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: Robert Smith
Our ref: AVBC/2026/016447
Your ref: AVA/2026/0146
Date: 23 March 2026

Dear Laura Anthony,

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

PROPOSAL: Erection of single-storey dwelling

LOCATION: Futures Housing Stock 19 Western Avenue Swanwick Alfreton Derbyshire DE55 1DA

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 being imposed should approval be granted.

Background

This planning application proposes the erection of a single-storey dwelling.

The site is located to the east of 19 Western Avenue, a three-bedroomed dwelling, located at the end of Western Avenue, a residential cul-de-sac in Swanwick.

Access to the site is proposed via a modified driveway that will serve both the existing and proposed dwelling. A corresponding dropped kerb footway crossing will be required.

Pedestrian splays should be provided on both sides of the driveway(s) in accordance with paragraph 4.8.1 of the Local Highway Authority's (LHA) Planning, Streets, and Places (PSP) guidance. However, in this instance, these are not considered to be required given the site location at the end of a cul-de-sac and the corresponding low traffic and pedestrian flows.

Sufficient space has been shown within the site for 2 vehicles to park in association with both the existing and proposed dwellings. This level of parking is in accordance with the requirements in the LHA's Parking Guidance for New Developments (PGND).

For the avoidance of doubt, garages are excluded from the car parking calculations due to the ability to convert them into habitable accommodation without the need for permission and their usage for personal storage rather than that of a vehicle. However, they may be counted as cycle storage subject to the design and location.

In line with PGND paragraph 4.7.1, sheltered, secure, and accessible cycle parking should be provided at or near the front door of the property at a rate of 1 cycle parking space per bedroom.

The driveway should be surfaced in a bound material for a minimum length of 5m within the site measured from the highway boundary, to reduce the possibility of deleterious material being deposited in the highway.

Provision to prevent the unregulated discharge of surface water to the public highway is required.

The site access should be provided with a hard surfaced footway crossing, constructed in accordance with the highway authority's specification.

Conclusion

Based on the analysis of the information submitted and a review of Local and National policy the highway authority considers that the impact of the development on highway safety would not be unacceptable, and the impacts on the road network would not be severe.

The highway authority would therefore have no objection to this planning application subject to the following recommended planning conditions and informatives being attached to the decision notice if planning permission is granted.

Conditions

No part of the development hereby permitted shall be brought into use until the on-site access and driveway/parking/turning areas are provided in accordance with the

scheme illustrated on the approved site plan 1815-103 Rev P1. The on-site driveway/parking/turning areas shall not be used for any purpose other than parking/turning/loading/unloading of vehicles.

Reason: In the interest of highway safety.

No part of the development hereby permitted shall be brought into use until a hard surfaced footway crossing to serve the driveway from Western Avenue 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.

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.

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.

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.

<u>Informatives</u>

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.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
9 March 2026	**Robert Smith**	**SD**	**23 March 2026**