DESIGN AND ACCESS STATEMENT

Planning permission is applied for the construction of a new drive to serve 48 Woodlands Lane, Quarndon DE22 5JU directly from Woodlands Road.



DESIGN PARAMETERS`

Visibility Envelope: The area between the nearside carriageway edge and the sightline. This area must be owned or controlled by the applicant or fall within the limits of the public highway. It will be maintained clear of any object greater than 0.6m in height relative to adjacent nearside carriageway channel level. This provision will improve the general visibility for Road users. Ther are 2 existing small trees and a number of shrubs which will be removed. The existing fence line will also be set back behind the envelope.



Vehicle visibility: Measured 2.4m back from the carriageway and for well over 41 metres in both directions is available. The new road access will be within the 30mph speed restriction zone.

The first 5 m of the driveway (from back of footway/highway) will be in a consolidated material,

either tarmac or brick paving. There will be 6 dropped kerbs (5.4m) at the edge of the carriageway to cater for the driveway width and allow for vehicle manoeuvring. The new access will help to reduce pressure on the existing junction between Woodlands Road and Woodlands Lane. The turn to the southeast is a sharp manoeuvre.

Provision for refuse bin storage / collection, commensurate with the size and number of bins per property, will be provided clear of the public highway.



A single inward opening gate will close the drive set back a minimum of 5.0m from the edge of the carriageway to ensure that the public highway is not obstructed if a vehicle is parked on the access in front of the gate.

A bin hard standing will be formed to the side of the drive.

Drainage arrangements shall be provided to ensure that surface water from the driveway does not discharge onto the public highway. No drainage be allowed to discharge into any highway drain or over any part of the public highway.

All works to the Highway for form a new access must be applied for at www.derbyshire.gov.uk/transport-roads/roads traffic/licencesenforcements/vehicular-access/vehicle-accesses-crossovers-and-droppedkerbs.aspx.

(Planning Permission does not authorise works to be undertaken to the Publicly Maintained Highway.)

To be read in conjunction with Drawing 01 September 2026