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: Amelia Williams
Our ref: AVBC/2026/015832/R2
Your ref: AVA/2026/0040
Date: 22 May 2026

Dear Alex Shaw

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

PROPOSAL: Proposed Two Storey Side Extension

LOCATION: 27 Shop Lane Nether Heage Belper Derbyshire DE56 2AR

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 26/3/26. The applicant has provided a "proposed parking provisions" plan (drawing number P04 Rev A).

Car Parking

The proposed development, which creates a fourth bedroom, would require 3 parking spaces in line with the highway authority's Parking Guidance for New Developments (PGND) Section 4.2, Table 2.

The revised site layout plan shows 3 parking spaces aligned at 90-degrees to the highway. These spaces can all be accessed independently via the proposed widened driveway.

The proposed car parking layout is acceptable and can be secured by planning condition.

Pedestrian Visibility Splays

The applicant's plan shows 2m x 2m pedestrian visibility splays on both sides of the widened driveway. The splay at the north-eastern end of the driveway is laid out to allow visibility towards pedestrians using the footway around the bell mouth to the Shop Lane/Bank View Road junction.

No obstructions should exceed 600mm in height within the pedestrian splays and the site boundary fence would be lowered to comply with this requirement.

The pedestrian splay layout details are acceptable and can be secured by planning condition.

Cycle and Electric Vehicle (EV) 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.

Cycle parking and EV charging facilities have not been shown but details can be secured by planning condition.

Driveway Specification

The revised plan shows the removal of the wall and hedge along the north-eastern site boundary, together with an extension of the driveway to the south-east with a dropped kerb spanning the width of the driveway plus two dropper kerbs. A channel drain is proposed to prevent the unregulated discharge of water on the highway. The driveway is to be surfaced in a bound material. These details are acceptable.

The widened driveway will require a widened dropped kerb footway crossing to be constructed to highway authority specification. 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 if planning permission is 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 drawing number P04 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 those purposes 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 Shop Lane 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 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 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,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
27 April 2026	Amelia Williams	SD	22 May 2026