

North East Derbyshire Local Plan Issues and Options (Strategic Approach to the Location of Development and Refined Sites) consultation (Response Date April 2026)

Introduction

This second issues and options consultation response has been prepared on behalf of Wyndthorpe Developments.

Wyndthorpe Developments is a strategic property investment and land promotion company with extensive experience in bringing forward residential, commercial and other developments across the UK.

It has submitted two sites (one involving two land parcels that have now been combined into one strategic site) to the North East Derbyshire District Council (NEDC) Call for Sites process. These are:

- A proposed strategic site of a new village at Duckmanton Moor
- Land at Lower Pilsley

This consultation response relates to both of these submitted sites.

This second issues and options consultation response is relatively concise on the basis that both:

- Detailed information has already been provided to the Council in relation to the site as outlined in later sections of this document.
- NEDC Officers are actively engaging with Wyndthorpe Developments as part of a Planning Performance Agreement in relation to Duckmanton Moor Village which is identified as a strategic site in the plan consultation and has also entered into discussions in relation to land at Lower Pilsley which is also identified as a potential site for allocation in the consultation.

The response firstly provides more background on work that has been undertaken by Wyndthorpe Developments, ongoing work in relation to the sites and a completed document that accompanies this consultation response (in relation to land at Lower Pilsley).

Responses are then provided to the consultation questions.

Alongside this consultation document that is submitted to NEDC, relevant sections of it have also been added into the consultation's online portal response.

Duckmanton Moor Village (45227 & 45541) – Background and Ongoing Work

This section provides additional detail on the background to the site (comprising land identified as 45227 & 45541 in the consultation) of the proposed Duckmanton Moor Village.

- A detailed call for sites submission for a new village – Duckmanton Moor Village was made – in January 2025 on site referenced 45227 in the consultation. The submission included a vision document with concept masterplan and detailed supporting planning case.
- An additional area of land (45541) to the south of Long Duckmanton and Arkwright Town in May 2025 was then submitted. The additional land proposes an extension of the Duckmanton Moor Village concept onto land to the south of Arkwright, with additional green space and development to the south of Long Duckmanton.
- A Phase 1 Geo-Environmental and Coal Mining Risk Assessment and a Pre-Phase 1 Desk Study Assessment were prepared by PWA Group and submitted. These reports confirmed that there are no reasons why the site cannot be developed for the proposed uses.
- A formal enquiry to the Mining Remediation Authority has been undertaken with the PWA reports provided. Their response confirms that there is no objection to the site's allocation.
- A detailed Heritage Impact Assessment was produced by Hinchliffe Heritage in tandem with a Landscape Assessment of Key Views document was produced by Rural Solutions. These assessments demonstrated that the site can be developed without an unacceptable impact on heritage or landscape.
- Wyndthorpe Developments has entered into a Planning Performance Agreement (PPA) with North East Derbyshire Council to further explore the site allocation. Two meetings have already been held as part of the PPA process and prior to this there have been a number of other meetings with Officers in relation to the site.
- As part of the ongoing PPA process, a meeting with Derbyshire Wildlife Trust was undertaken in April 2026 to discuss the site and its initial consultation response which raised no objection to the allocation of the site but raised issues for further consideration. Further ecology work is planned to inform potential amendments to the concept masterplan produced for the site.
- Further meetings are planned with landscape and historic environment consultees to review the site and assessment work undertaken for it.
- There has been correspondence with Derbyshire County Council Highways Team on the site. This confirms that as stated in its consultation response it has no objections to the allocation of the site.
- A deliverability report is to be produced to include a housing trajectory for the site. Initial commentary relating to the delivery of housing numbers is found in the site specific section of the consultation response.
- Additional work will be prepared as necessary and at the appropriate time as the plan progresses.

Land at Lower Pilsley – Background and Ongoing Work

The following work has been undertaken in relation to the site:

- A site promotion document with concept masterplan for a strategic area of land at Lower Pilsley was produced in May 2025.
- The site promotion document was amended following discussions with Officers after the first issues and options consultation in 2025. It was amended to show more landscape buffers to the western edge of the site as well as additional landscaping in other areas. The updated document also provides more detail on the proposals for the business premises and open space proposed at the entrance of the site. This consisted of an additional plan focusing in on this area and the creation of a ‘village centre’.
- A Landscape Assessment of Key Views document for the Lower Pilsley site has been prepared by Rural Solutions and accompanies this consultation response as appendix 1. This demonstrates that the local landscape can accommodate a landscape-led development which incorporates appropriate landscape buffers. See comments in the site specific element of the consultation response for more details.
- Additional work will be prepared as necessary and at the appropriate time as the plan progresses.

