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: Graham Foulkes
Our ref: AVBC/2026/018876
Your ref: AVA/2026/0567
Date: 25 September 2026

Dear Rebecca Godson

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

PROPOSAL: Refurbishment of original dwelling, demolition of adjacent building and maggot farm. Construction of three new dwellings

LOCATION: MILL TACKLE
84 MANSFIELD ROAD
HEANOR
DE75 7AQ

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

The site of the proposed development sits between the A608 Mansfield Road and Howitt Street.

Currently from the A608 the site hosts a retail facility comprising two buildings with front parking. Zig-zag markings for the pedestrian crossing 7m to the east pass in front of the site. From Howitt Street access is afforded to a rear car park, secured by fencing with a wide gate for vehicular access. The dropped kerb into the site does not quite line-up with the gated access.

The proposed development takes the form of a revised part of the site development from the A608 Mansfield Road side of the site and three new proposed dwellings on the site appears to be accessed from Howitt Street.

Both roads are subject to a 30mph speed limit.

Site Access

The proposed development on the site appears to be accessed from both A608 Mansfield Road and from Howitt Street. No details have been provided but are required in order that a full assessment can be made. This may need an assessment of visibility splays.

Highway Safety

A brief review of the CrashMap website has shown three personal injury collisions in the vicinity of the proposal. All three personal injuries are east of the site on the A608, taking the form of two serious injury collisions, one each in 2022 and 2025 and a slight injury collision in 2021.

Internal Layout

Details of the internal layout are expected in terms of access and parking, including parking for visitors, electric vehicle charging points and cycle parking.

Trip Generation

An understanding of any new trips or changes to the composition of vehicle type is requested.

Sustainable Travel

There are no formal cycle routes affected by the proposals.

Bus stops are located 42m to the east and 53m to the west via the pedestrian crossing.

Public Rights of Way (PROW)

There are no PROWs affected by the proposals.

Conclusion

The highway authority recommends that this planning application should not be determined until the applicant has submitted further details which satisfactorily address the above issues.

The highway authority will comment again following the receipt of further information.

Yours sincerely,

Graham Foulkes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
9 September 2026	**Graham Foulkes**		**25 September 2026**