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Friday, 27 March 2026

To All Councillors:

As a Member or Substitute of the **Local Plan Committee**, please treat this as your summons to attend a meeting on **Wednesday, 8 April 2026 at 6.00 pm** in the **Council Chamber, Town Hall, Matlock, DE4 3NN**

Yours sincerely,

Caroline Leatherday
Director of Governance and Corporate Services

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AGENDA

1. APOLOGIES FOR ABSENCE

Please advise the Democratic Services Team on 01629 761133 or email committee@derbyshiredales.gov.uk of any apologies for absence.

2. APPROVAL OF MINUTES OF PREVIOUS MEETING (Pages 5 - 8)

21st January 2026

3. PUBLIC PARTICIPATION

To enable members of the public to ask questions, express views or present petitions, IF NOTICE HAS BEEN GIVEN, (by telephone, in writing or by email) BY NO LATER THAN 12 NOON OF THE THIRD WORKING DAY PRECEDING THE MEETING. As per Procedural Rule 14.4 at any one meeting no person may submit more than 3 questions and no more than 1 such question may be asked on behalf of one organisation.

4. INTERESTS

All Members who believe they have a Disclosable Pecuniary Interest in any matter to be considered at the meeting must declare that interest and, having regard to Paragraph 4 of Appendix A of the Council's Code of Conduct for Members, leave the meeting while the matter is discussed. Furthermore all Members with an Other Registrable Interest or NonRegistrable Interest in a matter being considered at the meeting should, having regard to Paragraphs 5 – 9 of the Code, consider whether such interest should be declared, and where such matter directly relates to the financial or wellbeing of one of your Other Registrable Interests, or in the case of a Non-Registrable Interest the financial interest or well-being of a relative or close associate, leave the room, save for exercising any right to speak if members of the public are allowed to speak.

5. QUESTIONS PURSUANT TO RULE OF PROCEDURE NUMBER 15

To answer questions from Members who have given the appropriate notice.

6. DERBYSHIRE DALES LOCAL PLAN - DEVELOPMENT STRATEGY OPTIONS (Pages 9 - 18)

This report sets out spatial strategy options for testing.

7. DERBYSHIRE DALES LOCAL PLAN - SITE SELECTION METHODOLOGY (Pages 19 - 28)

This report sets out the methodology for undertaking site selection work.

8. DERBYSHIRE DALES LOCAL PLAN - EVIDENCE BASE UPDATE (Pages 29 - 58)

This report updates the Committee on progress on the evidence base and seeks endorsement for the final report on Housing Need.

9. DERBYSHIRE DALES LOCAL PLAN - DRAFT REVISED POLICIES (Pages 59 - 96)

This report brings together work that has been previously considered by the Local Plan Committee and its predecessors, on updated and revised policy wording for the Derbyshire Dales Local Plan. This report consolidates work undertaken to date on the revision of policies and will be made available on the District Councils website. The report outlines draft policy wording which may be subject to further amendment pending the completion of the evidence base to support the Local Plan and the outcomes of Sustainability Appraisal.

Members of the Committee - Councillors Anthony Bates, Matt Buckler, Martin Burfoot, Peter Dobbs, David Hughes (Vice-Chair), Dermot Murphy, Peter O'Brien (Chair), Lucy Peacock, Roger Shelley and David Chapman

Substitutes – Councillors Geoff Bond, Steve Flitter, Marilyn Franks, Sue Bull, Laura Mellstrom, John Bointon, David Burton, Bob Butcher, Neil Buttle, Peter Slack, Nick Whitehead and Nick Wilton

NOTE

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committee@derbyshiredales.gov.uk

Local Plan Committee

Minutes of a Local Plan Committee meeting held at 6.00 pm on Wednesday, 21st January, 2026 in the Council Chamber, Town Hall, Matlock, DE4 3NN.

PRESENT

Councillor Peter O'Brien - In the Chair

Councillors: Anthony Bates, Matt Buckler, Martin Burfoot, Peter Dobbs, David Hughes and Roger Shelley

Esther Lindley (Principal Planning Policy Officer), Freyja Hunt (Democratic Services Officer), Christie Limb (Principal Solicitor), Steve Capes (Director of Place and Economy) and Matt Bowers (Planning Consultant)

Note:

“Opinions expressed or statements made by individual persons during the public participation part of a Council or committee meeting are not the opinions or statements of Derbyshire Dales District Council. These comments are made by individuals who have exercised the provisions of the Council’s Constitution to address a specific meeting. The Council therefore accepts no liability for any defamatory remarks that are made during a meeting that are replicated on this document.”

APOLOGIES

Apologies for absence were received from Councillor(s): Dermot Murphy, Lucy Peacock and David Chapman

287/25 - APPROVAL OF MINUTES OF PREVIOUS MEETING

It was moved by Councillor Peter Dobbs, seconded by Councillor Anthony Bates and

RESOLVED (unanimously)

That the minutes of the meeting of the Local Plan Committee on 3 December 2025 be approved as a correct record.

The Chair declared the motion **CARRIED**.

288/25 - PUBLIC PARTICIPATION

There was no public participation.

289/25 - INTERESTS

There were no declarations of interest.

290/25 - QUESTIONS PURSUANT TO RULE OF PROCEDURE NUMBER 15

There were no questions from Elected Members.

291/25 - DERBYSHIRE DALES LOCAL PLAN - WORK PROGRAMME 2026 - 2027

The Technical Director from Hyas Associates, who had been employed by the District Council to assist with work programming and project management on the preparation of the Local Plan, introduced the report. The report set out details of the proposed work programme for the continuing review of the Derbyshire Dales Local Plan for the period from the date of the Committee through to the submission of the Local Plan to the Secretary of State in December 2026; and Examination of the Local Plan in Summer 2027 and subsequent adoption of the Derbyshire Dales Local Plan anticipated in March 2028. The proposed work programme would be used to update the Derbyshire Dales Local Development Scheme (LDS) 2025-2028.

18:04: Councillor Roger Shelley joined the meeting.

18:08: Councillor Matthew Buckler joined the meeting.

In accordance with Rule of Procedure 19.5 Councillors Roger Shelley and Matthew Buckler therefore did not vote on this item.

The recommendations were considered separately as follows:

It was moved by Councillor Martin Burfoot, seconded by Councillor Peter Dobbs and

RESOLVED (unanimously)

1. That the work programme for the preparation, submission and adoption of the Derbyshire Dales Local Plan as set out in Appendix 1 to this report is endorsed and made available on the District Council's website.

It was moved by Councillor Peter Dobbs, seconded by Councillor Anthony Bates and

RESOLVED (unanimously)

2. That the Committee endorse the drafting of a revised Local Development Scheme (LDS) based on the work programme in Appendix 1 for consideration by Council on 29th January 2026.

It was moved by Councillor Martin Burfoot, seconded by Councillor Peter Dobbs and

RESOLVED (unanimously)

3. That the Committee agree to schedule additional meetings of this Committee and informal Member workshops and endorse the suggested topics for consideration at future meetings and workshops of this Committee.

The Chair declared all three recommendations **CARRIED**.

Meeting Closed: 6.50 pm

Chair

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Agenda Item 6



**OPEN REPORT
LOCAL PAN COMMITTEE**

LOCAL PLAN COMMITTEE 8th April 2026

DERBYSHIRE DALES LOCAL PLAN – Development Strategy Options

Report of Director of Place and Economy

Report Author and Contact Details

Matt Bowers, Planning Consultant
matt.bowers@derbyshiredales.gov.uk
Tel. 01629 761251

Wards Affected

All Outside of the Peak District National Park

Report Summary

This report sets out spatial strategy options for testing.

Recommendations

1. That the Committee endorse the Strategy options for testing.
2. That the Committee will consider and determine a preferred spatial development strategy at its next meeting.

List of Appendices

None

Background Papers

[Spatial Strategy Development Options](#), Local Plans Sub Committee, May 2025

[Derbyshire Dales Local Plan - Vision and Strategic Objectives](#), Local Plan Committee, 17th September 2025

[Derbyshire Dales Local Plan - Planning Inspectorate Advisory Visit and Implications for Local Plan Preparation](#), Local Plan Committee, 19th November 2025

[Derbyshire Dales Local Plan - Review Progress Final Report by Hyas Consultants](#), Local Plan Committee, 3rd December 2025

Consideration of report by Council or other committee

The constitution, as amended at Council on 29th May 2025, establishes that Council is now deemed to be responsible for the preparation and adoption of the revised Derbyshire Dales Local Plan, guided by the recommendations of this Committee. The methodology will be applied to shape what sites are included within a draft version of the Local Plan Review, scheduled to be considered by Council in July 2026.

Council Approval Required

No

Exempt from Press or Public

No

Derbyshire Dales Local Plan – Development Strategy Options

1. Background

- 1.1 In May 2025 the Local Plan Sub Committee considered a report setting out four development strategy options for the new Local Plan. The report went on to explain the role of Sustainability Appraisal and the need to test reasonable alternatives to a preferred approach.
- 1.2 In September 2025, this Committee endorsed an updated vision and objectives for inclusion in the new Local Plan.
- 1.3 Advice provided by the Planning Inspectorate and reported to this committee in November 2025 in relation to the spatial strategy was:
- The spatial strategy underpinning the Local Plan needs to be positively prepared. It must be informed by an analysis of the reasonable alternative options identified and evidenced through the Sustainability Appraisal (SA).
 - Careful consideration should be given, based on clear evidence, as to whether a new settlement is an appropriate response to meeting longer term housing needs.
 - Any new settlement option would need to demonstrate a reasonable prospect of beginning delivery within the plan period, and a stepped housing requirement could be considered to address this.
 - Having a contingency policy within the Local Plan to allow development in sustainable edge of settlement locations is advisable in the event of under delivery and if a five-year housing land supply cannot be demonstrated (this would be similar to existing policy S4(i) of the adopted Derbyshire Dales Local Plan).
- 1.4 In December 2025, this Committee considered a report from Hyas consultants on the work done to date on the Local Plan Review and the work outstanding. That report which was noted by the Committee stated “ We do not consider the Council will be in a position by a Regulation 19 stage to have information to support any allocation of a new settlement. Furthermore, given the embryonic stage of the idea, it is unlikely that there would be any delivery within the new plan period”. The Committee also endorsed a recommendation in the covering report to “Consider the merits of identifying a direction of travel for a new settlement, including the potential for a high-level policy on principles”.
- 1.5 This stage is the development of the Spatial Development Strategy that will appear in the revised Local Plan. It identifies options to be tested for sustainability in conjunction with the rest of the Local Plan. The Sustainability Appraisal will help to inform which option is recommended to be included. Therefore, this paper sets out a set of options to be tested. It does not attempt to evaluate these options.

2. Key Issues

National Policy, Guidance and Legislation

2.1 Sustainability Appraisal of a Local Plan is required under Section 19 of the Planning and Compulsory Purchase Act 2004. The NPPF (February 2019) also requires SA of DPDs. The SA must incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations). The SEA Regulations transpose the SEA Directive (2001/42/EC) into English law and applies to a range of plans and programmes, including DPDs. The purpose of the SEA Directive is to ensure a high level of environmental protection, and to integrate the consideration of the environment into the preparation and adoption of plans, with a view to promoting sustainable development. Within the context of local planning in England, it is accepted practice to integrate the requirements of SA and SEA into a single assessment process as set out in the Planning Practice Guidance (updated 2019).

2.2 The National Planning Policy Framework (NPPF) (2024) at para 11 states:

all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.

2.3 Paragraph 17 of the NPPF (2024) states:

The development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area. (This is a legal requirement of local planning authorities exercising their plan-making functions (section 39(2) of the Planning and Compulsory Purchase Act 2004).

2.4 Paragraph 20 states:

Strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for:

a) homes (including affordable housing), employment, retail, leisure and other commercial development;

b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

c) community facilities (such as health, education and cultural infrastructure); and

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

2.5 Paragraph 33 of the NPPF (2024) states:

Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).

2.6 The above Paragraph therefore specifies further requirements that the Spatial Development Strategy must meet. It requires all relevant economic, social and environmental objectives to be addressed. The final Spatial Development Strategy needs to reflect the NPPF guidance for the Strategy itself and for the Sustainability Appraisal, and the SEA Regulations.

Development of the Spatial Options

2.7 The adopted Local Plan Spatial Strategy is set out in Chapter 4 of that document. Para 4.13 states: “to ensure that the principles of sustainable development are achieved across the Plan area the highest priority will be to focus development on the Market Towns where access to services, facilities and employment opportunities are most readily available”. Para 4.15 sets out the strategic approach.

2.8 Since the Plan was adopted there have been changes in national policy and local circumstances, for example the increase in housing numbers from the Government and the creation of EMCCA which itself will be producing a strategic plan in due course. This leads to a new set of circumstances to consider the plans development strategy.

2.9 The four options considered by the Local Plans Sub Committee in May 2025 were as follows:

Tier	Option 1 Continuation of distribution patterns as adopted Local Plan	Option 2 Distribution more concentrated to Market Towns and Service Centres	Option 3 Distribution more dispersed to lower order settlements	Option 4 Distribution Split between Market Towns & New Settlement
1	78.8%	85%	50%	30%
2	8.5%	12%	10%	
3	11%	3%	25%	
4	0.8%	--	10%	
5	0.5%	--	5%	

Other Rural Areas	0.3%	--	--	70%
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2.10 Option one was based on allocations in the adopted plan. Monitoring work shows that commitments as of 1st April 2025, are distributed as follows:

Tier 1	66.6%
Tier 2	5.6%
Tier 3	20.7%
Tier 4	3.4%
Tier 5	1.3%
Other Rural Areas	2.3%

2.11 This most closely follows option 1 albeit the split between tier 1 and 3 are different.

2.12 Given the recognition that the Council is unlikely to have sufficient evidence at the time a Reg 19 draft plan is required, then option 4 considered in May last year to test 70% of development occurring in a new settlement is considered not to be a reasonable alternative.

2.13 Furthermore, a review the SHLAA submissions and work done date suggest that there would be too few sites to increase the proportion of development in tiers 4 and 5.

