

Planning Policy
North East Derbyshire District Council
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To Whom It May Concern

North East Derbyshire Local Plan Issues and Options Consultation on the Strategic Approach to the Location of Development and Refined Sites (March 2026)

Representations on behalf of Landra Developments Ltd & Landowners

This representation letter has been prepared on behalf of Landra Developments Ltd [Landra] and their landowner partners (Mr T Drake and Mr and Mrs J Elliott), to respond to the North East Derbyshire [NED] Local Plan Issues and Options Consultation on the Strategic Approach to the Location of Development and Refined Sites (March 2026). This process follows on from the wider Issues and Options Consultation undertaken by NED District Council [the Council] between June and August 2025, with which we engaged.

This representation is made in the context of our clients promoting a residential development on land north of Williamthorpe Road and east of Chesterfield Road, North Wingfield, Derbyshire, S42 5NX (site ref. 45236) [the Site]. This Site was submitted as part of the Call for Sites exercise in January 2025.

This representation letter is accompanied by the following documents:

- Illustrative Masterplan ref. UG_3448_URB_DFP_DRW_03, prepared by Urban Green;
- Preliminary Ground Assessment ref. LAN001_PGA-02 and Ground Investigation Summary Scoping Summary dated 04/12/2025, both prepared by Applebridge Geoenvironmental; and,
- LAA Review dated 16.03.2026 and Interim Ecology Survey Results dated 23.04.2026, both prepared by Bennu Environmental.

The scope of consultation is focussed, and this representation provides comments in relation to the proposed strategic approach to the location of development, before commenting on North Wingfield and providing more specific information in relation to the proposed site allocation. As technical investigations continue, further information will become available that can be shared with the Council in due course.

Settlement Hierarchy and Proposed Approach to the Location of Development

In the proposed settlement hierarchy, North Wingfield is classified as a Level 2 Settlement (Larger Village). We support this position, but wish to reiterate that whilst North Wingfield may not be considered as one of the Main Towns of NED, it benefits from access to a range of facilities, services and public transport links, making it a sustainable location for growth.

The proposed approach to the location of development outlines the priority level of different location types, in order to inform the allocation of sites using a cascade approach. Level 2 Settlements (Larger Villages) are included as Priority 2 Locations for development, which should be prioritised above smaller settlements, but below new settlements / strategic sites, main towns and urban edge sites. We support this approach as a starting point; however, it must be reiterated that a similar cascade approach should be employed within each category, acknowledging that different settlements within one category are not equal in their sustainability and capacity for growth. For instance, North Wingfield should be considered more sustainable and a more preferable location for development than other Level 2 Settlements which are assigned a lower total score in the Council's Settlement Role and Function Study.

In addition, it's important to recognise the collective function of North Wingfield along with several other nearby settlements. The spatial distribution of settlements is not uniform across NED and there is a notable cluster of settlements around North Wingfield including Holmewood, Clay Cross, Tupton and Grassmoor. It must be acknowledged that in this cluster of settlements may benefit from the grouping of population, employment opportunities, facilities and services within close proximity and form a key hub within the Borough. As such, the settlements within this area are likely to be more appropriate to accommodate a greater degree of growth than settlements within the same category in more isolated contexts. Along with the position of each settlement within the hierarchy, we strongly support the inclusion of some commentary in the Local Plan to this effect, to highlight the collective role which nearby settlements can perform and the implications of this synergy for patterns of growth.

We support the Council's decision to plan for meeting the overall housing target set by the up-to-date standard method. It must be reiterated, however, that in line with paragraph 62 of the National Planning Policy Framework, the standard method should be used to establish the **minimum** local housing need (our emphasis), and this should therefore be seen as the minimum number of homes to be planned for.

Refined Schedule of Sites

Land North of Williamthorpe Road and East of Chesterfield Road, North Wingfield (site ref. 45236) has been included in the Refined Schedule of Sites being considered for allocation. We continue to support allocation of this Site. Comments provided below relate both to North Wingfield as a location for growth and on the technical considerations associated with the proposed allocation.

