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/2026/018678/R1
Your ref: AVA/2026/0517
Date: 8 October 2026

Dear Ms Anthony,

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

PROPOSAL: Construction of a detached 2-storey dwelling.

LOCATION: ROSE LEA RIPLEY ROAD AMBERGATE BELPER DE56 2EP

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 informative 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 2/9/26. The applicant has submitted amended location, site, and block plans (drawing number 153.101 Rev D, dated 18/9/26, refers).

Assessment

The site layout details now include two parking areas measuring 5m x 7.5m, each of which would be capable of accommodating 3 car parking spaces, with a central 6.5m wide aisle. The aisle would accommodate the turning movements of cars and delivery vans. 2m x 2m pedestrian splays are shown on both sides of the 4.2m minimum width site access driveway. The proposed site layout therefore largely addresses the highway authority's requirements.

A hard paved shared bin collection facility should be provided close to the site access but without obstructing the access and pedestrian visibility splays.

Details of secure, covered cycle parking, cycle equipment storage, electric vehicle charging, and bin storage and collection facilities, together with driveway surfacing and drainage facilities to prevent the unregulated discharge of surface water from the site onto the highway, can be secured by planning conditions.

Conclusion

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

Planning Conditions

1. The development hereby permitted shall not be occupied until the on-site access, driveway, parking, and turning areas, and pedestrian visibility splays are provided in accordance with the scheme illustrated on drawing number 153.101 Rev D to the satisfaction of the Local Planning Authority. Such facilities shall remain free of encumbrance to their intended purposes for the life of the development.

   Reason: In the interest of highway safety.

2. The development hereby permitted shall not be occupied until the driveway and parking spaces are surfaced in a bound material in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Such areas shall be maintained in the bound material for the life of the development.

   Reason: In the interest of highway safety.

3. Prior to the commencement of the development hereby permitted, details of measures to prevent the unregulated discharge of surface water to the public highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the development and shall be maintained for the life of the development.

   Reason: To ensure that surface water from the site is not deposited on the public highway causing danger to road users.

4. The development hereby permitted shall not commence until details for the provision of secure, covered cycle parking, secure cycle equipment storage, electric vehicle charging, and bin storage and collection facilities, to serve both the proposed and existing dwellings, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the development hereby permitted and shall be maintained for their designated purpose for the life of the development.

Reason: In the interest of highway safety and furthering travel by sustainable modes.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no fences, gates, or walls shall be erected at the access to the development from the public highway.

   Reason: In the interest of highway safety.

Informative

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; 8/10/26.