DERBYSHIRE County Council

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: Gemma Statham
Our ref: AVBC/2025/014980/R1
Your ref: AVA/2025/0787
Date: 17 December 2025

Dear Laura Anthony

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

PROPOSAL: Demolition of existing single storey garage and erection of new two storey 3 bedroom dwelling.

LOCATION: 8 LOWER BIRCHWOOD
SOMERCOTES
ALFRETON
DE55 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.

The Highway Authority has considered the amended details and comments as follows

The amended details appear to have taken the existing fronting verge to within the curtilage of the proposal, this is not acceptable and will need to be amended. Plans should also show the full extents of the visibility sightlines achievable within controlled land.

Please hold the application in abeyance until the above has been considered.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
15 December 2025	**Gemma Statham**		**17 December 2025**