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: Robert Smith
Our ref: AVBC/2025/015376
Your ref: AVA/2025/0863
Date: 7 January 2026

Dear Alex Shaw,

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

PROPOSAL: Extension of existing vehicular access

LOCATION: 12 Church Street Denby Village Ripley Derbyshire DE5 8PA

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 to this planning application subject to the imposition of planning conditions if planning permission is granted.

This planning application proposes the extension of an existing vehicular access. The works appear only to involve the extension of an existing dropped kerbed vehicular access, with parking space on the existing site frontage already being constructed in loose hardcore (see copy extract from Street View below).



Extract from Google Street View

There is no in principle highway objection to the proposed widened vehicular access, subject to the footway crossing being constructed in accordance with the highway authority's specification.

The existing driveway should be hard surfaced to avoid loose material being carried onto the highway. There is currently evidence of this, and the widened dropped kerb footway crossing would increase the likelihood of further loose material being carried onto the highway to the detriment of highway safety.

There is conflicting information as to whether an existing area of soil, located at the eastern end of the site frontage, is to be retained. Drawing ref Robinson 01 shows a hardstanding abutting the adjacent track whilst the Planning Statement notes that the fire hydrant marker post will not be impacted.



Extract from Google Street View

On the basis that this area is retained, such that a 2m x 2m pedestrian visibility splay is maintained to the side of the driveway area at the back of the footway, there would be no highway objection to the proposal.

The submitted block plan does not demonstrate the single-storey front extension, permitted under planning application AVA/2019/0961, which reduces the available depth for vehicles to park. However, scaling from the block plan submitted in support of that application, and having regard to the earlier Street View image, it is considered that sufficient space will be available for vehicles to park.

Summary

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

Conditions

No part of the development hereby permitted shall be brought into use until a hard surfaced footway crossing to serve the extended driveway from public highway 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.

The development hereby approved shall not be brought into use until a pedestrian visibility splay of 2m x 2m measured perpendicularly back from the back of footway has been provided to the eastern side of the extended access. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above the adjoining ground level.

Reason: To ensure motorists have clear and unrestricted views of approaching pedestrians when pulling out onto the adopted highway, in the interest of highway safety.

No part of the development hereby permitted shall be brought into use until the full extent of the driveway is surfaced in a bound material 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.

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
15 December 2025	Robert Smith	SD	7 January 2026