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/2026/016092/R2
Your ref: AVA/2026/0083
Date: 12 May 2026

Dear Katja Graham

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

PROPOSAL: Two storey side extension

LOCATION: 5 Oak Avenue Langley Mill Derbyshire NG16 4FB

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 13/4/26. The applicant has submitted an amended site plan which shows three car parking spaces on an extended driveway along with details of driveway surfacing, dropped kerb width, and drainage.

Car Parking

In accordance with Section 4.2, Table 2 of the highway authority's Parking Guidance for New Developments (PGND), a dwelling with four bedrooms must provide at least three external parking spaces.

The revised site plan shows three car parking spaces in line with PGND guidance. These spaces can all be accessed independently.

There is an existing electric vehicle (EV) charging facility on the side of the house.

Driveway

The driveway has been extended to cover the full extent of the site frontage to Oak Avenue, the applicant indicating that the driveway will be surfaced in a bound material.

The plan shows the dropped kerb spanning the full width of the driveway.

Linear drainage is proposed on the driveway to prevent the unregulated discharge of water onto the highway.

The existing street lighting column at the site frontage, which would be located between two of the parking spaces, must be relocated to prevent conflict/damage when vehicles are manoeuvring to and from the driveway. Such work must be at the applicant's expense.

Details of the above features can all be secured by condition.

The existing hedge on the south-western site boundary is proposed to be removed to improve visibility for drivers leaving the proposed driveway. However, given the cul-de-sac location, low traffic volumes, and low traffic speeds the hedge need not be removed.

Cycle Parking

PGND section 4.7 stipulates that secure, covered, cycle parking should be provided at a minimum rate of 1 space per bedroom. PGND section 4.5 confirms that cycle parking can be provided within garages subject to design and location. Details can be secured by planning condition.

Conclusion

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/turning areas are provided in accordance with the scheme illustrated on site plan Rev E. The 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.

2. No part of the development hereby permitted shall be brought into use until a hard surfaced footway crossing to serve the driveway from Oak Avenue has been constructed, in accordance with the highway authority's specification, to the satisfaction of the Local Planning Authority. The dropped kerb shall extend across the full width of the driveway plus two dropper kerbs.

   REASON: In the interest of highway safety.

3. No part of the development hereby permitted shall be brought into use until the existing lighting column on Oak Avenue at the site frontage has been

relocated/replaced in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority

REASON: In the interest of highway safety.

4. No part of the development hereby permitted shall be brought into use until the driveway is surfaced in a bound material, with the parking spaces 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 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 be maintained 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 and secure cycle equipment 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 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,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
15 April 2026	**Amelia Williams**	**SD**	**12 May 2026**