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: Amelia Williams
Our ref: AVBC/2026/015813/R1
Your ref: AVA/2026/0028
Date: 6 May 2026

Dear Alex Shaw

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

PROPOSAL: Construction of two storey side extension and single storey rear extension, proposed double garage on the frontage of the property.

LOCATION: 11 WOODLANDS LANE
QUARNDON
DERBY
DE22 5JU

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 and informatives.**

Background

The highway authority's most recent observations on this planning application were issued on 18/02/26. The applicant has submitted an amended site plan (drawing number 2025-08-53-03 Rev A) showing a hedge on the northern boundary, grass and a hedge between the garage and the carriageway edge on Woodlands Lane, and a slight adjustment to the location of the proposed garage.

Access Works

Removal of the existing paved driveway area and its replacement with a grass verge, where it lies within the highway boundary to the south-west of the garage would be acceptable

The other access details recommended by the highway authority, as set out in the 18/02/26 observations, have not been shown but details can be secured by planning conditions.

Visibility Splays

The applicant has shown the removal of existing vegetation to the north-west of the site access. The proposed hedge is located 3m away from the carriageway edge, and clear of the highway, so that it does not affect driver visibility out of the site access. The highway authority therefore has no objection to the proposed hedge.

Car Parking

The applicant has relocated the proposed garage 0.6m further north-east. With this adjustment there is sufficient space on the driveway to accommodate the required 3 parking spaces and adequate turning space.

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 if planning permission is granted.

Planning Conditions

1. No part of the development hereby permitted shall be brought into use until the on-site driveway/parking/turning areas have been provided in accordance with the scheme shown on drawing number 2025-08-53-03 Rev A. The driveway/parking/turning 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. The development hereby permitted shall not commence until access scheme details, all to highway authority specification, have been submitted to and approved in writing by the Local Planning Authority. The access scheme shall be implemented as approved prior to any part of the development being brought into use. The access scheme shall include the following key features:

A. Provision of a hard surfaced dropped kerb verge crossing along the full width of the retained driveway. The dropped kerbs shall span the full width of the driveway with dropper kerbs provided at each end of the dropped kerb.

B. The redundant area of driveway, where it falls within the highway to the south-west of the garage and between the south-eastern site boundary and

the north-western face of the garage, shall be replaced by highway verge with full height kerbs.

C. The new dropped and full height kerbs shall be located along the carriageway channel line, to ensure that surface water is directed towards the existing gulley grating on Woodlands Lane.

D. Repair of the existing carriageway where it has deteriorated along the site frontage.

Reason: In the interest of highway safety.

3. The development hereby permitted shall not be brought into use until 2.4m x 43m visibility splays, projected to the nearside carriageway edge on Woodlands Lane, have been provided on both sides of the site access. Such splays shall be free of obstruction above a height of 0.6m above adjacent carriageway channel level.

Reason: In the interest of highway safety.

4. The development hereby permitted shall not 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. The development hereby permitted shall not be brought into use until the on-site 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.

6. The development hereby permitted shall not 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/roadstraffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-anddropped-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,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
7 April 2026	**Amelia Williams**	**SD**	**6 May 2026**