Response to Consultation

Comments on ‘Proposed Location of Development’

Wyndthorpe Development supports the proposed location of development as presented by NEDC.

Fig.7 in the consultation includes “*New Settlement /Strategic Sites*” in the list of Priority 1 Locations for development.

The Duckmanton Moor Village proposal clearly fits within this priority group.

The approach to the proposed location of development by NEDC is a well-justified one in the document. It clearly responds to the consultation responses received on an earlier issues and options consultation, with 18% of respondents favouring new strategic sites and 18% favouring new settlements (18% is the highest number for any options other than for development around the edges of Chesterfield (24%).

The approach also clearly responds to other views expressed in response to the first issues and options consultation, as quoted below from the document, as the site is not Green Belt, includes a large area of previously developed land and in a sustainable location:

“Overall, the consultation responses generally indicate a desire to retain the Green Belt and focus on previously developed land in areas with infrastructure capacity and access to jobs and services.”

The site proposals also conform strongly to paragraph 77 of the National Planning Policy Framework which states that “*The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and*

designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes)."

Wyndthorpe Developments agrees with the approach taken by NEDC to the location of proposed development and the justification for the approach in the consultation document, which states that:

"The approach can be justified on the basis that it is appropriate to prioritise development closest to existing services and facilities where there is clear evidence of existing capacity or where the necessary capacity can be provided, such as around the edges of neighbouring urban areas and the districts larger settlements; and through the creation of new settlements and strategic sites."

Comments on 'Settlement Hierarchy'

Wyndthorpe Developments would recommend that NEDC considers including Duckmanton Moor Village in the settlement hierarchy. The hierarchy includes only *existing* settlements, but with a new settlement (Duckmanton Moor Village) proposed it is recommended that this also be included in the hierarchy for plan-making certainty.

Wyndthorpe Developments supports the inclusion of Lower Pilsley within a 'Pilsley Cluster (Pilsley & Lower Pilsley)' within 'Level 2 Settlements - Larger Villages' in the consultation. The settlements of Pilsley and Lower Pilsley are closely related to each other and residents will no doubt share services between the two settlements. Viewing them as one place and location for development that can bring benefits to existing residents, as the Council has done, is beneficial.

Comment on Strategic Site – Duckmanton Moor (45227 & 45541)

Wyndthorpe Developments supports the inclusion of the Duckmanton Moor Village site comprising the two submitted parcels that are assessed separately within the consultation, in the plan.

A detailed planning case for the site was submitted in relation to the call for sites process alongside a vision document incorporating a concept masterplan. The contents for the documents are not repeated (in full) here however it is noted that the vision included in the submitted vision document noted that:

"The plan aims to transform a large area of previously developed land into a net zero carbon in operation village, featuring diverse housing options, public open spaces, green and blue infrastructure, and local services to benefit local residents and those in the local area."

The development vision includes enhancing local biodiversity, providing economic growth through job creation, and fostering a strong community with accessible leisure, transport and local services facilities. The proposal emphasises innovative, landscape-led design and aims to deliver significant environmental, social and economic growth benefits to the local area, whilst meeting the growth requirements of North East Derbyshire on a site outside of the Green Belt."

At a strategic level the site is a well-located one, close to existing settlements which it can bring benefits to and share services with. It is also close to both Chesterfield, the M1 and the large Markham Value industrial estate. The site is not in Green Belt.

The allocation of the site clearly corresponds to the wishes of the majority of respondents to an earlier issues and options consultation, with preference for the allocation of strategic sites and new settlements and protection of the Green Belt.

Wyndthorpe Developments supports the majority of the comments on the site included in the consultation. It adds commentary below next to comments from the consultation:

“The site may be able to support approximately 2000 - 3000 dwellings, together with employment land and other supporting community facilities. Mitigation measures have not been applied to this site capacity yet and may result in an altered total.”

Comment: Wyndthorpe Developments confirms that the site can accommodate the housing numbers specified and at a level towards the maximum level specified.

Robert Wilkins, of Wilkins Hammond based in Chesterfield, who is providing advice to Wyndthorpe Developments notes as follows in relation to housing number delivery:

“Our working assumption is that the promotion of this site will follow the trajectory of the development of the Plan, the submission of which should fall at the end of 2026. We understand that a planning application will be submitted at the date of adoption or very soon afterwards, unless an application is requested sooner by the local planning authority. Our advice and discussions have therefore centred around engaging in late 2026/early 2027, with appropriate major house builders, those being of sufficient national size with a strong regional presence, to appraise the potential development of the site, with a view to supporting the planning position to ensure an early delivery of homes as soon as possible, following a planning permission being granted.

