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/2025/015205/R1
Your ref: AVA/2025/0831
Date: 7 January 2026

Dear Katja Graham

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

PROPOSAL: Removal of existing boundary wall to front of property and extend drop kerb and driveway

LOCATION: 10 - 12 New Road Belper Derbyshire DE56 1US

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's initial observations on this planning application were issued on 17/12/25. The applicant has submitted revised details including a block plan (drawing number 2523(08)001 Rev A) and elevation details (drawing number 2523(08)002 Rev A).

The amended details have addressed the issues raised by the highway authority.
The highway authority would therefore have no objection to this planning application subject to the following recommended planning conditions and informatives being attached to the decision notice is planning permission is granted.

1. The development hereby permitted shall not be brought into use until the access, parking, and turning facilities have been provided as shown on drawing numbers 2523(08)001 Rev A and 2523(08)002 Rev A.

Reason: To ensure conformity with submitted details.

2. No part of the development hereby permitted shall be brought into use until hard surfaced footway crossings to serve the driveways from New Road are available for use and have 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.

3. Visibility splays of 2.4m x 43m, projected to the nearside carriageway edge, shall be provided on both sides of the site access driveways. Such splays shall be free of obstruction above a height of 0.6m above adjacent carriageway channel level and shall be maintained for the life of the development.
   Reason: In the interest of highway safety.

4. 2m x 2m pedestrian splays shall be provided on both sides of the site access driveways. Such splays shall be free of obstruction above a height of 0.6m above adjacent footway level and shall be maintained for the life of the development.
   Reason: In the interest of pedestrian safety.

5. No part of the development hereby permitted shall be brought into use until the driveways are surfaced in a bound material, along the full width of the driveways 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. These areas of driveway shall be maintained in the bound material for the life of the development.
   Reason: In the interest of highway safety.

6. No part of the development hereby permitted shall be brought into use until the access driveway/parking/turning areas 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 retained 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.

7. No part of the development hereby permitted shall be brought into use until provision has been made within the application site for secure, covered cycle parking, secure cycle equipment storage, electric vehicle charging, and bin storage facilities in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall not thereafter be used for any other purpose and shall be maintained for the life of the development.

Reason: In the interest of highway safety and furthering travel by sustainable modes.

Notes to Applicant

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,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
19 December 2025	**Gemma Statham**		**7 January 2026**