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: Steve Dudhill
Our ref: AVBC/2026/018340
Your ref: AVA/2026/0485
Date: 10 August 2026

Dear Mrs Grant,

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

PROPOSAL: Proposed conversion of existing stone building and two-storey rear extension to form new self-build dwelling (application previously approved under AVA/2021/0293)

LOCATION: Land off Eden Bank Eden Bank Ambergate Belper Derbyshire

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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 planning conditions and informatives being attached to the decision notice should planning permission be granted.

Background

This planning application seeks permission for the development of a 2-bedroom dwelling on land off Eden Bank, Ambergate. Eden Bank is a private road which takes access, at its south-western end, onto the classified A6 Derby Road.

Planning permission was previously granted for essentially the same scheme, subject to conditions, under reference AVA/2021/0293. Having regard to the number of dwellings served by Eden Bank, the highway authority raised no objection to that planning application.

Assessment

The site layout plan (drawing number PPS2B) proposes two car parking spaces, which exceeds the highway authority's minimum requirement for a 2-bedroom dwelling. The driveway area is sufficient to accommodate 2 car parking spaces measuring 5.5m x 2.5m. Car parking provision is therefore acceptable.

With the passage of time, surface conditions where Eden Bank meets the A6 have deteriorated, with loose surfacing on the Eden Bank approach to the A6 and on the dropped kerb footway crossing along the north-eastern side of the A6 across the mouth of Eden Bank. There is evidence of loose material being carried onto the A6, which is detrimental to highway safety.

The above conditions could be made worse both by the traffic generated by the proposed development and during construction. Planning conditions are therefore recommended to secure improvements to the footway crossing and Eden Bank and to secure an appropriate construction traffic management plan.

Insufficient detail has been provided to show the gradient of the driveway within the site, which would slope towards, and could therefore increase surface water flows onto, Eden Bank. Planning conditions are recommended to address this.

No details have been provided to show secure, covered cycle parking, electric vehicle charging, or bin storage facilities. Details can be secured by planning condition.

Conclusion

Having regard to the above, the highway authority 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

1. The development hereby permitted shall not be occupied until the driveway and parking layout has been provided in accordance with the scheme illustrated on drawing number PPS2B. The driveway and parking area shall not be used for any purpose other than parking, turning, loading, and unloading of vehicles and shall remain free of obstruction for the life of the development.

   REASON: In the interest of highway safety.

2. The development hereby permitted shall not be occupied until the driveway is surfaced in a bound material and is provided with measures to prevent the unregulated discharge of surface water onto Eden Bank, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Such features shall be maintained for the life of the development.

   REASON: In the interest of highway safety.

3. The driveway shall have a maximum gradient of no more than 1 in 8 (12.5%).

   REASON: In the interest of highway safety.

4. The development hereby permitted shall not commence until details for the provision of secure, covered cycle parking, secure cycle equipment storage, electric vehicle charging, and bin storage facilities have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the development hereby permitted and shall be maintained for their designated purpose for the life of the development.

   REASON: In the interest of highway safety and furthering travel by sustainable modes.

5. The development hereby permitted shall not commence until details of a scheme for the improvement of the Eden Bank approach to, and the footway crossing on, the A6 Derby Road have first been submitted to and approved by the Local Planning Authority. The scheme shall include resurfacing of the Eden Bank approach to the A6 over a length of at least 5m to the north-east of the highway boundary and resurfacing of the existing dropped kerb crossing on the A6 to highway authority specification. The approved scheme shall be implemented prior to first occupation of the development hereby permitted.

   REASON: In the interest of highway safety.

6. No part of the development hereby permitted shall commence until a construction traffic management plan has first been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition and construction periods. The plan shall include, but not be restricted to, providing details of:

   a) Parking of vehicles of site operatives and visitors;

   b) Measures taken to ensure satisfactory access and movement for neighbouring properties on Eden Bank during construction;

   c) Measures taken to ensure satisfactory access and movement on the A6 during construction;

   d) Safe routes for pedestrians;

   e) Temporary access to the site;

   f) Locations for loading/unloading and storage of plant, waste, and construction materials and arrangements for turning vehicles;

   g) Measures to limit the size of construction vehicles, consistent with providing safe and convenient access and turning arrangements;

   h) Methods of preventing mud and dust being carried onto the highway;

   i) Methods of positively communicating the plan to staff, visitors, and neighbouring residents and businesses.

   REASON: In the interest of highway safety.

Informatives

Notes to Applicant

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.

SD; DCC TDM; 10/8/26.