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: Robert Smith
Our ref: AVBC/2025/015074
Your ref: AVA/2025/0823
Date: 15 December 2025

Dear Laura Anthony,

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

PROPOSAL: Erection of 6 holiday shepherd huts, associated parking and access, and change of use from agricultural to holiday / tourism use

LOCATION: Sycamore House Farm Plaistow Green Road Matlock Derbyshire DE4 5GX

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 conditions being imposed should approval be granted.

Background

This planning application proposes the erection of 6 holiday shepherd huts, associated parking and access, and change of use from agricultural to holiday/tourism use.

Site Access

Access to the site is proposed via an existing vehicular access to Mooredge Road, a rural road subject to the national speed limit. Mooredge Road is a lightly trafficked rural road and, due to the nature and horizontal alignment of the highway in the vicinity of the site, approach traffic speeds are relatively low. Accordingly, it is considered that the levels of visibility currently available at the site access would be commensurate with approach traffic speeds subject to a section of the existing boundary wall to the east of the access being reduced in height to a maximum of 0.6m above adjacent carriageway level.

The submitted access details indicate that the access is to be 6.9m wide. This is considered in line with the Local Highway Authority's (LHA's) Planning, Streets, and Places (PSP) guidance, which requires a shared access to be provided with sufficient width to allow two vehicles to enter and leave simultaneously.

The proposed provision of one car parking space per shepherd's hut is acceptable.

Sufficient space would be available within the site to enable vehicles to enter, turn within, and leave the site in forward gear.

It is noted that the car park is proposed to be constructed of a bound material to ensure that no loose material is deposited onto the adopted highway, which is acceptable.

It is recommended that measures to prevent the unregulated discharge of surface water to the public highway should be provided, together with a hard surfaced verge crossing to serve the development from Mooredge Road, constructed in accordance with the highway authority's specification.

Conclusion

Having regard to the above, the highway authority would have no objection to this planning application subject to the following recommended planning conditions and informative notes being attached to the decision notice if planning permission is granted.

Conditions

The development hereby permitted shall not be brought into use until the access, parking and turning facilities have been provided as shown on the submitted Block and Location Plan.

Reason: To ensure conformity with submitted details.

The development hereby permitted shall not be brought into use until visibility splays are provided from a point 0.6m above carriageway level at the centre of the application site access and 2.4m back from the nearside edge of the adjacent

carriageway. The major road visibility splay to the east of the access shall be projected over a length of 29m along the nearside edge of the adjacent carriageway. The major road visibility splay to the west of the access shall be projected to the nearside carriageway edge on Mooredge Road, to its junction with Plaistow Green Road. The visibility splays shall thereafter be permanently kept free of all obstructions over 0.6m in height above adjacent carriageway level.

Reason: In the interests of highway safety.

No part of the development hereby permitted shall be brought into use until the driveway is surfaced in a bound material, along the full width of the driveway for a minimum length of 5m within the site measured from the highway boundary, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. This area of driveway shall be maintained in the bound material for the life of the development.

Reason: In the interest of highway safety.

No part of the development hereby permitted shall be brought into use until the access driveway/parking/turning area are constructed with provision to prevent the unregulated discharge of surface water to the public highway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be maintained for the life of the development.

Reason: To ensure that surface water from the site is not deposited on the public highway causing danger to road users.

No part of the development hereby permitted shall be brought into use until a hard surfaced verge crossing to serve the driveway from Mooredge Road is available for use and has been constructed in accordance with the highway authority's specification to the satisfaction of the Local Planning Authority.

Reason: In the interest of highway safety.

Informatives

Planning permission does not convey consent to work on or adjacent to the public highway.

Prior to any works commencing on site, including demolition works, the developer must obtain the highway authority's consent.

The developer must obtain a license under Section 184 of the Highways Act 1980 before commencing any works on the highway.

Details are available 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.

The deposit of mud or other items, and/or the discharge of water, onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner/occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the highway authority to take both practical and legal action (which may include prosecution) against the applicant/contractors/owner or occupier of the land.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
26 November 2025	**Robert Smith**	**SD**	**15 December 2025**