AVA/2022/0141: Land Adjacent To Alfreton Golf Club Wingfield Road Alfreton Derbyshire
Outline application with all matters reserved for residential development for over 55s for 240 residential units (C2) with associated ancillary commercial and support units / uses to include Restaurant, Café, Convenience Store, Beauty Salon, Building site management facilities, Care operations facilities, Surgery and Clubhouse (this is not in accordance with the Development Plan)

Principle of development

The Development Plan for Amber Valley was adopted on 2nd March 2026. The plan does not allocate this site for development and the site is allocated as Countryside under policy SS3. Policy SS9 sets out the types of development that are acceptable in the countryside and this proposal is not one of those. Policy H3 is specific about housing development in the countryside and sets out the type of housing development and the criteria to be applied to them. The proposal is not one of these types.

The proposal is therefore not in accordance with the plan.

The most up to date evidence on housing need is from 2023. It focuses on specialist housing for older persons and it states :

Overall, the analysis suggests that there is a current need for housing with support (retirement/sheltered housing) in the market sector but a sufficient supply of affordable housing. The analysis also points to a strong potential need for housing with care (e.g. extra-care) in both the market and affordable sectors.

The analysis also suggests a future need for some additional residential and nursing care bedspaces in future although currently there is a broad balance between need and supply. In many areas there is a desire to shift away from residential care towards extra-care therefore the findings of additional future need should only be seen as a nominal need rather than an actual need.

This informed Policy H4 that requires proposals to provide a mix of housing to reflect the most up-to-date evidence on local housing needs, having particular regard to the housing needs of elderly and disable people (across all tenures) bungalows and suitable flatted accommodation at sustainable locations.

Given its countryside location the development is not sustainable and therefore remains not in accordance with the adopted plan.

This response has focused on the principles of development, it has not considered the application of all relevant policies but if views on these are required then please contact me.

Matt Bowers | Interim Planning Policy Manager

15th July 2026