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/2025/014980/R3
Your ref: AVA/2025/0787
Date: 27 January 2026

Dear Laura Anthony

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

PROPOSAL: Demolition of existing single storey garage and erection of new two storey 3 bedroom dwelling.

LOCATION: 8 LOWER BIRCHWOOD
SOMERCOTES
ALFRETON
DE55 4NG

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.

The Highway Authority has considered the amended details submitted and in view of the location there are no highway objections subject to the following conditions and informative notes being included on any consent granted.

1. No part of the development hereby permitted shall be brought into use until the site access and driveway/parking areas are provided in accordance with the scheme illustrated on the approved site plan 2320-2-04 B . The driveway/parking areas shall not be used for any purpose other than parking/loading/unloading of vehicles.

   REASON: In the interest of highway safety.

2. No part of the development hereby permitted shall be brought into use until a hard surfaced footway/verge crossing to serve the driveway from Cockshutts Lane is available for use and has been constructed in accordance with the highway authority's specification to the satisfaction of the Local Planning Authority.

   REASON: In the interest of highway safety.

3. 2m x 2m pedestrian splays shall be provided on both sides of the site access driveway. Such splays shall be free of obstruction above a height of 0.6m above adjacent footway level and shall be maintained for the life of the development.

   REASON: In the interest of pedestrian safety.

4. No part of the development hereby permitted shall be brought into use until the driveway is surfaced in a bound material, along the full width of the driveway for a minimum length of 5m within the site measured from the highway boundary, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. This area of driveway shall be maintained in the bound material for the life of the development.

   REASON: In the interest of highway safety.

5. No part of the development hereby permitted shall be brought into use until the access driveway/parking areas are constructed with provision to prevent the unregulated discharge of surface water to the public highway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

   REASON: To ensure that surface water from the site is not deposited on the public highway causing danger to road users.

6. No part of the development hereby permitted shall be brought into use until provision has been made within the application site for secure, covered cycle parking, secure cycle equipment storage, electric vehicle charging, and bin storage facilities in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall not thereafter be used for any other purpose and shall be maintained for the life of the development.

   REASON: In the interest of highway safety and furthering travel by sustainable modes.

7. No part of the development hereby permitted shall commence until wheel washing/cleaning facilities have been installed on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The wheel washing facilities shall always be maintained in working order and shall be used by any vehicle carrying mud, dirt, or other debris on its wheels before leaving the site so that no mud, dirt, or other debris is discharged or carried onto the public highway.

   REASON: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).

The following informative notes shall also be attached to any consent granted.

Planning permission does not convey consent to work on or adjacent to the public highway.

Prior to any works commencing on site, including demolition works, the developer must obtain the highway authority's consent.

The developer must obtain a license under Section 184 of the Highways Act 1980 before commencing any works on the highway.

Details are available at: www.derbyshire.gov.uk/transport-roads/roads-traffic/licences- enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk.

The deposit of mud or other items, and/or the discharge of water, onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner/occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the highway authority to take both practical and legal action (which may include prosecution) against the applicant/contractors/owner or occupier of the land.

If you require any additional information please contact me.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
19 January 2026	Gemma Statham		27 January 2026