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: Jenny Rhodes
Our ref: AVBC/2026/019561
Your ref: AVA/2026/0631
Date: 24 November 2026

Dear Mrs Grant,

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

PROPOSAL: Construction of 2-bedroom bungalow.

LOCATION: 114 Upper Dunstead Road Langley Mill Derbyshire NG16 4GQ

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

This planning application seeks permission for the construction of a 2-bedroomed bungalow on garden land to the rear of 114 Upper Dunstead Road, Langley Mill.

The proposed dwelling will share the existing access to the site from Upper Dunstead Road, a classified unnumbered road subject to a 30mph speed limit. It is proposed to demolish a detached garage to the rear of No. 114 to extend the driveway to the proposed dwelling.

Site Access

Due to the wide verge and footway on the western side of Upper Dunstead Road, visibility splays of 2.4m x 43m, projected to nearside carriageway edge, can be achieved in both directions from the access.

Paragraph 4.8.1 of the highway authority's Planning, Streets, and Places (PSP) guidance stipulates a requirement that driveways should be provided with 2m x 2m pedestrian splays on each side of the driveway within the site at the back of footway. The submitted block plan does not show such provision.

Where a driveway serves two dwellings it should have a width of 4.8m for the first 8m measured from the back of the footway/verge. The submitted block plan shows a pinch point immediately to the rear of the footway where the driveway is only 4.3m wide.

The access should be served by a dropped kerb verge/footway crossing, the same width as the access driveway plus a new dropper kerb at the northern end of the dropped kerb, to highway authority specification.

The access should be surfaced in a bound material, along its full width, for a minimum length of 5m within the site measured from the highway boundary.

No drainage facilities to prevent the unregulated discharge of surface water from the driveway onto the public highway have been submitted.

Internal Layout

Two driveway parking spaces are proposed for each dwelling, in accordance with the highway authority's Parking Guidance for New Developments (PGND). There is space within the proposed driveway for cars to enter, turn within, and leave the site in forward gear.

No details of electric vehicle (EV) charging facilities are shown but can be secured by planning condition.

On-site turning areas should be provided for delivery vehicles where the driveway length exceeds 25m. Swept path plots should be provided for a 3.5 tonne delivery van.

No details of secure, covered cycle storage have been submitted. PGND stipulates that secure, covered cycle parking should be provided at a rate of 1 space per bedroom close to the primary access to the buildings.

No details have been provided of a bin storage area or bin collection point for refuse collection days. A bin storage area should be provided clear of the public highway and without conflict with the site access or on-site parking. These should not be more than 25m from the highway. A hard paved bin collection point should be provided near the highway without obstructing the site access or on-site parking.

Conclusion

A revised site layout plan is required to address the above issues.

The highway authority recommends that this planning application should not be determined until the applicant has submitted further details which satisfactorily address the above issues.

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

Yours sincerely,

Jenny Rhodes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
4 November 2026	Jenny Rhodes	SD	24 November 2026