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/2025/015278
Your ref: AVA/2025/0846
Date: 18 December 2025

Dear Laura Anthony,

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

PROPOSAL: Part convert outbuildings to form holiday lets & ancillary accommodation (May affect the setting of a listed building)

LOCATION: Ridgeway House, Ridgeway Lane. Ridgeway, Belper DE56 2JT

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.

The planning application proposes the part conversion of outbuildings to form 3 no. holiday lets and ancillary accommodation. Holiday let 1 would have 1 bedroom, let 2 would have 2 bedrooms, and let 3 would have 1 bedroom. The ancillary accommodation would have 1 bedroom. Taken together, the four units would deliver 5 bedrooms.

Access to the site is via an existing access located on the outside of a bend on Ridgeway Lane. The existing geometry, surfacing, and visibility at the access point is considered sufficient.

The Local Highway Authority (LHA) considers that provision of at least 4 car parking spaces would be appropriate. No details which show car parking provision have been submitted. However, adequate hardstanding space is available within the site to accommodate the above car parking requirement. Details of allocated car parking provision for the proposed development can be secured by planning condition.

Parking space dimensions should be 2.4m x 5.5m (absolute minimum length = 4.8m) with an additional 0.9m width being applied to provide pedestrian circulation space. Adjoining parking spaces can have overlapping circulation space.

Subject to the above, it is considered unlikely that the traffic generated by the proposal would result in an unacceptable impact in terms of safety or capacity, on the highway network beyond the immediate site access.

A PRoW runs along the access route. Consideration should be given to the safety of the public using the path. Private rights must not derogate the rights of the public to use the path.

Further comments have been requested from the County Council's Rights of Way team and will be provided in due course. However, the following general guidance is advised:

- The footpath must remain open, unobstructed and on its legal alignment.

- There should be no disturbance to the path surface without prior authorisation from the Rights of Way Section.

- Consideration should be given to the safety of members of the public using the path during and after the works. A temporary closure of paths may be permitted on application to the County Council where the path remains unaffected on completion of the development.

- There should be no encroachment of the path, and no fencing should be installed without consulting the County Council's Rights of Way section.

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 being attached to the decision notice should planning permission be granted.

Conditions

The holiday let accommodation hereby permitted shall be occupied as holiday accommodation only and shall not be occupied as a sole or main place of residence.

Reason: To allow the local planning authority to control the future use of the premises in the interest of highway safety.

The ancillary accommodation hereby permitted shall be occupied solely in connection with, and ancillary to, the host dwelling (Ridgeway House, Ridgeway Lane, Ridgeway) and shall not be sold off, sub-let or used as a separate business premises.

Reason: To safeguard the amenities of nearby occupiers and in the interests of highway safety.

The development hereby permitted shall not commence until a scheme showing details of car parking, manoeuvring, and pedestrian circulation space has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development hereby permitted is brought into use and shall be maintained free from impediment to the designated use for the life of the development.

Reason: To ensure adequate parking, turning and pedestrian provision, in the interests of highway safety.

Informatives

Public Right of Way (Ripley Footpath No. 8), as shown on the Derbyshire Definitive Map, must remain open, unobstructed and on its legal alignment at all times. There should be no disturbance to the surface of the route without prior authorisation from the Rights of Way Inspector for the area. Consideration should be given to members of the public using the route at all times. A temporary closure of the route may be granted to facilitate public safety subject to certain conditions. Further advice can be obtained by calling 01629 533190 and asking for the Rights of Way Duty Officer or by emailing ETC.PROW@derbyshire.gov.uk. If a structure is to be erected adjacent to the right of way, it should be installed within the site boundary so that the width of the right of way is not encroached upon.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
9 December 2025	Robert Smith	SD	18 December 2025