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/2026/016604/R1
Your ref: AVA/2026/0174
Date: 9 June 2026

Dear Rebecca Godson

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

PROPOSAL: Demolition of existing bungalow and construction of a replacement bungalow with detached garage and outbuilding

LOCATION: 15 STATION ROAD
DENBY
RIPLEY
DE5 8ND

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 proposes the demolition of the existing dwelling and the construction of a new dwelling.

The Highway Authority commented on the application in response dated 14/04/26 requesting further details regarding the boundary wall, gates and parking.

An amend plan has been submitted, plan number PA/26-004 SK 81 03 B, this is the plan to which I am responding.

Site Access

The amended plan details that the existing access will be retained and used and that the boundary wall will remain on its existing alignment at a maximum height of 1m and it has been shown that the gates are 5m from the carriageway edge and they will be sliding gates.

The amended plan shows that the redundant pedestrian access at the southern end of the site will be reinstated.

Internal Layout

The amended details shown car parking along with cycle parking and EV charging which is acceptable.

Conclusion

The amended details are acceptable to the Highway Authority and will not result in any increase in use of the existing access. The following conditions should be included on any consent granted.

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

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 PA/26-004 SK 81 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 provision has been made within the application site for secure, covered cycle parking, secure cycle equipment storage, and electric vehicle charging facilities in accordance with details shown on application drawing PA/26-004 SK 81 03 B. 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.

3. Gates shall be located no closer than 5m from the nearside carriageway edge and shall be hung to open inwards or be of sliding design.
   REASON: In the interest of highway safety.

4. The vehicular access hereby permitted shall not be brought into use until the existing pedestrian access to the site has been permanently closed in accordance with details as shown on drawing number PA/26-004 SK 81 03 B with full height kerbs and the footway reinstated.
   Reason: In the interests of highway safety.

Informatives

Notes for the 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,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
29 May 2026	**Gemma Statham**	**Adrian Martin**	**9 June 2026**