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/2025/014963/R4
Your ref: AVA/2025/0807
Date: 28 January 2026

Dear Alex Shaw

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

PROPOSAL: Two storey side extension

LOCATION: 26 LAMB CRESCENT
RIPLEY
DE5 3EX

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 amended details and comments as follows.

The relocation of the parking will require a new access to be created to Lamb Crescent.

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

Parking needs to be provided to the dimensions which accord with the requirements of Section 8.6 of the highway authority's Parking Guide for New Developments at 90^0 to the highway.

Concerns remain that whilst a room has been labelled as an office this could be used as a bedroom and therefore results in the property being a 4 bedroom house, requiring 3 parking spaces.

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
19 January 2026	**Gemma Statham**		**28 January 2026**