PARKING AND STAFF SHIFT PATTERN STATEMENT

Project Location: 2 Kings Close, Heanor, Derbyshire, DE75 7RD
Original Planning Reference: AVA/2024/0067
Proposal: Application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 3 of planning permission AVA/2024/0067 to increase the permitted upper age limit of residents from 17 to 18 years of age.



PARKING AND STAFF SHIFT PATTERN STATEMENT

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1. Rationale and Context

This statement provides technical details regarding the operational rota, staffing levels, and associated parking management at 2 Kings Close. The proposed variation to include 18-year-old residents introduces no changes to the physical footprint, the internal layout, or the maximum occupancy cap of four (4) residents. Consequently, the staffing structures and vehicular requirements remain entirely consistent with the previously approved baseline, operating in full compliance with Policy INF1 and Policy TP6 of the Amber Valley Borough Local Plan 2022-2040.

2. Operational Shift Patterns & Rota

The home relies on a 24-hour therapeutic care model. To prevent highway bottlenecks, turning issues, or neighbourhood noise, shift changeovers have been explicitly scheduled to avoid peak community hours (e.g., standard school runs and typical working rush hours).

- **Day Shift:** 07:30 – 22:00
- **Night Shift (Sleep-in / Waking):** 22:00 – 07:30

Typical 24-Hour Rota Profile:

- **07:30 Changeover:** Incoming day staff arrive; outgoing night staff depart.
- **Mid-Day Operations:** Standard care routines. A Registered Home Manager is typically present on-site between 09:00 and 17:00 (Monday to Friday).
- **22:00 Changeover:** Incoming night-shift staff arrive; outgoing day staff depart. Staff transitions occur entirely inside the building to ensure zero noise leakage into the Close.

3. Parking Allocation & Highway Safety

The increase in the upper age limit from 17 to 18 does not change local transport impacts. The young people in care have severe neurodevelopmental and emotional needs and do not own, register, or operate personal vehicles.

- **On-Site Capacity:** The property features a large private front driveway and an attached garage capable of safely accommodating multiple staff and visitor vehicles simultaneously within the site boundaries [cite: 1].
- **Parking Restrictions:** Staff and professional visitors are strictly instructed to park within the designated driveway spaces only. On-street parking on Kings Close or Sovereign Way is forbidden to preserve clear turning heads for emergency services, domestic waste vehicles, and immediate neighbours.
- **Sustainable Travel:** The site benefits from local public transport linkages in Heanor. Staff who do not drive or choose to car-share are utilized where possible to further reduce the property's daily vehicular footprint.

4. Summary of Planning Compliance

As verified by the Chief Executive's original planning board framework, vehicular access is gained directly from Kings Close. The layout incorporates separate, dedicated staff sleep-in and office facilities on both the ground and first floors to guarantee high-tier overnight supervision. By explicitly staggering shift handovers to **07:30 and 22:00**, the operation protects the surrounding transport network while delivering a vital, compassionate social care service.