
From: Planning
Sent: 19 May 2025 07:22
To: Planning Policy
Subject: FW: Erewash Core Strategy Amendments in response to Examination ERE/Exam/APR25

From: Paul Bigg (Place)
Sent: 16 May 2025 18:31
To: Planning
Cc: Clare Wilkins (Place)
Subject: Erewash Core Strategy Amendments in response to Examination ERE/Exam/APR25

Sirs,

Derbyshire County Council Highways Development Management comments on the above matter are as follows:

- South Stanton (1000 homes, a new primary and village centre. Removes wording regarding education contribution)

No comments on highway matters in the amendments.

- Acorn Way (decrease from 600 to 550 homes. Removes wording regarding education contribution)

No comments on highway matters in the amendments. Requirements for increased public transport services and infrastructure are welcomed.

- North of Spondon (200 homes. Removes wording regarding education contribution)

No comments on highway matters in the amendments.

- South West of Kirk Hallam (decrease from 1300 to 1000 homes, new primary, relief road. Removes wording regarding education contribution)

No comments on highway matters in the amendments.

- West of Sandiacre (new site - 180 homes)

It is considered that the proposal to provide vehicular and pedestrian access to the site via an extension to Larch Drive is acceptable. The extended access road serving the site would be required to be constructed to adoptable standards. Pedestrian and cycle access to the site via Footpath No. 1 is also essential.

As stated, a Transport Assessment will be required to support an application which will demonstrate the need, if any, for junction improvements on the wider highway network to mitigate the impact of the additional vehicular trips generated by the development. If junction improvements are required then the Transport Assessment should demonstrate that these can be satisfactorily provided in a safe and suitable manner.

- North of Breadsall Hilltop (new site – 160 homes)

It is noted that it is proposed that vehicular and pedestrian access to the site is from Dale Acre Way/Hungerhill Close. Whilst this is acceptable in principle these roads are in the Derby City Council administrative area and will therefore need the approval of that authority. A Transport Assessment will be required to support an application which will demonstrate the need, if any, for junction improvements on the wider highway network to mitigate the impact of the additional vehicular trips generated by the development.

It is considered that pedestrian links between the site and Hill Top, to provide good access to a frequent bus service running along the A609, would be beneficial and should be provided. If junction improvements are required then the Transport Assessment should demonstrate that these can be satisfactorily provided in a safe and suitable manner.

- South of West Hallam (new site – 90 homes)

It is noted that a new vehicular and pedestrian access on Beech Lane will be required to serve the proposed development. It will need to be satisfactorily demonstrated that a safe and suitable access can be provided which takes into account the access to Scargill Primary School and the junction with Hallam Way as well as ensuring that highway and pedestrian safety is not compromised, particularly considering vehicular and pedestrian activity associated with the School.

In addition, the provision of a footway along the site frontage of Beech Lane together with improvements to the bus stop facilities is considered to be essential.

A Transport Assessment will be required to support an application which will demonstrate the need, if any, for junction improvements on the wider highway network to mitigate the impact of the additional vehicular trips generated by the development. If junction improvements are required then the Transport Assessment should demonstrate that these can be satisfactorily provided in a safe and suitable manner.

- North of West Hallam (new site – 35 homes)

It is noted that a new vehicular and pedestrian access on High Lane West will be required to serve the proposed development. It will need to be satisfactorily demonstrated that a safe and suitable access can be provided taking into account the visibility splays required. A secondary access for cycles and pedestrians on Park Hall Lane should be provided to enable access to Footpath No. 1, this could also serve as an access for emergency vehicles.

- North of Borrowash (new site – 60 homes)

It is noted that a new vehicular and pedestrian access on Cole Lane will be required to serve the proposed development. It will need to be satisfactorily demonstrated that a safe and suitable access can be provided taking into account the visibility splays required.

The development should safeguard Footpath No.1, which crosses the site, as it enables access to the extensive rights of way network north of the A52 as well bus stops and other facilities to the south of the site.

- West of Borrowash (new site – 280 homes)

It is noted that a new vehicular and pedestrian access on the A6005 Derby Road will be required to serve the proposed development. It will need to be satisfactorily demonstrated that a safe and suitable access can be provided that can accommodate the traffic likely to be generated by the proposed development and the existing traffic on Derby Road as well as taking into account Footpath No. 41. In addition, the access proposals must also provide safe pedestrian crossing facilities of the A6005 Derby Road to enable access to westbound bus stops and other facilities on the south side of the highway.

A Transport Assessment will be required to support an application which will demonstrate the need, if any, for junction improvements on the wider highway network to mitigate the impact of the additional vehicular trips

generated by the development. If junction improvements are required then the Transport Assessment should demonstrate that these can be satisfactorily provided in a safe and suitable manner.

It is considered that the proposed development should safeguard the alignment of Footpath No. 41, whilst providing pedestrian links between the development site and Footpath 41.

Pedestrian links between the development and Borrowash to the east are essential to provide sustainable alternatives to the use of the private car to access the services and facilities within Borrowash Local Centre and local schools.

- East of Breaston (new site – 50 homes)

It is noted that a new vehicular and pedestrian access to the site would be taken from Heath Gardens, this is considered to be acceptable in principle although it will need to be demonstrated that its existing junction layout with the A6005 Derby Road is satisfactory to accommodate the additional vehicle movements associated with the proposed development.

The required provision of a pedestrian crossing point close to the A6005 Derby Road/Heath Gardens junction to enable safe pedestrian access to westbound bus stops is welcomed.

- South West of Draycott (new site – 190 homes)

It is noted that vehicular and pedestrian access to the site is to be via the existing Bankfields Farm access on the A6005 Derby Road. It is confirmed that the existing access arrangement will need to be improved to provide an access to adopted highway standards. The provision of a new footway from the site access to the westbound bus stop on Derby Road as well as pedestrian crossing facility of Derby Road to access the eastbound bus stop are essential to encourage sustainable travel.

The development should safeguard Footpath No. 4 and encourage links to the PROW to connect into the wider PROW network.

A Transport Assessment will be required to support an application which will demonstrate the need, if any, for junction improvements on the wider highway network to mitigate the impact of the additional vehicular trips generated by the development. If junction improvements are required then the Transport Assessment should demonstrate that these can be satisfactorily provided in a safe and suitable manner.

There are no comments to make on the Employment or Transport topics covered in the amendments.

Hope that helps, any queries please just let me know.

Paul

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Place | Derbyshire County Council

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