

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 45284 – Land West of Main Road and North of Cross Lane, Shirland](#)

We welcome the Council's recognition that the wider Site 45904 has potential for residential allocation. In particular, we reiterate that the northern parcel (Site 45079) is capable of delivery within the first five years and can make an early and meaningful contribution to housing supply.

The Council has identified potential constraints affecting the site, including landscape, ecology, surface water flood risk, and its location within the Coal Authority Development High Risk Area. These matters are acknowledged, and technical assessments are currently being progressed. The findings will be submitted ahead of the 1 June 2026 deadline, with a view to demonstrating that all identified considerations can be appropriately addressed through design and mitigation.

In relation to the Sustainability Appraisal, it is noted that the site is identified as having a potential impact on designated heritage assets, with reference to approximately 50% of the site coinciding with Historic Environment Record (HER) features. However, this conclusion appears inconsistent with the Council's own site assessment, which identifies no significant archaeological concerns and records a 'green' rating. Furthermore, no concerns regarding harm to the historic environment have been raised through direct engagement with the Council. We therefore respectfully request that the Sustainability Appraisal conclusions in this regard are reviewed to ensure alignment with the available evidence base.

Notwithstanding this, the site performs strongly in sustainability terms. It is located adjacent to an existing Level 2 settlement and benefits from good accessibility to primary education, local services, leisure facilities, and areas of green space. The site also benefits from direct access to public transport, providing connectivity to the wider Parish and the nearby urban centres of Clay Cross and Alfreton. These attributes reinforce its suitability as a sustainable location for residential development.

Overall, the site represents a logical, sustainable, and well-contained opportunity for residential development, with limited potential for adverse impacts on existing residents, the countryside, or the natural environment.

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The site demonstrates strong credentials as a deliverable housing opportunity. It is available, suitable, and achievable, and is positioned immediately adjacent to the settlement boundary of Shirland. Development would deliver approximately 30 dwellings within the first five years of the plan period, contributing positively to housing supply.

The site is capable of accommodating safe and suitable vehicular access and is not expected to give rise to adverse impacts on highway safety or capacity. It is not located within the Green Belt or a Local Settlement Gap, does not result in the loss of best and most versatile agricultural land (being Grade 4), and is not significantly affected by flood risk or hazardous consultation zones. There are no Tree Preservation Orders affecting the site, and development would not adversely impact employment opportunities.

Importantly, the development would retain and enhance the natural environment, ensuring a high-quality and policy-compliant scheme.

To support the promotion of the site, our client is undertaking a programme of technical work, the findings of which will be submitted as the Local Plan process progresses.

On this basis, we strongly encourage the Council to continue progressing Site 45904 (and, if necessary, Site 45079 independently) as a housing allocation within the Local Plan. The site represents a sustainable, deliverable, and policy-compliant opportunity that can make a meaningful and timely contribution to housing delivery.