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: Steve Dudhill
Our ref: AVBC/2023/005612/R1
Your ref: AVA/2026/0326
Date: 24 June 2026

Dear Ms Cox,

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

PROPOSAL: Non-material amendment to AVA/2022/0459 in respect of the approved management company plans

LOCATION: Land Bordered by Ashbourne Road and Radbourne Lane Ashbourne Road Mackworth Derby Derbyshire

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This application seeks approval to a non-material amendment to the management plan approved under application AVA/2022/0459. The non-material amendment relates to clarification of ownership within certain turning heads which does not affect the development layout or design.

Whilst such changes are, of themselves, unobjectionable, the highway authority notes that the submitted drawings show highway verges (within which trees are planted) as being retained by the management company. However, it is understood that the County Council will adopt such verge areas as public highway and that this is reflected on the current detailed design drawings which are being reviewed under the technical approval process.

Accordingly, the highway authority recommends that this application should not be determined, as submitted, and that amended drawings which reflect the correct position in relation to highway adoption should be submitted by the applicant.

SD; DCC TDM; 24/6/26.