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/2026/018553/R1
Your ref: AVA/2026/0511
Date: 23 October 2026

Dear Ms Anthony,

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

PROPOSAL: New detached home on land to rear of Northfields

LOCATION: Land to Rear of 22A And 22B Northfield Kilburn Belper

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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 an informative being attached to the decision notice if planning permission is granted.

Background

The highway authority's initial observations on this planning application were issued on 27/8/26. The applicant has submitted a revised site layout plan (drawing number C1082 – P04 Rev A).

Assessment

The revised site layout plan now shows provision of 3 car parking spaces within the site, which would satisfy the minimum car parking requirement for the potential 4-bedroom dwelling as stipulated in the highway authority's Parking Guidance for New Developments (PGND).

The car parking spaces are shown adjacent to an aisle having a minimum width of 6m, which would provide sufficient space for vehicles to turn within the site.

The existing site access driveway is surfaced in loose material which can be carried onto the highway to the detriment of highway safety. The site access driveway should therefore be resurfaced in a hard paved material within 5m of the back of footway on Northfield.

No gates should be located within 5m of the southern carriageway edge on Northfield.

No secure, covered cycle parking, secure cycle equipment storage, electric vehicle charging, or bin storage facilities are shown on the site layout plan.

Details in relation to the above requirements can be secured by planning condition.

Conclusion

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

Planning Conditions

1. The development hereby permitted shall not be occupied until the site access and driveway/parking/turning areas are provided in accordance with the scheme illustrated on drawing number C1082 – P04 Rev A. The driveway/parking/turning areas shall not be used for any purpose other than parking/turning/loading/unloading of vehicles and shall remain free of obstruction for the life of the development.

   Reason: In the interest of highway safety.

2. The development hereby permitted shall not be occupied until the site access driveway is surfaced in a bound material, along the full width of the driveway for a minimum length of 5m within the site measured from the highway boundary, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. This area of driveway shall be maintained in the bound material for the life of the development.

   Reason: In the interest of highway safety.

3. The development hereby permitted shall not commence until details for the provision of secure, covered cycle parking, secure cycle equipment storage, electric vehicle charging, and bin storage 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.

4. Driveway gates shall be located no closer than 5m from the nearside carriageway edge and shall be hung to open inwards.

Reason: In the interest of highway safety.

Informative

The deposit of mud or other items, and/or the discharge of water, onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner/occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the highway authority to take both practical and legal action (which may include prosecution) against the applicant/contractors/owner or occupier of the land.

SD; DCC TDM; 23/10/26.