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/2026/018589/R1
Your ref: AVA/2026/0503
Date: 25 September 2026

Dear Ms Graham,

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

PROPOSAL: Creation of vehicle access and parking

LOCATION: 133 BELPER LANE HILLTOP BELPER DE56 2UH

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 31/8/26. The applicant has submitted revised details comprising: an amended drawing showing the driveway plan and elevation; and, standard details for domestic vehicular accesses.

Assessment

The submitted plan and elevation details largely address the highway authority's 31/8/26 observations.

The only remaining issue is that the amended drawings include a note stating that only the walls, where within the pedestrian splays, would be "reduced to max 600mm in height". The note does not refer to the need for ground levels adjacent to the

walls, where within the pedestrian splays, to be restricted. Nor does the note specify what level the 600mm height restriction would be relative to.

There should be no obstructions within the pedestrian splays above a height of 0.6m above the adjacent footway level on Belper Lane, as stipulated in the highway authority's 31/8/26 observations. This issue can be addressed by planning condition to secure the appropriate details.

The dropped kerb footway crossing must be implemented in accordance with the highway authority's specification with design details to be agreed through the Section 184 Agreement process. Notwithstanding the submitted standard access details, appropriate details of the final access design, where within the highway, can be secured by planning condition.

Conclusion

The highway authority would have no objection to this planning application subject to the following recommended planning conditions and informatives being attached to the decision notice if planning permission is granted.

Planning Conditions

1. The development hereby permitted shall be implemented in accordance with the scheme illustrated on the "Amended Drawings" details posted on the Local Planning Authority's planning portal on 16/9/26, save for any changes necessary to address the following planning conditions. The driveway shall not be used for any purpose other than parking/turning/loading/unloading of vehicles and shall remain free of obstruction for the life of the development.

   REASON: In the interest of highway safety.

2. No part of the development hereby permitted shall be brought into use until a hard surfaced footway crossing to serve the driveway from Belper Lane has been constructed in accordance with the highway authority's specification and made available for use.

   REASON: In the interest of highway safety.

3. The areas within the pedestrian splays shown on the scheme illustrated on the "Amended Drawings" details posted on the Local Planning Authority's planning portal on 16/9/26 shall be free of obstruction above a height of 0.6m above the adjacent footway levels on Belper Lane and shall be maintained as such for the life of the development.

   REASON: In the interest of pedestrian safety.

Informatives

Planning permission does not convey consent to work on or adjacent to the public highway.

Prior to any works commencing on site, including demolition works, the developer must obtain the highway authority's consent.

The developer must obtain a license under Section 184 of the Highways Act 1980 before commencing any works on the highway.

Details are available at: www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk.

The deposit of mud or other items, and/or the discharge of water, onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner/occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the highway authority to take both practical and legal action (which may include prosecution) against the applicant/contractors/owner or occupier of the land.

SD; DCC TDM; 25/9/26.