

**From:** [Stannard, James](#)  
**To:** [Planning Comments \(HPBC\)](#)  
**Subject:** HPK/2022/0476 - Land North Of 25, Bings Road, Whaley Bridge  
**Date:** 02 June 2023 11:10:43

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**From:** Jamie Bradbury (Place) <>  
**Sent:** Friday, June 2, 2023 10:59 AM  
**To:**  
**Subject:** RE: HPK/2022/0476 - Land North Of 25, Bings Road, Whaley Bridge

Hi James,

Apologies for the late reply I have been away on leave, forgot to put my out of office on!

Thanks for the additional plans and information much appreciated.

This Authority is satisfied that the proposal is unlikely to result in any increase in vehicle movements associated with the site. As previously stated available emerging visibility from the vehicular access to Bings Road is severely substandard, whilst it is appreciated Bings Road is a unclassified road, it is recommended the parking arrangement is amended slightly in order to provide adequate space for a vehicle to manoeuvre in order to both enter and exit the site in a forward gear, eliminating the need for a vehicle to reverse onto Bings Road at a point where emerging visibility is poor.

Accordingly, provided that you are satisfied that a satisfactory layout can be controlled by condition, there are no highway objections to the proposal from the highway point of view, subject to the following condition being included in any consent granted in the interests of highway safety:

1. Space shall be provided within the application site in accordance with revised drawings first submitted to the Local Planning Authority for the parking and manoeuvring of visitors vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

In addition to the above condition the following notes should be appended to any consent for the applicant's information:

- a. Where the site curtilage slopes down towards the public highway provisions within Section 163 of the Highways Act 1980 requires measures to be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dished channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.
- b. The Highway Authority recommends that the first 5m of the access / driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users the Authority reserves the right to take any necessary action against the landowner.

Kind regards,

**Jamie Bradbury** | Technician | Development Control | Place | Derbyshire County Council |

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