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: Amelia Williams
Our ref: AVBC/2026/015825
Your ref: AVA/2026/0038
Date: 17 February 2026

Dear Laura Anthony

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

PROPOSAL: Horse stables

LOCATION: Boden Barn Lynam Road South Wingfield Alfreton Derbyshire DE55 7LS

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 recommends that the application is **deferred** pending additional information.

Background

This planning application seeks permission for the development of stables for two horses in a field adjacent to Boden Barn, Lynam Road, South Wingfield.

Planning Application Boundary

The planning application red line boundary is tightly constrained and does not make allowances for vehicular access to the stables.

The highway authority recommends that the red line should be amended to allow the following issues to be addressed within the application site

Site Access and Layout Issues

The plans do not show a gate between the main part of the site and the stables. No vehicular access route is identified to serve the stable building.

There is no parking provision for horse boxes or trailers. No visitor parking is shown for vets, farriers, or feed deliveries.

No turning space is illustrated within the site, and there is no hardstanding area next to the stable building.

The applicant has not demonstrated that the access can accommodate turning movements for cars towing trailers or horse box vehicles. No swept path plots have been provided to confirm the suitability of the access or the internal turning areas.

The existing gate off Lynam Road is positioned close to the highway boundary. The waiting space in front of the gate is limited and cannot accommodate the length of a car with a trailer or horsebox. A vehicle of this size would obstruct the carriageway while the gate is being opened or closed. The access sits on a bend with restricted visibility, so any vehicle waiting in the road would create a safety risk for approaching traffic attempting to pass.

Based on the information provided, it is unclear whether suitable access, gate set-back, parking and turning arrangements can be achieved within the limited red line boundary. Additional details are required to confirm whether safe access can be delivered.

Public Bridleway

A public bridleway (AV27/13/4) runs along the track adjacent to the application site boundary.

Comments have been requested from the County Council's Rights of Way team and, if necessary, will be provided in due course. The following general guidance is offered in the meantime.

The bridleway must remain open, unobstructed and on its legal alignment. There should be no disturbance to the bridleway surface without prior authorisation from the County Council's Rights of Way section. Consideration should be given to the safety of members of the public using the bridleway during and after the works. A temporary closure of the bridleway may be permitted on application to the County Council where the bridleway remains unaffected on completion of the development. There should be no encroachment onto the bridleway, and no fencing should be installed without consulting the County Council's Rights of Way section.

Conclusion

Having regard to the above, the highway authority recommends that this planning application should not be determined until the applicant has submitted revised details which satisfactorily address the above issues. The highway authority will comment again following receipt of further information.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
23 January 2026	**Amelia Williams**	**SD**	**17 February 2026**