2.14 Given this, officers recommend revising the options for distribution of development to be tested as follows:

	Option 1 Broadly following past trends	Option 2 Greater focus of development in the market towns and Darley Dale	Option 3 Greater focus on tier 3 settlements	Option 4 The majority of growth in a new settlement with limited growth to reflect the settlement hierarchy and support the vitality and sustainability of settlements
1	75%	85%	60%	65%
2	5.75%	10%	5%	5%
3	16.75%	3%	30%	13%
4	1%	1%	2%	1%
5	1%	0.5%	2%	1%
Other Rural Areas inc New Settlement	0.5%	0.5%	1%	15%

- 2.15 These options would cover the strategy for the whole plan period, which includes existing permissions and existing allocations if taken forward.
- 2.16 Option 1 above reflects the pattern of development in recent times which has a **lower proportion of development in the Market Towns** compared to the adopted plan. Development in Tier 1 and 2 settlements will continue to be the focus for new development, where it is of an appropriate scale and will support their sustainability and maintain their character, consistent with the policy objectives in the Plan; development in Tier 3 settlements will be supported where it will help maintain their vitality and sustainability, provided that it is of a scale that respects and enhances the character of the settlement, again consistent with the policy objectives in the Plan.
- 2.17 Option 2 would direct more development towards the higher tier settlements and option 3 would increase the proportion of development in tiers 3, 4 and 5.
- 2.18 Option 4 reflects the assumption that a strategy aligned with option 1 is followed for the start of the plan period and then a new settlement would start delivering from 2035 with an average build out of 150dpa. This reflects research on the delivery of new settlements. It assumes that a new settlement would be located outside the settlement hierarchy.

- 2.19 In addition, these options should be tested at different quantum of development. Officers have identified the following levels of development to test against each distribution option:

Growth scenario A – 415 dpa (Standard Method minus 158 in National Park)

Growth Scenario B – 523 dpa (Standard Method minus 50 in National Park)

Growth Scenario C – 284 dpa (Adopted Local Plan)

- 2.20 The Government Standard Methodology for calculating Local Housing Needs results in a figure for the District of 573dpa. Work undertaken on housing needs by our consultants has shown that this can be split between the Peak Park Planning Authority Area at 158dpa and the Derbyshire Dales Planning Authority Area at 415dpa. This is reflected in growth scenario A. Whilst it is understood the Peak Park Planning Authority accept this methodology we understand that the Peak Park Planning Authority considers it can only meet 50dpa in its area and therefore scenario B will test this. It is also appropriate to test a lower figure and growth scenario C does this using the adopted plan housing requirement.
- 2.21 Given work done to date, it is unlikely that the Council will be able to demonstrate at this point in time that it can allocate enough sites to meet the scenarios A and B over the course of the plan, whichever spatial option is tested. This is likely to result in the need for a review policy to trigger a review of the Plan upon adoption. Therefore, the spatial strategies 1 to 3 above would only be followed for the early years of the plan. Further work would be undertaken on the development of a new settlement to accommodate any unmet needs. Option 4 reflects this approach to focus efforts on bringing forward a new settlement towards the end of plan period. The Council will need to do further work in identifying and bringing forward one or more new settlements between now and the next plan, given the complexities associated with new settlements.
- 2.22 The results of the Sustainability Appraisal will inform consideration of a preferred spatial development strategy.
- 2.23 Once the preferred strategy is determined then sites that have been assessed as suitable, available and achievable through the SHLAA will be considered in the context of this overall distribution framework for inclusion in the revised plan as part of the site selection work.

3. Options Considered and Recommended Proposal

- 3.1 Sustainability Appraisal is a legal requirement and must be undertaken. The SA process will consider alternative options for spatial distribution and levels of growth.

4. Consultation

- 4.1 None required.

- 4.2 The Local Plan has already been subject to public consultation in accordance with the Plan making regulations, namely Regulation 18, (The Town and Country Planning (Local Planning) (England) Regulations 2012) and details outlined within the District Council's Statement of Community Involvement. A further consultation will be undertaken under Regulation 19 on the Local Plan before it is submitted to the Secretary of State for examination.

5. Timetable for Implementation

- 5.1 The final Sustainability Appraisal will be presented alongside the draft Local Plan to Full Council in July.

6. Policy Implications

- 6.1 No direct policy implications for the District Council as a consequence of this report. The Local Plan itself will have policy implications, and these will be covered in future reports where relevant.

7. Financial and Resource Implications

- 7.1 There are no direct financial implications as a consequence of this report. Any that do arise following the implementation of the above recommendations will be contained within existing budgets. The financial risk is, therefore, assessed as low.

8. Legal Advice and Implications

- 8.1 There are no direct legal implications arising from the recommendations contained within this report.
- 8.2 The proposed methodology for identifying and testing reasonable alternatives accords with the statutory requirements for Sustainability Appraisal under section 19(5) of the Planning and Compulsory Purchase Act 2004, the Environmental Assessment of Plans and Programmes Regulations 2004, and the National Planning Policy Framework. The approach therefore meets the legal duties placed on the Council in preparing a Local Plan.
- 8.3 However, it is important to note that failure to progress the Local Plan Review in accordance with the legislative framework and the supporting evidence base may expose the Council to an increased risk of legal challenge, including potential claims of procedural unfairness or non-compliance with statutory requirements. Delays to the plan-making process may also heighten the risk that planning applications are determined on appeal rather than through a plan-led system, particularly if the Council is unable to demonstrate a five-year housing land supply or an up-to-date development plan.

- 8.4 The recommended approach will support the Council in mitigating these risks and ensuring that the Local Plan progresses in a legally robust manner.

9. Equalities Implications

- 9.1 There are no direct equalities implications. The review of the Derbyshire Dales Local Plan, its strategy and policies, will be subject to a comprehensive Equalities Impact Assessment.

10. Climate Change Implications

- 10.1 There are no direct climate change implications. The review of the Derbyshire Dales Local Plan will include revised policies which will seek to mitigate the effects of Climate Change and be subject to a Climate Change Impact Assessment. The Local Plan as a whole will also be subject to Sustainability Appraisal which will assess the impacts of the Plan on matters such as climate change. Should any impacts be identified, this process will also help identify any necessary mitigation to address them.

11. Risk Management

- 11.1 The Derbyshire Dales Local Plan is one of the Council's pivotal plans and strategies ensuring the spatial delivery of the District Council's aims and objectives as set out in its Corporate Plan. Any significant delays in undertaking the review of the Derbyshire Dales Local Plan will increase the risk to the District Council of delivering its key aims and objectives and also the time by which the District Council can get a revised Local Plan adopted.
- 11.2 The longer that the Local Plan review takes to complete the greater the risk to the District Council that the future shape and direction of new development will not be plan-led, rather it will be determined by decisions made on un-coordinated planning applications, often on appeal. A detailed risk assessment relating the preparation of the Local Plan is set out in the adopted LDS.

Report Authorisation

Approvals obtained from: -

	Named Officer	Date
Chief Executive	Paul Wilson	26/03/2026
Director of Resources/ S.151 Officer	Karen Henriksen	26/03/2026
Monitoring Officer	Kerry France	26-03-2026

Agenda Item 7



**OPEN REPORT
LOCAL PLAN COMMITTEE**

LOCAL PLAN COMMITTEE - 8th April 2026

DERBYSHIRE DALES LOCAL PLAN – Site Selection Methodology

Report of Director of Place and Economy

Report Author and Contact Details

Matt Bowers, Planning Consultant
matt.bowers@derbyshiredales.gov.uk
Tel. 01629 761251

Wards Affected

All Outside of the Peak District National Park

Report Summary

This report sets out the methodology for undertaking site selection work.

Recommendations

1. That the Committee endorse the proposed methodology.

List of Appendices

None

Background Papers

[Derbyshire Dales Local Plan - Proposed Assessment Methodology for Site Selection and Prioritisation - Housing Land Allocations](#), Local Plan Sub-Committee, 16th July 2024

[Derbyshire Dales Local Plan - Planning Inspectorate Advisory Visit and Implications for Local Plan Preparation](#), Local Plan Committee, 19th November 2025

Consideration of report by Council or other committee

The constitution, as amended at Council on 29th May 2025, establishes that Council is now deemed to be responsible for the preparation and adoption of the revised Derbyshire Dales Local Plan, guided by the recommendations of this Committee. The

methodology will be applied to shape what sites are included within a draft version of the Local Plan Review, scheduled to be considered by Council in July 2026.

Council Approval Required

No

Exempt from Press or Public

No

Derbyshire Dales Local Plan – Site Selection Methodology

1. Background

- 1.1 In July 2024 the Local Plans Sub Committee the Local Plan Sub Committee endorsed a proposed methodology for the evaluation and prioritisation of sites for inclusion in the Local Plan. Since then, there has been changing circumstances with national policy and guidance. Advice provided by the Planning Inspectorate and reported to this committee in November 2025 was to demonstrate a “robust process of selection has been followed and why sites had been rejected or allocated”.
- 1.2 The methodology drafted in 2024 has been reviewed and this report sets out a revised approach.

2. Key Issues

- 2.1 The National Planning Policy Framework (NPPF) (2024) makes it clear that the “purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner”. The NPPF sets out the economic, social and environmental objectives that the planning system should achieve. Paragraph 9 of the NPPF (2024) states:

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

- 2.2 Paragraph 33 of the NPPF (2024) states:

Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements¹⁸. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).

- 2.3 There is no adopted guidance on site selection, however, in draft guidance published by the Government to accompany the new planning system, there is a section on site selection. After assessing sites for suitability, availability and achievability (SHLAA work), sites should be selected which LPAs think meet their proposed local plan’s vision for the area. The draft guidance states:

Here are some example factors you could consider when deciding on your draft allocations. Draw on any relevant evidence you've developed already through the process, in particular during the assessment of the sites (this list is not exhaustive):

- *the type and category of the sites determined in stage 2*
- *settlement hierarchy and function (linking to related evidence and the plan vision and spatial strategy)*
- *proximity to existing settlements*
- *existing and future connectivity by private, public and active transport*
- *accessibility to services and facilities*
- *the efficient use of land*
- *alternative or competing land uses such as employment, minerals extraction or safeguarded land*
- *timescales for delivery to ensure new development can be provided throughout the plan period – for housing sites consider the deliverability and developability of sites*
- *ability to deliver strategic development, either alone or combined with other sites (linking to the plan vision and spatial strategy)*
- *any relevant environmental considerations or objectives of the plan*
- *economic sustainability considerations such as jobs and skills, regeneration and social inclusion*
- *local considerations, such as constraints relating to neighbouring or nearby uses or existing or emerging policy designations*
- *other new or emerging local plan evidence – for example, your whole draft plan's viability study may give you a more complete picture of how sites meet the needs of your area.*

2.4 This is draft guidance is consistent with established current practice in local plan production.

2.5 The draft guidance goes on to say:

The number of sites you'll need to select to put forward to allocate depends on the proposed spatial strategy of your plan. There are several things to reconsider if, after several iterations, you do not have enough appropriate sites to put forward as draft allocations for your plan.

Amongst other things, this could include (in no order of priority):

- *how you selected sites in this stage - are there any more that could meet your proposed strategy and vision for your area in your proposed local plan*
- *how you assessed sites in Stage 2 - could you change the mitigation criteria and local considerations used?*
- *the assumptions you made around density and development potential - were they right?*
- *the reasonable alternatives to your spatial strategy, and whether you could do further assessment of these*

If you still do not have appropriate capacity within your draft allocations, having exhausted all reasonable options to do so within your plan area, you should be able to justify this and explain the reasons why.

This will form part of the examination of the plan and will directly affect whether the sites element of your proposed plan is considered sound. You may need to explore options to meet any needs somewhere else.

2.6 A typical question posed by Inspectors during Local Plan examinations is “Have the sites allocated for development in the plan been appraised and selected in comparison with possible alternatives using a robust and objective process?”.

2.7 The draft methodology seeks to follow the guidance which will help to answer this question.

Draft Methodology

2.8 The sites that will be subject to the selection process will be limited to those sites that, after the site assessment process (SHLAA) are considered to be deliverable or developable over the plan period.

2.9 The site assessment process will consider all evidence submitted to the Council about each site to the date when the assessment has been completed.

2.10 The consideration of sites will follow a three part process:
 A. consideration against policy factors
 B. consideration against the development strategy, reflecting the vision and objectives for the plan
 C. consideration of outcomes from the Sustainability Appraisal Process

Part A consideration against policy factors

2.11 The factors that will be taken into account when considering which sites should be allocated are as follows:

Factors	Considerations
<i>settlement hierarchy</i>	Sites associated with higher tier settlements will be considered more favourably than lower tiers and countryside.
<i>proximity to existing settlements</i>	Sites within existing settlements will be considered more favourably than those adjacent, then those further away from settlements.
<i>existing and future connectivity by private, public and active transport</i>	Sites where there are a range of connectivity options will be considered more favourably than those that rely on the private motor vehicle
<i>accessibility to services and facilities</i>	Sites which are more accessible to services and facilities.
<i>alternative or competing land uses such as employment, minerals extraction or safeguarded land</i>	Alternative or competing land uses will be taken into consideration and the

	impacts of a particular use happening instead of another will be considered.
<i>timescales for delivery to ensure new development can be provided throughout the plan period – for housing sites consider the deliverability and developability of sites</i>	Sites that can be delivered earlier in the plan period will be considered more favourably.
<i>ability to deliver strategic development, either alone or combined with other sites (linking to the plan vision and spatial strategy)</i>	Alone or with other sites deliver a significant number of homes and / or strategic infrastructure improvements
<i>any relevant environmental considerations</i>	Less of an impact on environmental designations Taking into account habitats and biodiversity, flood risk.
<i>economic sustainability considerations such as jobs and skills, regeneration and social inclusion</i>	Proximity to, or provision of, places of work including rural employment opportunities
<i>emerging local plan evidence</i>	Are there any implications from the emerging evidence base including infrastructure constraints for individual sites and when considered cumulatively

Part B - consideration against the preferred development strategy, reflecting the vision and objectives for the plan

- 2.12 The Plan Vision and Strategic Objectives were agreed by the Local Plan Committee on the 17th September 2025. Spatial Strategy Options for a spatial strategy will be tested through the SA process. Sites will be considered against the preferred Strategy.

Part C - consideration of outcomes from the Sustainability Appraisal Process

- 2.13 Sustainability Appraisal of a Local Plan is required under Section 19 of the Planning and Compulsory Purchase Act 2004. The NPPF (February 2019) also requires SA of DPDs. The SA must incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations). The SEA Regulations transpose the SEA Directive (2001/42/EC) into English law and applies to a range of plans and programmes, including DPDs. The purpose of the SEA Directive is to ensure a high level of environmental protection, and to integrate the consideration of the environment into the preparation and adoption of plans, with a view to promoting sustainable development. Within the context of local planning in England, it is accepted practice to integrate the requirements of SA and SEA into a single assessment process as set out in the Planning Practice Guidance³ (updated 2019).
- 2.14 An SA scoping report has previously been published that includes 17 objectives to assess the Plan and alternatives against. The SA will assess

site allocation options for their sustainability effects. These assessments will be considered as part of the site selection process.

- 2.15 If after considering sites against this methodology there are insufficient sites to meet identified needs, then a review of the criteria and assumptions on each site will be undertaken in accordance with the guidance outlined above. This does not necessarily imply that additional sites will be added in or that densities will be increased but these will be reviewed and considered.

