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/R1
Your ref: AVA/2026/0038
Date: 2 March 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 **has no objection subject to conditions.**

Background

The highway authority's initial observations on this planning application were submitted on 17/2/26. The applicant has amended the planning application site location plan, to incorporate a greater site area, and has provided a revised site layout drawing showing parking and turning space for the proposed stables.

Assessment

The revised site layout plan indicates sufficient space for vehicle turning movements and parking for the proposed stables.

The applicant proposes to remove the existing gate at the access onto Lynam Road/Park Lane. This will create more space for turning, avoid obstruction of the

highway, and improve access to and from the proposed stables. This element of the scheme can be enforced by planning condition.

The applicant has not provided details to confirm the surface of the proposed car parking and turning areas. Details can be secured by condition.

Conclusion

Having regard to the above, the highway authority would have no objection to this planning application subject to the following recommended planning conditions being attached to the decision notice if planning permission is granted.

1. The development hereby permitted shall be carried out in full accordance with drawing 0126/2573 - 1 Rev A. No changes shall be made unless agreed in writing by the Local Planning Authority.

   REASON: In the interest of highway safety.

2. No part of the development hereby permitted shall be brought into use until the site access driveway, parking, and turning areas have been surfaced in a bound material in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The driveway, parking, and turning areas shall be maintained in the bound material for the life of the development.

   REASON: In the interest of highway safety

3. No gates shall be provided at the site access or within 5m of the site access onto Lynam Road/Park Lane.

   REASON: In the interest of highway safety.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
23 February 2026	Amelia Williams	SD	2 March 2026