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/2026/016140/R3
Your ref: AVA/2026/0077
Date: 3 August 2026

Dear Laura Anthony

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

PROPOSAL: **Conversion of former seed building to manager residential accommodation including the partial demolition of store building to the rear. (May affect the character of the conservation area)**

LOCATION: **WINGFIELD MILL**
CHURCH LANE
SOUTH WINGFIELD
ALFRETON
DE55 7NJ

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 recommends that the application is deferred pending additional information.

Background

This planning application seeks permission for the change of use of a seed shed at Taylors Corn Mills into a single, two-bedroom, manager's worker's dwelling.

The highway authority's observations were issued on 2/3/26, 21/4/26, and 8/7/26. Amended site access details have now been submitted, shown on drawing number 0400 Rev G.

Assessment

The proposal intends to use the existing access onto the B5035 Church Lane, a classified road subject to a 30mph speed limit in the vicinity of the site.

The 1:500 scale plan on drawing 0400 Rev G shows the required 2.4m x 43m visibility splays. However, the splay details on the 1:500 and 1:200 scale plans on drawing number 0400 Rev G do not match. The visibility splay detail shown on the 1:500 scale plan appears correct but that shown on the 1:200 scale drawing is not.

The details shown on the submitted drawing are therefore inconsistent and the 1:200 scale plan should be amended to show the same visibility splay details as shown on the 1:500 scale plan, following which the highway authority will be able to condition the amended drawing.

The visibility splays impact on the existing car parking spaces to the front of the site with the net loss of at least one car parking space.

Drawing 0400 Rev G now shows a total of 4 parking spaces within the site, comprising 2 spaces for the proposed development and 2 replacement spaces. This is now acceptable to the highway authority.

Conclusion

Having regard to the above, the highway authority has no in-principle objection to this planning application subject to the submitted drawing being amended to show consistent visibility splay details, following which the highway authority can recommend appropriate planning conditions.

The highway authority will comment again following receipt of the amended drawing.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
15 July 2026	**Gemma Statham**	**SD**	**3 August 2026**