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/2025/014397/R2
Your ref: AVA/2025/0555
Date: 16 March 2026

Dear Rebecca Godson,

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

PROPOSAL: Proposed construction of a dormer bungalow.

LOCATION: 130 Nottingham Road, Ripley DE5 3AX

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 planning permission be granted.

Background

Further to the Local Highway Authority's (LHA) previous comments regarding the above application, please find additional comments following receipt of further information provided by the applicant, in the form of a revised site plan.

The application now proposes the construction of a 2-bedroomed dormer bungalow to the rear of 130 Nottingham Road, Ripley.

Access to the site is proposed via a new private access to Nottingham Road (B6441), a classified road subject to a 30mph speed limit adjacent to the access point.

Assessment

In view of the existing footway width fronting the site, suitable emerging visibility splays are achievable along Nottingham Road, within existing highway limits, on both sides of the site access.

In terms of pedestrian visibility splays, the revised block plan (ref: NK1/03/26) demonstrates 2m x 2m splays on both sides of the access at the back of the footway, in accordance with paragraph 4.8.1 of the highway authority's Planning, Streets, and Places (PSP) guidance.

Internally, the applicant has revised the layout in line with previous highway authority comments, demonstrating sufficient space for vehicles to both park and manoeuvre, cycle storage, and bin collection provision.

Conclusion

Based on the analysis of the information submitted and a review of Local and National policy the Local Highway Authority considers that the impact of the development on highway safety would not be unacceptable and the impacts on the road network would not be severe.

The highway authority would therefore have no objection to this planning application subject to the following recommended planning conditions and informatives being attached to the decision notice if planning permission is granted.

Conditions

The development hereby permitted shall not be occupied until the access, parking, and turning facilities have been provided as shown on drawing NK1/03/26. Such facilities hall be maintained for the life of the development.

Reason: To ensure conformity with submitted details.

The development hereby permitted shall not be occupied until pedestrian visibility splays of 2m x 2m have been provided on both sides of the site access, as illustrated on drawing NK1/03/26. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above the adjoining ground level.

Reason: To ensure motorists have clear and unrestricted views of approaching pedestrians when pulling out onto the adopted highway, in the interest of highway safety.

No part of the development hereby permitted shall be occupied until a hard surfaced footway crossing to serve the driveway from public highway is available for use and has been constructed in accordance with the highway authority's specification to the satisfaction of the Local Planning Authority.

Reason: In the interest of highway safety.

No part of the development hereby permitted shall be occupied until the driveway 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 occupied until the access driveway/parking/turning areas are 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.

The development hereby permitted shall not be occupied until sheltered, secure, and accessible cycle parking has been provided as illustrated on drawing NK1/03/26. The cycle storage facility shall be maintained for this purpose for the life of the development.

Reason: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

The development hereby permitted shall not be occupied until a bin collection point has been provided as shown on drawing NK1/03/26. The development hereby approved shall not commence until a scheme showing details of a bin collection point has been submitted and approved in writing by the Local Planning Authority. The collection point shall be retained thereafter free from impediment to designated use.

Reason: To ensure safe and suitable conditions are maintained on the public highway, in the interests of highway safety, and to ensure appropriate waste/refuse facilities are provided for the occupiers of the development

Informatives

Planning permission does not convey consent to work on or adjacent to the public highway.

Prior to any works commencing on site, including demolition works, the developer must obtain the highway authority's consent.

The developer must obtain a license under Section 184 of the Highways Act 1980 before commencing any works on the highway.

Details are available at: www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk.

The deposit of mud or other items, and/or the discharge of water, onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner/occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the highway authority to take both practical and legal action (which may include prosecution) against the applicant/contractors/owner or occupier of the land.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
4 March 2026	**Robert Smith**	**SD**	**16 March 2026**