Stevenson, Claire

From: clerk@denbyparishcouncil.gov.uk
Sent: 24 September 2026 11:26
To: Development
Subject: RE: Planning Application - AVA/2026/0537

Denby Parish Council would like to raise strong objections to the following planning application

AVA/2026/0537
Land To Rear Of 79 Church Street Church Street Denby Village Ripley Derbyshire

Public Access

Lady lane bridleway 10 is a heavily used public right of way used by Horse Riders, schoolchildren, walkers and cyclists.
Construction traffic and subsequent residential traffic using or crossing this route if this application is approved would create serious safety concerns with vulnerable users and could damage or adversely affect the public right of way.

Denby Parish Council are pleased to see that in the response to this application from Derbyshire County Council that they clearly state the following as conditions and we request all should be fully integrated into any approval and not ignored by the Individual delegated to make a decision on this application.

Technical details shall be submitted to demonstrate the availability, or measures to ensure the provision, of adequate visibility at the Church Street/Lady Lane junction in accordance with the guidance set out in Manual for Streets 2.

Access arrangements along Lady Lane and within the site shall comply with the highway authority's Planning, Streets, and Places (PSP) guidance. Car and cycle parking provision shall comply with the highway authority's Parking Guidance for New Developments (PGND).

A signage scheme shall be submitted It is however to alert drivers using Denby Bridleway 10 to the presence of pedestrians, cyclists, and horses. The Bridleway must remain open, unobstructed and on its legal alignment.

There should be no disturbance to the Bridleway surface without prior authorisation from the County Council's PRoW team.

However even with these conditions it is disappointing that a reference to a temporary closure of the Bridleway may be permitted during construction of the proposed development on application to the County Council where the Bridleway remains unaffected on completion of the development, Denby Parish Council would strongly object to any temporary closure of Bridleway 10, the only other route for horse riders to safely negotiate across the parish would be to use Denby Lane and Ticknall Hill which are

both busy, fast roads with a national speed limit setting, these are not safe alternative routes and would put horse riders in danger.

Denby Parish Council is also concerned that the applicant doesn't refer to the correct status of bridleway 10 in their application and as seen in the planning statement in points 2,4 & 5 refers to the Bridleway as a footpath, this is important point as Footpaths and Bridleways carry different criteria for widths and user right's, this could be deemed an opportunity for the applicant to restrict access along this bridleway in future once the application is approved, this concern is compounded by point 5 of the planning statement where the applicant states The current application seeks Permission in Principle only. Final access design, internal road layout, parking numbers, refuse collection arrangements, pedestrian measures and any updated technical standards are matters properly reserved for Technical Details Consent.

Denby Parish Council would like to see the applicant correct their description from footpath to bridleway in their application before any decision is made, and we would also request plans for the final access design, Internal road layout and parking numbers are submitted as part of this application in a resubmission.

Greenbelt

This proposal falls inside the Green belt, Greenbelt policy is there to protect areas from over development and urban sprawl and to protect the countryside from encroachment, if this application is approved this would set a dangerous precedent whereby adjoining properties and landowners would see it as open season to also apply to develop their land.

Flooding

This area of Bridleway 10 succumbed to standing water in previous years which in turn makes the Bridleway very muddy, developing on green fields is only going to increase any water run off from hard standings and driveways, the added traffic entering and exiting the property will also have a detrimental effect on the Bridleway surface, the applicant makes no reference to what provisions they will make to alleviate through their construction works and on completion.

In Conclusion

Denby Parish Council judge all applications across the Parish in what we believe a fair process, this application has raised a number of concerns from residents across the Parish which we have taken on board, We believe a number of those concerns will have been eased by the response from Derbyshire

County Council and the conditions they insist must form the part of any approval given to this application.

However the comments from Derbyshire County Council that a temporary closure of Bridleway 10 could be considered by the County Council if the applicant applies through the construction work raises serious concerns as there are no other safe routes for horse riders to cross the Parish.

The proposal falling in the Greenbelt is a concern, as previously stated in our submission the approval of this application would set a dangerous precedent whereby developers would see this as open season to apply to develop on Greenbelt sites.

Taking into account Derbyshire County Councils reference to a possible Bridleway closure through the construction process and the proposed development being on Greenbelt the Parish Council has no alternative but to strongly object to this application.

Sent on behalf of Denby Parish Council.

Kind regards,
Carly

Carly Fox

Clerk and Responsible Financial Officer | Denby Parish Council