3. Options Considered and Recommended Proposal

- 3.1 The draft methodology follows government guidance and will assess alternatives.
- 3.2 An alternative approach would not be to set out the methodology or document how sites are selected, however, this will lead to issues at examination as Inspectors will not be able to consider if the Council has followed national policy.
- 3.3 Therefore, the proposed approach is recommended.

4. Consultation

- 4.1 None required.
- 4.2 The Local Plan has already been subject to public consultation in accordance with the Plan making regulations, namely Regulation 18, (The Town and Country Planning (Local Planning) (England) Regulations 2012) and details outlined within the District Councils Statement of Community Involvement. A further consultation will be undertaken under Regulation 19 on the Local Plan before it is submitted to the Secretary of State for examination.

5. Timetable for Implementation

- 5.1 Work will commence on assessing sites in April, with initial assessments against the methodology presented to the Local Plans Committee on the 29th April.

6. Policy Implications

- 6.1 No direct policy implications for the District Council as a consequence of this report. The Local Plan itself will have policy implications, and these will be covered in future reports where relevant.

7. Financial and Resource Implications

- 7.1 There are no direct financial implications as a consequence of this report. Any that do arise following the implementation of the above recommendations will be contained within existing budgets. The financial risk is, therefore, assessed as low.

8. Legal Advice and Implications

- 8.1 The proposed site selection methodology accords with the requirements of the Planning and Compulsory Purchase Act 2004 and is consistent with national policy expectations set out in the National Planning Policy Framework (NPPF). The approach provides a clear, transparent and defensible basis for assessing reasonable alternatives, which is essential to ensuring that the Local Plan can be robustly justified at examination.
- 8.2 It is important that the methodology is applied consistently and that the decision-making process is fully documented, as Inspectors will expect evidence demonstrating why sites have been selected or discounted. Provided this is done, there are no legal impediments to the Committee endorsing the methodology. Further legal considerations will arise as the Local Plan progresses to Regulation 19 consultation and subsequent submission for examination.

9. Equalities Implications

- 9.1 The methodology has no direct equalities implications. The review of the Derbyshire Dales Local Plan, its strategy and policies, will be subject to a comprehensive Equalities Impact Assessment.

10. Climate Change Implications

- 10.1 The methodology has no direct climate change implications. The assessment of sites will include factors associated with mitigating the effects of climate change. The review of the Derbyshire Dales Local Plan will include revised policies which will seek to mitigate the effects of Climate Change and be subject to a Climate Change Impact Assessment. The Local Plan as a whole will also be subject to Sustainability Appraisal which will assess the impacts of the Plan on matters such as climate change. Should any impacts be identified, this process will also help identify any necessary mitigation to address them.

11. Risk Management

- 11.1 The Derbyshire Dales Local Plan is one of the Council's pivotal plans and strategies ensuring the spatial delivery of the District Council's aims and objectives as set out in its Corporate Plan. Any significant delays in undertaking the review of the Derbyshire Dales Local Plan will increase the risk to the District Council of delivering its key aims and objectives and also the time by which the District Council can get a revised Local Plan adopted.
- 11.2 The longer that the Local Plan review takes to complete the greater the risk to the District Council that the future shape and direction of new development will not be plan-led, rather it will be determined by decisions made on un-coordinated planning applications, often on appeal. A detailed risk assessment relating the preparation of the Local Plan is set out in the adopted LDS.

Report Authorisation

Approvals obtained from: -

	Named Officer	Date
Chief Executive	Paul Wilson	26/03/2026
Director of Resources/ S.151 Officer	Karen Henriksen	26/03/2026
Monitoring Officer	Kerry France	26-03-2026

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Agenda Item 8



OPEN REPORT LOCAL PLAN COMMITTEE

LOCAL PLAN COMMITTEE - 8th April 2026

DERBYSHIRE DALES LOCAL PLAN – Evidence Base Update

Report of Director of Place and Economy

Report Author and Contact Details

Matt Bowers, Planning Consultant
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Tel. 01629 761251

Wards Affected

All Outside of the Peak District National Park

Report Summary

This report updates the Committee on progress on the evidence base and seeks endorsement for the final report on Housing Need.

Recommendations

1. That the Committee note the progress made on evidence base
2. That the Committee endorse the final “Overall Housing Need for Derbyshire Dales Local Plan” report and its recommendations and publish the report on the Council’s website.

List of Appendices

Appendix A - Overall Housing Need for Derbyshire Dales Local Plan, Final Report

Background Papers

[Future Housing Requirements 2020-2045](#), Local Plan Sub-Committee, 2nd April 2025

[Verbal Update on Progress - including PDNPA Housing Figures](#), Local Plan Committee, 17th September 2025

Consideration of report by Council or other committee

The constitution, as amended at Council on 29th May 2025, establishes that Council is now deemed to be responsible for the preparation and adoption of the revised Derbyshire Dales Local Plan, guided by the recommendations of this Committee. The

evidence base will be used to develop the draft version of the Local Plan Review, scheduled to be considered by Council in July 2026.

Council Approval Required

No

Exempt from Press or Public

No

Derbyshire Dales Local Plan – Evidence Base: Housing Need

1. Background

- 1.1 To support the local plan, an evidence base is being compiled to inform the strategy, policies and site allocations.
- 1.2 In April 2025 the Local Plan Sub Committee considered a report on future housing requirements and a draft report by Icenic consultants on the Overall Housing Need for Derbyshire Dales Local Plan. The committee resolved the following:
- 1) That the extent of future housing needs for Derbyshire Dales, as set out in this report, be noted.
 - 2) 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 and that we note that this includes empty homes, second homes and holiday lets, which we believe should be excluded from the calculation.
 - 3) 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.
 - 4) That a report be presented to a future meeting of Sub Committee that sets out progress on the discussions with the Peak District National Park.
- 1.3 In September 2025, a verbal update with respect of resolutions 3 and 4 above was given.

2. Key Issues

Evidence base

- 2.1 The majority of the evidence base is now completed or underway. Officers expect to report final versions of the Employment Needs work, Retail Capacity work and Design Code to the Committee on the 29th April.

Housing Need

- 2.2 The work by Icenic has now been finalised to take account of new data that informs the Standard method calculation. This updates the housing need to 575 dwellings per annum for the District.
- 2.3 Icenic continue to recommend that the Council should use the “Standard Method” approach which gives a District wide figure of 575dpa and a need of 415dpa for the Plan area. This lower figure has been determined in using a method consistent with the PPG
- 2.4 It is likely that this figure will change again, as two of the data sets (affordability data and new stock data) are due to be updated in the coming months. Icenic recommend that if there is a minor change in overall figures that the approach and their analysis will still hold. If there is a significant change then the work may need to be reviewed and updated.

3. Options Considered and Recommended Proposal

- 3.1 The Housing Need report sets a number of options for calculating housing needs and recommends using the Standard Method approach.

4. Consultation

- 4.1 The Local Plan has already been subject to public consultation in accordance with the Plan making regulations, namely Regulation 18, (The Town and Country Planning (Local Planning) (England) Regulations 2012) and details outlined within the District Council's Statement of Community Involvement. A further consultation will be undertaken under Regulation 19 on the Local Plan before it is submitted to the Secretary of State for examination.

5. Timetable for Implementation

- 5.1 Final drafts of the Employment Needs work, Retail Capacity work and Design Code will be reported to the Committee on the 29th April.

6. Policy Implications

- 6.1 No direct policy implications for the District Council as a consequence of this report. The Local Plan itself will have policy implications, and these will be covered in future reports where relevant.

7. Financial and Resource Implications

- 7.1 There are no direct financial implications as a consequence of this report. Any that do arise following the implementation of the above recommendations will be contained within existing budgets. The financial risk is, therefore, assessed as low.

8. Legal Advice and Implications

- 8.1 There are no legal impediments to the Committee noting progress and endorsing the Housing Need report. The evidence forms a required part of the statutory Local Plan process and publishing it supports transparency and sound plan preparation.

9. Equalities Implications

- 9.1 There are no direct equalities implications. The review of the Derbyshire Dales Local Plan, its strategy and policies, will be subject to a comprehensive Equalities Impact Assessment.

10. Climate Change Implications

10.1 There are no direct climate change implications. The review of the Derbyshire Dales Local Plan will include revised policies which will seek to mitigate the effects of Climate Change and be subject to a Climate Change Impact Assessment. The Local Plan as a whole will also be subject to Sustainability Appraisal which will assess the impacts of the Plan on matters such as climate change. Should any impacts be identified, this process will also help identify any necessary mitigation to address them.

11. Risk Management

11.1 The Derbyshire Dales Local Plan is one of the Council’s pivotal plans and strategies ensuring the spatial delivery of the District Council’s aims and objectives as set out in its Corporate Plan. Any significant delays in undertaking the review of the Derbyshire Dales Local Plan will increase the risk to the District Council of delivering its key aims and objectives and also the time by which the District Council can get a revised Local Plan adopted.

11.2 The longer that the Local Plan review takes to complete the greater the risk to the District Council that the future shape and direction of new development will not be plan-led, rather it will be determined by decisions made on un-coordinated planning applications, often on appeal. A detailed risk assessment relating the preparation of the Local Plan is set out in the adopted LDS.

Report Authorisation

Approvals obtained from: -

	Named Officer	Date
Chief Executive	Paul Wilson	26/03/2026
Director of Resources/ S.151 Officer	Karen Henriksen	26/03/2026
Monitoring Officer	Kerry France	26-03-2026

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Overall Housing Need for Derbyshire Dales Local Plan

Final Report

Iceni Projects Limited on behalf of
Derbyshire Dales District Council

February 2026

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3. Local Housing Need for the Plan Area	10
4. Alternative Approach using District-wide Affordability Ratio.....	19
5. Drawing the Analysis Together.....	20

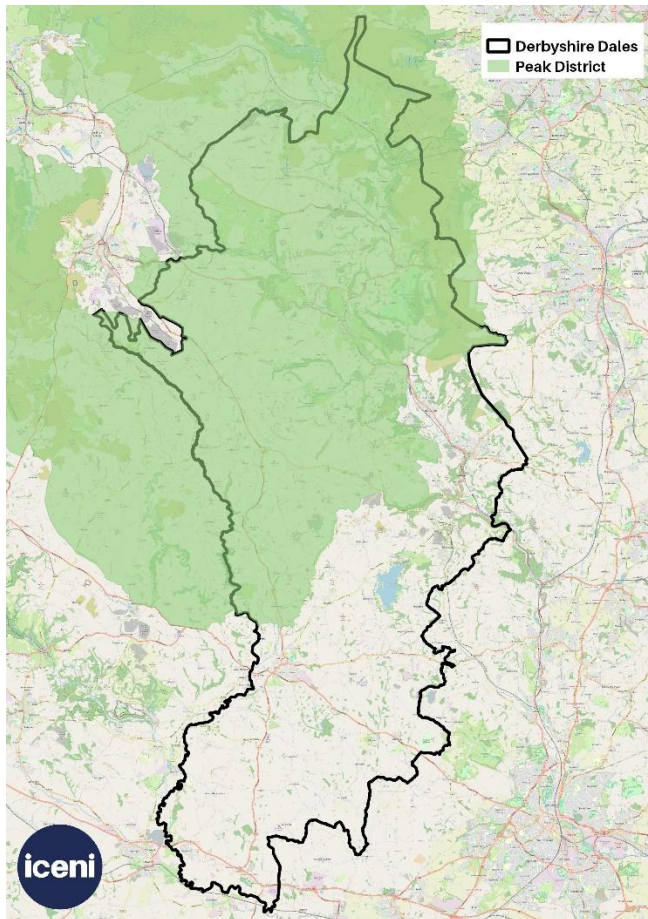
1. Introduction

- 1.1 Derbyshire Dales District Council is currently preparing a Local Plan Review which will cover those parts of the District which fall outside of the Peak District National Park. Once adopted, it will replace the current 2017 Local Plan.
- 1.2 The Council published a new Local Development Scheme (LDS) in January 2025 setting out a timetable for the Local Plan Review. This sets out that the Council will consult on a draft Local Plan (Regulation 18) in Q1 2026, and then prepare a Pre-Submission version for consultation in Q3 2026, before the Plan's submission to the Secretary of State in Q4 2026. The LDS envisages that the Plan will be adopted in Q3 2027. The plan period is expected to run to 2045.
- 1.3 Icenis has previously prepared reports to consider the District's housing needs. The Derbyshire Dales Housing & Employment Land Needs Assessment Update 2023 identified an overall housing need figure of 217 dwellings per annum across the District as a whole based on the 'standard method' set out by Government at the time of the report's preparation in 2023.
- 1.4 However, since the preparation of the 2023 HEDNA Update, Government has issued a revised NPPF in December 2024 and has revised the standard method alongside this. It is therefore necessary to review overall housing needs. This is the purpose of this report.
- 1.5 The revised Standard Method sets out a figure for housing need at a local authority district level, covering Derbyshire Dales District as a whole. However the Council's Local Plan Review will only address the housing needs of those parts of the District which fall within the 'plan area' and are outside of the Peak District National Park. The Peak District National Park Authority (PDNPA) is the planning authority for the National Park

and will prepare its own local plan separately. The District geography in this respect is shown in Figure 1.1 below.

- 1.6 A key building block of the Local Plan Review is the housing need for the plan area, and this report seeks to address what this is.

Figure 1.1 Derbyshire Dales and Peak District Boundaries



Source: Icen Projects

2. Revised NPPF and Standard Method

Housing Need and the Housing Requirement

- 2.1 National government policies and guidance require housing need to be assessed as part of the plan-making process. As set out in Planning Practice Guidance (PPG):

“Housing need is an unconstrained assessment of the minimum number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for. It should be undertaken separately from assessing land availability, establishing a housing requirement figure and preparing policies to address this.”¹

- 2.2 Housing need is thus expected to be assessed upfront as part of the plan-making process, leaving aside constraints. The plan-making process (and testing of development options within this) then tests whether the housing (and other development) needs identified can be sustainably met in defining what the housing requirement should be.

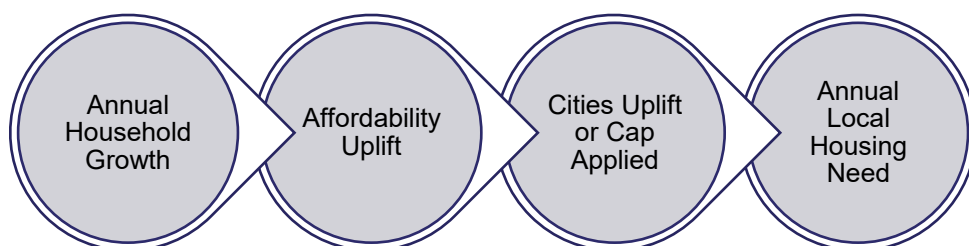
- 2.3 The emphasis within the NPPF is on plans meeting objectively assessed housing needs, unless national policies provide that protect areas or assets of particular importance provide a strong reason for restricting the overall scale, type or distribution of development; or the adverse impacts of doing so would significantly and demonstrably outweigh the benefits (NPPF Para 11b).

