



Our Ref: JWID4618/L011

28th April 2026

Planning Policy and Environment Team
North East Derbyshire District Council
District Council Offices
2013 Mill Lane
Wingerworth
S42 6NG

Dear Sir / Madam

REFINED SCHEDULE OF SITES REF: 45903

STRATEGIC APPROACH TO THE LOCATION OF DEVELOPMENT AND A REFINED SCHEDULE OF SITES

LAND EAST OF CENTRAL STREET, HOLMEWOOD

We act for Homes by Honey in connection with the above site in relation to the emerging Local Plan and this letter sets out a summary of further information related to the above site to address the summary of potential constraints identified under the 'Refined Schedule of Sites' with the above reference 45903.

The potential constraints to development identified relate to ecology, flood risk due to some risk identified from surface water flooding and the identification of the site as being within a coal authority development high risk area.

In this context the Council's latest assessment of the site as part of the North East Derbyshire Housing Land Availability Assessment (LAA) resulted in an overall suitability 'amber' RAG rating. This means the site was identified as having one or more constraints that need to be explored more fully to assess whether they can be satisfactorily mitigated. Those identified potential constraints summarised as above.

The site is subject to a pending a full application (24/00473/FUL) application for residential development (59 dwellings) that is supported by a wide range of reports and further information that addresses all relevant planning matters.

The application is in its final stages of consideration and for reasons set out below, we consider the matters raised in the summary of potential constraints on the local plan consultation portal can be satisfactorily addressed.

In this context we address matters relating to the suitability of the land East of Central Street, Holmewood (ID45903) for future housing development as summarised in the consultation document.

To assist consideration of matters, we would draw attention to the following documents that are included on the Council's public access which can be obtained through the following link:

[24/00473/MFL | Erection of residential dwellings with associated means of access, landscaping and associated works \(Major Development\) \(Amended Plans\) | Land East Of Central Street Holmewood](#)

The file size of all the documents is too large to upload to the local plan consultation portal.

The following documents are of relevance and have been uploaded on the local plan consultation portal:

- 48293-ECE-XX-XX-RP-C-0004 - Land off Central Street Holmewood - FRA - Issue 3 Version 2
- 0316 Holmewood Ecological Appraisal and Biodiversity Net Gain Assessment V2
- 24_00473_MFL-COAL_AUTHORITY_COMMENTS-2969111

Due to file size the following documents are referenced below but could not be uploaded as part of the local plan consultation event. However, they can be found on the above planning public access file.

- Land off Central Street Holmewood - Phase 1 Site Investigation Version 2 (48293-ECE-XX-XX-RP-C-0001)
- Land off Central Street Holmewood - Phase 2 Version 2 (48293-ECE-XX-XX-RP-C-0003); and
- Updated Drainage Strategy (20/03/26)
- Updated BNG
- BNG Metric (Updated)

We summarise the contents of the above under the relevant headings provided below and as set out under the Refined Schedule of Sites consultation document.

Drainage Matters – Flood Risk Assessment & Drainage Strategy

The pending application was accompanied by a Flood Risk Assessment (see enclosed) which shows the site to be in Flood Zone 1 on the Environment Agency's Flood Map for Planning. The same Flood Zone 1 status is shown in Derbyshire County Council's Strategic Flood Risk Assessment.

The submitted FRA also looks at all other potential sources of flooding. In this context and in dealing with surface water flooding, paragraph 2.1.2 of the FRA concludes the vast majority of the site is at very low risk from surface water flooding. There is a low risk surface water flow route in the southern portion of the site, originating off site (south), following localised contours of the field with a north easterly direction.

The FRA concludes (paragraph 2.3) that this risk is not a development constraint and would be managed on site within the surface water drainage strategy and by mitigation measures identified under paragraph 2.4. This includes addressing the issue by routing surface water flow around proposed properties.

