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/2026/017893/R1
Your ref: AVA/2026/0363
Date: 3 September 2026

Dear Mrs Godson,

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

PROPOSAL: Demolition of existing dwelling and replace with new self-build 4 bedroom detached dwelling

LOCATION: 121 Broadway Duffield Belper Derbyshire DE56 4BW

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 recommended planning conditions and informatives being attached to the decision notice if planning permission is granted.

Background

The highway authority's initial observations on this planning application were issued on 8/7/26. The applicant has submitted an amended site layout plan (drawing number 26.597.S03.02 Rev A).

Assessment

The only material change to the site layout is that the current drawing purports to show 2m x 2m pedestrian visibility splays. However, the splay details are incorrectly drawn and sit within the driveway rather than adjacent to it, as required by paragraph 4.8.1 of the highway authority's Planning, Streets, and Places (PSP) guidance. The driveway and pedestrian splay details are not therefore appropriate.

The planning conditions and informatives recommended in the highway authority's 8/7/26 observations remain appropriate and should be attached to the decision notice if planning permission is granted.

SD; DCC TDM; 3/9/26.

CONTROLLED