Application Reference AVA/2025/0598 - reconsultation

Construction of commercial units on previously granted development area AVA/2015/1043. Development will include the creation of a new access onto Wimsey Way to serve existing development.

Unit 10, Wimsey Way, Somercotes, Alfreton, Derbyshire DE55 4LS

The comments on this application focus on whether or not the principle of the proposed development can be supported, supersede the comments made in December 2025 in relation to an earlier version of the proposed development.

Proposal

The application site lies within an established business and industrial area at Cotes Park Industrial Estate. The application originally proposed the construction of 10 new units at the site, together with a new vehicular access onto Wimsey Way.

The proposal has been amended and now relates to a proposed extension to the existing building at the site. It is described as an extension to a warehouse on the amended plans.

It is also noted that there would no longer be an alteration to the site access.

Amber Valley Borough Local Plan 2022-2040

The new local plan was adopted on 2nd March 2026.

Policy ED1 - Development within Existing Business and Industrial Areas, is relevant to this proposal. It supports appropriate development for commercial, business and industrial development within designated Existing Business and Industrial Areas as shown on the Policies Map, including the redevelopment of land and buildings or the expansion of existing premises, subject to compliance with the specified criteria.

However, the policy states that within the identified locations, (which includes Cotes Park Industrial Estate, Alfreton (Incorporating Alfreton Trading Estate) within which the application site is located), development will be restricted to Use Class E(g), B2 (General Industrial) and B8 (Storage and Distribution) uses, including the redevelopment of land or buildings or the expansion of existing premises.

National Planning Policy Framework (2026)

Part 7 of the NPPF, Building a strong, effective economy, has the objective of enabling businesses to invest, expand and adapt, reflecting opportunities, challenges and characteristics of different areas, supporting long-term economic growth both locally and nationally.

Policy E2: Meeting the need for business land and premises, seeks to support business growth and gives substantial weight to *the economic benefits of proposals*

for commercial development which allow businesses to invest, expand and/or adapt, especially where this would support the economic vision and strategy for the area…

Assessment

Policy ED1 of the adopted Local Plan supports development at Cotes Park Industrial Estate, including the redevelopment of land or buildings or the expansion of existing premises, where such uses would be within Use Classes E(g), B2 (General Industrial) and B8 (Storage and Distribution).

Due to discrepancies within the information previously submitted in the planning application the case officer was recommended to seek clarification from the applicant with respect to the precise uses being applied for under this application.

The proposal has been significantly amended from the original scheme for 10 commercial units and now relates to a warehouse extension to the existing building at the site to allow the existing business to expand.

The updated Design and Access Statement states: *The proposal is for the expansion of the existing commercial facility at the site. The current occupier National Auto Parts Centre, has secured additional long-term contracts to allow for the retention and growth of the existing business. The proposed development will serve as an extension to the existing operation and provide B8 storage space for the additional parts stored and distributed from the site. There is no requirement for the increase in office facilities on site.*

A warehouse extension, Use Class B8 (Storage and Distribution), in this location would in principle be in accordance with Policy ED1. However, the description of the application still refers to ‘construction of commercial units’. For the avoidance of doubt, the case officer is recommended to seek an amendment to the description of the application which should ideally include the Use Class of the proposed building, and/or attach a condition to any permission granted to confirm the B8 use of the building.

Conclusion

Subject to the development being confirmed as being for Use Class B8 (Storage and Distribution), the principle of the development could be supported at this location.

Anne Arkle – Planning Policy

07/10/2026