

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

Refined Schedule of Sites

[45904 – Land West of Main Road and North of Cross Lane, Shirland](#)

Site 45904 comprises two distinct parcels of land that have previously been promoted separately to the Council. The northern parcel is identified as Site 45079 – Land West of Main Road, Shirland, while the southern parcel forms Site 45284 – Land North of Cross Lane, Shirland. While a comprehensive approach is supported where appropriate, it is important that the deliverability of each parcel is considered on its own merits to ensure flexibility in site allocation and delivery.

The sites represent available, suitable, and deliverable opportunities in a logical and sustainable location for residential development. The sites are well contained and through sensitive and informed design will not result in an unacceptable encroachment into the open countryside. The site also benefits from an established context, with the previously delivered residential development immediately adjacent (including 8 bungalows approved under planning application NED/13/00321/FL), demonstrating both market demand and deliverability in this location.

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

Planning and Design Group is the trading name of Planning and Design Group (UK) Limited, Unit 1, Poplars Court, Nottingham, England, NG7 2RR
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