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/2026/017711/R1
Your ref: AVA/2026/0366
Date: 8 July 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 former office building and car park to create self-storage building Class E (B8 storage) along with drive up storage units and containers.

LOCATION: Asher House Asher Lane Business Park Asher Lane Hammersmith Ripley Derbyshire

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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 determination of this planning application should be deferred pending the submission of additional information.

Background

The Local Highway Authority's (LHA's) initial observations on this planning application were issued on 24/6/26. The applicant has submitted further information in the form of a proposed floor plan and elevations to the main building plan (Ref: DB/RB/26/255/02 Rev B).

Proposed Development

This planning application seeks permission for the change of use of an office building and 99 space car park to create a Class E (B8 storage) self-storage building, with

205 storage units, along with 4 no. drive-up storage units (4 no.) and 66 no. storage containers.

Assessment

The proposed floor plan indicates that 205 individual storage units are proposed within the existing building, varying in size from circa 2.25m^2 to 21m^2.

The additional plan does not address previous comments made by the LHA. Accordingly, please refer to the previous LHA observations dated 24/6/26, which summarise the further information required.

Conclusion

The LHA does not consider that the planning application, as submitted, fully assesses the highway impact of the proposed development. Further information is required as set out in the 24/6/26 observations.

The LHA therefore recommends that this application should not be determined until the applicant has submitted further information which satisfactorily addresses the above issues.

The LHA will comment again following receipt of further information.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
3 July 2026	**Robert Smith**	**SD**	**8 July 2026**