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: Robert Smith
Our ref: AVBC/2026/015941
Your ref: AVA/2026/0014
Date: 2 March 2026

Dear Rebecca Godson,

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

PROPOSAL: Change of use from a factory to a small event space and play cafe

LOCATION: BRETTLES FACTORY OUTLET, Unit 1 16 Days Lane, Belper DE56 1NQ

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

This planning application proposes the change of use of existing factory floor space to form an event space and play café. The planning application form states that the existing use is part of a vacant knitting factory.

Events

From the submitted Planning Document (PD), the intention is to use the event space to hold children's parties, baby showers, christening celebrations etc. The facility would be booked for such events at the weekend between 9am to 6pm, ideally with two bookings per day. There is no mention of crossover periods. Consideration

needs to be given to potential overlap of events and how this would be managed and mitigated.

In addition, weekday events may include corporate bookings and wakes. The applicant would eventually wish to increase these bookings to cover Friday and Saturday evenings between 7pm and 12 midnight.

There is also mention of seasonal events (workshops).

The PD notes that the capacity for the above events will be confirmed through a risk assessment. However, the maximum capacity of the facility must be determined now to allow the highway authority to understand the impact of the proposed development.

Play Café

In addition to the above events, it is also proposed that a play café will run on weekdays between 9am and 5pm. Tickets will be offered for 90-minute sessions for parents and children up to 4 years old.

The PD notes that capacity for these sessions will be confirmed through a risk assessment. However, it is predicted that this activity will accommodate up to 12 to 15 children per booking, with sessions being run twice a day. Assuming a predicted maximum of 15 children per session, this could equate to 30 parents and children per day overall.

Again, the maximum capacity of the proposed development needs to be known now to allow the highway authority to understand the impact of the scheme.

Parking

The applicant intends to advertise parking for weekday events, before 4pm, as being available in areas such as The Coppice and Co-Op car parks.

No details have been provided concerning these off-site facilities, in terms of spare capacity or time restrictions.

Such facilities are circa 250m and 350m, respectively, from the site on foot, requiring use of footways that are at points narrow and not ideal for customers, particularly those with prams or young children. The scheme is likely, in preference, to encourage on-street parking in the vicinity of the site which could adversely affect highway and pedestrian safety.

The applicant has an agreement with the landlord to utilise a parking area off Fleet Park, currently used by Slenderella staff and leased from the council, after 4pm on

weekdays and all day at weekends. Clarification is required whether this use would overlap with use of the car park by factory staff and, if so, to what degree. Information of factory working hours is therefore required along with existing parking demands in the Fleet Park car park.

It is not clear what capacity is available in the Fleet Park parking area. 10 spaces are mentioned. However, these have not been shown on plan. Desirable car parking space dimensions should be 2.4m x 5.5m (absolute minimum length = 4.8m). A layout plan clearly demonstrating dimensioned parking spaces and turning space is required.

As noted above, the capacities of evening and weekend events are not specified. Further information is therefore required.

In line with the highway authority's Parking Guidance for New Developments (PGND), the applicant should provide a minimum level of parking provision for the proposed use that will avoid the risk of on-street parking which could adversely impact highway and pedestrian safety.

Net Impact

The highway authority is concerned that the proposed development has the potential to generate additional traffic and car parking demands.

It is not clear from the submission what traffic and car parking demands could be associated with the established and proposed uses. The applicant should provide analyses which compare the established use with that proposed.

Consideration should be given, but not be limited, to the following:

- Hours of operation of the extant use compared to those of the proposed uses.
- Existing staff levels compared to those proposed (4 employees).
- Staff arrival and departure times.
- Likely traffic generation and how it would be adequately mitigated.
- Parking provision and demand (see earlier comments).

Summary

Having regard to the above, 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 receipt of further information.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
3 February 2026	**Robert Smith**	**SD**	**2 March 2026**