



OPEN REPORT
Local Plan Sub Committee

LOCAL PLAN SUB COMMITTEE 7TH MAY 2025

SPATIAL STRATEGY DEVELOPMENT OPTIONS

Report of Planning Policy Manager

Report Author and Contact Details

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Wards Affected

All Outside of the Peak District National Park

Report Summary

This report sets out four potential spatial development strategy options for the Derbyshire Dales Local Plan 2020-2045. It advises Members that a Sustainability Appraisal is an integral part of the preparation of the Local Plan and recommends that each of the development strategy options are subject to assessment as part of the Sustainability Appraisal of the Local Plan.

Recommendations

1. That the four development options set out in Table 1 in this report be noted and considered to be reasonable alternatives for the purposes of the Sustainability Appraisal of the emerging Derbyshire Dales Local Plan.
2. That the four development options set out in Table 1 be subject to a detailed Sustainability Appraisal assessment.
3. That a report be presented to a further meeting of this Sub Committee which set out the details of the Sustainability Appraisal assessment of each of the four development options.

Background Papers

None

Consideration of report by Council or other committee

This report is part of the overall work required to be undertaken as part of the review of the Derbyshire Dales Local Plan. As such it will be considered alongside the rest of the Local Plan at a future meeting of the Community and Environment Committee.

Council Approval Required

No

Exempt from Press or Public

No

Spatial Strategy Development Options

1. Background

- 1.1 Members will recall at the last meeting of the Local Plan Sub Committee held on 4th April 2025 it was resolved that for the purposes of the setting the strategic context for the Local Plan period 2020- 2045 that the District Council confirms a future housing requirement of 573 dwellings per annum. It was further resolved that further discussions are undertaken with the Peak District National Park, under the auspices of the Duty to Co-Operate in regards the future housing requirements in the Peak District National Park
- 1.2 One of the statutory requirements for the achievement of a ‘Sound’ and ‘Justified’ Local Plan is that it has been subject to a Sustainability Appraisal (SA), that considers the social, economic and environmental implications of the Plan.
- 1.3 SA is considered to be an integral part of Local Plan preparation. It provides the evidence to inform, and the framework to test and develop, options ultimately helping to deliver a more sustainable strategy. SA is a legal requirement and is vital to demonstrating to the Inspector that the Local Plan is "justified" at Examination in Public.
- 1.4 One of the requirements of the SA process is that ‘reasonable’ alternatives have to be tested, and it can be demonstrated that the contents of the SA have been taken into account during the preparation of Local Plan. The role of the SA is to promote sustainable development by assessing the extent to which the emerging Plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. Other aspects of the Local Plan that will be subject to SA include the draft policies and potential site allocations.
- 1.5 One of the key aspects of the SA that is required to be assessed are potential development options. This report sets out the details of 4 reasonable alternative options, each with 4 different scenarios that have been developed and are recommended for review through the SA process.
- 1.6 The four Options are as follows:
 - Option 1 – Continuation of distribution patterns as Adopted Local Plan
 - Option 2 – Distribution more concentrated to Market Towns and Service Centres (Tier 1 and 2)
 - Option 3 – Distribution more dispersed to lower order settlements (Tier 3, 4 and 5)
 - Option 4 – Distribution Split between Market Towns & New Settlement
- 1.7 For each Option four separate scenarios have been identified:
 - Option 1a: Standard Method 573dpa (Zero In National Park)

- Option 1b: Standard Method 573dpa (50 In National Park)
 - Option 1c: Standard Method 573dpa (100 In National Park)
 - Option 1d Standard Method 573dpa (Stock Split 28% in National Park)
- 1.8 These four Options have been developed on the basis that they are all considered to be 'reasonable alternatives' and seek to take account Members views as expressed in previous meetings of the Local Plan Sub Committee.
- 1.9 It is considered that the four options are sufficiently distinct to allow the Sustainability Appraisal to highlight the different sustainability implications of each alternative so that meaningful comparisons will be possible, which will, in turn inform the plan preparation process.
- 1.10 Whilst there may have been many different alternatives that could have been prepared it is considered that these are the most likely to emerge as the Plan is taken forward. As such it is considered that no further alternatives are required to be assessed.
- 1.11 Each Option is intentionally strategic and does not take account of completions since the beginning of the plan period in 2020, nor does it take into account (with the exception of Option 4, where the 30% development rate around Market Towns, generally takes account of existing allocations in these locations).
- 1.12 These Options do not take account of the availability of sites required to deliver each. This is currently being explored through the SHLAA process, details of which were set out to Members at the previous meeting of the Local Plan Sub Committee on 4th April 2025.
- 1.13 These options do not take account of the deliverability, which will be subject to a further review as part of the Whole Plan Viability.
- 1.14 By taking this approach it will allow the consultants undertaking the Sustainability Appraisal to fully assess the social, economic and environmental implications of each option. Each option will be appraised against the Sustainability Appraisal Objectives set out in **Appendix 1**.

2. Development Strategy Options

- 2.1 The outcomes of the four Options and 16 scenarios are set out in Table 1 below.