¹ PPG Para ID: 2a-001-20241212

The Previous Standard Method

- 2.4 The standard method was introduced in 2018 as a means of making the calculation of housing need simpler, quicker and more transparent; with the aim of speeding up the process of preparing local plans
- 2.5 The original methodology (as introduced in 2018) essentially took the average annual projected household growth from ONS 2014-based Household Projections, around which the method was designed, and then applies an uplift to this based on the latest average house price to earnings ratio in the local area, using the latest data available. In some areas the uplift is ‘capped’ to support its deliverability.
- 2.6 In 2020 the Government introduced an ‘cities and urban areas’ uplift whereby in the top 20 cities and urban areas nationally a further 35% uplift was applied as part of an intended framework to focus housing provision nationally on our larger cities and to deliver (in the aggregate) 300,000 homes across England. Figure 2.1 provides an overview of the methodology.

Figure 2.1 Overview of Previous Standard Method



- 2.7 The 2023 HEDNA Update ran this calculation, which generated a need for 217 dwellings per annum across Derbyshire Dales District. This was based on projected household growth of 156 per year, with a 39% uplift then applied based on the affordability ratio in 2022.

Government's Revisions to the NPPF and Standard Method

- 2.8 The Government through revisions to the NPPF in December 2024 has revised the standard method. Its ambitions in doing so are to increase housing delivery, delivering 1.5 million homes across England over the next 5 years with growth in all areas of the country.
- 2.9 The Government's Summer 2024 consultation² highlighted concerns with the increasing vintage of the 2014-based household projections around which the standard method was designed – arguing that the dataset is now over 10 years old and no longer fit-for-purpose; whilst highlighting the volatility of household projections and issues where projections can be artificially low in some areas as demographic trends are constrained by available housing supply.
- 2.10 The consultation therefore put forward a revised standard method with a view to providing stability and certainty to all stakeholders, whilst supporting the Government's ambition to deliver 1.5 million homes and achieving a distribution of homes across the country which balanced the need for higher supply in some of the least affordable areas of the country with ensuring that all areas contribute to meeting the country's housing needs.
- 2.11 It proposed to do so through use of a baseline (Step 1) set at a percentage of existing housing stock levels (reflecting the relative size of areas and in so doing to a) reinforce development in existing urban areas where there is existing infrastructure and b) to support some rebalancing of the national distribution to better reflect growth ambitions in the Midlands and North). A stronger affordability multiplier was then

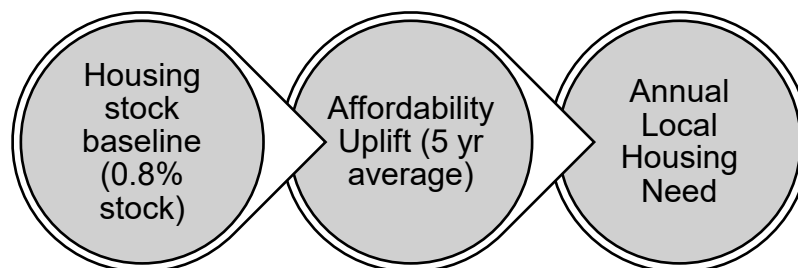
² MHCLG *Proposed reforms to the National Planning Policy Framework and other changes to the planning system*

proposed (Step 2) to reflect price pressures and market signals and direct homes to where Government considers they are most needed.

2.12 Government has taken this forward, introducing a **revised standard method** alongside the NPPF in December 2024. The PPG sets out the revised standard method in the section on *Housing and Economic Development Needs Assessments*.³

2.13 Para 2a-006 therein sets out the methodology, which takes a baseline of 0.8% of existing housing stock in the area (Step 1); to which an affordability adjustment is then applied (Step 2) which is calculated by taking the average affordability ratio figure over the 5 more recent years for which data is available, and applying a 0.95% increase for each 1% of which the averaged affordability ratio is above 5. Figure 5.2 provides an overview of the revised standard method.

Figure 2.2 Overview of Revised Standard Method



2.14 The 0.8% pa stock baseline removes the use of demographic projections (which can be volatile) and provides a baseline level of provision across all areas which is not dissimilar to the 0.89% annual increase in housing stock nationally over the last 10 years. The benchmark affordability ratio position of 5 is consistent with the ONS use of this level as a broad

³ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

indicator of affordability. With affordability uplifts applied to the stock baseline, the revised standard method supports provision of around 370,000 homes nationally which Government consider should be targeted to improve housing affordability over time.

2.15 Previously the NPPF provides scope to deviate from the standard method in assessing housing need in exceptional circumstances, enabling a 'justified alternative approach' to be advanced which reflects current and future demographic trends and market signals. The revisions to the NPPF in December 2024 have removed the scope to do so – they require housing need to be assessed using the standard method.

2.16 However the difference between the local housing need and a housing requirement remain, with scope to set a housing requirement below the need where it can be demonstrated that it not possible or would not constitute sustainable development to fully meet need (as set out in NPPF Para 11b). Equally a Local Plan can set a housing requirement above the minimum local housing need, as is noted in Para 69 in the NPPF, where a local planning authority chooses to do so – such as to reflect provision for neighbouring or reflect growth ambitions linked to economic development and infrastructure investment.

2.17 The 2023 HEDNA Update did consider more recent demographic projections (recognising the vintage of the 2014-based household projections used in the standard method at that time. It also considered whether the housing provision implied by the standard method at that time (217 dpa across the District) would provide sufficient workforce growth to support the District's economy. It found that in neither case did these factors point clearly to a higher housing need.

The Revised Standard Method for the whole District

2.18 It is a relatively straight forward exercise to calculate the local housing need using the standard method for the whole District. We set this out

below for context, before moving on in Section 3 to derive figures for the plan area. We address firstly the method, and then the results.

Step 1: Housing Stock Baseline

2.19 The stock baseline is expected to be drawn from the MHCLG Live Table 125. The PPG in Para 2a-005 directs that ‘the most recent data published at the time should be used.’ The latest data on the housing stock position is for 2023. The stock baseline is calculated as 0.8% of existing stock.

Step 2: Affordability Adjustment

1.2 The affordability adjustment is then to be applied, based on the average median (workplace-based) house price to income ratio over the last 5 years, which at the current time is for 2020-24. The following formula is then used to calculate the affordability uplift:

$$Adjustment\ factor = \left(\frac{five\ year\ average\ affordability\ ratio - 5}{5} \right) \times 0.95 + 1$$

2.20 The final stage is to then multiple the housing stock baseline by the affordability adjustment factor.

2.21 The results of the revised standard method calculation using the latest published affordability and housing stock data for the District as a whole are shown in Table 2.1 below.

Table 2.1 Revised Standard Method Calculation: Whole District

	Derbyshire Dales District
Housing Stock, 2024	36,116
0.8% Stock Baseline	289
Average Median Affordability Ratio, 2020-24	10.21
Affordability Uplift	199%
Local Housing Need (dpa)	575

2.22 Comparing this to the previous methodology, the shift to using housing stock as a baseline results in an annual base need for 289 dwellings,

which is notably above the previous base figure using projected household growth (156 dpa). However as Table 2.2 shows, the stronger factor driving the substantial increase in the housing need is the adjustments to the affordability uplift which increase the scale of need by 225 dpa (369%). Ultimately however both elements of the revised method which contribute to the substantially greater scale of housing need shown.

Table 2.2 Factors affecting Scale of Increase in Local Housing Need

	Previous Approach	Revised Approach	Increase	% Increase
Baseline (Step 1) need	156	289	133	85%
Affordability Uplift	61	286	225	369%
Local housing need	217	575	358	165%

3. Local Housing Need for the Plan Area

- 3.1 An important consideration for the Derbyshire Dales Local Plan Review is that the plan area does not align to the District geography, as illustrated in Figure 1.1.
- 3.2 Planning Practice Guidance in Para 2a-014 addresses the use of the standard method where planning authority boundaries do not align to local authority boundaries. We have replicated this below.

Where strategic policy-making authority boundaries do not align with local authority boundaries, or data is not available, should the standard method be used to assess local housing need?

Where strategic policy-making authorities do not align with local authority boundaries (either individually or in combination), or the data required for the model are not available such as in National Parks and the Broads Authority, or local authority areas where the samples are too small, an alternative approach may have to be used.

Such authorities may continue to identify a housing need figure using a method determined locally. In doing so authorities should take into consideration the best available evidence on the amount of existing housing stock within their planning authority boundary, local house prices, earnings and housing affordability. In the absence of other robust affordability data, authorities should consider the implications of using the median workplace-based affordability ratio for the relevant wider local authority area(s).

For local authorities whose boundaries cross National Parks or Broads Authority areas, the proportion of the local authority area that falls within and outside the National Park or Broads Authority area should also be considered – for example where only a minimal proportion of the existing housing stock of a local authority falls within the National Park or Broads Authority area it may be appropriate to continue to use the local housing need figure derived by the standard method for the local authority area.

Paragraph: 014 Reference ID: 2a-014-20241212

-
- 3.3 The circumstances described in Para 2a-014 in the PPG are applicable in Derbyshire Dales as the planning authority boundary (covering the area outside of the Peak District National Park) does not align with the local authority boundary (for Derbyshire Dales District). The scope to use a ‘method determined locally’ is therefore engaged.
- 3.4 The PPG then set out that in effect the broad approach advocated by the standard method should be used – using the ‘best available evidence’ of a) housing stock; and b) prices, earnings and affordability – these being the factors which feed into the affordability ratio.
- 3.5 The PPG then implicitly recognises potential issues with the robustness of affordability data available below a local authority level and sets out that authorities should consider the implications of using the affordability ratio for the wider local authority area. An important consideration is therefore there is robust data on affordability below the District level.
- 3.6 The final relevant consideration is the extent to which a local authority’s housing stock may fall within a National Park. This links back to the housing stock distribution.

Housing Stock Baseline

- 3.7 The baseline for the standard method is set as 0.8% of the existing housing stock in an area. The PPG in Para 2a-004 indicates that this should be drawn from MHCLG Table 125⁴ which uses Census estimates of dwelling stock as a baseline and then calculates changes forwards from this using data on net additional dwellings. This dataset showed a stock position in 2024 (the latest available data) of 36,116 dwellings.
- 3.8 The Council holds data on the District’s housing stock through its Council Tax Valuation dataset. This indicates a dwelling stock district-wide of
-

⁴ Dwelling Stock Estimates by Local Authority District

35,569 dwellings in August 2024. This is very similar to the data from MHCLG Table 125, with a difference of 1% which is *de minimus*.

- 3.9 The Council has analysed the distribution of the dwelling stock between the National Park and the Plan Area, with the results shown in Table 3.1 below. 9,800 dwellings fall within the National Park which accounts for 27.6% of the District total. This is a scale which is not to be considered 'minimal' in the terms set out in PPG Para 2a-014 and it is relevant therefore to continue to seek to calculate a need for the plan area. The dwelling stock in the plan area is almost 25,800 dwellings.

Table 3.1 Distribution of Housing Stock between Plan Area and National Park, 2024

	Dwellings	% District Dwellings
Plan Area	25,765	72.4%
National Park	9,804	27.6%
District Total	35,569	100.0%

Source: Icení Analysis of Council Data

- 3.10 For consistency with the PPG, Icení consider that the % dwelling split between the Park and the Plan Area should be applied to the dwelling stock total from MGCLG Table 125. This marginally updates the dwelling stock estimates from Council Tax data to align with MHCLG Table 125.

Table 3.2 Calculating the Stock Baseline

	District Total	Plan Area	National Park Area
% Stock	100%	72.4%	27.6%
2024 Stock Estimates	35,960	26,048	9,912
0.8% Stock	288	208	79

Source: Icení Analysis of Council Data

Affordability Uplift

- 3.11 The next step is to consider the affordability uplift. There are essentially two components to calculating affordability ratios: the affordability ratios published annually by ONS take median house prices, which are derived from HM Land Registry data and then median incomes for full-time

workers, which is drawn from the ONS Annual Survey of Hours and Earnings (ASHE). The income data used in the standard method is 'workplace-based' in that it is using incomes for those working within the District (rather than the incomes of District residents). The standard method takes and averages the published affordability ratios for the last 5 years.

Median House Prices

- 3.12 The ONS data on house prices is originally derived from HM Land Registry (HMLR). HMLR publish data on house price transactions which feeds into this. IcenI has therefore analysed this. We have:
- a). Drawn down a dataset of all transactions over the 5 year period to September 2024 (the year to September being the time period used in the ONS median house price to earnings ratio dataset) from the HM Land Registry price paid dataset;
 - b). Used GIS analysis to attribute individual sales in the District to either the plan area or the national park;
 - c). Attributed sales to individual years to inform the calculation of the affordability ratios.
- 3.13 The table below shows the results. It indicates the median house price for the two areas within the District over the period to end of September each year.
- 3.14 The HM Land Registry dataset is live and therefore there may be minor differences between the transactions recorded when IcenI drew down the data and when ONS did; however these are unlikely to have a significant effect on the results.

Table 3.3 Calculating the Median House Price

	Peak District	Plan Area
YE Sept 2020	£315,000	£266,000
YE Sept 2021	£377,000	£292,750
YE Sept 2022	£378,500	£310,000
YE Sept 2023	£424,675	£332,747.5
YE Sept 2024	£392,500	£299,995

Source: HM Land Registry/Iceni Analysis

Median Incomes

- 3.15 The ONS does not publish data from the Annual Survey of Hours and Earnings (ASHE) below a local authority level. Iceni has contacted ONS who have indicated that they do not provide bespoke datasets on earnings for more local geographies.
- 3.16 We have therefore sought to consider what range of data is available on incomes below local authority level, which is limited; and how this can be used.
- 3.17 ONS published Admin-based income statistics in December 2022⁵ which provides income estimates for small areas over the tax year ending in March 2018. The outputs are available for Lower layer Super Output Areas (LSOAs). They however cover gross individual income on a residence-basis (rather than workplace-based), and so relate to those living in the District rather than working in it. They also appear to cover all residents aged 16+ rather than just those in full-time work, the effect of which is to reduce average earnings.

We have sought to categorise LSOAs as those predominantly in the Park area and the Plan area; to consider the population in each LSOA aged 16+ based on 2018 ONS Mid-Year Population Estimate data, and used this to calculate average earnings. This points, as Table 3.4 shows, to

5

<https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/incomeandwealth/articles/adminbasedincomestatisticsenglandandwales/taxyearending2018>

slightly lower earnings of residents in the Plan Area; but the differences are very marginal.