Given the scope of the development site, we would normally expect that four major house builders would concurrently purchase and develop individual phases and attract new home purchasers through their nationally driven but locally focused marketing campaigns. Working on an assumption that the geopolitical factors that affect our economy currently have passed, and therefore working on the further assumption that more normal market conditions prevail at the time, we would expect each house builder to appraise the site on the basis of an expected delivery of at least 40 units per year from each site. Those figures have been historically achievable and have been exceeded in the past. That suggests that a minimum of 160 dwellings per year should be forecastable, given the past information available. The current performance of the new build housing market and a forecast of how that market would more normally perform suggests that a return to a fuller operational sales and delivery capacity, as time passes, is reasonable.

We should stress that this remains a high level opinion at this time. There may well be wider economic factors that impact the UK housing market going forward both positively or negatively. That said, the new homes sales market has shown resilience on many occasions, and it is reasonable to assume that this will continue, as demand for home ownership remains an important milestone for the population to achieve.”

The delivery of a minimum of 160 houses per year would easily reach the minimum housing delivery number for the site shown in the consultation over the plan period.

Mr Wilkins confirms his significant practical and local experience in terms of assisting with the delivery of recent housing schemes in the North East Derbyshire, Chesterfield and Bolsover Districts, listing the following as examples:

“Wheeldon Mill Tupton

North Moor View Brimington

Mastin Moor Staveley Chesterfield - Phases 1&2

Bolsover - Oxcroft Lane

Inkersall Chesterfield

Stretton Clay Cross

Tupton/Wingerworth -Derby Road

Calow-Oakes Farm Lane

Holmewood - All phases"

In response to the comment around mitigation measures, concept masterplans for the site already accommodate significant levels of green infrastructure and protected areas for ecology. Whilst the masterplan may evolve with the location of some land uses changing, it is the case that the housing numbers specified and those around the higher end of the tier, can be met on the site.

"Initial landscape and heritage assessments point towards a possible impact on the settings of Sutton Scarsdale Hall (scheduled monument, grade I listed building) and its Conservation Area, and the collection of heritage assets at Bolsover Castle (scheduled monument, grade I listed buildings, grade I Registered Park & Garden, Conservation Area)."

Comment: Wyndthorpe Developments has commissioned detailed heritage impact and landscape assessment documents. These assessments have been provided to the Council and demonstrate that the site can be developed without an unacceptable impact on heritage or landscape.

"Due to the size of the site, the ecology impact ranges from low to high. There are potential Local Wildlife Sites, but there is also scope for development on the ecologically low value fields."

Comment: Wyndthorpe Developments has met with the Derbyshire Wildlife Trust together with NEDC Officers. There is no objection to the allocation of the site and dialogue is continuing. It is proposed to review the masterplan together with consultees and review opportunities for moving different land uses to different areas to reflect feedback received. This can then inform an allocation plan for the site in the local plan.

"Highway access and impacts on the local highway network will need further consideration."

Comment: These matters will need further consideration as the site moves forward towards a planning application however Derbyshire County Council has confirmed that it has no objection to the site's allocation. It has provided this confirmation to NEDC as part of the earlier issues and options consultation response and, as NEDC Officers are aware, to Wyndthorpe Developments as part of follow-on correspondence earlier this year.

"The site was formerly part of the larger Arkwright opencast coal site, including the old Arkwright village, which was relocated due to methane gas issues."

Approximately 2% of site 45541 is covered by flood risk zones 2 and 3. There is also some risk of surface water flooding.

Proposed cycle routes and greenways cross the site.

Part of the site is close to a landfill site and a recycling facility.

If this site were to be taken forward as an allocation, mitigation measures for the above constraints will need to be considered and any Local Plan policy text should include the requirement to address and mitigate the constraints listed above."

Comment: All of these points are noted. Detailed reports produced by PWA Group and the response of the Mining Remediation Authority provide confirmation that the site can be developed. The other points highlight considerations which have been taken into account at the concept masterplan stage. Wyndthorpe Developments looks forward to liaising with NEDC Officers on the text of a local plan policy relating to the site.

Comment on Lower Pilsley (Pilsley Cluster)

Wyndthorpe Developments supports the overall identification of a Pilsley Cluster including Lower Pilsley and the identification of the village as having growth opportunities.

Wyndthorpe Developments does not wish to negatively comment on other sites identified on the cluster map, however in comparing its proposed site (45542) in relation to others, it notes that the land and concept masterplans proposed show a site that is well-located in relation to both the primary school and Parkhouse Green play area. Its proposals include plans for additional green space next to the play area. Notably the plans show local services including a shop, which is missing from the village, as well as shared workspace and offices and other business premises. The business area and green space will positively contribute to the sustainability of the village and reinforce the sense of it having a central area in the location.

