

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

[45080 – Land South of Carlyle Road, Stonebroom, Alfreton](#)

The site demonstrates no constraints that could not be satisfactorily addressed through sensitive design and proportionate mitigation measures. It therefore represents a suitable and viable opportunity for residential development, and we strongly support the Council's intention to take this site forward as a housing allocation.

Our client is promoting the delivery of a minimum of 25 dwellings on land south of Carlyle Road, Stonebroom, as illustrated on previously submitted drawings SV032_001 and SV032_002. The site presents a clear opportunity to contribute towards local housing needs in a sustainable and deliverable manner.

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. In this context, the site offers strong potential for early delivery, with technical work already underway to support development coming forward by late 2026. This aligns with national objectives to maintain a flexible and responsive housing land supply.

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 expectation that at least 10% of housing delivery should be accommodated on sites of no more than one hectare further reinforces the importance of bringing forward opportunities such as this.

The site benefits from a sustainable location, positioned immediately adjacent to the existing settlement and with direct access to the wider highway network. Evidence within the Sustainability Appraisal confirms good accessibility to primary education, local services, and the settlement centre. In addition, the site is well related to employment opportunities, healthcare provision, leisure facilities, and public transport links, reinforcing its suitability for residential development.

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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The site represents a logical and well-contained extension to the settlement, capable of being integrated sensitively with the surrounding area. Development proposals will be designed to minimise impacts on existing residents while delivering enhancements to the natural environment and maintaining strong connections to the surrounding countryside.

Overall, the site demonstrates strong credentials as a sustainable and deliverable housing opportunity. It is available, suitable, and achievable, and is positioned immediately adjacent to the existing settlement boundary. Development will deliver a minimum of 25 dwellings, including policy-compliant affordable housing (subject to relevant thresholds), and will provide a mix of house types to meet local needs, including the potential for bungalows.

The site is capable of delivery within the first five years of the plan period and can accommodate safe and suitable vehicular access, with no anticipated 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 affected by significant flood risk or hazardous consultation zones. There are no Tree Preservation Orders affecting the site, and development would not adversely impact employment land or opportunities.

Importantly, the site provides opportunities to retain and enhance access to the open countryside, alongside delivering environmental improvements through landscaping and sensitive design.

On this basis, we strongly encourage the Council to continue progressing this site 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.