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/2026/017304
Your ref: AVA/2026/0279
Date: 9 June 2026

Dear Laura Anthony,

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

PROPOSAL: Change of use of residential dwelling (use class C3) to a small care home for 1 child, with a maximum of 3 visiting support workers

LOCATION: Dannah House Dannah Street Ripley Derbyshire DE5 3BD

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 a planning condition being imposed should the change of use be approved.

Background

The planning application proposes the change of use of a dwelling to a care home for 1 child. The submitted plans confirm that the proposed development will retain the same number of bedrooms associated with the existing dwelling.

Assessment

It is considered that the proposed development would not generate any significant additional traffic movements in the area compared to those that arise from the existing dwelling.

The Planning Statement (PS) confirms that a maximum of 3 visiting support workers would be present on site at any one time. On this basis the LHA considers that parking for three vehicles should be provided within the site curtilage. However, due to site constraints, it is appreciated that such provision is not achievable.

The dwelling has two off-street car parking spaces and, in this instance and in view of the proximity of Ripley town centre, with access to amenities within recommended walking distances and with good access to bus stops, the site is sustainably located and the proposed change of use will not have an unacceptable impact on highway safety or a severe residual impact on the road network.

It is however recommended that secure and accessible cycle parking should be provided, in line with paragraph 4.7.1 of the Local Highway Authority's (LHA's) Parking Guidance for New Developments (PGND) at a rate of 1 cycle parking space per bedroom, to mitigate the lack of car parking provision.

Conclusion

Having regard to the above, the LHA would have no objection to this planning application subject to the following recommended planning condition being attached to the decision notice if the change of use is approved.

Planning Condition

The development hereby permitted shall not be brought into use until secure, covered, and accessible cycle parking facilities have been provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Such provision shall be maintained for the life of the development.

Reason: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
12 May 2026	Robert Smith	SD	9 June 2026