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/2026/016421/R2
Your ref: AVA/2026/0133
Date: 11 May 2026

Dear Katja Graham

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

PROPOSAL: Extension to form utility, snug and kitchen on ground floor, and two bedrooms on first floor including internal alterations

LOCATION: 8 Watson Avenue Heanor Derbyshire DE75 7AR

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 highway authority commented on this planning application on 17/3/26 and 14/4/26.

The applicant has submitted a revised site layout plan (number 743.B3.A).

Site Access

Drawing 743.B3.A now shows the existing driveway to be widened to provide three car parking spaces on the site frontage. The dropped kerb footway crossing providing access to Watson Avenue is also shown to be widened.

The proposal does not show 2m x 2m pedestrian splays on the widened driveway. The site has a frontage of circa 12m in length along Watson Avenue. That can accommodate three 2.4m wide car parking spaces, a 0.9m path, and 2 no. 2m x 2m pedestrian splays, subject to these features being appropriately laid out within the site.

Whilst the submitted site layout does not show such features, it is considered that details showing an appropriate layout can be secured by planning condition.

Internal Layout

Details of cycle parking and electric vehicle charging facilities have not been demonstrated. Details can be secured by planning condition.

Conclusion

Having regard to the above, the highway authority would have no objection to this planning application subject to the following recommended planning conditions and informatives being attached to the decision notice should planning permission be granted.

Planning 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 a scheme to be first submitted to and approved in writing by the Local Planning Authority. The driveway/parking areas shall not be used for any purpose other than parking/turning/loading/unloading of vehicles and shall be maintained for the life of the development.
   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 crossing to serve the driveway from Watson 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.

3. 2m x 2m pedestrian splays shall be provided on both sides of the site access driveway and shall be maintained free of obstruction above a height of 0.6m above adjacent footway level 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 and parking spaces are demarcated in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The 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 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.

Informatives

Notes to applicant

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,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
20 April 2026	**Gemma Statham**		**11 May 2026**