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: Amelia Williams
Our ref: AVBC/2026/016094/R2
Your ref: AVA/2026/0079
Date: 11 May 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 **has no objection subject to conditions and informatives.**

Background

The highway authority's most recent observations were issued on 31/03/2026. The applicant has provided a revised site layout plan (drawing number 25.4641.03 Rev B).

Pedestrian Visibility Splays

The applicant has shown 2m x 2m visibility splays on both sides of the driveway. The planting within the south-eastern pedestrian splay must not exceed 600mm in height.

This can be secured by condition

Dropped Kerb

As the driveway is proposed to be widened, the applicant should ensure that the necessary dropped kerb footway crossing will span the full width of the driveway plus a dropper kerb at its eastern end.

Details can be secured by condition.

Conclusion

Having regard to the above, the highway authority would 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.

Planning Conditions

1. No part of the development hereby permitted shall be brought into use until the site access and driveway/parking/turning areas are provided in accordance with the scheme illustrated on the approved site plan 25.4641.03 B. The driveway/parking/turning areas 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 Broadway 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 splays 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 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 provision has been made within the application site for secure, covered cycle parking and secure cycle equipment storage facilities in accordance with

details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall not thereafter be used for any other purpose and shall be maintained for the life of the development.

REASON: In the interest of highway safety and furthering travel by sustainable modes.

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,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
10 April 2026	**Amelia Williams**		**19 May 2026**