Table 3.4 Average Annual Income (Aged 16+)

	Population Age 16+	Total Individual Income	Income Per Head
Peak District	21,631	£370,584,791	£17,132
Plan Area	38,727	£654,057,603	£16,889

Source: Icen analysis of ONS MYE 2018 and Admin Based income statistics 2018 (Gross Individual LSOA)

- 3.18 The issues with this dataset are that a) it is for all people aged 16+ rather than earnings of full-time workers; b) it relates to a period which is now 7 years ago and is therefore quite dated; and c) it is only available for an individual year. Moreover the dataset is characterised by ONS as 'Experimental Statistics' which are considered to be in development and are of limited use for decision-making. Having regard to these issues, we do not consider that the data is reliable. This is the key test identified in the PPG.
- 3.19 ONS do also model-based Income estimates for Small Areas.⁶ Here the latest data available, as published in October 2023, relates to incomes in the financial year ending March 2020. There are however again problems with this dataset for the purposes of considering affordability on a consistent basis to the standard method. The data relates to net household incomes, on a residence-basis. It does not relate to the earnings of full-time workers; nor consider earnings for those working in different parts of Derbyshire Dales District. Overall it is not therefore helpful, and the dataset would not be reliable for the purpose intended here.
- 3.20 The other potential data source we are aware of is CACI income data. However this is gross household income from all sources (including

⁶

<https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/incomeandwealth/bulletins/smallareamodelbasedincomeestimates/previousreleases>

earnings, benefits and investments). Again it will be based on residents (rather than those working in the District) and relates to households rather than those in full-time work, and is therefore not comparable with the ASHE data used in calculating the affordability ratios in the standard method.

3.21 Having researched alternative sources, we find that there is no equivalent income data available below local authority level. The local authority data on earnings – the ASHE data as published - must therefore be considered. This is shown below. The data for 2024 is drawn from the ONS Median House Price to Workplace-based Earnings dataset.

Table 3.5 Earnings of Full-time Workers (Workplace-based) – Derbyshire Dales District

	Median Earnings
2018	27,130
2019	27,749
2020	25,940
2021	27,761
2022	31,457
2023	30,181
2024	34,265

Source: ASHE

Housing Affordability

3.22 Taking the two components of the affordability ratio: the median house price and median earnings for FT workers working in the District, we have sought to calculate in the tables below the affordability ratio for the Peak District area, the Plan area and an updated ratio for the whole of Derbyshire Dales for the year ending (YE) September 2024.

3.23 This analysis shows a lower affordability ratio (and better affordability) in the plan area – which averages 10.05 – compared to the National Park area – which averages 12.65. The ratio for Derbyshire Dales as a whole sits in the middle of these although slightly skewed towards the lower end at an average of 10.21. This is consistent with the greater proportion of population and house sales being in the plan area.

Table 3.6 Affordability Ratio – Plan Area

	Median House Price	Median Earnings FT Workers	Affordability Ratio
YE 2020	£266,000	£25,940	10.25
YE 2021	£292,750	£27,761	10.55
YE 2022	£310,000	£31,457	9.85
YE 2023	£332,747.5	£30,181	11.03
YE 2024	£299,995	£34,265	8.76
Average			10.05

Source: Icenl

Table 3.7 Affordability Ratio – Peak District Area

	Median House Price	Median Earnings FT Workers	Affordability Ratio
YE 2020	£315,000	£25,940	12.14
YE 2021	£377,000	£27,761	13.58
YE 2022	£378,500	£31,457	12.03
YE 2023	£424,675	£30,181	14.07
YE 2024	£392,500	£34,265	11.45
Average			12.65

Source: Icenl

Table 3.8 Affordability Ratio – Derbyshire Dales

	Median House Price	Median Earnings FT Workers	Affordability Ratio
YE 2020	£267,000	£25,940	10.3
YE 2021	£295,000	£27,761	10.6
YE 2022	£320,000	£31,457	10.2
YE 2023	£330,000	£30,181	10.9
YE 2024	£310,000	£34,265	9.0
Average			10.21

Source: ONS Median House Price to Workplace-based Earnings Dataset

Affordability Uplift

3.24 The affordability calculation can then be made using this data to generate a ‘bottom up’ assessment of local housing need for the Plan Area and the Park Area. This is shown in Table 3.9 below and is based off a mean average of the median affordability ratio as required by the standard method. It shows a local housing need for the Plan Area of 408 dpa and

for the area of the District within the National Park of 187 dpa, this is based on Council tax data.

3.25 When aggregated this approach generates a higher housing need (595 dpa) than undertaking the calculation at a District-wide level (575 dpa) using equivalent data. This reflects the application of separate affordability calculations.

Table 3.9 Standard Method Calculation for the Plan Area and Park Area

	Plan Area	Park Area	Derbyshire Dales
Stock baseline	26,048	9,912	35,960
0.8% stock	208	79	
Average median affordability ratio	10.05	12.14	
Affordability uplift	196%	236%	
Local housing need	408	187	595

Source: Icen analysis of Council data

3.26 For plan-making purposes this is more problematic, and it may make more sense how a District-wide calculation can be disaggregated. This is therefore considered in the next section.

4. Alternative Approach using District-wide Affordability Ratio

- 4.1 An alternative approach, which the PPG sets out ‘should be considered’ is to use the District wide affordability ratio; the effect of which is – in effect – to disaggregate the District wide need standard method based on the proportion of stock.
- 4.2 The table below shows how need could be proportioned based on the housing stock in each area. The figures arising are consistent with applying the District-wide affordability ratio – and generate a need for 415 dpa in the Plan Area, and 158 dpa in the Park.

Table 4.1 Housing Need Calculation using District Affordability Ratio

	Plan Area	Park Area	District
Stock baseline	26,048	9,912	36,116
0.8% stock	208	79	289
Average median affordability ratio	10.2	10.2	10.2
Affordability uplift	199%	199%	199%
Local housing need	415	158	575

- 4.3 Compared to the ‘bottom up’ calculations set out in Section 3, these calculations show a marginally higher need in the Plan Area (415 dpa against 410 dpa) and lower need in the Park (158 dpa as against 195 dpa).

5. Drawing the Analysis Together

- 5.1 Drawing the analysis together, a local generated approach could, in theory, be used which takes account a) of the distribution of stock and b) the lower house prices (relative to the District average) in the plan area. This generates a plan-area need for 410 dpa.
- 5.2 This approach takes account of the factors identified as considerations in the PPG – stock, prices, earnings and affordability – albeit that there is a lack of robust data on earnings. It does however capture the impact of house price differentials between the Park and Plan area which are likely to be key considerations driving the different affordability position.
- 5.3 The disadvantage of this approach is that at a district-wide level it generates a higher need. Any unmet need arising from the National Park would be a consideration in setting a housing requirement within the Local Plan Review.
- 5.4 An alternative approach, which would be equally robust from a technical perspective and supported by the PPG, would be to use the District affordability ratio in the calculation, which generates a marginally higher need of 415 dpa for the plan area. Whilst the plan-area need is marginally higher with this approach, the trade off is an approach which provides a consistent baseline which can inform Duty to Cooperate discussions.
- 5.5 The District Plan Review, as per the NPPF, needs to consider the scope to meet the needs arising from the plan area *and* any unmet needs, which would include any unmet need arising from the National Park. This supports the case for using an approach which sums to the figures arising from the standard method applied at a district level at 575 dpa. **This would be our recommended approach** and results in a figure for the plan area of 415 dpa.
- 5.6 It would be advisable to agree the approach to take forwards with the National Park Authority.

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Agenda Item 9



OPEN REPORT LOCAL PLAN COMMITTEE

LOCAL PLAN COMMITTEE - 8th April 2026

DERBYSHIRE DALES LOCAL PLAN – Draft Revised Policies

Report of Director of Place and Economy

Report Author and Contact Details

Esther Lindley - Principal Planning Policy Officer

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Tel. 01629 761241

Wards Affected

All Outside of the Peak District National Park

Report Summary

This report brings together work that has been previously considered by the Local Plan Committee and its predecessors, on updated and revised policy wording for the Derbyshire Dales Local Plan. This report consolidates work undertaken to date on the revision of policies and will be made available on the District Councils website. The report outlines draft policy wording which may be subject to further amendment pending the completion of the evidence base to support the Local Plan and the outcomes of Sustainability Appraisal.

Recommendations

1. That the Committee note the draft wording on updated policies as set out in Appendix 1 and agree to publication on the District Councils website.
2. That further revisions to policy in the Derbyshire Dales Local Plan be reported to future meetings of this Committee.

List of Appendices

Appendix 1 – Draft updated policy wording

Background Papers

[Report to Local Plan Committee 3rd December 2025 – Derbyshire Dales Local Plan – Final Report by Hyas Consultants](#)

[Report to Local Plan Committee 8th October 2025 – Derbyshire Dales Local Plan District Wide Design Code and Revised Policy PD1 Design and Place Making](#)

[Report to Local Plan Committee 17th September 2025 – Derbyshire Dales Local Plan Vision and Strategic Objectives](#)

[Report to Council 19th January 2022 – Derbyshire Dales Local Plan](#)

Consideration of report by Council or other committee

The constitution, as amended at Council on 29th May 2025, establishes that Council is now deemed to be responsible for the preparation and adoption of the revised Derbyshire Dales Local Plan, guided by the recommendations of this Committee. The evidence base will be used to develop the draft version of the Local Plan Review, scheduled to be considered by Local Plan Committee in June and Council in July 2026.

Council Approval Required

No

Exempt from Press or Public

No

Derbyshire Dales Local Plan – Draft Revised Policies

1. Background

- 1.1 In November 2020, Council resolved to commence a formal review of the adopted Derbyshire Dales Local Plan. The outcomes of this review process, which included the commissioning of updated evidence and a review of the adopted policies, were considered by Members at Council in January 2022. At that meeting it was resolved that, for the purposes of the legislation, the review of the Derbyshire Dales Local Plan had been completed, and that work should be undertaken to take forward the conclusions of the review into a new Local Plan.
- 1.2 Since that time further updates to the evidence base have been commissioned, along with two periods of public consultation. Work has also continued on a review of the policies to ensure that they are brought up to date. This has involved reviewing the wording of policies in the adopted Local Plan and identifying areas for update based on changes to national planning policy and guidance (including the now new NPPF), new evidence and corporate priorities.
- 1.3 This work has been informed by informal sessions of the Local Plan Sub-Committee (LPSC) held in summer 2024 (covering Vision, Aims, Objectives and Spatial Strategy; Housing and Employment; Infrastructure) along with input from key internal stakeholders during Autumn/Winter 2024. Progress on this work was reported to LPSC in October and December 2024, where it was agreed that a series of informal LPSC meetings would be held to present Members with revised policy wording for those non-strategic policies not affected by decisions on the scale of growth or sites.
- 1.4 Since this time the Local Plan Committee has considered at both formal and informal sessions revised policy wording for those non- strategic policies in early 2025; updated wording to the Vision and Strategic Objectives for the Local Plan in autumn 2025 and latterly at an informal meeting in March 2026 considered wording for a revised policy on developer contributions.
- 1.5 To aid transparency it is considered necessary to consolidate all proposed revisions to policies within the Local Plan that have been considered to date and for the revised policies to be made available on the District Councils website. The paper set out in Appendix 1 brings these drafts together for Members to note.

2. Key Issues

- 2.1 As Members are aware the government requires for every Local Plan to be reviewed at least once every five years from adoption. The preparation and review of all policies within the Derbyshire Dales Local Plan should be underpinned by relevant and up to date evidence and informed by a Sustainability Appraisal.

2.2 The paper in Appendix 1 consolidates the proposed revisions to policy that have been considered by the Local Plan Committee and its predecessor. The appendix sets out revisions covering the following elements and policies within the Local Plan:

1. Spatial Vision
2. Strategic Objectives
3. Policy PD1: Design and Place Making
4. Policy PD2: Protecting the Historic Environment
5. Policy PD3: Biodiversity and the Natural Environment
6. Policy PD4: Green Infrastructure
7. Policy PD5: Landscape Character
8. Policy PD6: Trees, Hedgerows and Woodlands
9. Policy PD7: Climate Change
10. Policy PD8: Flood Risk Management and Water Quality
11. Policy PD9: Pollution Control and Unstable Land
12. Policy HC4: Affordable Housing
13. Policy HC5: Meeting Local Affordable Need (Rural Exception Sites)
14. Policy HC9: Residential Sub-Division of Dwellings
15. Policy EC9: Holiday Chalets, Caravan and Campsite Development
16. Policy EC10: Farm Enterprise and Diversification
17. NEW POLICY PDX: Renewable and Low Carbon Energy
18. NEW POLICY SX: Developer Contributions

2.3 Appendix 1 details the text of each Local Plan policy and sets out for each policy in turn the proposed wording changes. The format for proposed changes to policy wording are shown in the standard format with deletions shown crossed out ~~crossed-out~~ and additions shown in bold and **underlined**.

2.4 Accordingly, Members are asked to note the content of Appendix 1 and endorse its publication on the District Councils website as part of the evidence base for the emerging Local Plan.

2.5 It should be noted that those policies contained in Appendix 1 remain in draft and are subject to further change as the evidence base is finalised and Sustainability Appraisal is undertaken as part of the preparation of the revised Derbyshire Dales Local Plan.

2.6 Future meetings of this Committee will consider revised wording to the Local Plan policies, this will include any further changes to policy, including the strategic policies on housing and employment growth, site allocations and other policies not currently presented in this report. Furthermore, once the approach to policy wording has been agreed, consequential amendments to the supporting text and policies maps to reflect policy revisions, new evidence and best practice will also be required. These changes will also be reported to future meeting of this Committee.

3. Options Considered and Recommended Proposal

3.1 In considering the proposal the District Council should be mindful of the Governments clear advice, which expects local planning authorities to continue to work towards adopting an up to date Local Plan as soon as possible and that the revised policies in the Local Plan should reflect national guidance; be informed by an up to date evidence base and the outcomes of Sustainability Appraisal.

3.2 An alternative approach may be to not revise the local plan policies. Leaving the policies in the Local Plan unchanged would not reflect latest evidence nor confirm with the national planning policy guidance. It would be unlikely that a Local Plan which contained unaltered policies would be supported at examination, found sound or legally compliant.

4. Consultation

4.1 None required for the draft policies appended to this report at this time. Consultation on the revised Plan in its entirety will be undertaken during August 2026 in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

4.2 The Local Plan has already been subject to public consultation in accordance with the Plan making regulations, namely Regulation 18, (The Town and Country Planning (Local Planning) (England) Regulations 2012) and details outlined within the District Councils Statement of Community Involvement. A further consultation will be undertaken under Regulation 19 on the Local Plan before it is submitted to the Secretary of State for examination. The Regulation 19 Consultation will allow for consultation on the full suite of revised policies and proposals within the Local Plan to be undertaken prior to submission to the Secretary of State.

