2m x 2m x 45^0 pedestrian intervisibility splays also need to be provided on both sides of the access within the controlled frontage. As set out in 4.8.1 of the Authority's Planning Streets and Places Design guide.

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/2026/015738
Your ref: AVA/2026/0017
Date: 26 January 2026

Dear Laura Anthony

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

PROPOSAL: Change of use of garage to dog grooming salon

LOCATION: 52 Crosshill Codnor Ripley Derbyshire DE5 9SQ

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 proposal is for the construction of a small outbuilding to be used for a dog groomers with up to 5 dogs per day.

Crosshill in this location forms part of the A6007 a well trafficked classified road subject to a 30mph speed limit.

Given the increase in use of the site it will need to be demonstrated that appropriate visibility sightlines of 2.4m x 43m can be achieved along Crosshill to the nearside carriageway edge in both directions. As set out in 4.8.2 of the Authority's Planning Streets and Places Design guide.

2m x 2m x 45^0 pedestrian intervisibility splays also need to be provided on both sides of the access within the controlled frontage. As set out in 4.8.1 of the Authority's Planning Streets and Places Design guide.

The proposal does not propose any increased to the existing parking at the dwelling. The existing parking layout does not provide any manoeuvring space within the site frontage so that vehicles can enter and exit in a forward gear.

A layout of the parking with suitable turning should be submitted, with dimensions which accord with the requirements of Section 8.6 of the highway authority's Parking Guide for New Developments.

As submitted, the highway authority is concerned that the proposal will result in the increase in use of the site where suitable access and parking has not been demonstrated, contrary to para 115 b) of the National Planning Policy Framework (NPPF).

The highway authority therefore recommends that this planning application should not be determined until the applicant has submitted amended details which satisfactorily address 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
15 January 2026	**Gemma Statham**		**26 January 2026**