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: Stephen Dudhill
Our ref: AVBC/2026/017893/R2
Your ref: AVA/2026/0363
Date: 19 October 2026

Dear Mrs Godson,

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

PROPOSAL: Demolition of existing dwelling and replace with new self-build 4-bedroom detached dwelling

LOCATION: 121 Broadway Duffield Belper Derbyshire DE56 4BW

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 recommended planning conditions and informatives being attached to the decision notice if planning permission is granted.

Background

The highway authority's observations on this planning application were issued on 8/7/26 and 3/9/26. The applicant has submitted amended proposed floor plans and elevations (drawing number 26.597.S03.01 Rev B).

Assessment

The floor plan shows provision of cycle storage within the proposed garage and an electric vehicle (EV) charging facility on the external garage wall.

The proposed 4-bedroom dwelling is required to provide 4 no. secure, covered cycle parking spaces. The detail shown on the floor plan is not sufficient to confirm that 4 no. cycle parking spaces would be accommodated within the space allocated within the proposed garage.

The EV charger specification is not provided.

The submitted details are not therefore sufficient to address the requirements specified in the relevant planning condition recommended in the highway authority's 8/7/26 observations.

Conclusion

The planning conditions and informatives recommended in the highway authority's 8/7/26 observations remain appropriate and should be attached to the decision notice if planning permission is granted.

SD; DCC TDM; 19/10/26.