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/2026/018736
Your ref: AVA/2026/0484
Date: 1 September 2026

Dear Mrs Godson,

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

PROPOSAL: Replacement of existing industrial building to rear with single residential dwelling

LOCATION: 150 Nottingham Road Belper Derbyshire DE56 1JJ

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 further information.

Background

This planning application seeks permission for the replacement of an existing industrial building (currently a fish breeding facility) by a single 4-bedroom dwelling on land at 150 Nottingham Road, Belper. Nottingham Road is a classified road, the A609, is subject to a 30mph speed limit, and is one-way westbound in the vicinity of the site.

Proposed Development

The proposed dwelling would take access onto the A609 via the existing site access, to which no changes are proposed. As well as serving the existing industrial building, the site access also serves parking spaces linked to 150 Nottingham Road.

The submitted block plan indicates that, in addition to the removal of the existing industrial building, the existing single-storey link between the main body of 150 Nottingham Road and the industrial building will be removed, reducing the scale of 150 Nottingham Road.

No existing and proposed floor plan details are provided for 150 Nottingham Road, and the planning application “red line” boundary does not enclose the single-storey link which appears to be proposed for removal. The local planning authority may wish to request further details to address this.

The applicant’s site layout plan shows provision of 2 car parking spaces, with turning space provision, within the site.

Traffic Impacts

The highway authority considers that, having regard to the established use, the proposed development would be unlikely to give rise to an unacceptable impact on highway safety or severe residual impacts on the transport network beyond the immediate site access.

Site Access

The highway authority considers it unlikely that the proposed development would give rise to a material traffic impact at the site access. Consequently, no changes are required at the site access to accommodate the proposed development.

Site Layout

The highway authority’s Parking Guidance for New Developments (PGND) stipulates a minimum requirement of 3 car parking spaces and 4 secure, covered cycle parking spaces for 4-bedroom dwellings.

The site layout plan shows provision of only 2 car parking spaces with no cycle parking provision. The scheme does not therefore comply with the PGND.

Revised details are required to address this issue, whilst retaining provision of the on-site turning area.

Conclusion

The highway authority recommends that this planning application should not be determined until the applicant has submitted further details which satisfactorily address the above issues.

The highway authority will comment again following receipt of further information.

SD; DCC TDM; 1/9/26.