The planning application is also accompanied by a Drainage Strategy. This demonstrates how an appropriate drainage scheme for the proposed housing development can be

accommodated on site and address any drainage related matters. Drainage and the low risk of surface water flooding is not considered to be a constraint to development of the site for housing.

Ecology

The application was accompanied by an Ecological Appraisal Report and BNG Assessment. The latter has been updated to reflect the final Planning Layout for the scheme and the updated BNG assessment is provided.

The Ecological Appraisal finds the Site is comprised of areas of periodically grazed rank neutral grassland, more permanent grass pasture, and scrub with a hedgerow and line of trees along the boundary. Areas of hard standing (for vehicle parking and turning), a small storage shed are also present at the entrance of the Site.

With the exception of the native hedgerow along the southern boundary, all habitats within the Site are not Priority Habitats and are relatively common and widespread, with value to nature conservation at a less than local level.

In addition, there are no European-designated sites present within 5 km. Williamthorpe Local Nature Reserve (LNR) has been identified within 2 km of the Site, along with four other Local Wildlife Sites (LWS). All sites are located a significant distance from the Site with no direct ecological or hydrological connectivity. Therefore, no direct or indirect impacts to any designated sites are anticipated from the proposed development.

In relation to **amphibians**, a single pond with below average potential to support great crested newt has been identified within 250m of the Site. eDNA sampling of this waterbody yielded inconclusive results. Due to the low HSI score of the pond in combination with lack of connectivity to other ponds, great crested newts are considered unlikely to be present on site but cannot be ruled out. As the site lies within an Amber Risk Zone and as a precautionary measure, a NE mitigation licence has been applied for and granted for the site, to account for the potential presence of such species. However, none have been established to date.

With regard to **bats**, low numbers of common and uncommon, widespread bat species use the site for both foraging and commuting. It is recommended that a bat-sensitive lighting plan is implemented within both the construction and post-development phases to prevent unnecessary bat disturbance through increased site illumination. However, it is considered that presence of bats is not a constraint to development of the site.

In respect of **birds**, suitable habitat for nesting birds was identified within the Site and active nests may be present during the nesting season (1st March – 31st August, inclusive). The report therefore adopts a standard approach and recommends that all vegetation should be cleared outside of this period. If this is not possible, a nesting bird inspection should be undertaken a minimum of 48 hours prior to clearance. This matter would be conditioned on the grant of any planning permission and is not a constraint to development.

In relation to **terrestrial mammals**, there were no field signs for [REDACTED] identified within the site. However, the site habitats may offer some foraging value to local populations, if present. To avoid any negative impacts on any individual [REDACTED], reasonable avoidance measures (RAMs) pertaining to this species are recommended to be included within a Construction Environmental Management Plan (CEMP) for the site and implemented during the construction phase. This would be the subject of a planning condition upon the grant of any permission for housing development.

In light of the above we do not consider the ecological interests would be a constraint on future development of the site.

Ground Conditions

Reference is made below to the site's location within the Coal Authority High Risk Area. The application was accompanied by a Phase 1 Desk Study Ground Assessment and also a Phase 2 Geo-Environmental report. The findings of those assessments are set out in the submitted reports identified earlier.

The Coal Authority were consulted on the application and raised no objection to the application. Their advice to the local planning authority was that the:

“Coal Authority considers that the content and conclusions of the Coal Mining Risk Assessment Report are sufficient for the purposes of the planning system and meets the requirements of NPPF in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore has no objection to the proposed development. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application.”

On this basis it is concluded that ground conditions are not a constraint to future development of the site.

We trust the above provides the information required in order to assess the potential of the site for future housing development.

Having regard to the information submitted in support of the current pending application, we consider the site to be suitable for housing development to meet the Council's future housing needs in a sustainable location.

We trust the above and provided documentation will be taken into account in progressing consideration of the site through the Local Plan process.

Yours sincerely,



Jeremy Williams BA (Hons) MA MRTPI
Director

Enc – as detailed above