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: Neil Coleman
Our ref: AVBC/2026/017572
Your ref: AVA/2026/0336
Date: 19 June 2026

Dear Laura Anthony

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

PROPOSAL: Erection of 1 No. detached dwelling on land adjacent to 3 Alfreton Road, Codnor

LOCATION: 3 Alfreton Road Codnor Ripley Derbyshire DE5 9QY

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 recommends that the application is **deferred** pending additional information.

This application is for the erection of a single dwelling on land adjacent to 3 Alfreton Road, Codnor, Ripley.

The information provided with the application consists of an existing and proposed site plan. There is an existing dropped kerb access to/from Alfreton Road which currently leads to two/three garages at the rear of the site. The site in question is proposed to be separated from 3 Alfreton Road via a 1.8m boarded fence.

Following review, the Highway Authority requests the following clarifications and makes the following comments for the applicant to consider.

- It is stated that the size of the property is currently unknown, but based on the plot size this could potentially be a 2/3 bed property which would require 1/2 parking spaces. It is unclear from the information submitted where these will be located and this needs to be clarified. Please note as per DCCs 'Parking Guidance for New Developments', garages are excluded from parking provision.
- It is unclear from the information submitted whether or not the garages will now be part of the new property or be continued to be used by Number 3 Alfreton Road, which needs to be clarified. If these were still to be used by the neighbouring property then a driveway width of at least 4.1m would be required to allow two vehicles to pass.
- The plot needs to maintain sufficient space for vehicles to turn and exit in forward gear. This has now been compromised by the proposed boundary fence but needs to be demonstrated.

It is requested that the applicant considers the above and therefore recommend that this application is deferred pending additional information/clarification.

Yours sincerely,

Neil Coleman
Transport Development Management