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/2026/016195
Your ref: AVA/2026/0094
Date: 4 March 2026

Dear Rebecca Godson

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

PROPOSAL: Proposed one bedroom self build bungalow

LOCATION: Land Adj 30 Argyle Street Argyle Street Langley Mill Derbyshire

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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 subject to conditions.

Background

The proposal is for a one bedroom dwelling to be served from Argyle Street.

The Highway Authority have previously commented on a similar proposal on this site under application AVA/2022/1080 to which no objections were raised.

Site Access

The proposal will utilise the existing vehicular access onto Argyle Street and does not require any access alterations.

Internal Layout

Car Parking

In accordance with the highway authority's Parking Guidance for New Developments (PGND) 4.2 Table 2, the minimum number of car parking spaces required for dwellings with 1 bedroom is 1 space.

1 parking space has been demonstrated within the site curtilage.

No electric vehicle (EV) charging facilities are shown but details can be secured by planning condition

Cycle Parking

PGND section 4.7 stipulates that secure, covered cycle parking should be provided at a minimum rate of 1 space per bedroom i.e. the proposed dwelling should have at least 1 cycle spaces.

Details will be required to show adequate cycle parking and cycle equipment storage facilities and can be secured by planning condition.

PROW

Public footpath 14 Aldercar and Langley Mill does run at the side/rear of the site.

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.

Conditions

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 2601/P1. The driveway/parking areas shall not be used for any purpose other than parking/turning/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 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.

3. No part of the development hereby permitted shall be brought into use until the access driveway/parking/turning 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.

4. 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 and electric vehicle charging 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.

5. 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).

Informatives

Note for the applicant

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.

The application site is affected by a Public Right of Way (Footpath 14 Langley Mill on the Derbyshire Definitive Map). The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Further advice can be obtained by calling 01629 533190.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
19 February 2026	**Gemma Statham**		**4 March 2026**