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/2025/015449
Your ref: AVA/2025/0858
Date: 12 January 2026

Dear Alfia Cox

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

PROPOSAL: Non-material amendments to planning pemission AVA/2023/0800 in order to take account of amendments to the positioning of several house types towards the west of the site (conditon 2) and to include revised trigger point to allow delivery of the pedestrian link at a later construction stage when it is safe to do so (condition 12)

LOCATION: Land To The South Of B600 Lower Somercotes Somercotes Alfreton Derbyshire

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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 have considered the above mentioned planning application for the amendments to conditions.

There are no highway objections to the principle of the amendments as set out in the application details. However, the Highway Authority would prefer to see the wording along the lines stated below.

“The pedestrian connection linking the north-western corner of the site to the B600 shall be provided and made available for use prior to the occupation of the final dwelling at the latest, or at an earlier point agreed in writing by the Local Planning Authority, to ensure safe and secure public access during construction.”

Assuming this is acceptable to the applicant there are no highway objections

If you require any further information please contact me.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
17 December 2025	Gemma Statham		12 January 2026