

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

[45084 – Land North of Back Lane, Wessington, Alfreton](#)

We welcome the Council's recognition that Site 45084 has potential for residential allocation, with an indicative capacity of approximately 90 dwellings based on prevailing neighbouring densities. This represents a significant and valuable opportunity to contribute toward the district's housing requirement in a sustainable location.

We note that the Council has identified potential constraints affecting the site, including landscape, the historic environment, its location within the Coal Authority Development High Risk Area, and the presence of a Public Right of Way (PRoW) crossing the site. These matters are fully acknowledged, and technical assessments are currently being progressed to consider each in detail. The outcomes of this work will be submitted to the Council ahead of the 1 June 2026 deadline, with a view to demonstrating that all constraints can be appropriately addressed through careful design and proportionate mitigation.

In strategic terms, the Council's proposed spatial approach and cascade distribution of development will require sustainable settlements such as Wessington to accommodate an appropriate level of housing growth. The southern part of the district is recognised as having relatively fewer constraints, and as such is expected to play an important role in meeting housing needs. In this context, Site 45084 represents a logical and well-located opportunity to support this strategy.

The site is well related to the existing built form and offers a natural extension to the settlement. Development in this location can be integrated sensitively with its surroundings and is unlikely to result in significant adverse impacts on existing residential amenity. Furthermore, proposals will be designed to enhance the character of the area, including improvements to the natural environment and the relationship with the surrounding countryside.

A key feature of the site is the Public Right of Way that traverses it. This presents an opportunity rather than a constraint, with the potential to retain and enhance the route as part of a well-designed green corridor, improving accessibility and connectivity for both existing and future residents. In addition, the site can accommodate Sustainable Drainage

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Systems (SuDS) that serve multiple functions, including water management, biodiversity enhancement, and amenity value. Suitable access can also be achieved from Back Lane, ensuring safe and convenient connectivity to the existing highway network.

With regard to heritage, the site lies in proximity to designated assets to the northwest. However, through careful and collaborative design, it is anticipated that development can be accommodated without causing harm to the setting or significance of these assets. This approach is consistent with the National Planning Policy Framework, which supports sustainable development while ensuring appropriate protection of the historic environment.

We can confirm that the site is available and free from legal or ownership constraints. It forms one of two sites being promoted by our client in Wessington (alongside Site 45083 – Land East of Brackenfield Lane), both of which are deliverable and suitable for residential development.

Overall, the site demonstrates strong credentials as a sustainable and deliverable housing opportunity. It is available, suitable, and achievable, and is located immediately adjacent to the settlement boundary. Development would deliver up to 90 dwellings, including policy-compliant affordable housing (subject to relevant thresholds), and would provide a mix of house types to meet local needs, including the potential for bungalows.

The site is capable of delivery within the first ten years of the plan period and is not subject to overriding constraints. 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 land or opportunities. Importantly, the scheme would retain and enhance access to the open countryside and deliver meaningful environmental improvements.

There is also clear potential to bring this site forward in conjunction with Site 45083, enabling a comprehensive and coordinated approach to development. This would support higher quality placemaking, improved connectivity, and more efficient mitigation of site constraints, while delivering a strong and coordinated contribution to the Council's housing supply.

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

On this basis, we strongly encourage the Council to continue progressing Site 45084 as a housing allocation within the Local Plan. The site represents a sustainable, deliverable, and policy-compliant opportunity that can make a meaningful contribution to housing delivery, supported by a robust and deliverable masterplan to be submitted ahead of 1 June 2026.