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: Gemma Statham
Our ref: AVBC/2026/016197
Your ref: AVA/2026/0074
Date: 3 March 2026

Dear Rebecca Godson

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

PROPOSAL: Change of use from shop (Class E) to pub (Sui Generis)

LOCATION: CRACKERS
UNIT 1 AND 2
38 MARKET PLACE
HEANOR
DE75 7EG

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 highway objections.

Background

The proposal is for the change of use of an existing shop (Class E) into a public house (Sui Generis).

Site Access

The proposed property does not have any access or parking associated with it.

Highway Safety

The property is located within Heanor centre, opposite the current public parking on the Market Place. There is also parking restriction in place on the surrounding roads to prohibit on street parking.

Conclusion

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
19 February 2026	Gemma Statham		3 March 2026