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/2026/018120
Your ref: AVA/2026/0393
Date: 28 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 for the property from a dwelling house C3 a to a Children's home C2. There will be no material changes to the property.

LOCATION: Cornfields 19 Ashbourne Road Kirk Langley Ashbourne Derbyshire DE6 4NS

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.

Background

This planning application seeks permission for the change of use of the property from a dwelling (C3) a to a childrens' home (C2).

The Transport Statement (TS) states that the facility will provide 1:1 care for two young people aged 5 to 17. It is assumed that such care would be undertaken in shifts, with shifts overlapping, with potentially up to 4 staff being on site at any one time at shift change times. Visitors (e.g. social workers, therapists, parents/carers), in addition to staff, would add to occupancy at certain times.

Assessment

No alterations are proposed to the property to accommodate the development.

Given the scale of the development relatively to the extant use, the traffic generated by the proposed development is considered unlikely to result in an unacceptable impact on highway safety or severe residual impacts on the road network beyond the site and its access.

The site has sufficient space to accommodate the likely car parking demand.

Secure, covered cycle parking can be provided in the retained garage.

Conclusion

Having regard to the above, the Local Highway Authority has no objection to this planning application.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
14 July 2026	**Robert Smith**	**SD**	**28 July 2026**