

TOWN AND COUNTRY PLANNING ACT**HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

DISTRICT:	Ashfield	Date Received	10/12/2025
OFFICER:	Sophie Sales		
PROPOSAL:	Proposal for 2 x single storey ground floor ext, 1 x two storey extensions and increase from 2 storey to 3 storey	D.C. No.	V/2025/0639
LOCATION:	The Shires Care Centre, The Oval, Sutton In Ashfield, Nottinghamshire, NG17 2FR		
APPLICANT:	Mr Krishna Singh		

This planning application is to reinstate the existing vacant care home, The Shires Care Centre. The proposal will provide several extensions to the existing building to provide the following as per the Planning Statement provided.

It is stated within paragraph 1.5.1 of the Care Home Operational Statement that the total capacity of the care home will be 83 residents comprising of 55 single occupancy bedrooms and 14 double occupancy bedrooms (28 residents) providing a total of 69 bedrooms. It is unclear from the information provided how many bedrooms this has increased by since its previous use and the increase in the number of staff. Could the applicant please clarify this information.

Further to this, the staff-to-resident ratios are detailed as follows:

- **Morning shift:** 1 staff member per 5 residents (approximately 17 care staff)
- **Afternoon shift:** 1 staff member per 8 residents (approximately 11 care staff)
- **Night shift:** 1 staff member per 10 residents (approximately 9 care staff)

It is also stated that an estimated 4-5 visitors will be on site at any given time. Stated in Section 4.2.1 of the *Commercial Parking and Servicing* within the Nottinghamshire Highway Design Guide (NHDG), is the expected parking provision for residential care homes. This shows that 1 space per 3 bedrooms is required and 1 space for each member of staff. It is clear from the site plan provided, reference 1124-03 revision F, that 7 parking spaces are proposed, including an accessible space and EV charging point. Therefore, the parking allocation provided will not meet the standards set out in the NHDG.

Paragraph 1.3 (*Access*) states that "The existing number of parking spaces has been kept." However, having reviewed historical imagery of the site on Google Maps over the past 15 years, it is evident that a higher number of spaces were available when the care home was previously in operation. The applicant should clarify how they intend to address the parking shortfall for this proposal.

An additional parking space is shown to the north of the site on drawing reference 1124-03 revision F, however access to this space appears to be difficult. The gated access is not positioned in the correct location as the vehicular access shown is in fact a wall labelled clearly on the extract below. The green line added shows the correct location of the existing vehicular access gate. The applicant will need to demonstrate how a vehicle will access the staff parking bay and manoeuvre within the site in a safe manner.



There is an existing dropped kerb arrangement to the west of the site, however it is unclear if this is to be retained. Please can the applicant clarify this as if the access is no longer required the kerb will need to be reinstated to full height as part of this proposal.

The applicant will need to address the above outstanding issues, and the Highway Authority would wish to be reconsulted once additional information has been submitted.

EAS / NCC-HDC
23/12/25