5. Timetable for Implementation

5.1 The final draft Plan will be considered by Council in July.

6. Policy Implications

6.1 No direct policy implications for the District Council as a consequence of this report. The Local Plan itself will have policy implications, and these will be covered in future reports where relevant.

7. Financial and Resource Implications

7.1 There are no direct financial implications as a consequence of this report. Any that do arise following the implementation of the above recommendations will be contained within existing budgets. The financial risk is, therefore, assessed as low.

8. Legal Advice and Implications

8.1 *The preparation of the revised Derbyshire Dales Local Plan must comply with the statutory requirements set out in the Planning and Compulsory*

Purchase Act 2004, the Town and Country Planning (Local Planning) (England) Regulations 2012, and relevant national policy and guidance, including the National Planning Policy Framework (NPPF). The proposed draft policy revisions appended to this report form part of the ongoing plan-making process and remain subject to further refinement pending the completion of the evidence base and Sustainability Appraisal.

- 8.2 At this stage, noting and publishing the draft revised policy wording does not give rise to any direct legal implications for the Council. However, it is essential that the emerging Local Plan continues to be developed in accordance with the statutory procedures, including the requirements for consultation, Sustainability Appraisal, and examination. Failure to comply with these requirements could risk the Local Plan being found unsound or unlawful at examination, or subsequently susceptible to legal challenge.
- 8.3 Future iterations of the Plan, together with any proposed submission version presented to Members, will require more detailed scrutiny to ensure compliance with legislative obligations and to minimise the risk of challenge.

9. Equalities Implications

- 9.1 There are no direct equalities implications. The review of the Derbyshire Dales Local Plan, its strategy and policies, will be subject to a comprehensive Equalities Impact Assessment.

10. Climate Change Implications

- 10.1 There are no direct climate change implications. The review of the Derbyshire Dales Local Plan will include revised policies which will seek to mitigate the effects of Climate Change and be subject to a Climate Change Impact Assessment. The Local Plan as a whole will also be subject to Sustainability Appraisal which will assess the impacts of the Plan on matters such as climate change. Should any impacts be identified, this process will also help identify any necessary mitigation to address them.

11. Risk Management

- 11.1 The Derbyshire Dales Local Plan is one of the Council's pivotal plans and strategies ensuring the spatial delivery of the District Council's aims and objectives as set out in its Corporate Plan. Any significant delays in undertaking the review of the Derbyshire Dales Local Plan will increase the risk to the District Council of delivering its key aims and objectives and also the time by which the District Council can get a revised Local Plan adopted.
- 11.2 The longer that the Local Plan review takes to complete the greater the risk to the District Council that the future shape and direction of new development will not be plan-led, rather it will be determined by decisions made on un-coordinated planning applications, often on appeal. A detailed risk assessment relating the preparation of the Local Plan is set out in the adopted LDS.

Report Authorisation

Approvals obtained from: -

	Named Officer	Date
Chief Executive	Paul Wilson	26/03/26
Director of Resources/ S.151 Officer	Gemma Hadfield	27/03/26
Monitoring Officer	Kerry France	27/03/2026

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Appendix 1 – Derbyshire Dales Local Plan Draft Policies - March 2026

Policies with changes:

1. Spatial Vision and Strategic Objectives
2. Policy PD1: Design and Place Making
3. Policy PD2: Protecting The Historic Environment
4. Policy PD3: Biodiversity and the Natural Environment
5. Policy PD4: Green Infrastructure
6. Policy PD5: Landscape Character
7. Policy PD6: Trees, Hedgerows and Woodlands
8. Policy PD7: Climate Change
9. Policy PD8: Flood Risk Management and Water Quality
10. Policy PD9: Pollution Control and Unstable Land
11. Policy HC4: Affordable Housing
12. Policy HC5: Meeting Local Affordable Need (Rural Exception Sites)
13. Policy PD10: Matlock to Darley Dale A6 Corridor
14. Policy HC9: Residential Sub-Division of Dwellings
15. Policy EC9: Holiday Chalets, Caravan and Campsite Developments
16. Policy EC10: Farm Enterprises and Diversification
17. New Policy PDX: Renewable and Low Carbon Energy
18. New Policy SX: Developer Contributions

Spatial Vision

The vision for the Derbyshire Dales is that it will be widely recognised as a distinctive rural area with thriving and sustainable communities made up of vibrant villages and market towns, which reflects the character of the Derbyshire Dales landscape, supported by a prosperous and diversified local economy. The area will complement and not compete with Sheffield and Derby and out-commuting will reflect a sustainable balance of living and working.

Development in the Derbyshire Dales will be managed in a sustainable way that allows for growth [where – summarise spatial strategy once known e.g. new settlement and market towns or growth within our environmental limits based on sustainable extensions to our market towns and tier 2 and 3 settlements....] supported by new and improved infrastructure. Growth will be delivered in a way that supports the transition to net zero and mitigates against, and helps existing and new communities responds to, our changing climate.

The traditional character of the Market Towns and larger villages serving the smaller settlements within their rural hinterland will be maintained with increasing emphasis on the promotion of sustainable and prosperous communities.

The landscape of the Derbyshire Dales is a complex combination of physical and cultural elements, developed over centuries to produce a landscape of particularly high quality which will be protected and enhanced.

New development particularly in Ashbourne, Matlock, and Wirksworth, will seek to satisfy the identified social and economic needs of local residents, which in turn will be supported by the protection and enhancement of areas of open and green space within and around them. Opportunities for the provision of new and improved recreation opportunities will be brought forward.

Market towns will be encouraged to be resilient and respond to pressure from competing centres outside the area in order to further strengthen the Peak District's economy, provide more choice and reduce the need to travel. Proactive measures will be taken to maximise the use of previously developed land whilst recognising that some development will be required on greenfield land.

Darley Dale will continue to provide local facilities and services whilst also contributing towards the provision of housing, social and employment needs of the district. The distinct character of Darley Dale will be preserved by the maintenance of the strategic open spaces along the A6 in order to avoid coalescence with Matlock.

Where required, larger villages will benefit from development with communities able to access an improved range of amenities and facilities including schools and healthcare provision. Areas of countryside and green space around the villages of the plan will act as an important resource for recreational uses.

The sustainability of the villages and countryside will be promoted protecting existing facilities and through appropriate investment, including agricultural diversification, supporting small scale employment and home working opportunities? and affordable homes that will help people remain in, or return to, their local communities.

The character of the Derbyshire Dales will be protected and enhanced with care taken to ensure new development is of the highest design quality, adaptable, sustainably constructed and well integrated with its surroundings. The integrity of our towns and villages will be maintained by ensuring that there is appropriate separation between settlements, in particular between Matlock and Darley Dale along the A6 corridor.

Strengthening the local economy to deliver greater productivity in higher-level skilled eds and wages—better paid jobs will be facilitated through the proactive development of new employment opportunities on key sites in Matlock, Ashbourne and Wirksworth, and continued improvementsd in digital infrastructure.telecommunications connectivity.

The rich legacy of craft and industrial traditions, like textile manufacture, will complement new sectors and provide employment that secures prosperity and the traditions of the Peak District. Where appropriate, redundant quarry sites will be sensitively re-used to deliver new communities and bring economic benefits to the area. The Derwent Valley Mills World Heritage Site will continue grow in significance and increasing visitor numbers will lead to the greater understanding of the Outstanding Universal Value of the site and to the development of new accommodation and attractions in and around the river corridor.

Residents will be happier, healthier and more active and will enjoy an improved quality of life. The promotion of healthy, sustainable and inclusivesustainable communities will meet the needs of our ageing population and improve access to a wider range of local jobs, housing, high quality services and facilities, cultural and leisure opportunities for all.

Opportunities to secure improvements in accessibility to services and facilities throughout the rural area will be seized. There will be an emphasis upon promoting low carbon travel choices and minimising the adverse impacts of traffic, including on the adjoining Peak District National Park together with finding more sustainable ways to reap the benefits of tourism in the towns and villages without increasing the use of the private car.

Links between Key Issues and Strategic Objectives		
Issues	Theme	Objectives
<p>KI1 Protecting and Enhancing the Character and Distinctiveness of the Landscape, Towns and Villages in the Plan Area.</p> <p>KI2 Managing the impact of development on the Peak District National Park and its setting and helping to relieve tourism and recreational pressure on the Park.</p> <p>KI3 Addressing the Challenges of Climate Change <u>and protecting and enhancing our natural environment.</u></p>	<p>Protecting Derbyshire Dales Character</p>	<p>SO1: To protect and enhance the <u>areas natural capital, the variety of nationally and internationally protected sites and Green and Blue Infrastructure networks for the inherent benefits they bring.</u></p> <p>SO2: To maintain, enhance and conserve the areas distinct landscape characteristics, biodiversity <u>net gain</u>, and cultural and historic environment <u>assets</u>.</p> <p>SO3: To ensure that design of new development is <u>designed to be adaptable, resource efficient and</u> of high quality <u>that respects local character and context</u>, promotes local distinctiveness and integrates effectively with its setting.</p> <p>SO4: To protect and enhance the <u>unique</u> character, appearance and setting of the District's towns, and villages <u>and settlements, including all sites and features of archaeological, historic or architectural interest and their settings.</u></p> <p>SO5: <u>To support the transition to a net zero through the efficient use of resources, careful location and sustainable design of new development whilst increasing adaptation and resilience to impacts from climate change</u> To address, mitigate and adapt to the effects of climate change on <u>for</u> people, wildlife and places.</p> <p>SO6: To Protect the setting of the Peak District National Park.</p> <p><u>SOX: To protect and enhance our water resources, improve water quality whilst ensuring new development is water efficient and is supported by sustainable drainage infrastructure.</u></p>

Issues	Theme	Objectives
<p>KI4 Meeting Housing Needs</p> <p>KI5 Managing Travel Demand and Improving Accessibility</p> <p>KI6 Protecting and Enhancing Community Infrastructure, Connectivity and Local Services</p> <p>KI7 Protecting and Improving Leisure and Recreation Opportunities for Residents and Visitors</p>	<p>Healthy and Sustainable Communities</p>	<p>SO7: To <u>ensure a supply of high quality new homes to help</u> meet the objectively assessed housing needs of the District.</p> <p>SO8: To ensure that there is an adequate <u>appropriate</u> mix of housing types, sizes and tenures to meet the needs of all sectors of the community.</p> <p>SO9: To protect and facilitate the <u>timely delivery of</u> necessary infrastructure, connectivity, services and facilities to support the development of the District and connectivity.</p> <p>SO10: To <u>promote</u> support developments <u>which</u> that minimises risks to safety and health <u>of residents, businesses and visitors</u> as a result of crime (or fear of crime), flooding, pollution and climate change.</p> <p>SO11: To <u>promote</u> encourage development that creates places that are increases opportunities for healthy lifestyles <u>safe, accessible; and actively support health, wellbeing, participation and independence in daily life.</u></p> <p>SO12: To promote the efficient use of suitably located previously developed land and buildings whilst minimising the use of greenfield land.</p> <p>SO13: To facilitate low carbon development and <u>maximise opportunities to generate and use new and retro-fitted renewable energy technologies</u> energy generation from renewable sources of a type, and scale appropriate to its location <u>assisting those in fuel poverty or with hard to heat homes.</u></p> <p>SO14: To increase the opportunities for <u>active and sustainable</u> travel using sustainable forms of transport by securing improvements to public transport, walking and cycling infrastructure <u>that encourage safe walking, cycling and a use of public transport that reduces reliance on and impact of the private car.</u></p>

Issues	Theme	Objectives
<p>KI8 Strengthening the Rural Economy</p> <p>KI9 Maintaining and Strengthening the Vitality and Viability of Town Centres</p> <p>KI10 Enhancing the Value of the Visitor Economy</p>	<p>Strengthening the Economy</p>	<p>SO15: To facilitate development that will support the growth <u>and innovation of across</u> the District's economy, particularly through improving the quality of local employment <u>opportunities and digital connectivity</u>.</p> <p>SO16: To support employment development in locations and of a scale appropriate to the plan area.</p> <p>SO17: To <u>utilise the unique character of the Dales, its market towns and villages to</u> support and develop the District's <u>a sustainable</u> tourism and cultural offer <u>for the District</u>.</p> <p>SO18: To strengthen the vitality, <u>viability</u> and <u>resilience</u> viability of the District's market towns as places for employment, shopping, services, leisure and tourism.</p>

POLICY PD1: Design and Place Making

ADD IN – Design Vision

~~[Latham's text] The District Council will require the layout and design of new development~~
New development within the Derbyshire Dales will be well designed and respond positively to context to create well designed, socially integrated, high quality successful places, where people enjoy living and working. Innovation, sustainable design and the efficient use of land will be encourage where proposals can demonstrate an enhancement to local character and All developments should respond positively to both the environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place will be delivered.

This will be achieved by:

- a) Requiring all development to be of high quality design that respects the character, identity and context of the Derbyshire Dales townscapes and landscapes and reflects the requirements of the Derbyshire Dales Design Code-
- b) Ensuring that new development is designed to be accessible and adaptable, offering flexibility for future needs and uses taking into account demographic and other changes, in line with Policy HC11.
- c) Ensuring that all new development is based on a thorough site appraisal and that 'design quality' is reflected in the development through a clear understanding of site context including reference to any Design Statements, Neighbourhood Plans, and is sensitive to its context as well as contributing to sustainable living.
- d) Requiring that development on the edge of settlements enhances and/or restores landscape character and the setting of the settlement, particularly in relation to the setting and character of the Peak District National Park.
- e) Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features.
- f) Requiring that development ~~achieves a satisfactory~~ creates a positive relationship to adjacent development creating a high standard of amenity for existing and future users and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.
- g) Requiring that public and private spaces are well-defined ~~signed,~~ designed to be safe, attractive, complement ~~the existing~~ built form ~~and provide for the retention of~~ retain significant landscape features such as mature trees.
- h) Requiring that developments are easy to move through and around, incorporating well integrated, discrete car parking, attractive and accessible pedestrian and cycle routes, ~~and, where appropriate, cycle routes and facilities.~~
- i) Requiring that developments are designed to maximise opportunities for play and interaction and to minimise opportunities for anti-social or criminal behaviour and promote safe living environments.
- j) Requiring the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people.

~~• Ensuring that development takes account of national design guidance and~~

Supplementary Planning Documents.

