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/2026/018647/R1
Your ref: AVA/2026/0530
Date: 25 September 2026

Dear Ms Anthony,

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

PROPOSAL: Detached 2-bedroom dwelling

LOCATION: 25 Sleetmoor Lane Somercotes Alfreton Derbyshire DE55 1RB

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

The highway authority's initial observations on this planning application were issued on 1/9/26. The applicant has submitted revised details, shown on drawing number 26/3247 Rev XXX.

Assessment

The revised details do not fully or properly address the highway authority's 1/9/26 observations. The following issues remain to be addressed:

1. Car parking spaces should be 5.5m long by 2.4m wide. The proposed dwelling should therefore be set back further to the south of Sleetmoor Lane, by circa 1.6m, to allow provision of 2 no. 5.5m x 2.4m car parking spaces and a 0.9m wide path across the front face of the proposed dwelling to allow pedestrian access clear of the

car parking spaces and to prevent the risk of parked vehicles obstructing the footway on Sleetmoor Lane, which would be detrimental to pedestrian safety.

2. The highway authority's Parking Guidance for New Developments (PGND) stipulates a requirement for secure, covered, and accessible cycle parking to be provided at a rate of 1 cycle parking space per bedroom. Removal of the existing garage removes the opportunity for cycle parking to be provided for the existing dwelling. The applicant should therefore submit details which show how 2 secure, covered cycle parking spaces can be provided for both the existing and the proposed dwellings.

3. The applicant should show provision for bin storage for both the existing and proposed dwellings which will not obstruct pedestrian or vehicular access.

4. The widened driveway will require the existing dropped kerb footway crossing to be widened to correspond to the full width of the driveway plus a new dropper kerb on the eastern side of the driveway. Details should be shown.

Conclusion

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

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

SD; DCC TDM; 25/9/26.