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/2026/017324/R2
Your ref: AVA/2026/0246
Date: 28 July 2026

Dear Laura Anthony

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

**PROPOSAL: Demolition of garages and outbuilding and erection of 3 bedroom dwelling with associated parking**

**LOCATION: Garages Adjacent 1 North Street North Street Riddings Alfreton Derbyshire**

---

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 being imposed should planning permission be granted.

**Background**

The Local Highway Authority's (LHA's) previous comments on this planning application were issued on 9/6/26 and 29/6/26. Further information has been submitted by the applicant, in the form of a revised drawing (Ref: 2006.314.002 Rev D).

**Assessment**

The revised drawing illustrates a reduction in the scale of the proposed development from 2-bedrooms to 1-bedroom. Adequate parking, pedestrian splays on both sides of the access, and cycle and bin storage, accords with the LHA's requirements.

The proposal will remove an existing redundant dropped kerbed access to North Street which should be replaced with full height kerbs and footway.

Details of the above can be secured by planning conditions.

**Conclusion**

Having regard to the above, the LHA 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**

The development hereby permitted shall not be occupied until the access, parking, and turning facilities have been provided as shown on drawing number 2006.314.002 Rev D.

Reason: To ensure conformity with submitted details and in the interest of highway safety.

The development hereby permitted shall not 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 highway boundary, 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.

The development hereby permitted shall not be occupied until 2m x 2m pedestrian splays have been provided on both sides of the site access driveway. Such splays shall be maintained free of obstruction above a height of 0.6m above adjacent footway level for the life of the development.

Reason: In the interest of pedestrian safety.

The development hereby permitted shall not be occupied until the access driveway/parking area is 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. 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 public highway causing danger to road users.

The development hereby permitted shall not be occupied until a hard surfaced footway crossing to serve the driveway from the public highway 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.

The development hereby permitted shall not be occupied until highway improvement works comprising the provision of full height kerbs and footway at the existing access to North Street have been implemented to Highway Authority specification to the satisfaction of the Local Planning Authority.

Reason: In the interest of highway safety.

The development hereby permitted shall not be occupied until sheltered, secure, and accessible cycle parking has been provided in the form illustrated on drawing 2006.314.002 Rev D. The cycle storage facility shall be maintained for this purpose for the life of the development.

Reason: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

**Informatives**

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,

Robert Smith
Transport Development Management