POLICY PD2: Protecting The Historic Environment

The District Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

Particular protection will be given to designated and non-designated heritage assets and their settings including:

- The Derwent Valley Mills World Heritage Site and its buffer zone;
- Listed Buildings;
- Conservation Areas;
- Scheduled Monuments;
- Archaeological Sites or heritage features;
- Registered Historic Parks and Gardens
- Non-designated heritage assets, including Locally important sites and features on the Derbyshire Historic Environment Record

This will be achieved by:

- a) Requiring ~~that all works~~ avoid or minimise harm to that could impact on a heritage asset ~~or its setting or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance and sufficient to understand the potential impact of a proposal. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence.~~
- b) Ensuring that development respects conserves and enhances the Outstanding Universal Value, authenticity and integrity of the Derwent Valley Mills World Heritage Site and is in accordance with the World Heritage Site Management Plan.
- c) The District Council taking proactive action in order to secure the repair and reuse of heritage assets 'at risk'.
- d) Ensuring that development within areas that are likely to affect other known important sites, sites of significant archaeological potential, or those that become known through the development process are accompanied by, an archaeological evaluation. Planning conditions and/or obligations will be agreed to ensure that, wherever possible, archaeological or heritage features are recorded and retained intact/in situ. Where this is impractical, based on compelling and justifiable reasons, such features will be appropriately excavated and recorded prior to removal or relocation.
- e) Requiring proposed developments that affect a heritage asset and/or its setting, including alterations and extensions to existing buildings, to demonstrate how the proposal has taken account of design, form, scale, mass, the use of appropriate materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is holistic, sympathetic and minimises harm to the asset and its setting/context.
- f) Requiring development proposals in Conservation Areas to demonstrate how the proposal has taken account of the local distinctive character and setting of the Conservation Area including open spaces and natural features and how this has been reflected in the layout, design, form, scale, mass, use of materials and detailing, in accordance with Character Appraisals where appropriate.
- g) Requiring the retention of shop-fronts of architectural or historical value wherever possible. Proposals for replacement shop-fronts/shop front features, signage and

colour, or alterations to shop- fronts affecting heritage assets should respect the character, appearance, scale, proportion and special interest of the host building and its setting.

- h) Continuing the District Council's programme of Conservation Area Character Appraisals.
- i) Reviewing, updating and introducing where appropriate, Article 4 Directions to control permitted development in Conservation Areas.
- j) Encouraging and where possible, supporting owners or occupiers of historic ~~commercial~~ buildings to improve and enhance their shop-fronts, windows, doors and signage in a traditional and sympathetic manner.
- j) Supporting the sensitive low-carbon retrofitting of existing buildings to reduce carbon emissions, where this accords with the requirements of this policy and PD7

POLICY PD3: Biodiversity and the Natural Environment

The District Council will seek to protect, ~~manage,~~ and ~~where possible~~ enhance the natural environment and its biodiversity and geological resources; and its irreplaceable habitats of the Plan Area and its surroundings by seeking to establish coherent and resilient ecological networks across the plan area, ensuring that development proposals ~~do~~ will not result in harm to biodiversity or geodiversity interests and securing net gains for biodiversity by taking full account of the following hierarchy of protected sites:

Protection will be given, to the following hierarchy of protected sites, commensurate with their statutory status:

- internationally important sites including existing, candidate or proposed Special Protection Areas and Special Areas of Conservation;
- nationally important sites including Sites of Special Scientific Interest and National Nature Reserves;
- locally important sites including Local Wildlife and Geological Sites, Local Nature Reserves, Ancient Woodlands, County Geological Sites, and Priority Habitats identified in the Derbyshire Biodiversity Action Plan;
- the network of ecological networks that link biodiversity areas, including areas identified for habitat restoration and creation; and
- encouraging the protection and recovery of priority species linked to national and local targets.

This will be achieved by ensuring that:

a) Development proposals which seek to conserve and enhance biodiversity and geological resources; integrate biodiversity net gains into development and sensitively enhance access to the natural environment,

b) Development proposals that, either individually or cumulatively, would adversely affect, directly or indirectly, Conserving and enhancing sites of internationally (SAC's, SPAs) and nationally important sites (SSSIs) or species and/or their habitats and European importance. The District Council will not permit any development proposals that have an adverse effect on the integrity of a European site (or wildlife site given the same protection as European sites under the NPPF) are not permitted either alone or in combination with other plans or projects.

a)c)

Development proposals that would adversely affect, directly or indirectly, irreplaceable habitats will not be permitted unless the public benefit of the proposals outweigh the loss and there is a suitable compensation strategy,

b)d)

Development proposals which would directly or indirectly (either individually or in combination with other developments) have an adverse effect on a Site of Special Scientific Interest will not be permitted, unless the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the SSSI or the wider network of SSSIs. Conserving and enhancing any Sites of Special Scientific Interest. The District Council will not normally permit any development proposal which would directly or indirectly (either individually or in combination with other developments) have an adverse effect on a Site of Special Scientific Interest.

c)e)

Conserving and enhancing rRegionally and locally designated sites are conserved, restored and enhanced in line with Local Nature Recovery Strategy and protected

from harmful development proposals unless the tests in paragraph (f) are met.

~~d)f) Not permitting any d~~Development proposals which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, will not be granted unless it can be demonstrated that:

- i. there is no appropriate alternative site available;
 - ii. all statutory and regulatory requirements relating to any such proposal have been satisfied; and
 - iii. appropriate conservation and mitigation measures can be secured are provided, such mitigation measures should ensure as a minimum no net loss and wherever possible net gain for biodiversity; or if it is demonstrated that this is not possible, the need for, and benefit of, the development is or as a last resort sufficient demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented.
- ~~Encouraging development to include measures to contribute positively to the overall biodiversity of the Plan Area to ensure there is a net overall gain to biodiversity.~~

~~f)g)~~Working with partners including the Peak District Local Nature Partnership and the Lowland Derbyshire and Nottinghamshire Local Nature Partnership to help meet the objectives and targets in the Peak District Biodiversity Action Plan, or its successor plan.

~~g)h)~~

orking with partners to protect and enhance watercourses.

~~h)i)~~Identifying local ecological networks and supporting their establishment and protection preferentially creating biodiversity sites where they have the potential to develop corridors between habitats (both terrestrial and freshwater).

~~i)j)~~ Working with partners in the public, private and voluntary sectors to develop and secure the implementation of projects to enhance the landscape and create or restore habitats of nature conservation value, and to secure the more effective management of land in the Plan Area and its surroundings in line with the LNRS.

POLICY PD4: Green and Blue Infrastructure

The District Council will through partnership working, develop, protect, enhance and secure the long term management of green and blue infrastructure networks.

This will be achieved by:

- a) Requiring that development will not have a detrimental effect on the amount or function of existing green infrastructure unless replacement provision is made that is considered to be of equal or greater value than that lost through development; taking particular account of appropriate levels of mitigation where development would result in habitat fragmentation or reduce the connectivity between the wider green and blue infrastructure network.
- b) Requiring that any green infrastructure development project that could result in adverse effects to a European protected site is subject to project-level HRA and appropriate mitigation put in place.
- c) Requiring that development proposals, ~~where appropriate~~, make appropriate provision for the creation of new or enhancement of existing green and blue infrastructure, including public and private open space, recreation areas, parks and formal outdoor sports facilities, local nature reserves, wildlife sites, woodlands, allotments, bridleways, cycle ways and local green spaces in line with Policies S10 and HC14.
- d) Requiring that through its layout and design, new development responds to the location of existing green infrastructure and ecological networks, supporting their appropriate uses and functions and helping create new and well connected spaces.
- e) Where appropriate, ensuring that green infrastructure helps mitigate the effects of climate change including through nature-based approaches to flood risk management ~~of flood risk.~~
- f) The protection and extension of existing long distance trails and the improvement of access linkages to the Peak District National Park.
- g) Identifying and protecting key wildlife corridors and stepping stones that connect sites of importance for biodiversity, including creating or restoring habitats of nature conservation value.
- h) Seeking opportunities for the creation of habitats that allow for the mitigation of the effects of climate change on species, including the enhancement of opportunities for species to migrate, establishing links between habitats and preventing habitat losses in line with Local Nature Recovery Strategy and Biodiversity Action Plans.

POLICY PD5: Landscape Character

The District Council will seek to protect, enhance and restore the landscape character of the Plan Area recognising its intrinsic beauty and its contribution to the economic, environmental and social well-being of the Plan Area.

This will be achieved by:

- a) Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers or other topographical features.
- b) Requiring that development proposals are designed in a way that is informed by, and ~~are~~ sympathetic to the sites landscape setting and to the distinctive landscape character areas as identified in 'The Landscape Character of Derbyshire' ~~and 'Landscape Character of the Derbyshire Dales' assessments~~ and also take into account other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.
- c) Requiring that development proposals recognise the intrinsic character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park and can be accommodated without unacceptable impact.
- d) Resisting development which would either individually or cumulatively harm or be detrimental to the character of the local and wider landscape or the setting of a settlement.
- e) Using development opportunities to reduce or remove existing landscape detractors and secure beneficial improvements to the landscape.

Development will only be permitted if all the following criteria are met:

- i. The location, materials, scale and use are sympathetic and complement the landscape character.
- ii. Natural features including trees, hedgerows and water features that contribute to the landscape character and setting of the development should be both retained and managed appropriately in the future.
- iii. Opportunities for appropriate landscaping will be sought alongside all new development, such that landscape type key characteristics are strengthened.

POLICY PD6: Trees, Hedgerows and Woodlands

Development should seek where appropriate to retain, enhance and expand the District's tree and woodland resource. Streets in new developments should be tree lined.

Planning permission will be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and public benefits of, the development in that location clearly outweigh the loss and a suitable compensation strategy can be secured.

Trees, hedgerows, orchards or woodland of value should be retained and integrated within development wherever possible. Where their loss is justified replacement provision will be required utilising native and naturalised indigenous tree species and hedgerows that are in sympathy with the locality and the site and, as a minimum, of equivalent value to the trees and hedgerows to be lost.

POLICY PD7: Climate Change

~~In addressing~~ To Support the move to a low carbon future for the Derbyshire Dales, the District Council will promote a development strategy that seeks to mitigate global warming, adapts to climate change and respects our environmental limits.

This will be achieved by:

Strategic

- a) Supporting a pattern of development that directs development to accessible and sustainable locations across the plan area, by reducing the need to travel and facilitating the use of sustainable modes of transport.
- b) Minimising energy demand, by supporting development which produces renewable and low carbon energy generation and maximises energy efficiency.
- c) Encouraging all new developments to maximise water efficiency and managing water in a more sustainable way.
- d) Providing new and linking existing areas of green and blue infrastructure to help mitigate the effects of climate change and ensure climate change adaptation and resilience.
- ~~a)~~

Site Specific

- e) Requiring the design and appearance of all new development to ~~be designed to~~ contribute to achieving national ~~targets to reduce~~ greenhouse gas emissions ~~reduction targets~~ by using land-form, layout, building orientation, tree planting, massing and landscaping to reduce likely energy consumption and increase resilience to extreme weather events. ~~increased temperatures.~~
- f) Supporting sustainable waste management by provision of space for recycling and composting.
- g) Incorporating Sustainable Urban Drainage Systems

Building Design & Materials

- h) Supporting the re-use of buildings and materials wherever possible to reduce the impact of embodied carbon emission from development.
- i) Promoting the use of sustainable design and construction techniques (including where appropriate flood resistance/resilient measures).
- j) Requiring the use of low embodied carbon, energy efficient and/or locally sourced materials that are recyclable.
- k) Securing energy efficiency through building design –
 - i. By achieving the highest energy efficiency standards in force through the Building Regulations in residential development; and
 - ii. requiring commercial developments over 1000m² to be designed to achieve Building Research Establishment Environmental Assessment Method (BREEAM) very good standard as a minimum, unless it can be demonstrated that it would not be technically feasible or financially viable.

l) Supporting the appropriate low-carbon retrofitting of existing buildings to reduce carbon emissions.

m) Supporting development that promotes water efficiency measures and incorporates water conservation techniques, including rainwater harvesting, and grey water recycling–

- i. For residential development this means meeting the higher Building Regulations optional requirement (currently 110 litres/person/day) or successor standard.
- ~~• Supporting the generation of energy from renewable or low-carbon sources provided that the installation would not have significant adverse impact (either alone or cumulatively).~~
 - ~~• Ensuring that renewable energy installations minimise any adverse impact on the landscape and landscape setting of the Peak District National Park and that any wind turbine developments demonstrate that they will not have any adverse effect on the integrity of any European sites (including project-level HRA where appropriate), wildlife sites, protected species or habitats.~~
 - ~~• Promoting the use of sustainable design and construction techniques (including flood resistance/resilient measures).~~
 - ~~• Ensuring that renewable/low carbon energy generation developments and associated infrastructure are supported by requiring Design Statements to include an assessment of how any impacts on the environment and heritage assets, including cumulative landscape, noise and visual impacts, can be avoided and/or mitigated through careful consideration of location, scale, design and other measures.~~
 - ~~• Securing energy efficiency through building design.~~
 - ~~• Unless it can be demonstrated that it would not be technically feasible or financially viable, requiring commercial developments over 1000m² to be designed to achieve Building Research Establishment Environmental Assessment Method (BREEAM) very good standard as a minimum. Pre-assessment (design stage) certificates will be required to be submitted accordingly.~~
 - ~~• Supporting a pattern of development that facilitates the use of sustainable modes of transport.~~
 - ~~• Promoting energy and water efficiency and the use of renewable / low carbon energy in new development and through retro-fitting or refurbishment of existing buildings.~~
 - ~~• Supporting sustainable waste management by provision of space for recycling and composting.~~
 - Supporting the re-use of buildings wherever possible and desirable to do so.
 - Supporting the use of sustainable design and construction techniques including the re-use of buildings, use of recycled materials in construction, including where appropriate the local or on-site sourcing of these building materials.
 - Encouraging the use of green infrastructure to help mitigate the effects of climate change and ensure climate change adaptation and resilience.
 - Supporting development that promotes water efficiency measures and incorporates water conservation techniques, including rainwater harvesting and grey water recycling.

