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/2026/018864
Your ref: AVA/2026/0566
Date: 25 September 2026

Dear Laura Anthony

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

PROPOSAL: New dairy building (may affect the setting of a listed building)

LOCATION: Dial Farm The Common Crich Matlock Derbyshire DE4 5BJ

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

A Design and Access Statement ('Design and Access Statement and Planning Statement, Incorporating Agricultural Justification', undated) has been submitted as part of the application. It states that the proposals are for a new dairy building and, as stipulated in a new contract the dairy from now has, articulated Heavy Goods Vehicles are required to access the proposed building, turning on-site so that such vehicles enter from and depart to The Common in forward gear. The Design and Access Statement advises that such articulated HGVs already access the site.

A block diagram (no reference, August 2026) has also been submitted as part of the application showing the different building blocks, access and a visibility splay where the access meets The Common.

Site Access
Site access would remain at the existing point on The Common.

Swept Path Assessments of the articulated Heavy Goods Vehicles making the manoeuvre into and out of the site are requested, notwithstanding the Design and Access Statement's advising that this access already accommodates such movements.

Highway Safety
The CrashMap website shows no personal injury accidents in the most recent and relevant 5-year period from 2018 to 2025 (allowing for lockdowns associated with the COVID-19 pandemic during 2020 and 2021).

Internal Layout
Swept Path Assessments of the articulated Heavy Goods Vehicles within the site are requested.

Trip Generation
An understanding of any changes to vehicle numbers, timings and vehicle type is requested.

Public Rights of Way (PROW)
PRoW Footpath 73 nears the site to the east. An assessment or statement is required to understand if the PRoW is impacted.

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