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/2026/017710
Your ref: AVA/2026/0360
Date: 18 June 2026

Dear Alex Shaw,

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

PROPOSAL: Replacement vehicular and pedestrian access, to improve visibility, car movement within the site and a separate dedicated pedestrian access

LOCATION: Meadow Farm Gorses Ireton Wood Belper Derbyshire DE56 2SD

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 being imposed should planning permission be granted.

Background

This planning application seeks permission for a replacement vehicular and pedestrian access, to improve visibility and car movement within the site. The existing vehicular access would be stopped up by construction of a boundary fence with a gate to provide pedestrian access. An existing post box, currently located in the wall where the new access is proposed, will be relocated into the wall of the adjacent barn.

Assessment

The existing access has visibility splays measuring circa 7m and 5.5m to the nearside carriageway edge in the northern and southern directions, respectively,

taken from a setback distance of 2.4m (measured along the centreline of the access) from the nearside edge of the carriageway. There is also an existing gate located at the highway boundary. Two car parking spaces are currently provided in tandem with no turning provision within the site.

The applicant proposes creation of a new vehicular access located to the south of the existing access and offering improved visibility onto Gorses in both directions. The proposed site access would have visibility splays measuring circa 12m and 14m to the nearside carriageway edge in the northern and southern directions, respectively, taken from a setback distance of 2.4m (measured along the centreline of the access) from the nearside edge of the carriageway.

Whilst achievable visibility would remain limited, the proposed access will offer betterment over the current situation. Accordingly, the Local Highway Authority (LHA) does not consider that it can oppose the proposed development.

The proposal provides space for vehicles to park together with space to enable vehicles to manoeuvre to both enter, turn within, and leave the site in forward gear.

Whilst the LHA considers the proposal to be acceptable in principle, the following measures are necessary to enable a satisfactory access to be formed to Gorses in the interest of highway safety:

- The driveway shall be surfaced in a bound material, along the full width of the driveway for a minimum length of 5m within the site measured from the highway boundary.

- The driveway shall be constructed with provision to prevent the unregulated discharge of surface water to the public highway.

- Suitable demarcation of the highway boundary is required between the realigned walls on both sides of the proposed access.

- Provision of a hard surfaced verge crossing constructed in accordance with the highway authority's specification (not in block paving as illustrated on the proposed site plan).

The LHA recommends that planning conditions should be attached to the decision notice to secure the above details.

Conclusion

Having regard to the above, the LHA 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

The development hereby permitted shall not be brought into use until the parking and turning facilities have been provided as shown on drawing 25-116-08-10.

Reason: To ensure conformity with submitted details.

Notwithstanding the submitted drawings, the development hereby permitted shall not be brought into use until a new access to Gorses has been implemented in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The site access scheme shall include, but not be restricted to, the following features:

a) A visibility splay measuring 12m to the north of the access along Gorses, projected to the nearside carriageway edge at the splay extremity, from a setback distance of 2.4m measured along the centreline of the access from the nearside edge of the carriageway.

b) A visibility splay measuring 14m to the south of the access along Gorses, projected to the nearside carriageway edge at the splay extremity, from a setback distance of 2.4m measured along the centreline of the access from the nearside edge of the carriageway.

c) Visibility splays shall thereafter be permanently kept free of all obstructions over 0.6m in height above adjacent carriageway level.

d) Measures to clearly demarcate the highway boundary along the site frontage.

Reason: In the interests of highway safety.

The development hereby permitted shall not be brought into use until the proposed access gates have been set back at least 5m from the adjoining carriageway edge and hung to open inwards into the site.

Reason: In the interests of highway safety

The development hereby permitted shall not be brought into use until the driveway is surfaced in a bound material, along the full width of the driveway for a minimum length of 5m within the site measured from the highway boundary, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. This area of the driveway shall be maintained in the bound material for the life of the development.

Reason: In the interest of highway safety.

No part of the development hereby permitted shall be brought into use until the driveway is constructed with provision to prevent the unregulated discharge of surface water to the public highway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Such facilities shall be maintained for the life of the development.

Reason: To ensure that surface water from the site is not deposited on the public highway causing danger to road users.

The development hereby permitted shall not be brought into use until the existing vehicular access to the site has been permanently closed to vehicular traffic in accordance with details as shown on drawing 25-116-08-10.

Reason: In the interests of highway safety.

Informatives

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,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
11 June 2026	**Robert Smith**	**SD**	**18 June 2026**