DERBYSHIRE County Council

Response provided under the delegated authority of the Executive Director for Place

Planning Manager
Amber Valley Borough Council
PO Box 15, Town Hall, Market Place
RIPLEY
Derbyshire
DE5 3XE

Highway Officer: Gemma Statham
Our ref: AVBC/2025/015205
Your ref: AVA/2025/0831
Date: 17 December 2025

Dear Katja Graham

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

PROPOSAL: Removal of existing boundary wall to front of property and extend drop kerb and driveway

LOCATION: 10 - 12 New Road Belper Derbyshire DE56 1US

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.

This planning application seeks to create a vehicular access and car parking at 10-12 New Road, Belper. The site layout plan illustrates provision of 4 no. car parking spaces.

New Road in this location is a classified road, the A609, and is subject to a 30mph speed limit. Immediately to the west of the site is the driveway access serving Midland View and to the west of that is a footpath and the adjacent railway bridge. The A609/Strutt Street traffic signals are located circa 100m to the east of the site.

10 New Road currently has direct vehicular access to the A609 by means of a dropped kerb footway crossing which serves an existing paved driveway parking area. 12 New Road currently has no direct vehicular access to New Road. Several other properties along this section of New Road also have existing accesses onto New Road.

Four parking spaces have been shown at an acute angle. However, parking spaces should be aligned at a 90^0 angle to the highway. The site layout plan should therefore be amended to show that sufficient space is available to accommodate 4 vehicles within the site frontage, at 90^0 to the highway with dimensions which accord with the requirements of section 8.6 of the highway authority's Parking Guidance for New Developments (PGND).

In locations such as this, the highway authority would normally recommend that space should be provided within the curtilage for manoeuvring to ensure that vehicles can enter, turn within, and leave the site in forward gear. In this instance, insufficient space is available to accommodate this requirement.

Based on the 30mph speed limit on New Road, the applicant should demonstrate that 2.4m x 43m visibility splays can be achieved to the nearside carriageway edge in both directions along New Road from each of the driveway car parking spaces. Such splays should fall within controlled land and/or land within the highway.

2m x 2m pedestrian visibility splays are required on both sides of the access within the controlled frontage of Nos.10 and 12 New Road, as stipulated in paragraph 4.8.1 of the highway authority's Planning, Streets, and Places (PSP) guidance.

It would assist if a 2m length of the wall along the south-western site frontage, between the site and Midland View, could be removed to allow a pedestrian splay to be provided within the site to the east of Midland View.

Having regard to the above, the applicant has not demonstrated that a safe and suitable access to the site can be achieved for all users, contrary to paragraph 115 b) of the National Planning Policy Framework (NPPF).

The highway authority therefore recommends that this planning application should not be determined until the applicant has submitted amended details which satisfactorily address the above issues. The highway authority will comment again following receipt of further information.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
3 December 2025	Gemma Statham		17 December 2025