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: Robert Smith
Our ref: AVBC/2026/016522/R1
Your ref: AVA/2026/0080
Date: 2 June 2026

Dear Alfia Cox,

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

PROPOSAL: Variation of condition 2 (plans) of AVA/2006/0404 to substitute the house types identified on the previously approved NMA (AVA/2015/0214). These amendments have become necessary due to evolving market conditions and updates to building regulations.

LOCATION: Land At Ashover Close Ashover Close Ripley Derbyshire

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No Objection

The Local Highway Authority (LHA) has no objection to the variation of condition 2.

Background

Further to the LHA's initial comments regarding the above application dated 10/04/26, please find below additional comments following receipt of further information provided by the applicant, via email dated 16/04/26, and revised Site Layout Plan (Ref: AC.SLP.01 Rev D).

Condition 2

The development hereby permitted shall be carried out only in accordance with the details and specifications shown on the amended drawing A36/03 C and A36_04D received on 06.12.2006 and 12.12.2006.

Highway Comments

Reiterating previous comments, the LHA previously reviewed submissions in line with guidance documents current at that time. The LHA has since published new design guidance (Planning, Streets, and Places (PSP) and Parking Guidance for New Developments (PGND)). However, it is considered unreasonable to expect the developer to revise the proposal to align with the updated guidance.

The revised Site Layout Plan (Ref: AC.SLP.01 Rev D) aligns with the previous design guidance (Delivering Streets and Places - 2017 (DSP)), demonstrating provision for 3 vehicles to park on plot 42 (1 in the garage and 2 on a driveway).

The LHA therefore has no objection to the variation of condition 2.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
27 May 2026	**Robert Smith**	**SD**	**2 June 2026**