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/2025/014790/R1/R2
Your ref: AVA/2025/0772
Date: 13 January 2026

Dear Alex Shaw

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

PROPOSAL: Erection of fence

LOCATION: Codnor Gate Farm Nottingham Road Ripley Derbyshire DE5 3JX

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.

In response to the additional details provided in the email dated 5th January 2026 the Highway Authority responds as follows.

The applicant has clearly shown an increase in the width of the driveway to the north of the existing A610 footway. It is that which determines the requirement for the width of the dropped kerb to be improved to match the driveway width, the access is to be provided with pedestrian splays in line with the requirements of Planning, Streets, and Places para 4.8.1, and for improved visibility splays to accommodate the widened access.

The fence at the existing western access given that no physical changes are proposed at that access, the fence could remain on its proposed line providing it would be no higher than the adjacent existing wall to avoid any reduction in existing levels of visibility.

As submitted, the proposed development is objectionable on the basis that the proposal does not demonstrate safe and suitable access for all users, contrary to para 115 b) of the National Planning Policy Framework. Revised details are therefore required to address the above issues.

The highway authority therefore recommends that this planning application should not be determined until the applicant has submitted further information which satisfactorily addresses the above issues. The highway authority will comment again following receipt of further information.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
6 January 2026	**Gemma Statham**		**13 January 2026**