

Planning Services Manager
South Derbyshire District Council
Civic Offices
SWADLINCOTE
Derbyshire
DE11 0AH

Highway Officer: Paul Bigg
Our ref: SDDC/2025/011090
Your ref: DMPA/2025/0165
Date: 19 February 2025

Dear Jessica,

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

PROPOSAL: Erection of a self build dwelling

**LOCATION: Hill Farm,
183 Woodland Road,
Stanton,
Burton on Trent,
DE15 9TJ**

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 objections to the application subject to conditions being imposed should approval be granted.

Site Access

It is noted that improvements to the access are proposed that will allow two vehicles to pass, remove the gate, improve the surfacing of the access and provide appropriate pedestrian visibility splays. In addition, the achievable visibility splays are excellent in both directions.

It is considered therefore that the proposed access arrangements are acceptable.

Highway Safety

There is no highway safety concerns associated with the use of the existing access to the site.

Internal Layout

The proposed parking and turning arrangements are acceptable.

Trip Generation

Whilst the proposed development is likely to result in a modest volume of traffic movements, it is noted that it will also remove farm traffic from the site. Taking this into account, together with the proposed access improvements, it is accepted that the traffic likely to be generated by the proposed development can be satisfactorily accommodated on the local highway network.

Sustainable Travel

The site is located in an existing residential area and future residents would have the opportunity to use sustainable modes of travel including walking, cycling or public transport and would therefore not be wholly reliant on private car use.

Conclusion

Based on the analysis of the information submitted the Local Highway Authority concludes that there would not be an unacceptable impact on highway safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Conditions

1. No development, including preparatory works, shall commence until the existing access to Woodland Road has been improved in accordance with the approved plans.

Reason: To ensure safe and suitable access for all users, in the interests of highway safety.

2. Prior to the first occupation of the approved dwelling, space shall be provided for the parking of vehicles in accordance with the approved plans; and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument

amending, revoking and/or replacing that Order, such space shall be maintained throughout the life of the development free of any impediment to its designated use.

Reason: To ensure adequate parking and turning provision, in the interests of highway safety.

3. Prior to commencement of the development hereby permitted details of a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Any temporary access to the site;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud and dust being carried onto the highway;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

Informatives

- A. The Local Highway Authority has no objection to the above subject to the applicant obtaining a Section 184 license to undertake works in the public highway. The improvements to the existing access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Derbyshire Highways before commencing any works on the highway, details can be found at:

www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk.

Yours Sincerely

Paul Bigg
Highways Development Control