Other highly positive features of the site and concept masterplans for it, include the opportunities for off-road paths that can help to provide a good walking route between North Wingfield and Lower Pilsley without having to walk next to the busy Parkhouse Road. Also, the site is within easy distance of employment premises on the eastern edge of Clay Cross. From a landscape perspective there is the opportunity for the site to deliver a landscape led, more transitional green edge to the western edge of Lower Pilsley.

It is considered that comparatively the site put forward by Wyndthorpe Developments is the one that can deliver the greatest level of benefits for Lower Pilsley and the Pilsley Cluster and that some of the other sites identified in the consultation document cannot deliver the same benefits.

Comment on 45542 – Land at Lower Pilsley

As outlined earlier in its response Wyndthorpe Developments has undertaken different rounds of assessment and concept masterplanning work in relation to this site, following discussions with Officers.

More recently it has produced a Landscape Assessment of Key Views, attached to the consultation response, which assesses landscape implications relating to the development of the site.

The assessment report concludes with the following overview and overall conclusion:

“Overview

This Landscape and Key Views Appraisal has been undertaken to inform consideration of the Site within the context of a Call for Sites / site allocation process. It provides a proportionate assessment of the Site’s landscape and visual context, identifies the sensitivity of key receptors, and evaluates the extent to which landscape-led design principles could respond to those sensitivities.

The appraisal demonstrates that the Site occupies a transitional urban-edge landscape, influenced by neighbouring settlements, infrastructure corridors, and existing built form,

rather than a remote or undeveloped rural landscape. As such, the Site exhibits a degree of capacity to accommodate change, subject to appropriate mitigation, carefully structured landscape framework, and well-considered approach to siting and massing of development.

Conclusion

This Landscape and Key Views Appraisal demonstrates that the Site is capable of accommodating development without giving rise to unacceptable landscape or visual effects. The Site's urban-edge context, combined with existing landscape structure and the opportunity to deliver enhanced green infrastructure, provides a sound basis for mitigation and integration. Accordingly, the Appraisal supports the conclusion that the Site is suitable for further consideration within the allocation process, and that landscape and visual matters can be satisfactorily addressed through future masterplanning and, where required, a detailed Landscape and Visual Impact Assessment at planning application stage."

Wyndthorpe Developments supports the majority of the comments on the site included in the consultation although provides comments based on capacity. It adds commentary below next to comments from the consultation:

"This site may be able to support approximately 110 dwellings, based on prevailing neighbouring densities, and a 20% density uplift for the most sustainable settlements. Mitigation measures have not been applied to this site capacity yet and may result in an altered total."

Comment: Wyndthorpe Developments considers that the site capacity referenced is too low. In its site submission it noted that the site could include 192-256 homes at a density of 30-40 per ha. In additional work it has shown how, as part of provision of some local business space on the site, apartments at upper levels could be provided. Even applying green buffers and landscape mitigation the figure quoted seems far too low.

It is recommended that the figure of approximately 200 dwellings is used moving forward. Wyndthorpe Developments would be pleased to provide more detail and engage with NEDC on this matter as appropriate. It would be concerned if a figure that is too low is quoted in the local plan as this could negatively impact on development interest and prompt delivery and would not provide plan-led certainty.

"Development on the site may have a strategic landscape impact, in particular at the western side of the site. The landscape assessment advises that the site plays a key role in maintaining the spatial separation of Lower Pilsley and North Wingfield, and recommends considering a smaller allocation. However, the Local Settlement Gap designation in the current Local Plan (2014 – 2034) only covers a very small part in the northern part of the site. An updated Local Settlement Gap Review will inform whether this designation is still appropriate in its current form."

Comment: As noted above the Landscape Assessment of Key Views document that is attached at appendix 1 confirms that the site's development as envisaged in the concept masterplan will not have an unacceptable impact on the visual amenity of the local area. In addition, the Local Settlement Gap designation is retained as green space on submitted concept masterplans.

"There are some areas at risk of surface water flooding."

A Public Right of Way crosses the site.

There are some pylons and overhead power lines crossing the site in the west."

Comment: These matters are all addressed in submitted concept masterplans.

“The site is located within coal authority development high risk area.

If this site were to be taken forward as an allocation, mitigation measures for the above constraints will need to be considered and any Local Plan policy text should include the requirement to address and mitigate the constraints listed above.”

Comment: Wyndthorpe Developments looks forward to liaising with NEDC Officers on the text of a local plan policy relating to the site.

Conclusion

Wyndthorpe Developments trust that the above consultation response is helpful to the plan making process.

It looks forward to continuing to engage with Officers in relation to the land it is promoting as the plan progresses.

James Ellis

Planning Director

Appendix 1 – Landscape Assessment of Key Views – Lower Pilsley