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/2026/016094/R1
Your ref: AVA/2026/0079
Date: 31 March 2026

Dear Katja Graham

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

PROPOSAL: Conversion of existing garage, associated works and construction of new double garage.

LOCATION: 44 Broadway Duffield Belper Derbyshire DE56 4BU

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 highway authority's initial observations on this planning application were issued on 2/3/26. Revised site layout details have been provided, showing 3 car parking spaces and pedestrian splays.

Car Parking

Site layout plan 25.4641.03 A shows 3 parking spaces positioned at an angle of 90 degrees to the footway. This car parking arrangement is in line with the highway authority's Parking Guidance for New Developments (PGND).

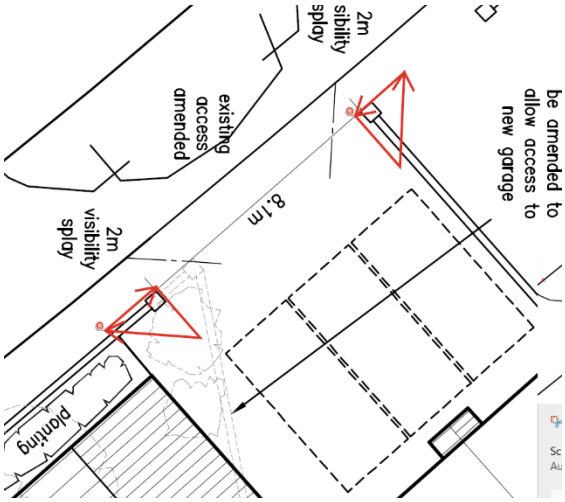
Driveway Specification

A widened dropped kerb footway crossing, to highway authority specification, is required. The dropped kerb crossing should span the full width of the widened driveway plus two dropper kerbs.

Details can be secured by condition.

Pedestrian Visibility Splays

The pedestrian visibility splays shown on the site layout are drawn incorrectly. The correct form of construction is shown on the sketch below.



Obstructions that fall within the 2m x 2m pedestrian visibility splays must not exceed a height of 600mm above adjacent footway level. The pillars and walls adjacent to the driveway must therefore be modified to comply with this requirement.

The pedestrian splay to the north-west of the driveway, shown on the above sketch, encroaches over the adjacent site. However, the planning application site location plan confirms that the adjacent site is in the applicant's ownership/control and provision of that pedestrian splay should be achievable.

However, the applicant may wish to confine the proposed development layout within the planning application "red line" site boundary. If so, it may be possible for the proposed parking spaces and south-easternmost pedestrian splay to be relocated to the south-east, allowing the north-westernmost pedestrian splay to be provided clear of the adjacent site.

A revised site layout plan should be submitted to satisfy the above and/or the applicant's requirements.

Conclusion

Having regard to the above, the highway authority recommends that this planning application should not be determined until the applicant has submitted further details which satisfactorily address the above issues.

The highway authority will comment again following receipt of further information.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
16 March 2026	**Amelia Williams**	**SD**	**31 March 2026**