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/2026/018097
Your ref: AVA/2026/0402
Date: 27 July 2026

Dear Alfia Cox,

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

PROPOSAL: Retention of use Class E on the ground floor and change the use of the first floor from Class E to 3 self-contained apartments for use as Air BnB (Sui Generis) (May affect the setting of Listed Buildings)

LOCATION: Boots 24 Market Place Heanor Derbyshire DE75 7AA

Derbyshire County Council, the Local Highway Authority (LHA) 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 subject to conditions being imposed should planning permission be granted.

Background

This planning application proposes the retention of use Class E on the ground floor and a change of use on the first floor from Class E to 3 self-contained Air BnB (Sui Generis) apartments.

Assessment

Based on the analysis of the information submitted and a review of Local and National policy, the LHA considers that the impact of the proposed change of use on highway safety would not be unacceptable and impacts on the road network would not be severe.

In line with paragraph 4.7.1 of the LHA's Parking Guidance for New Developments, sheltered, secure, and accessible cycle parking should be provided at or near the main pedestrian access to the property at a rate of 1 cycle parking space per bedroom.

Conclusion

Having regard to the above, the highway authority would have no objection to this planning application subject to the following planning condition being attached to the decision notice should planning permission be granted.

Planning Condition

No part of the development hereby permitted shall be brought into use until provision has been made within the application site for secure, covered cycle parking and secure cycle equipment storage in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall not thereafter be used for any other purpose and shall be maintained for the life of the development.

Reason: In the interest of highway safety and furthering travel by sustainable modes.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
10 July 2026	**Robert Smith**	**SD**	**27 July 2026**