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/2026/019118
Your ref: AVA/2026/0610
Date: 2 October 2026

Dear Mr Shaw,

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

PROPOSAL: Proposed tractor store and workshop

LOCATION: THE FARMHOUSE TWENTY ACRES FARM RIDDINGS LANE DALBURY LEES ASHBOURNE DE6 5BG

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 an informative being attached to the decision notice should planning permission be granted.

Site Location

The planning application “red line” boundary does not extend from the site to the nearest public highway (Long Lane). The Local Planning Authority may therefore wish to request an amended planning application site location plan.

Highway Impact

The highway authority considers that the proposed development will not give rise to an unacceptable impact on highway safety or a severe impact on the transport network. The highway authority therefore has no in-principle objection to this planning application.

Public Rights of Way (PRoW)

Kirk Langley Public Bridleway 34 and Kirk Langley Public Footpath 31 run along the access which serves the application site.

Although the PRoW are not directly affected by the proposed development, it would be necessary for the applicant to have regard to the PRoW when developing the site. An informative note is therefore recommended for attachment to the decision notice should planning permission be granted.

Informative

> Kirk Langley Public Bridleway 34 and Kirk Langley Public Footpath 31 run along the access which serves the application site. The Public Rights of Way (PRoW) must remain open, unobstructed, and on their full widths and legal alignments. There should be no disturbance to the PRoW surfaces without prior authorisation from the County Council's PRoW team. Consideration should be given to the safety of PRoW users during and after the works. A temporary closure of the PRoW may be permitted on application to the County Council if the applicant cannot guarantee the safety of PRoW users during construction and provided that the PRoW remain unaffected on completion of the development. There should be no encroachment of the PRoW, and no fencing should be installed, without consulting the County Council's PRoW team.

SD; DCC TDM; 2/10/26.