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/2026/017094/R2
Your ref: AVA/2026/0248
Date: 1 July 2026

Dear Alex Shaw

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

PROPOSAL: Two storey side and single storey front / rear extensions along with external alterations including front boundary wall and gate, raised patio, outdoor kitchen area and greenhouse.

LOCATION: 81 Ripley Road Heage Belper Derbyshire DE56 2HU

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 seeks permission for extensions and alterations to the existing dwelling along with alterations to the existing access and boundary wall. The site has an existing access onto the classified B6374 Ripley Road, which is subject to a 30mph speed limit in this location.

The highway authority's initial observations on this planning application were issued on 19/5/26. Further observations were issued on 9/6/26.

Drawing number VC0731-SK001-001 (Vehicle Tracking Drawing) and a Highways Supporting Statement have now been submitted.

Site Access

As stated in the highway authority's 9/6/26 observations, the access layout, visibility splay, and pedestrian visibility splay details are acceptable.

Drawing VC0731-SK001-001 now shows sliding gates, set back 5.3m from the back of footway on Ripley Road, which are acceptable.

Internal Layout

Cycle parking and electric vehicle (EV) charging facilities have not been shown but details can be secured by planning condition.

Drawing VC0731-SK001-001 now shows 3 parking spaces with sufficient space for vehicles to enter, turn within, and leave the site in a forward gear. This is acceptable.

The tracking details and the supporting highway statement detail that delivery vehicles will park on Ripley Road. Given that the proposal is for alteration to an existing dwelling, not a new dwelling, and that deliveries are likely to currently take place from Ripley Road, it is not anticipated that this will have any significant impact on existing highway conditions.

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 informative 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, gate, and driveway/parking/turning areas are provided in accordance with the scheme shown on drawing number VC0731-SK001-001. The driveway/parking/turning areas shall not be used for any purpose other than parking/turning/loading/unloading of vehicles. The site access, gate, and driveway/parking/turning areas shown on drawing number VC0731-SK001-001 shall be maintained for the life of the development.

   REASON: In the interest of highway safety.

2. 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.

3. 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, electric vehicle charging, and bin 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 for the applicant

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
24 June 2026	**Gemma Statham**		**1 July 2026**