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: Devinda Kumarasinghe
Our ref: AVBC/2026/019116
Your ref: AVA/2026/0607
Date: 19 November 2026

Dear Carol Grant

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

PROPOSAL: Variation of condition 2 (approved drawings) of AVA/2019/0229 to substitute the site layout plan and house type plans

LOCATION: Land North Of Hall Road Hall Road Langley Mill Derbyshire

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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 recommends that the application is **deferred** pending additional information.

Comments

The Local Highway Authority is unable to offer a positive recommendation at this stage pending further information on the revised parking arrangements and internal highway layout.

Scope of review

The Section 73 application retains the approved total of 93 dwellings and proposes revised house types and associated layout changes. The highway review focuses on how those changes affect parking demand, access to individual plots and the

operation of the internal streets. The approved scheme under AVA/2019/0229 should form the baseline for the comparison.

Dwelling mix and parking provision

Drawing HAL/PL/03 Rev E lists the proposed house types and bedroom counts, but the legend does not clearly distinguish between flats, bungalows and houses. A side-by-side comparison of the approved and proposed dwelling mix is requested, showing the number of dwellings by accommodation type and bedroom count. The proposed mix should be cross-referenced to the house-type codes and plot numbers shown on the layout.

A plot-by-plot schedule of the proposed car and cycle parking provision is also requested. For plots where the dwelling type, bedroom count or parking arrangements change, the schedule should show the corresponding approved provision. Any changes to accessible parking and the routes between those spaces and the dwellings they serve should also be identified.

The revised provision should be assessed against DCC's *Parking Guidance for New Developments*, with reference to LTN 1/20 for cycle parking design. Any departures should be identified and justified.

Parking layout and vehicle manoeuvring

The proposed site plan indicates parking allocations, but the boundaries and dimensions of individual bays and manoeuvring areas are unclear in some locations. Scaled, dimensioned and annotated drawings of the amended areas are requested, showing bay boundaries and allocations, access aisles and any kerbs, landscaping or other features that could constrain manoeuvring.

For example, at Plot 47 it is unclear whether both allocated spaces can be accessed when the adjoining bays are occupied. The revised drawings should demonstrate that parking is usable wherever the amended layout presents similar constraints. Targeted swept-path analysis should be provided where needed to verify manoeuvring.

Where the amendments affect internal streets, turning areas or servicing routes, the revised drawings should demonstrate that the layout can accommodate the vehicles expected to use it. Swept-path analysis should be provided where necessary to verify the movements affected by the changes.

Conclusion

The requested information is required to establish whether the revised dwelling mix is supported by suitable car and cycle parking and whether the amended internal layout can operate safely and effectively.

Yours sincerely,

Devinda Kumarasinghe
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
24 September 2026	**Devinda Kumarasinghe**		**19 November 2026**