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: Graham Foulkes
Our ref: AVBC/2026/018924
Your ref: AVA/2026/0559
Date: 8 October 2026

Dear Ms Anthony,

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

PROPOSAL: Proposed 1-bedroom flat at rear of property and external alterations associated with internal changes (may affect the setting of a listed building and character of the conservation area)

LOCATION: 1 - 3 High Street Alfreton Derbyshire DE55 7DR

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 a recommended planning condition being attached to the decision notice if planning permission is granted.

Background

This planning application seeks permission for the creation of a single 1-bedroom flat at ground floor level to the rear of the property, formed within existing ancillary back-of-house accommodation. The flat would have its own separate entrance at the rear. The applicant shows provision of a cycle store and refuse store within the existing rear yard, with the existing 4 car parking spaces retained.

A Planning Statement (PS: August 2026) and a Block Plan (ref 10, 28/8/26) support the application.

Assessment

Given the sustainable town centre location of the property, the highway authority does not require that the flat should be provided with car parking.

Secure, covered, and accessible cycle parking is required to ensure that future residents' sustainable travel opportunities are maximised. However, the block plan lacks sufficient detail.

No electric vehicle (EV) charging, or details of bin storage/collection facilities are shown for the proposed flat.

If no car parking is allocated to the flat, it follows that there would be no need for EV charging facilities. Should the local planning authority require car parking/EV charging facilities for the proposed flat, it should consider whether to request details from the applicant or whether to attach a planning condition to the decision notice to require submission of such details.

Appropriate domestic bin storage and collection facilities would be required, in addition to any existing provision at the site.

Details can be secured by planning condition.

Conclusion

The highway authority would have no objection to this planning application subject to the following recommended planning condition being attached to the decision notice if planning permission is granted.

Planning Condition

1. The development hereby permitted shall not commence until details for the provision of secure, covered cycle parking, secure cycle equipment storage, and bin storage and collection 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.

Yours sincerely,

Graham Foulkes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
11 September 2026	Graham Foulkes	SD	8 October 2026