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
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Derbyshire
DE5 3XE

Highway Officer: Gemma Statham
Our ref: AVBC/2026/016952/R1
Your ref: AVA/2026/0231
Date: 20 May 2026

Dear Katja Graham

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

PROPOSAL: Single storey extension to include kitchen/dining space, utility and garage.

LOCATION: 11 Laund Close Belper Derbyshire DE56 1ET

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

This planning application seeks permission for extensions and alterations to the existing dwelling. The proposal will result in the property changing from a 2-bedroom dwelling to a 3-bedroom dwelling.

The highway authority initially commented on this application on 6/5/26. The applicant has submitted amended details shown on drawing number LAU004 Rev A.

Site Access

The applicant proposes a new access onto Laund Close, a non-classified residential road subject to 30mph speed limit.

The site access should be served by a footway crossing, to highway authority specification, which spans the full width of the driveway plus two dropper kerbs.

The amended drawing purports to show the new access to Laund Close with 2m x 2m pedestrian splays. However, these splays have been shown over the footway crossing and are incorrectly detailed. Pedestrian splays should be provided at the back of footway on each side of the driveway within the site, as illustrated at paragraph 4.8.1 of the highway authority's Planning, Streets, and Places (PSP) guidance.

The driveway should be hard paved, and provision should be included to prevent the unregulated discharge of surface water from the driveway onto the highway.

Details of the above requirements can be secured by planning conditions.

Internal Layout

The amended drawing shows 2 car parking spaces, with dimensions which accord with the requirements of Section 8.6 of the highway authority's Parking Guidance for New Developments.

The amended details demonstrate that cycle parking is provided within the existing garage and an electric vehicle charger has been shown within the site.

The above details are acceptable to the highway authority and can be secured by planning conditions.

Conclusion

Based on the analysis of the information submitted the highway authority concludes that, subject to the following recommended planning conditions and informatves being attached to the decision notice if planning permission is granted, there would not be an unacceptable impact on highway safety or a severe impact on the road network.

Planning Conditions

1. 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 drawing number LAU004 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. No part of the development hereby permitted shall be brought into use until a hard surfaced footway crossing to serve the driveway from Laund Close 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. Such splays shall be free of obstruction above a height of 0.6m

above adjacent footway level and shall be maintained 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, 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. 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.

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, secure cycle equipment storage, and electric vehicle charging facilities in accordance with the details shown on drawing number LAU004 Rev A. 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,

Gemma Statham
Transport Development Management

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