Options					
Option 1 – Continuation of distribution patterns as Adopted Local Plan					
Settlement Hierarchy Tier	Proportion of Housing	Option 1a: Standard Method 573dpa (Zero In National Park)	Option 1b: Standard Method 573dpa (50 In National Park)	Option 1c: Standard Method 573dpa (100 In National Park)	Option 1d Standard Method 573 dpa (Stock Split 28% in National Park)
Tier 1	78.80%	11288	10303	9318	8176
Tier 2	8.50%	1218	1111	1005	882
Tier 3	11%	1576	1438	1301	1141
Tier 4	0.80%	115	105	95	83
Tier 5	0.50%	72	65	59	52
Other Rural Areas	0.30%	43	39	35	31
Option 2 – Distribution more concentrated to Market Towns and Service Centres (Tier 1 and 2)					
Settlement Hierarchy Tier	Proportion of Housing	Option 2a: Standard Method 573dpa (Zero In National Park)	Option 2b: Standard Method 573dpa (50 In National Park)	Option 2c: Standard Method 573dpa (100 In National Park)	Option 2d Standard Method 573 dpa (Stock Split 28% in National Park)
Tier 1	85%	12176	11114	10051	8819
Tier 2	12%	1719	1569	1419	1245
Tier 3	3%	430	392	355	311
Tier 4	--	--	--	--	--
Tier 5	--	--	--	--	--
Other Rural Areas	--	--	--	--	--
Option 3 – Distribution more dispersed to lower order settlements (Tier 3, 4 and 5)					
Settlement Hierarchy Tier	Proportion of Housing	Option 3a: Standard Method 573dpa (Zero In National Park)	Option 3b: Standard Method 573dpa (50 In National Park)	Option 3c: Standard Method 573dpa (100 In National Park)	Option 3d Standard Method 573 dpa (Stock Split 28% in National Park)
Tier 1	50%	7163	6538	5913	5188
Tier 2	10%	1433	1308	1183	1038
Tier 3	25%	3581	3269	2956	2594
Tier 4	10%	1433	1308	1183	1038
Tier 5	5%	716	654	591	519
Other Rural Areas	--	--	--	--	--
Option 4 – Distribution Split between Market Towns & New Settlement					
Settlement Hierarchy Tier	Proportion of Housing	Option 4a: Standard Method 573dpa (Zero In National Park)	Option 4b: Standard Method 573dpa (50 In National Park)	Option 4c: Standard Method 573dpa (100 In National Park)	Option 4d Standard Method 573 dpa (Stock Split 28% in National Park)
Tier 1	30%	4298	3923	3548	3113
Tier 2	--	--	--	--	--
Tier 3	--	--	--	--	--
Tier 4	--	--	--	--	--
Tier 5	--	--	--	--	--
New Settlement	70%	10028	9153	8278	7263

Table 1 - Potential Strategic Development Options 2020-2045

2.2 It is considered that in terms of meeting the statutory requirements for the preparation of a Sustainability Appraisal as part of the Local Plan process the four Options set out above will be sufficient to demonstrate that reasonable alternatives have been taken into account in preparing the Local Plan.

2.3 It is recommended that these Options are supported and that the consultants appointed to undertake the Sustainability Appraisal be requested to assess them within the agreed SA Framework.

3. Options Considered and Recommended Proposal

3.1 These options have been developed to ensure that they are the most practical, and the ones most likely to emerge. As such it is recommended that these are taken forward for assessment, as set out in the SA Regulations.

4. Consultation

4.1 Consultation on the Local Plan is anticipated to be held early in 2026, and will be informed by the social, economic and environmental implications of the SA of these options.

5. Timetable for Implementation

5.1 The approved Local Development Scheme envisages public consultation on the Local Plan early in 2026, and submission to the Secretary of State by the end of December 2026, in line with the current transitional arrangements set out in the NPPF.

5.2 The results of the SA process will need to be taken into account in the further development of the Local Plan anticipated during Autumn 2025.

6. Policy Implications

6.1 The outcome of the SA assessment of these strategic development options will help to inform the final development strategy for the Local Plan.

7. Financial and Resource Implications

7.1 None as a consequence of this report.

8. Legal Advice and Implications

8.1 This report sets out four potential spatial development strategy options for the Derbyshire Dales Local Plan 2020-2045.

8.2 There are 3 recommendations to be considered and decided upon. The risk of legal challenge should the decisions be taken as recommended has been assessed as low.

9. Equalities Implications

9.1 The implications of the future housing requirements on the District Council's Public Sector Equality Duty will be assessed during the ongoing review of the Derbyshire Dales Local Plan.

10. Climate Change Implications

10.1 The implications of the future housing requirements on the District Council's Climate Change Obligations will be assessed during the ongoing review of the Derbyshire Dales Local Plan.

11. Risk Management

11.1 The most significant risk for the District Council in relation to this report, is not setting out for assessment any 'reasonable alternatives' that undertaking an assessment on that basis. This may be seen by an Inspector at Examination in Public to be contrary to the requirements of the SA process..

Report Authorisation

Approvals obtained from:-

	Named Officer	Date
Chief Executive	Paul Wilson	29/04/2025
Director of Resources/ S.151 Officer	Karen Henriksen	29/04/2025
Monitoring Officer (or Legal Services Manager)	Kerry France	29/04/2025