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/2026/016391
Your ref: AVA/2026/0119
Date: 24 March 2026

Dear Alex Shaw

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

PROPOSAL: **Demolition of the existing rear conservatory and outbuilding, and construction of a two-storey side extension and a single-storey rear garden/sunroom. Removal of approx 8 metres of existing front dry-stone wall to create an off-street parking space and the removal of a small section of internal garden wall with associated landscaping works including terraces, steps and reinstated stone boundary treatments**

LOCATION: **Alma Barn Wheatcroft Lane Wheatcroft Matlock Derbyshire DE4 5GU**

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

This planning application seeks permission for extensions and alterations to the existing dwelling. The existing dwelling has access and parking from Wheatcroft Lane. The proposal includes widening of the access and provision of additional parking.

Wheatcroft Lane in this location does not form part of the adopted highway.

Public Right of Way (PRoW)

Wheatcroft Lane in this location carries the routh of Crich public footpath 27 (FP27).

During construction of the proposed development, the safety of the public must therefore be considered.

General guidance for the applicant, which also gives details of when a temporary closure can be applied for, is provided later as part of the informative notes to the applicant.

Site Access and Layout Requirements

The widened access point should be provided with a 2m x 2m pedestrian splays within the controlled frontage, as required by paragraph 4.8.1 of the highway authority's Planning, Streets, and Places (PSP) guidance.

Parking space dimensions should accord with the requirements of section 8.6 of the highway authority's Parking Guidance for New Developments (PGND).

The driveway must be hard surfaced within 5m of the boundary to ensure that no loose material is carried onto Wheatcroft Lane and FP27.

If the driveway slopes towards Wheatcroft Lane and FP27, it must be provided with measures to prevent the unregulated discharge of surface water.

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 scheme showing the site access and driveway/parking areas has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the development hereby permitted being occupied, shall not be used for any purpose other than parking/turning/loading/unloading of vehicles, and shall be maintained for the life of the development.

   REASON: In the interest of highway safety.

2. The development hereby permitted shall not be brought into use until a hard surfaced vehicular crossing to serve the driveway from Wheatcroft 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. 2m x 2m pedestrian splays shall be provided on both sides 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 site 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.

Access to the site is via a public right of way (PRoW). This permission does not authorise additional use by motor vehicles, or obstruction, or diversion of the PRoW. The applicant's attention is drawn to the restrictions imposed by Section 34 of The Road Traffic Act 1988, regarding the driving of motor

vehicles over public footpaths/bridleways. The applicant is advised to seek independent legal advice on the use of the PRoW for vehicular traffic.

There is a PRoW running through the site. The applicant will be required to contact the County Council's PRoW team to arrange for an official diversion if the applicant cannot guarantee the safety of the path users during the construction phase. If required, application must be made to the County Council's PRoW team at www.derbyshire.gov.uk/leisure/countryside/access/rights-of-way/faqs/frequently-asked-questions-faqs.aspx to arrange a temporary closure of the PRoW for the duration of any works.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
4 March 2026	**Gemma Statham**		**24 March 2026**