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
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Derbyshire
DE5 3XE

Highway Officer: Gemma Statham
Our ref: AVBC/2026/016158/R2
Your ref: AVA/2026/0069
Date: 10 September 2026

Dear Laura Anthony,

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

PROPOSAL: Extension to existing clubroom, addition of new accessible washroom facilities and outdoor veranda

LOCATION: QUARNDON CRICKET CLUB THE COMMON QUARNDON DE22 5JY

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 to extend the existing club room and construct a new accessible washroom and outdoor veranda at Quarndon Cricket Club, The Common, Quarndon. The existing site access is onto The Common, a classified unnumbered road subject to a 30mph speed limit.

The highway authority initially responded to this planning application on 3/3/26, requesting details to show site access visibility splays and existing and proposed car parking layouts, along with estimates of future parking demand to support the level of proposed parking provision.

The applicant then submitted a plan showing the site access and car parking details (drawing number 01005 Rev P1) to which the highway authority responded on 22/4/26 requiring confirmation of visibility splays, accessible parking details, service vehicle access, and pedestrian access to the site.

The applicant has now submitted Access and Parking Area drawing number 01005 Rev. P3.

Site Access

The submitted plan indicates that the required 2.4m x 43m visibility splays along The Common on both sides of the site access could, if correctly detailed and clear of obstruction, be achieved within highway land and/or land under the applicant's control.

However, the major road visibility splays have been projected to points offset into the carriageway rather than to the carriageway edge.

Based on Street View images of the site frontage, the submitted drawing appears to demonstrate that there is a wider verge than that which is available on-site. Hedgerow details on the mapping also appear to differ from those on-site. It is not apparent that the submitted drawing shows the correct hedgerow alignment and/or carriageway edge line along the site frontage. In addition, the "blue line" boundary shown on the submitted plan appears to fall within the highway verge, on the highway side of the site boundary hedge.

The mapping on which the visibility splays and site access details are shown does not therefore appear to be accurate.

Revised details, showing properly constructed visibility splays on accurate base mapping, are therefore required.

Internal Layout

The amended details now show 22 car parking spaces with access into a match day overflow area. However, no justification has been provided to demonstrate that this will be sufficient for the existing use and the additional use created by the extension. Further information is required.

Allowance is made for 3 accessible parking spaces. However, the hatched margins around those spaces are incorrectly detailed, with parts of the hatched margins falling outside the application site "red line" boundary. Amended details should be shown.

The long thin area within the "red line" boundary, which follows the boundary hedge to The Common, has been confirmed as a pedestrian access route. Further details will be required, including provision of a consistent width and surfacing details.

A pedestrian access gate has been shown at the southern end of the site. However, there is no detail showing a paved area for pedestrians between the gate and the highway or a link within the highway to the existing footway on The Common to the south of the proposed pedestrian access. Details showing pedestrian access

improvement works at the southern gated access should be submitted, showing how the site can be linked to the existing footway on The Common to the south of the site.

The site layout plan shows sufficient space within the site for service vehicles to manoeuvre.

A cycle rack detail has been shown. Cycle parking must be covered and will therefore need to be provided under a shelter. Amended details are required.

The vehicular access gates to the site must be a minimum of 5m from the carriageway edge on The Common. The pedestrian access gate can be closer to the highway and should be placed to better align with the pedestrian link.

The vehicular access should be hard paved within 5m of the highway boundary.

The area within the highway, between the site and the carriageway edge on The Common, will require surfacing to highway authority specification. Details of the surfacing to the highway crossing and access have been submitted; this will require a licence under Section 184 of the Highways Act 1980 to allow work to be undertaken within the highway.

Conclusion

Having regard to the above, the highway authority recommends that this planning application should not be determined until the applicant has submitted further information and amended details which satisfactorily address the above issues.

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

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
25 August 2026	**Gemma Statham**	**SD**	**10 September 2026**