~~Where renewable/low carbon energy development accords with any of the principles listed above, proposals should demonstrate:~~

- ~~a) the impact of the scheme, together with any cumulative impact (including associated~~

~~transmission lines, buildings and access roads), on landscape character, visual amenity, water quality and flood risk, the historic environment and heritage assets as well as their setting and biodiversity;~~

- ~~b) evidence that the scheme has been designed and sited to minimise any adverse impact on the surrounding area for its effective operation;~~
- ~~c) the nature and extent of any adverse impact on users and residents of the local area, including shadow flicker, air quality and noise;~~
- ~~d) the direct benefits to the area and local community.~~

~~Where appropriate, provision should be made for the removal of the facilities and reinstatement of the site should it cease to be operational.~~

~~In all cases development will need to demonstrate how any significant adverse impacts on acknowledged biodiversity interests (and the habitats that support them) will be adequately mitigated.~~

~~The Council will encourage the provision of small scale renewable energy developments utilising technology such as hydro installations, solar panels, biomass and wood fuel heating, small scale wind turbines and photovoltaic cells.~~

~~Community renewable energy schemes will be particularly welcomed where they comply with this policy.~~

POLICY PD8: Flood Risk Management and Water Quality

~~The District Council will seek to manage the risk and impacts, both individual and cumulative, of flooding in all forms by - The District Council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere, where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development.~~

- ~~• Directing development to locations with the lowest risk of flooding~~
- ~~• Ensuring development proposals avoid areas of current or future flood risk and effectively manage of all sources of flood risk~~
- ~~• Ensuring that development does not increase the risk of flooding elsewhere: and~~
- ~~• Expecting development proposals to demonstrate they would not result in a deterioration in ecological status in line with the Water Framework Directive, either directly through pollution or surface or groundwater or indirectly through pollution of surface or groundwater or indirectly through overloading of the sewerage system and Wastewater Treatment Works.~~

~~When considering planning applications, the District Council will have regard to the 'Humber Flood Risk Management Plan', the 'Humber River Basin Management Plan' and the Local Flood Risk Management Strategy, all relevant Catchment Flood Management Plans and the Local Flood Risk Management Strategy.~~

~~Development will be supported where it is demonstrated that there is no deterioration in ecological status in line with the Water Framework Directive, either directly through pollution of surface or groundwater or indirectly through pollution of surface or groundwater or indirectly through overloading of the sewerage system and Wastewater Treatment Works.~~

Management of flood risk will be achieved by only permitting development within areas at risk from flooding as defined by the Environment Agency if:

- a sequential test as set out in the 'National Planning Practice Guidance' to the NPPF and in accordance with the updated 'Derbyshire Dales Strategic Flood Risk Assessment' demonstrates that this is the only site where the development can be located;
- the development is on a site which has passed the sequential test but where flood risk still exists, ~~the sequential approach that layout and individual building design measures have~~ has been used to locate the most vulnerable parts of the development in the areas of lowest flood risk and increase building resilience;
- where necessary an 'Exception Test' as set out in the 'National Planning Practice Guidance' to the NPPF demonstrates that the proposed development can be accommodated with an acceptable degree of safety;
- a site specific flood risk assessment shows that the site is protected adequately from flooding, or the scheme includes adequate flood defences or flood risk management measures and takes account of the predicted impact of climate change;
- Development it does not damage or inhibit access to watercourses and for development in close proximity to watercourses includes an undeveloped buffer strip setting development back from the waters edge to allow for maintenance of ~~fr~~ existing flood defence and flood risk management structures or measures, flood flow conveyance, future watercourse improvement, and to preserve wildlife habitat; and

- f) it will not cause or worsen flooding on the site or elsewhere, and will reduce flood risk elsewhere where possible.

Managing Flood Risk, Resistance and Resilience through Design

~~New developments shall incorporate appropriate~~ Sustainable Drainage Measures (SuDs) should be incorporated into all new development in accordance with National Standards for Sustainable Drainage Systems.

~~This~~ The design and layout of SuDs measures should be informed by site specific catchment and ground characteristics, and predicted changes due to climate changes. Development proposals incorporating SuDs will be expected to include details of proposed infiltration techniques and how SuDs will seek to protect ground water quality. Details of future management and maintenance regimes will also require to be provided as part of development proposals. ~~and will require the early consideration of a wide range of issues relating to the management, long term adoption and maintenance of SuDs. In considering SuDs solutions, the need to protect ground water quality must be taken into account, especially where infiltration techniques are proposed.~~ SuDS schemes will require the approval of the SuDS approval body for the area, where one exists.

Wherever possible SuDS will be expected to contribute towards wider sustainability considerations, including amenity, recreation, conservation of and creation of new habitat, biodiversity net gain and landscape character, making use of the role that trees, woodland and other green infrastructure can play in nature-based approaches to managing flood alleviation-risk and water quality control.

For developments ~~in areas with known identified in the SFRA or by the Environment Agency as being at risk of~~ surface water flooding issues, appropriate mitigation and construction methods will be required that help increase flood resistance and resilience. Applications and proposals which relate specifically to reducing the risk of flooding (e.g. defence / alleviation work, retro-fitting of existing development, off site detention /retention basins for catchment wide interventions) will be encouraged.

~~New development in areas with known ground and surface water flooding issues will seek to provide betterment in flood storage and to remove obstructions to flood flow routes where appropriate.~~

All new development should not have a detrimental impact upon existing and planned flood risk management schemes. Land that is required for current and future flood management will be safeguarded from development.

POLICY PD9: Pollution Control and Unstable Land

The District Council will protect people and the environment from unsafe, unhealthy and polluted environments whilst promoting the use of appropriately located brownfield land. This will be achieved by only permitting developments if the potential adverse effects (individually and cumulatively) are mitigated to an acceptable level by other environmental controls or by measures included in the proposals.

This includes:

- air pollution (including odours or particulate emissions);
- pollution of watercourses (rivers, canals reservoirs, streams, ditches, ponds and wetland areas) or groundwater;
- noise or vibration;
- light intrusion;
- land contamination including soil pollution and disturbance; or
- other nuisance, environmental pollution or harm to amenity, health or safety.

The District Council will ensure that sites are suitable for their proposed use taking account of ground conditions and land instability, including from natural hazards such as radon gas, former activities such as mining, or pollution arising from previous uses.

Planning permission will only be granted for development on land potentially affected by land contamination provided effective and sustainable measures are taken to assess, treat, contain or control the contamination so as to ensure that it does not:

- a) expose the environment or occupiers of the development and neighbouring land uses to any unacceptable risk;
- b) lead to or allow the contamination of any watercourse (rivers, canals, reservoirs, streams, ditches, ponds or wetlands) or groundwater;
- c) cause or allow the contamination of adjoining land.

The District Council will impose conditions relating to the assessment of remediation and verification processes where appropriate.

Revised Policy – no changes are proposed to the wording of the policy.

POLICY HC4: Affordable Housing

The District Council will seek to maximise the delivery of affordable housing across the plan area by working in partnership with the Homes and Community Agency, Registered Providers, Developers and Local Communities.

In order to address the significant need for affordable housing across the plan area, all affordable housing should be delivered as part of new residential developments, as follows-

- In the Market Towns of Ashbourne, Matlock, and Wirksworth along with the Local Service Centre of Darley Dale major development consisting of 104 dwellings or more or with a combined floorspace of more than 1000 square metres should provide 30% of the net dwellings proposed as affordable housing.
- In all other locations, developments consisting of 5 dwellings or more or with a combined floorspace of more than 1,000 square metres should provide 30% of the net dwellings proposed as affordable housing.

The affordable housing provision should be in the form of 80% social and affordable rented accommodation with the balance being provided as intermediate housing or discount starter homes. These proportions may be varied in light of individual site circumstances and local considerations with the agreement of the District Council.

Where the proposed provision of affordable housing is below the requirements set out above, the District Council will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision.

Affordable housing provision should normally be provided in the form of completed dwellings, designed as an integral part of the development site itself and in perpetuity. In exceptional cases, the Council may allow provision of affordable housing off-site or by means of a financial contribution of equivalent value or through the provision of serviced land or a combination thereof.

POLICY HC5: Meeting Local Affordable Housing Need (Rural Exception Sites)

In exceptional circumstances, planning permission will be granted for affordable housing on sites that would not normally be released for housing development subject to the following:

- a) the Council is satisfied that the development is of a size, type and tenure which can be justified by evidence of local housing need ~~from a local housing needs survey~~ which cannot be readily met elsewhere in the locality, for the number and type of housing proposed;
- b) the scale is in keeping with the settlement's setting and its role in the settlement hierarchy;
- c) the site is considered to be the most suitable to meet the identified need;
- d) the site is accessible to a range of local facilities and services;
- e) it is not subject to any other over-riding environmental or other material planning constraints;
- f) ~~unless the housing consists of discounted starter homes,~~ appropriate legal agreements are secured in order to ensure that such dwellings will remain available as affordable housing for local need, in perpetuity with the necessary management arrangements;
- ~~g) the gross internal floor area of these dwellings shall comply with the latest recommended standards used by the Homes and Communities Agency (or any successor organisation).~~

In exceptional circumstances, planning permission will be granted for mixed affordable and open market housing as part of an exception site where it can be demonstrated that the provision of open market housing is required to viable facilitate the delivery of the local needs affordable housing.

The amount of open market housing for which planning permission will be granted will be limited to that which is the minimum required to facilitate the delivery of the local needs affordable housing provided that:

- ~~h)g)~~ g) all the requirements set out in the clauses (a) to ~~(gf)~~ (g) above are met;
- ~~i)h)~~ h) the number of open market dwellings included in the scheme shall be no more than that required to provide the necessary number of local needs affordable dwellings at low cost and shall not be more than 50% of the total number in the scheme;
- ~~j)i)~~ i) it can be ensured that the development profits from the open market housing element of the scheme above a reasonable developer return (having regard to appropriate land values and margin on building costs) are employed in subsidising the local needs element;
- ~~k)j)~~ j) the affordable housing element of the scheme is delivered in accordance with a programme agreed beforehand with the Local Planning Authority.

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POLICY HC9: Residential Sub-Division of Dwellings

In considering proposals for the sub-division of existing dwellings into two or more self-contained residential units the Council will have regard to:

- a) the provision of adequate vehicular access, car parking, amenity space and facilities for recycling and refuse storage;
- b) the adequacy of the internal accommodation in terms of privacy, natural light and outlook relative to the intensity of occupation envisaged;
- c) the likely impact on the amenity, character and appearance of the immediate neighbourhood of the design, scale, form and footprint of any proposed extension or alteration;
- ~~d) no significant new extension should be made to any dwelling located outside defined settlement development limits: minor extension may be permitted only where essential in order for the new units to achieve basic living standards;~~
- ~~e) the sustainability of the new development based around the site location and its relationship to the Plan's settlement hierarchy, including accessibility to shops, services and facilities;~~
- f)d) the need to minimise built form through the conversion of any existing outbuildings.

POLICY EC9: ~~Holiday Chalets~~Lodges, Caravan, Glamping and Campsite Developments

Development proposals for new or extensions to existing short stay holiday lodge accommodation~~chalets~~, touring caravan/motorhomes, glamping and camp site developments will be permitted provided that:

- a) the development is sensitively sited to ensure that there are no adverse impacts on visual amenity, sensitive to wildlife species and habitats and ~~would not have a prominent and adverse impact on~~ the character and appearance of the immediate or wider landscape;
- b) any visual impact would be well screened by existing landscape features from areas outside the site to which the public has access for the whole of its proposed operating season;
- c) any on-site facilities are of a scale appropriate to the location and to the site itself;
- d) the site is in a sustainable location within, or in close proximity to an existing settlement with good connections to the main highway network, public transport services and the public rights of way network and/or cycleways, ~~and is either served by public transport or within a safe attractive ten minute walk of regular public transport services;~~
- e) the development would not adversely affect the amenity, tranquillity or public enjoyment of any adjacent area.

POLICY EC10: Farm Enterprises and Diversification

Development which forms part of a farm diversification scheme will be permitted where the proposal can demonstrate the viability of farming through helping to complement and support, rather than replace or prejudice, farming activities on the rest of the farm.

In addition, the following criteria must be complied with:

- a) the proposed development will stimulate economic activity and contribute to maintaining the financial viability of the existing business with a use compatible ~~to~~with its location; ~~which maintains the relative sustainability of a rural area;~~ ~~any new buildings are appropriate in scale, form, impact, character and siting to their rural location;~~
- b) wherever possible the proposed development makes ~~full and~~ effective use of existing buildings, hardstanding and highway access points in preference to the construction of new buildings.
- c) wherever possible new or replacement buildings should be located within or adjoining an existing group of buildings and any new buildings are appropriate in scale, form, impact, character and siting to their location;
- d) the proposed development provides a safe and secure highways access and the levels of traffic generated would not be detrimental to the quality of the rural environment or highway safety ~~the proposed development will not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal, or require improvements or alterations to these roads which could be detrimental to their character;~~

Policy PDX: Renewable and Low Carbon Energy

The District Council encourages the use and supply of renewable and low carbon energy provided any adverse impacts (either alone or cumulatively) can be satisfactorily mitigated.

Proposals for development which will generate renewable, or low carbon, energy will be permitted provided that:

- a. the impact of the proposals in terms of their scale, siting, layout, design and colour of development (including associated infrastructure, buildings and access roads) would not adversely affect landscape character, including the landscape setting of the Peak District National Park, water quality, flood risk or visual amenity;
- b. proposals can clearly demonstrate that they will not have any adverse effect on biodiversity, geology or the integrity of any international or nationally designated sites (including), wildlife sites, protected species or habitats. Where effects are identified a project-level HRA will be required;
- c. development would not harmfully interfere with radar, telecommunications, air traffic, railways, or highway safety;
- d. development would not cause significant harm to local amenity due to its scale, position, noise, vibration, glare, overshadowing, flicker (associated with wind turbines), or other emissions;
- e. development would not harm the significance and setting of any heritage assets;
- f. details of suitable mitigation measures, decommissioning and a site restoration plan are submitted as part of a planning application; and

Community renewable energy schemes will be particularly welcomed where they comply with this policy

POLICY SXX Developer Contributions

- a) Developer contributions will be sought to make sure that the necessary physical, social, public realm, economic and green infrastructure is in place to deliver development. Contributions will be used to mitigate the adverse impacts of development (including cumulative impacts). Such contributions will help facilitate the infrastructure needed to support sustainable development.
- b) Development proposals will be expected to provide a contribution towards the cost of infrastructure, as set out in Appendix XX. Subject to statutory processes and regulations, contributions may be collected towards:
- c) Initial costs, e.g. design and development work and pump priming of projects or programmes:
- d) Capital costs;
- e) Ongoing revenue such as the management and maintenance of services and facilities (monitoring fees?)
- f) Any other infrastructure related costs permitted by law and identified as a local need;
- g) Contributions will be collected through Section 106 agreements. Where the proposed provision of developer contributions is below the requirements set out in Appendix X due to viability constraints, the District Council will require applicants to provide evidence by way of a financial appraisal to justify any reduction in provision.
- h) Where a reduced level of developer contributions is justified on the grounds of viability, following independent assessment of the submitted financial appraisal, the Council will prioritise securing contributions in the following order:
- i) Site specific requirements (new school on site, highway mitigations, public transport etc)
- j) Affordable housing
- k) Broadband
- l) Contributions towards local services provisions (e.g. primary healthcare, school places etc.)