

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

[Site 45079 – Land West of Main Road, Shirland](#)

The northern parcel (Site 45079) extends to approximately 0.73 hectares and is identified by the Council as having capacity to deliver between 29–35 dwellings. This represents an efficient and appropriate use of land in a sustainable and well-related location.

The site lies within the Coal Authority Development High Risk Area; however, initial advice from ERDA Associates confirms that the site “appears relatively straightforward” from a coal mining risk perspective. Further technical work is ongoing, with supporting evidence to be submitted ahead of the 1 June 2026 deadline. At this stage, there is no indication that coal mining legacy would prevent development, subject to appropriate investigation and mitigation.

In line with the National Planning Policy Framework, strategic policies should identify a supply of specific, deliverable sites to meet housing needs over the first five years following plan adoption. Site 45079 clearly represents a deliverable opportunity, with technical work progressing to enable this development to come forward by late 2026.

National policy also highlights the important role that small and medium-sized sites play in boosting housing delivery and supporting SME housebuilders. Sites of this scale are typically delivered more quickly and contribute to a diverse and resilient housing market. The requirement for at least 10% of housing delivery to be accommodated on sites of no more than one hectare further reinforces the importance of this site.

Accordingly, should the wider Site 45904 not be progressed in its entirety, or be constrained in a way that affects comprehensive delivery, we strongly encourage the Council to consider Site 45079 as a standalone allocation. Its scale, deliverability, and sustainability credentials make it well suited to contribute independently to housing supply.

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