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/R1
Your ref: AVA/2026/0336
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: 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 **has no objection subject to conditions.**

The Highway Authority provided an initial consultation response on this application on 19th June 2026. The following clarifications and comments were requested to be considered;

- Clarification as to where the proposed parking will be located;
- Clarification as to who will use the existing garages present at the rear of the site;
- Demonstration that any parking provision is located such that vehicles can safely turn and exit in forward gear

A further plan has been submitted that indicates that there is an open garage/car port that will utilised to house two parked vehicles, and it has been demonstrated that there

is sufficient turning space within the site for vehicles to turn and exit. It is also clear from the plan that this will solely be used by the new property.

Based on the analysis of the revised information submitted the Highway Authority concludes that there would not be an unacceptable impact on highway safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Conditions

Conformity with Submitted Details

The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on Drawing 0526/2600-1-Rev A.

Reason: To ensure conformity with submitted details.

Bicycle Parking

The Development hereby approved shall not be occupied until sheltered, secure and accessible bicycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

REASON: To promote sustainable travel and healthy communities

Yours sincerely,

Neil Coleman
Transport Development Management