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: Gemma Statham
Our ref: AVBC/2026/015985/R2
Your ref: AVA/2026/0030
Date: 20 July 2026

Dear Laura Anthony

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

PROPOSAL: Outline application for proposed three-bedroom dwelling including improvements to existing site access

LOCATION: 3 Laundry Cottages Church Street Alfreton Derbyshire DE55 7AH

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 outline planning application seeks permission for a 2-bedroom dwelling on land at 3 Laundry Cottages, Church Street, Alfreton. All matters are reserved save for access.

The highway authority's previous observations on this application were issued on 11/2/26 and 10/3/26.

The applicant has submitted an amended site plan (drawing number 2437/05 Rev D) and a site access plan (drawing number 2437/07).

Site Location

The highway authority's records show that the section of Church Street which leads to the site is unadopted to the west of the cul-de-sac which leads to St Martin's Church, to the west of a point adjacent to number 12 Church Street.

The Local Planning Authority (LPA) should therefore note that the "red line" boundary shown on the current planning application site location plan site does not abut the adopted public highway.

It is assumed that the applicant has a right of access over the route between the site and the adopted section of Church Street. However, the LPA may wish to ask the applicant to submit an amended site location plan to confirm ownership/control over the necessary route between the site and the adopted section of Church Street.

Assessment

Drawing number 2437/05 Rev D now shows suitable access and site layout arrangements.

Drawing number 2437/07 continues to show pedestrian visibility splays in the wrong locations. The highway authority has therefore disregarded that drawing for the purposes of the planning conditions recommended below.

Conclusion

Having regard to the above, the highway authority would have no objection to this planning application subject to the following 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 occupied until the site access and driveway/parking/turning areas are provided in accordance with the scheme illustrated on drawing number 2437/05 Rev D. The driveway/parking/turning areas shall not be used for any purpose other than parking/turning/loading/unloading of vehicles.

   REASON: In the interest of highway safety.

2. 2m x 2m pedestrian splays shall be provided on both sides of the site access driveway in accordance with the details shown on drawing 2437/05 Rev D. Such splays shall be maintained free of obstruction above a height of 0.6m above the adjacent footpath level for the life of the development.

   REASON: In the interest of pedestrian safety.

3. No part of the development hereby permitted shall be occupied 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 back of the footpath which fronts the site, 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.

4. No part of the development hereby permitted shall be occupied until the access driveway/parking/turning areas are constructed with provision to prevent the unregulated discharge of surface water from the site onto the adjacent footpath in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Such provision shall be maintained for the life of the development.

   REASON: To ensure that surface water from the site is not deposited on the adjacent footpath and roadway causing danger to users.

5. 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, electric vehicle charging, and bin 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 road safety and furthering travel by sustainable modes.

Informatives

Notes for the Applicant

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
1 July 2026	Gemma Statham	SD	20 July 2026