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/2026/017429/R2
Your ref: AVA/2026/0281
Date: 16 July 2026

Dear Laura Anthony

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

PROPOSAL: Erection of single storey 3 bed self-build dwellinghouse

LOCATION: The Croft Derby Road Swanwick Alfreton Derbyshire DE55 1AD

Further to the Local Highway Authority's (LHA) previous comments regarding the above application, please find additional comments following receipt of further information provided by the applicant, in the form a visibility splay plan (ref: 2122-05 Rev P1).

The visibility splay plan shows visibility splays along Derby Road on both sides of the site access track. The 2.4m x 120m visibility splay to the north of the access, as constructed on that drawing, appears to be achievable within the highway. However, both the 2.4m x 30m and 2.4m x 120m visibility splays shown to the south of the access fall across third-party land and are not achievable over land within your control and or within the highway. In fact, the drawing demonstrates that a visibility splay of less than 2.4m x 20.5m would be available within the highway to the south of the access. The visibility splay drawing emphasises the significant shortfall in the major road visibility splay distance, in the critical direction, for which the requirement within the 40mph speed limit would be 120m.

In the absence of controls to ensure that the proposed dwelling would be ancillary to the host dwelling and used only for the purpose you propose, the LHA considers that the proposed development will give rise to a material increase in traffic flows at the access to the classified B6179 Derby Road which has a significant shortfall in

visibility in the critical direction to the south along Derby Road, as confirmed in the LHA's 30/6/26 highway observations.

Accordingly, the LHA maintains its objection to this planning application.

Yours sincerely,

Robert Smith
Transport Development Management