North Wingfield

Out of 46 settlements and clusters which were assessed in the Settlement Role and Function Study, outside of the Main Towns, North Wingfield was assigned the highest score (10) for facilities and services, the second highest score (9) for population, and the joint-third highest score (9) for public transport. This contributes to an overall score of 30, the second highest excluding the Main Towns.

Employment is the only area where North Wingfield does not perform strongly against other settlements across NED. It is important to note that whilst potentially preferable for sustainable commuting patterns and vitality of the local economy, the availability of employment opportunities within the settlement is not a pre-requisite for new housing development. Firstly, commuting is common across and outside of NED, but particularly between nearby settlements. North Wingfield benefits from a range of public transport links, scoring 9 for public transport, and as such, several nearby employment centres are easily accessible. It must also be noted that approximately 4.8 hectares of employment land off Station Road, North Wingfield (ref. 45439) is included within the refined Schedule of Sites, which if retained for allocation in the new Local Plan, would lead to a substantial number of new employment opportunities within North Wingfield.

North Wingfield is a sustainable settlement which benefits from a strong existing population and good access to facilities, services and public transport links. It is not constrained by Green Belt and there are no other strategic constraints which appear to restrict its growth. We strongly support North Wingfield as a proposed location for a considerable proportion of land to be allocated for residential development. With the Council's decision to plan for meeting the SM3 housing need as a minimum, it is inevitable that undeveloped land will be required to accommodate the required level of housing growth, and therefore North Wingfield can make a significant contribution.

Land North of Williamthorpe Road and East of Chesterfield Road, North Wingfield, Derbyshire (site ref. 45236)

We strongly support the site as an allocation for residential development and consider it to be a sustainable and appropriate location for the planned expansion of North Wingfield.

The Site was assessed through the Council's Housing Land Availability Assessment [HLAA], with each site being assigned an overall RAG conclusion for its deliverability. The Site was assessed as Amber, concluding that it may be developable, but has constraints which need to be addressed. These constraints are principally related to Ground Conditions, Ecology and Flood Risk. For each of these matters, our client has engaged technical consultants to undertake further assessment of the site-specific context to determine how each matter can be resolved at application stage. The latest position regarding each matter is discussed in more detail below.

As well as a limited number of specific technical constraints, the HLAA also comments on the landscape impacts and considerations associated with allocating the Site. There are no significant landscape constraints and there is no landscape character due to previous opencast coal mining and agricultural use in the period since. The Site is bound by existing development to the south and west. To the north and east, the outward-facing boundary is clearly defined and defensible. The Five Pits Trail covers much of the perimeter which is surrounded by tree cover as well as a dense area of woodland to the north. There is also potential to strengthen this boundary through appropriate landscaping including the introduction of buffers. Notwithstanding that we believe the Site to be visually contained, a detailed analysis of landscape and visual impact will be prepared to support a future prospective planning application.

North Wingfield is not affected by Green Belt constraints and the area between the east of the settlement and Holmewood is not subject to a Local Settlement Gap as is the case in many other locations across NED. This demonstrates that this edge of North Wingfield is not an overly sensitive

location in strategic landscape terms, and therefore should be capable of supporting an extension to the settlement.

The Illustrative Masterplan which has been submitted alongside this letter confirms that the Site can accommodate between 560 and 660 dwellings built at a net density of 34 – 40 dwellings per hectare. This is based on a net developable area of 16.7 ha which allows for 5.9 ha of public open space as well as internal access routes and the inclusion of a landscape buffer covering much of the northern and eastern perimeter. This masterplanning exercise demonstrates that the Site is capable of accommodating up to 660 dwellings whilst respecting the character of the settlement edge.

Ground Conditions

A Preliminary Ground Assessment was carried out by Applebridge Geoenvironmental, conducting desk-based research into ground characteristics and contamination. Several potential geotechnical hazards were identified, associated with previous coal workings on and around the Site. Potential geoenvironmental hazards were also identified from past mining and a former explosive magazine store on the Site. Based on the potential hazards identified, the report provides recommendations for further intrusive works, including investigations into founding strata to inform foundation recommendations and a geoenvironmental scope to determine the presence of contamination from different sources.

