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/2026/016285
Your ref: AVA/2026/0112
Date: 16 March 2026

Dear Alex Shaw

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

PROPOSAL: Proposed dropped kerb to front of property as section of grass on driveway removed to increase parking area

LOCATION: 65 Steam Mill Lane Ripley Derbyshire DE5 3JR

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 proposal is to widen the existing access point onto Steam Mill Lane which, in this location, is a classified road subject to a 30mph speed limit.

The widened access will serve additional parking on the property frontage.

Site Access and Layout Requirements

The widened access point should be provided with a 2m x 2m pedestrian splay on the northern side.

The driveway must be hard surfaced within 5m of the highway boundary to ensure that no loose material is carried onto the highway.

As the driveway slopes toward the highway, it must be provided with measures to prevent the unregulated discharge of surface water onto the highway.

The widened footway crossing must be implemented in accordance with the highway authority's specification

Details of the above requirements can be secured by planning conditions.

Conclusion

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

Conditions

1. No part of the development hereby permitted shall commence until a detailed scheme showing the site access and driveway/parking areas has been submitted to and approved in writing by the Local Planning Authority. The site access and driveway/parking areas shall be implemented as approved prior to the development hereby permitted being occupied and shall not be used for any purpose other than parking/turning/loading/unloading of vehicles.

   REASON: In the interest of highway safety.

2. No part of the development hereby permitted shall be brought into use until a hard surfaced footway crossing to serve the driveway from Steam Mill Lane 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.

3. A 2m x 2m pedestrian splay shall be provided on the northern side of the site access driveway. Such splay shall be free of obstruction above a height of 0.6m above adjacent footway level and shall be maintained for the life of the development.
   REASON: In the interest of pedestrian safety.

4. No part of the development hereby permitted shall be brought into use 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.

5. No part of the development hereby permitted shall be brought into use 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.

Informatives

Notes to Applicant

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,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
25 February 2026	**Gemma Statham**		**16 March 2026**