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/2026/015779
Your ref: AVA/2026/0018
Date: 28 January 2026

Dear Laura Anthony,

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

PROPOSAL: Construction of agricultural access track

LOCATION: Willow Cottage, Coach Road, Golden Valley, Alfreton DE55 4ES

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 subject to conditions being imposed should approval be granted.

Based on the analysis of the information submitted and a review of Local and National policy the Local Highway Authority (LHA) considers that the impact of the development on highway safety would not be unacceptable, subject to the track being surfaced in a bound material, along its full width, for a minimum length of 5m within the site measured from the highway boundary, together with provision to prevent the unregulated discharge of surface water to the public highway.

The LHA therefore recommends that the following planning conditions and informatives should be attached to the decision notice if planning permission is granted.

Conditions

No part of the development hereby permitted shall be brought into use until the agricultural access track is surfaced in a bound material, along the full width of the driveway for a minimum length of 5m within the site measured from the highway boundary, 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.

No part of the development hereby permitted shall be brought into use until the agricultural access track is constructed with provision to prevent the unregulated discharge of surface water to the public highway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: To ensure that surface water from the site is not deposited on the public highway causing danger to road users.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
20 January 2026	**Robert Smith**	**SD**	**28 January 2026**