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/2026/016794/R4
Your ref: AVA/2026/0099
Date: 19 October 2026

Dear Ms Anthony,

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

PROPOSAL: Change of use from Hotel to School involving fencing, bin and cycle store and removal of 2 small water features externally. Construction of an upper level to a storeroom to provide a staircase enclosure. Two windows to be altered to insert doorways. (may affect the setting of a listed building)

LOCATION: ALFRETON HALL CHURCH STREET ALFRETON DE55 7AH

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 most recent formal observations on this planning application were issued on 27/7/26. Informal dialogue has progressed since then and the applicant's transport consultant has submitted a Transport Assessment Addendum (TAA; dated October 2026).

The transport assessment work is not yet complete, as the applicant continues to seek to develop a scheme to provide safe pedestrian access to the proposed development. However, the applicant's transport consultant has requested the highway authority's observations on the TAA, which are summarised below.

Transport Assessment Addendum (TAA)

The highway authority has the following observations on the TAA, where necessary, using the paragraph numbers in that document for reference.

Paras 1.1.5 and 3.2.2 – the applicant should ensure that the site location plan presented in TAA Appendix B is consistent with, and encloses all, the proposed pedestrian improvement works to Church Street when such details have been finalised.

Para 1.3.1 – subject to the further work being undertaken by the applicant proving to be satisfactory, the highway authority will recommend a planning condition to secure submission and approval of a school travel plan (TP) and planning obligations to secure financial contributions for TP monitoring and a TP bond. The highway authority therefore offers no further observations on the TP at this stage.

Paras 2.2.4 and 4.1 and TAA Figure 1 – the land ownership information will be reviewed against the applicant's proposals for improvement to Church Street when finalised.

Paras 2.4.1 and 4.2.1 to 4.3.7 – the site visit information will be reviewed against the applicant's proposals for improvement to Church Street when finalised.

Paras 3.1.3 and 3.3.1 to 3.4.1 – the relevant drawings, including their interface with Church Street where applicable, will be reviewed against the applicant's proposals for improvement to Church Street when finalised.

Para 4.5.5 - the proposed signage strategy will be reviewed along with the applicant's proposals for improvement to Church Street when finalised.

Paras 5.1.1 to 5.7.5 – subject to implementation of a satisfactory and safe means of pedestrian access to the site along Church Street and to securing an appropriate TP, the highway authority considers that the proposed development would be reasonably accessible and sustainably located.

Para 6.1.1 – planning conditions can ensure that the site would not accommodate business, conference, and third-party event uses which would not be ancillary to the proposed school use.

Paras 6.3.1 to 6.3.9 – the proposed site layout arrangements will be reviewed along with the applicant's proposals for improvement to Church Street when finalised.

Paras 6.4.4, 6.10.5, and 6.11.1 to 6.11.3 – subject to the further work being undertaken by the applicant proving to be satisfactory, the highway authority will recommend a planning condition to secure submission and approval of a car park management plan (CPMP).

Para 6.6.6 – the highway authority accepts that provision will be made within the site for public parking and that the proposed development will not result in any material displacement of public parking from within the main body of the site.

Paras 6.7.1 to 6.7.4 – sheltered and secure cycle parking is necessary to encourage staff and visitors to the site to cycle and to complement the TP. The applicant should

either come forward with appropriate proposals, or the highway authority will recommend a planning condition to secure appropriate cycle parking provision.

Paras 7.1.1 to 7.5.11 – following a review of the traffic signal capacity assessments for the A61 Chesterfield Road/High Street/King Street/Church Street junction, the highway authority's traffic signals engineer has confirmed that the proposed development would be unlikely to give rise to a severe impact on the transport network in the vicinity of the site. This would particularly be the case if the school start time is after 9am as referred to in TAA para 7.5.11 (which can be controlled by planning condition).

Paras 8.1.1 to 8.3.2 – as the applicant continues to seek to develop a scheme to provide safe pedestrian access to the proposed development, it is not possible for the highway authority to issue its final observations at this stage. Further observations will be provided following receipt of the applicant's proposals for improvements to Church Street.

Conclusion

The highway authority recommends that this planning application should not be determined until the applicant has submitted further details which address the requirement for safe and convenient pedestrian access to the site via Church Street.

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

SD; DCC TDM; 19/10/26.