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/2026/018623
Your ref: AVA/2026/0502
Date: 28 August 2026

Dear Ms Anthony,

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

PROPOSAL: Proposed removal of existing menage and the construction of a stable block and tack room on the same site

LOCATION: Highfield House 42 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 a recommended planning condition being attached to the decision notice if planning permission is granted.

Background

This planning application seeks permission for the removal of an existing manege and the construction of a stable block and tack room on the same site at Highfield House, 42 Ripley Road, Heage.

The site is served by an existing driveway which takes access onto the classified B6374 Ripley Road to the south of the site and sits within the applicant's wider land ownership which appears to include the dwelling at 42 Ripley Road, further stabling and agricultural buildings, and various paddocks. The proposed building would have 5 stables and a single tack room.

Assessment

The existing site access onto Ripley Road is of a reasonable standard with appropriate levels of visibility in both directions along the B6374. Adjacent to the existing dwelling the driveway is of single vehicle width, although there is space for two vehicles to pass elsewhere along the driveway. There is also space for vehicles to turn within the site.

Notwithstanding the above, there could be scope for an increase in traffic flows along the site access if the proposed stables are used other than as ancillary to the established uses on the site. That could result in conflicts between vehicles moving in opposite directions on the site access driveway which, in turn, could result in reversing manoeuvres from the driveway onto, or obstruction of, the B6374. Such manoeuvres could involve horse boxes or trailers and would be detrimental to highway safety on the classified road.

Additional conflicts could arise between development-related traffic and vehicles using the access to 40A Ripley Road which emerges onto the B6374 at the same location as the application site access driveway. Such conflicts could also be detrimental to highway safety on the classified road.

To avoid the above adverse outcomes, the highway authority considers that the proposed stables should be subject to a planning condition which prevents their use other than as ancillary to the established uses or for commercial purposes.

Conclusion

Having regard to the above, the highway authority would have no objection to this planning application subject to the following recommended planning condition being attached to the decision notice if planning permission is granted.

Planning Condition

> 1. The stables and equestrian facilities hereby permitted shall be used solely for private horse keeping and stabling ancillary to the property known as Highfield House, 42 Ripley Road, Heage, shall not be used for any commercial riding, livery, breeding, or other business purpose whatsoever, and shall not be sold, leased, or sub-let separately from the main planning unit.
>
> **Reason:** To ensure that the development remains in private use and to prevent the introduction of commercial equestrian uses, in the interest of highway safety.

SD; DCC TDM; 28/8/26.