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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 3

Suffix:

Property Name: Unit 3

Address Line 1: Wimsey Way

Address Line 2: Alfreton Trading Estate

Address Line 3:

Town/city: Alfreton

Postcode: DE55 4LS

Description of site location must be completed if postcode is not known:

Easting (x): 441690

Northing (y): 354407

Description:

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

Clarke

Company Name

Equip Outdoor Technologies UK Ltd

Address

Address line 1

Wimsey Way

Address line 2

Address line 3

Town/City

Alfreton

County

Derbyshire

Country

United Kingdom

Postcode

DE55 4LS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Michael

Surname

Downes

Company Name

Mike Downes Planning Consultant

Address

Address line 1

5 Plantation Cottages

Address line 2

Main Street

Address line 3

Epperstone

Town/City

Nottingham

County

Nottinghamshire

Country

United Kingdom

Postcode

NG14 6AG

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

◯ Yes
⊘ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

◯ Yes
⊘ No

Has the proposal been started?

◯ Yes
⊘ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The applicant is seeking to take on this currently vacant Unit 3 on the Alfreton Trading Estate previously occupied by Medequip Assistive Technology Limited. The Medequip unit stored, repaired, maintained, collected cleaned, serviced and recycled medical homecare equipment and associated administration thereof, uses falling with use Classes B8 and E(g). The unit also incorporated a shop facility open weekdays to the public to view or purchase items direct. This retail function was ancillary to the main, lawful E(g)/B8 use of the premises.
The applicant company are manufacturers of the internationally renowned Rab outdoor clothing and equipment brand. Their head office is based at 1 Wimsey Way and they have additionally operated a service Centre, warehouse/manufacturing facility, and factory shop out of their industrial premises on Birchwood Way (DE55 4QQ) since 2017. Due to the expansion needs of the company, the Birchwood Way premises are to be vacated, with the main warehousing facility moving to larger premises at Clovernook with the Service Centre (repairs / washing service) production areas and factory shop (excess stock lines /end of line/ slight seconds) moving to the proposed unit, the subject of this lawful proposed use application. The factory shop element will take up some 7140 sq. ft, equivalent to 32% of the overall 21,768 sq. ft floorspace of the unit, and as such this retail element will be ancillary to the pre-dominant functions proposed by the applicant and indeed the previous Class E(g)/B8 use of the building by Medequip.
The applicant considers that their proposed occupation of Unit 3, including an ancillary factory shop does not require a change of use planning permission and/or conflict with the newly adopted Amber Valley Local Plan Policy ED1 which predominantly seeks to restrict development within Existing Business & Industrial Areas to Use Classes E(g), B2 and B8. There are other current units within the Alfreton Trading Estate which lawfully operate a 'factory shop' outlet ancillary to approved/ lawful industrial uses within their respective premises as Equip UK have done at their Birchwood Lane site for many years.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Please see cover letter for further detail on the Equip UK operation and submitted plans showing the proposed layout of Unit 3. The unit floorspace is divided into three areas
Service Centre - 8125 sq.ft
Production / storage - 6503 sq.ft
Factory Shop - 7140 sq.ft

Select the use class that relates to the existing or last use.

E(g)(iii) - Industrial processes - Except where not suitable in a residential area

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(g)(iii) - Industrial processes - Except where not suitable in a residential area

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Equip Outdoor Technologies UK ltd have been a been a local employer since 2003, with a global Head Office situated at 1 Wimsey Way, employing 194 people across two sites in the area. They have operated production, storage and distribution, service centre product repairs including specialised washing, and a factory shop operation from sites within Amber Valley Industrial Estates throughout that period and currently at the Birchwood Way site alongside the Wimsey Way Head Office building. The acquisition and operation of Unit 3 and the transfer of the Service Centre, manufacturing/ store and factory shop from Birchwood Way will bring these specific business functions close to the Head Office, supporting management and marketing efforts and benefiting both the company, employees and the local population. Formal acknowledgement from the Council, through issue of a Lawful Development Certificate, that the proposed operations within Unit 3 (transferred from Birchwood Way) will constitute a lawful use, is essential for the operational efficiency of the company, allowing the wider expansion plans to proceed and to support the continued retention of the Equip workforce within the Borough.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

◯ Owner
⊘ Lessee
◯ Occupier
◯ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED ******

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Michael Downes

Date

25/03/2026