A schedule of intrusive ground investigations is currently being undertaken at the Site, comprising boreholes at varying depths, trial pits and trenches, rotary probe holes, geotechnical and chemical laboratory testing, and gas and groundwater monitoring. Findings from these ground investigations are expected to be received by late May and will be shared with the Council at the earliest opportunity. Applebridge Geoenvironmental are liaising with the Mining Remediation Authority accordingly.

Ecology

The HLAA includes comments regarding ecology and biodiversity. In summary, habitats on the Site are considered to be of low value, but there is potential for a moderate impact on biodiversity. Bennu Environmental have carried out a review of the ecology / biodiversity assessment within the HLAA, which is presented in a note submitted alongside this letter. This note covers potential impacts on designated sites, habitats, and protected and notable species.

Potential indirect impacts on Wolfie Ponds and Five Pits Trail are raised within the HLAA comments, however, it is acknowledged that any impacts could be mitigated through appropriate buffering and therefore do not present a key issue. The HLAA comments also confirm that the habitats on site are of low ecological value. As such, any habitats which would be lost to accommodate development can be mitigated through habitat enhancement and / or creation.

With regard to protected and notable species, the HLAA comments are based on a desk survey rather than site specific species surveys. Some of these were conducted on the site in 2025 and further survey work has been instructed for 2026 where necessary. A summary of the interim survey results has been submitted with this letter and the current position for each species is as follows:

- [REDACTED]

- Bat activity surveys were carried out between June and September 2025 and further surveys are programmed for 2026 to complete the dataset. From the findings of the 2025 surveys, bats are not anticipated to be a key issue.
- Hazel Dormouse surveys were conducted monthly between May and November 2025, with 50 nesting tubes placed in suitable hedgerows and woodland throughout the Site. No evidence of dormice was found in any of the surveys.
- For Great Crested Newt [GCN], 2 ponds were found within a 250m radius of the Site, and a further 3 ponds were found within 500m. Due to access restrictions, field surveys could only be conducted for one pond, with the others relying on desk-based assessment. No evidence of GCN presence was discovered.
- Reptile surveys were also conducted, with 7 visits between May and October 2025. Across the course of these visits, juvenile grass snake was recorded 4 times and it is concluded that potential impacts can be avoided through precautionary measures during vegetation clearance.
- The Site has been identified as having potential to support ground nesting and spring passage birds. Surveys have commenced on-site covering the spring passage period and are planned throughout the breeding season to establish an understanding of bird activity and determine any potential impacts. Results of further surveys will be provided to the Council when available.

Further surveys will determine the likelihood of potential impacts, however, when considering the implementation of mitigation measures, no major concerns related to ecology are anticipated. From the interim survey results, it is considered that ecological impacts relating to any forthcoming development can be avoided and / or mitigated, as necessary to safeguard the ecological value of the Site. As such, whilst it is evident that ecology and biodiversity will require due consideration through any future planning application, it does not appear to be a matter which should weigh against the allocation of the Site.

Flood Risk

As per Environment Agency mapping there is a small area of Flood Zones 2 and 3 located towards the western edge of the Site, adjacent to the terminus of Haddon Road where a small watercourse is present. The watercourse is culverted and initial analysis shows that it overtops during modelled events in a localised area. Further hydraulic modelling is being undertaken to understand the extent and frequency of flood risk, together with mitigation options to enable delivery of the proposed masterplan. At this stage it is envisaged that an engineered solution will suitably mitigate flood risk for the lifetime of the development.

As with the further technical work on ground conditions and ecology, flood risk modelling will be shared with the Council once finalised, together with proposed mitigation measures. We will be engaging with the Lead Local Flood Authority and Environment Agency in due course, as necessary.

Concluding Remarks

We look forward to receiving your confirmation that these representations have been received, and kindly ask that they are given full and careful consideration in preparing further evidence and the next iteration of the draft Local Plan. We welcome the opportunity to further discuss how our client's site at



Land North of Williamthorpe Road and East of Chesterfield Road, North Wingfield (site ref. 45236) can contribute towards meeting the Council's future housing needs.

Should you have any questions or wish to discuss the site or these representations further, then please do not hesitate to contact me or Simon Pemberton at this office.

Yours faithfully



Alan Hughes
Planning Director
MPlan(Hons) MRTPI