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: Devinda Kumarasinghe
Our ref: AVBC/2026/019090
Your ref: AVA/2026/0611
Date: 18 November 2026

Dear Laura Anthony

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

PROPOSAL: Part retrospective erection of stable block comprising three stables and an ancillary tack/feed store

LOCATION: Brook Barn Inns Lane Moorwood Moor Alfreton Derbyshire DE55 7NW

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 condition**.

Comments

The proposal would use the existing vehicular access from Inns Lane. The planning statement confirms that the three stables are intended for incidental domestic use. On that basis, the additional vehicle movements are expected to be limited and would not result in a severe adverse impact on network capacity or congestion, including cumulative impacts.

The revised site plan (Drawing No. 6045-003 Rev B) identifies existing parking and hardstanding. The layout appears to provide sufficient space for vehicles associated

with the proposed use to turn within the site and enter and leave Inns Lane in forward gear.

Street View imagery dated March 2026 shows an apparently unbound access and loose material on the adjoining carriageway. The imagery does not establish the source of that material. Given the potential for additional movements associated with the stables, a bound surface over the first 5 m of the access within the site, together with drainage measures, would reduce the risk of material and surface water reaching Inns Lane. Subject to that mitigation, the proposal is not expected to result in an unacceptable impact on highway safety, having regard to NPPF Policy TR6.

Public Right of Way

Public Footpath AV27/8/2 crosses the access track. The Local Planning Authority should consult the relevant Public Rights of Way team. The footpath should remain unobstructed and available for safe public use during the remaining construction works and subsequent operation of the stables.

Recommended Condition

Before the stable block hereby permitted is first brought into use, details of the surfacing and drainage of the existing vehicular access from Inns Lane shall be submitted to and approved in writing by the Local Planning Authority. The details shall provide for a bound surface across the full width of the access for a minimum distance of 5 m measured into the site from the Inns Lane highway boundary, together with measures to prevent surface water from the access discharging onto Inns Lane. The approved works shall be completed before the stable block is first brought into use. The approved surfacing and drainage measures shall be retained and maintained thereafter.

Reason: In the interests of highway safety, to minimise the risk of loose material and surface water reaching Inns Lane.

Informatives

Planning permission does not authorise works within the public highway. If any works are required within the highway to alter the existing access, the applicant should obtain the Highway Authority's separate approval before those works begin. DCC vehicle access guidance. Derbyshire County Council

The applicant and any contractors should take measures to prevent mud, loose material and debris from being deposited on Inns Lane during the remaining works.

Yours sincerely,

Devinda Kumarasinghe
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
24 September 2026	**Devinda Kumarasinghe**		**18 November 2026**