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/2025/015192/R1
Your ref: AVA/2025/0839
Date: 25 March 2026

Dear Alex Shaw

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

PROPOSAL: New vehicular access

LOCATION: 20 Bowns Hill Crich Matlock Derbyshire DE4 5DG

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

The application is for a new access onto Roes Lane B5035 which is classified road subject to 30mph speed limit.

The Highway Authority has previously commented on this application dated 17 December 2025.

Highway Safety

Based on a 30mph speed limit visibility sightlines of 2.4m x 43m in both directions, to the nearside carriageway edge, over controlled land.

The applicant has submitted a speed survey which shows 85th%ile speeds of 32.2mph westbound and 25.7mph eastbound.

Based on the speed survey submitted visibility sightlines of 2.4m x 52m are required to the east and 2.4m x 38m to the west. Visibility sightlines need to be measured to the nearside carriageway edge in both directions and over land controlled by the applicant.

The application details do not demonstrate that the sightlines can be achieved to the nearside carriageway edge in both directions and the sightlines to the east have been shown to the opposite side of the carriageway, this is not acceptable. Visibility sightline are measured to the nearside carriageway edge in both directions.

The application drawings have also not demonstrated the 2m x 2m pedestrian splays as previously stated, nor have the dimensions of the parking and manoeuvring space been shown to show that sufficient space is achievable.

Conclusion

As submitted it has not demonstrated that a safe and suitable access to the site can be achieved for all users, contrary to paragraph 115 b) of the National Planning Policy Framework (NPPF).

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

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
10 March 2026	Gemma Statham		25 March 2026