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: Amelia Williams
Our ref: AVBC/2025/014293
Your ref: AVA/2025/0686
Date: 29 October 2025

Dear Alex Shaw

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

PROPOSAL: Roof lights to rear ground floor roof on house, demolition of existing garage and rebuild to accommodate a garage big enough for camper-home vehicle.

LOCATION: Southernwood Cottage Church Lane Kirk Langley Ashbourne Derbyshire DE6 4NG

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 objection subject to informatives**.

Background

This planning application proposes the installation of rooflights to the ground floor of the dwelling, demolition of an existing garage, and construction of a new garage at Southernwood Cottage, Church Lane, Kirk Langley.

Access Arrangements

The proposed garage will be approximately 2m longer and 1m narrower than the existing garage. Access will remain unchanged, via the existing track to the south-west of the application site.

Parking

The proposed development would give rise to no change in the parking requirement and no change to the existing level of parking provision.

Public Bridleway

The track which serves access to the garage is a bridleway (Kirk Langley AV17/26/4).

The County Council's Rights of Way section has no objection, subject to recommended informatives to assist in ensuring that the bridleway remains unobstructed and undisturbed**.**

Summary

Having regard to the above, the highway authority considers that the proposed development will not give rise to any materially adverse impacts on the highway network.

Informatives
The highway authority recommends that the following informatives should be appended to the decision notice should planning permission be granted:

Notes to Applicant

- The bridleway must remain open, unobstructed and on its legal alignment.
- There should be no disturbance to the bridleway surface without prior authorisation from the County Council's Rights of Way section.
- Consideration should be given to the safety of members of the public using the bridleway during and after the works. A temporary closure of the bridleway may be permitted on application to the County Council where the bridleway will remain unaffected on completion of the development.
- There should be no encroachment onto the bridleway, and no fencing should be installed without consulting the County Council's Rights of Way section.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
8 October 2025	Amelia Williams	SD	29 October 2025