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: Robert Smith
Our ref: AVBC/2026/017679/R1
Your ref: AVA/2026/0362
Date: 8 July 2026

Dear Laura Anthony,

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

PROPOSAL: Change of use of former car sales building and yard to create self-storage building (B8 storage) along with drive up storage units and containers

LOCATION: Perrys Motor Sales Ltd Perrys Motor Sales Ltd Cotes Park Lane Somercotes Alfreton Derbyshire DE55 4GR

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 determination of this planning application should be deferred pending the submission of additional information.

Background

The Local Highway Authority's (LHA) initial observations on this planning application were issued on 22/6/26. The applicant has submitted further information, in the form of a proposed elevations plan (Ref: DB/RB/26/251/07) and a proposed ground floor plan (Ref: DB/RB/26/251/06).

Assessment

The proposed ground floor plan indicates that 125 individual storage units are proposed within the existing building, varying in size from circa 2.25m^2 to 13.5m^2.

Previous Comments

The additional plans do not address previous comments made by the LHA. Accordingly, please refer to the previous LHA comments dated 22/6/26.

Conclusion

The LHA does not consider that the application as submitted fully assesses the highway impact of the proposed development. Further information is required as set out in the LHA's 22/6/26 observations.

The LHA therefore recommends that this planning application should not be determined until the applicant has submitted further information which satisfactorily addresses the above issues.

The LHA will comment again following receipt of further information.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
3 July 2026	**Robert Smith**	**SD**	**8 July 2026**