

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

[45083 – Land East of Brackenfield Lane, Wessington, Alfreton](#)

We welcome the Council's recognition that Site 45083 has potential for residential allocation, with an indicative capacity of approximately 50 dwellings based on prevailing neighbouring densities. This provides a positive foundation for further progression of the site through the Local Plan process.

We note that the Council has identified a number of potential constraints affecting the site, including landscape, the historic environment, ecology, surface water flood risk, agricultural land classification, and its location within the Coal Authority Development High Risk Area. These matters are fully acknowledged, and technical assessments are actively being progressed to address each in detail. The findings will be submitted to the Council ahead of the 1 June 2026 deadline, with a view to demonstrating that all identified considerations can be appropriately managed through sensitive design and proportionate mitigation.

In strategic terms, the proposed spatial approach and cascade distribution of development across the district will necessitate the delivery of housing in sustainable settlements such as Wessington. The southern part of the district is identified as an appropriate location for growth, reflecting its comparatively limited constraints. As such, Wessington is expected to accommodate a proportion of housing growth over the plan period, and this site represents a logical and sustainable opportunity to contribute toward that requirement.

The site is well related to the existing built form of the settlement and represents a natural extension that can be integrated sensitively with its surroundings. It is located within a settlement previously identified by the Council as sustainable, and development in this location would not result in unacceptable impacts on existing residential amenity. Furthermore, proposals will seek to deliver enhancements to the surrounding countryside and natural environment, ensuring that development results in a net positive outcome.

With regard to heritage considerations, it is recognised that the site lies in proximity to designated heritage assets. Development will therefore require a careful and informed design approach. It is anticipated that this may influence the developable area; however, any impact arising from development is expected to fall within 'less than substantial harm'.

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In this context, the National Planning Policy Framework is clear that such harm should be weighed against the public benefits of the proposal. It is our considered position, supported by ongoing technical work, that the delivery of much-needed housing, alongside high-quality, sensitive design, will represent a significant public benefit that outweighs any limited heritage impact.

Furthermore, there is clear potential to consider this site alongside Site 45084 (Land north of Back Lane, Wessington), which is also being actively promoted by our client. A comprehensive approach across both sites would enable enhanced placemaking, including improved connectivity, more effective use of open space, and a higher quality overall design outcome. This presents an opportunity to deliver a well-integrated and sustainable extension to the settlement. Our client would welcome the opportunity to work collaboratively with the Council and local stakeholders, including the Parish Council, to bring forward a coordinated and policy-compliant scheme.

Overall, the site demonstrates strong credentials as a sustainable and deliverable housing opportunity. It is available, suitable, and achievable, and is well related to the existing settlement boundary. Development would provide an appropriate mix of housing, including policy-compliant affordable housing (subject to relevant thresholds), and has the potential to include a range of house types, including bungalows.

The site is capable of being delivered within the first ten years of the plan period and benefits from the ability to 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 designated Local Settlement Gap, does not result in the loss of best and most versatile agricultural land (being Grade 4), and is not subject to significant flood risk or other overriding environmental constraints. The site also offers the opportunity to provide meaningful areas of open space and to enhance access to the surrounding countryside.

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

On this basis, we strongly encourage the Council to continue progressing Site 45083 as a housing allocation within the Local Plan. The site represents a sustainable, deliverable, and policy-compliant opportunity that can make a valuable contribution to housing supply, supported by an informed and deliverable masterplan to be submitted ahead of 1 June 2026.