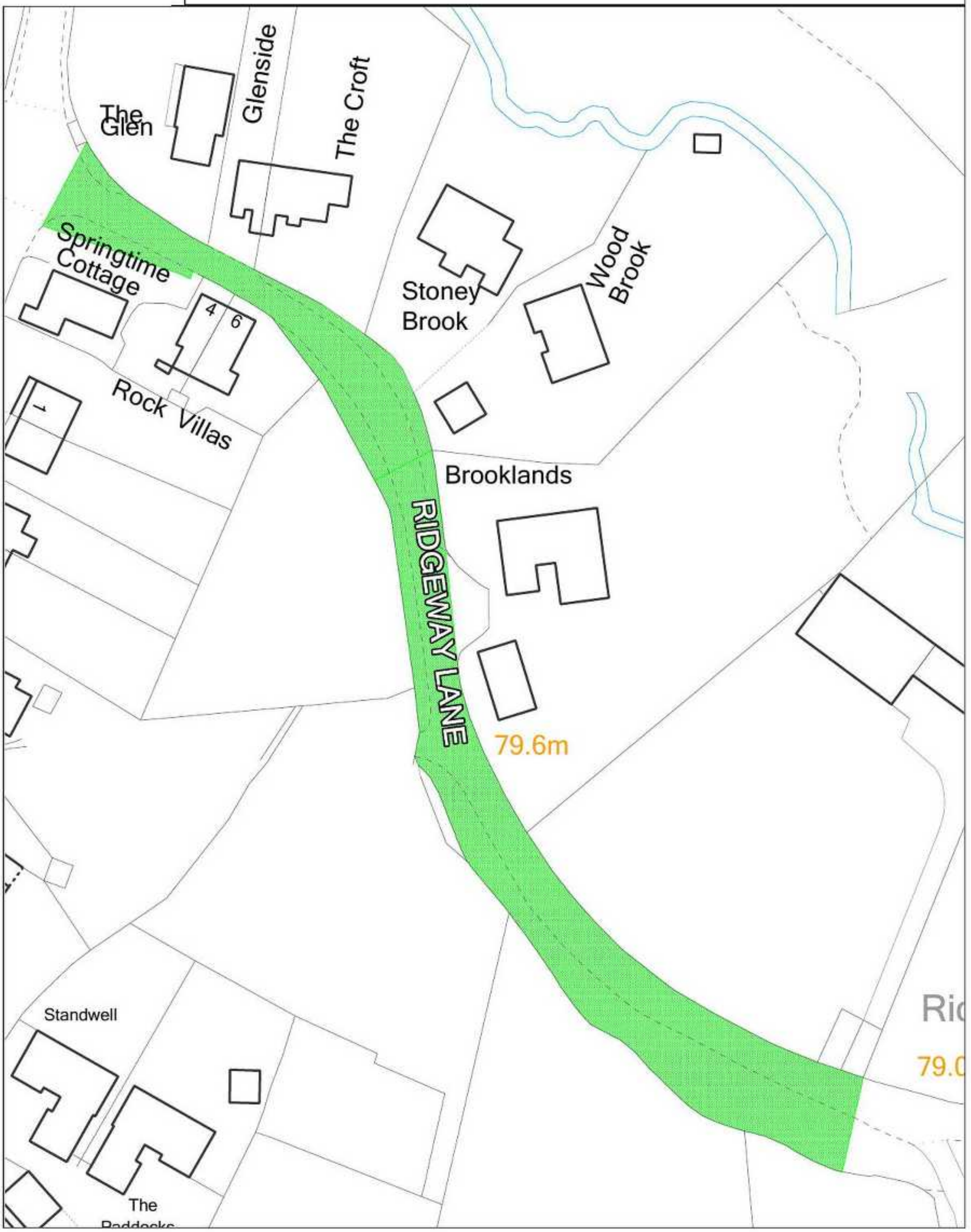
PRECEDING DCC HIGHWAYS COMMENTS

ENCLOSURE B

DCC PUBLIC HIGHWAY BOUNDARY PLAN

DERBYSHIRE County Council

Ridgeway Lane, Ridgeway, Belper



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Chris Henning
Executive Director – Place

Scale 1:750.0

29/03/2022

N