

North East Derbyshire Local Plan - Issues and Options Consultation on the Strategic Approach to the Location of Development and Refined Sites (March 2026)

P&DG on behalf of Hurst Homes and Wibb Builders Ltd (Land at Stonebroom, Shirland, and Wessington)

29th April 2026

Our Ref: 25.125 NED I&O SA+RS 29-04-2026

Sustainability Appraisal (SA)

We recognise that the Local Plan must be informed throughout by a Sustainability Appraisal (SA) that fully complies with the relevant legal and procedural requirements. Having reviewed the SA, it is evident that it provides a comprehensive assessment of how the emerging plan has considered and addressed economic, social, and environmental objectives to date.

It is particularly positive that the SA identifies the sites at Stonebroom, Shirland, and Wessington as making a positive contribution to housing delivery. Their inclusion within the emerging strategy would make a meaningful contribution to increasing housing supply and supporting the delivery of a more balanced and sustainable housing market across the district.

In this regard, these sites clearly and directly support the achievement of key Sustainability Appraisal objectives, most notably those relating to housing provision, the efficient and effective use of land, and the promotion of sustainable patterns of development.

While the SA identifies certain minor adverse environmental effects, these are, in our view, limited in scale and nature. Importantly, they are considered capable of being appropriately mitigated through standard design responses, site-specific technical work, and good development practice.

Crucially, the clear and demonstrable positive contribution of these sites towards meeting housing need carries significant weight in the overall planning balance and supports a positive and justified conclusion in favour of their inclusion within the spatial strategy.

We do, however, note that there appear to be certain inconsistencies and discrepancies within the concluding assessment data for a limited number of sites. These matters will be addressed in detail within our site-specific representations. Whilst it is acknowledged that the SA has necessarily undertaken a high-level appraisal of in excess of 300 sites, it is essential that the underlying data and conclusions remain accurate, robust, and consistently evidenced.

This is particularly important given that inaccuracies or inconsistencies in the SA process may result in the unjustified discounting of otherwise suitable and deliverable sites, or

Planning and Design Group

Midlands Office: Pure Offices Lake View Drive Sherwood Park Nottingham NG15 0DT Tel 01623 726256

London Office: 5 St John's Lane London EC1M 4BH Tel 020 7549 2858

Oxford Office: Bee House 140 Eastern Avenue Milton Park Oxfordshire OX14 4SB Tel 01235 854008

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conclusions being reached on the basis of incomplete or unsubstantiated evidence. Accordingly, it is imperative that the SA forms a robust and transparent component of the plan-making process, capable of withstanding scrutiny and supporting sound decision-making.