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/2026/015638
Your ref: AVA/2026/0005
Date: 20 January 2026

Dear Rebecca Godson

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

PROPOSAL: Demolition of former MAFF building and replacement with self-build detached house (may affect the character and appearance of the Conservation Area and setting of Listed Buildings)

LOCATION: Former MAFF Building 22 Bridge Foot Bridge Foot Belper 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 has considered the above mentioned planning application and comments as follows.

The proposal is for the demolition of the existing office building and the construction of a residential dwelling. The application details state that a new access onto Bridge Foot will be constructed, however, from the application details it would appear that the proposal will utilise the existing access which serves the office building. If this is not the case please clarify the situation.

Based on the proposal utilising the existing access onto Bridge Foot, it is not considered the proposal will result in any increase in use of the site and there are no

highway objections subject to the following conditions being included on any consent granted.

1. No part of the development hereby permitted shall be brought into use until the site access and driveway/parking/turning areas are provided in accordance with the scheme illustrated on the approved site plan 24-131-08-04. The driveway/parking/turning areas shall not be used for any purpose other than parking/turning/loading/unloading of vehicles.
   REASON: In the interest of highway safety.

2. 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.

If you require any additional information please contact me.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
8 January 2026	**Gemma Statham**		**20 January 2026**