

Agenda Item 6



OPEN REPORT LOCAL PLAN COMMITTEE

LOCAL PLAN COMMITTEE - 29th April 2026

DERBYSHIRE DALES LOCAL PLAN – Application of Site Selection Methodology

Report of Director of Place and Economy

Report Author and Contact Details

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Wards Affected

All Outside of the Peak District National Park

Report Summary

This report sets out progress on the application of the methodology for site selection work.

Recommendations

1. That the Committee note the analysis undertaken to date.

List of Appendices

Appendix A – draft application of site methodology
Appendix B- draft site maps

Background Papers

[DERBYSHIRE DALES LOCAL PLAN - Site Selection Methodology](#) , Local Plan Committee, 8th April 2026

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 application of the methodology will determine 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 – Application of Site Selection Methodology

1. Background

- 1.1 The Local Plan Committee endorsed a proposed methodology for undertaking site selection at their meeting on the 8th April 2026 (Minute 381/25). This report provides an update on its application.
- 1.2 The agreed methodology process has three parts:
 - 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

2. Key Issues

- 2.1 The application of the site selection methodology will take place on housing and employment sites that have been considered through the Strategic Housing Land Availability Assessment (SHLAA) and are considered deliverable or developable over the plan period. That work is nearing completion and final comments are awaited from statutory consultees to inform final conclusions. In addition, the evidence base has not yet been completed and that may also have implications for the final conclusions of the SHLAA. However, at the current time, officers have been able to identify sites that have the potential to be allocated for housing in the revised Derbyshire Dales Local Plan subject to the completion of the evidence base and responses from consultees. Officers do not expect to identify any further sites that have the potential to be allocated. Therefore, the sites in Appendix A are considered to be the sites going forward for inclusion in the Plan.
- 2.2 Part A of the methodology which appraises sites against defined policy factors has been applied to the potential housing sites only at this stage. The existing Local Plan allocations not yet brought forward have not yet been considered, neither have employment allocations.
- 2.3 The outcome of the work done to date is shown in appendix A and site maps included at appendix B. This details the site reference, location, possible dwelling capacity and assessment against the defined selection factors. Officers are content that the methodology works well and will enable the selection of sites, providing a robust assessment to justify potential allocation.
- 2.4 It is envisaged that further work will take place on the application of the methodology against all of the potential sites and the outcomes of that work utilising part A and B (alignment with the preferred strategy) will be reported to the next Committee. Part C (sustainability appraisal) will be undertaken in May. This will determine which sites are included in the Plan.

3. Options Considered and Recommended Proposal

- 3.1 Options for the methodology were considered at the meeting on the 8th April.

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 continue on considering the sites and the assessments of all potential sites against the factors in part a and b of the methodology will be reported to the next Committee meeting.

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. 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	20/04/2026
Director of Resources/ S.151 Officer	Gemma Hadfield	20/04/2026
Monitoring Officer	Kerry France	20-04-2026

Derbyshire Dales Local Plan Site Selection Stage A – work in progress

Site ID Reference	SHLAA1094
Site name / address	Land south of Darley Lodge, Darley Dale
Potential Number of homes	25

Settlement Hierarchy	Tier 2 Settlement
Proximity to existing settlement	Adjacent to edge of Matlock
Existing and future connectivity by private, public and active transport	Bus route on A6. Rail in Matlock. Footpath along A6
Accessibility to services and facilities	1.9km to shop at Darley Dale Darley Dale Primary school, Greenaway Lane 1.6km
Alternative or competing land uses	
Timescales for delivery	
Ability to deliver strategic development, either alone or combined with other sites	
Any relevant environmental considerations	Within PD10 but deemed minor landscape sensitivity Agricultural Land Classification 4
Economic sustainability	Close to employment opportunities
Emerging local plan evidence	

Derbyshire Dales Local Plan Site Selection Stage A – work in progress

Site ID Reference	SHLAA1093
Site name / address	Land north of old Hackney Lane, Darley Dale
Potential Number of homes	14

Settlement Hierarchy	Tier 2 Settlement
Proximity to existing settlement	Adjacent to edge of Matlock
Existing and future connectivity by private, public and active transport	Bus route on A6. Rail in Matlock. Footpath along A6
Accessibility to services and facilities	
Alternative or competing land uses	
Timescales for delivery	
Ability to deliver strategic development, either alone or combined with other sites	
Any relevant environmental considerations	Moderate landscape impact due to development of adjacent sites Agricultural Land Classification 4
Economic sustainability	Close to employment opportunities
Emerging local plan evidence	

Derbyshire Dales Local Plan Site Selection Stage A – work in progress

Site ID Reference	SHLAA911
Site name / address	St Elphins Park Extention, Darley Dale
Potential Number of homes	25

Settlement Hierarchy	Tier 2 Settlement
Proximity to existing settlement	Adjacent to edge of Matlock
Existing and future connectivity by private, public and active transport	Bus route on A6. Rail in Matlock. Footpath along A6
Accessibility to services and facilities	Less than 800m to shop Less than 800m to health Primary school adjacent to site
Alternative or competing land uses	
Timescales for delivery	
Ability to deliver strategic development, either alone or combined with other sites	
Any relevant environmental considerations	High surface water risk adjacent TPOs on southern boundary Within PD10, significant contribution to separation Agricultural Land Classification 4
Economic sustainability	Close to employment opportunities
Emerging local plan evidence	PD10 - impact on gap

Derbyshire Dales Local Plan Site Selection Stage A – work in progress

Site ID Reference	SHLAA955
Site name / address	Land on the west side of Darley Road North, Darley Dale
Potential Number of homes	40

Settlement Hierarchy	Tier 2 Settlement
Proximity to existing settlement	Adjacent to edge of Darley Dale
Existing and future connectivity by private, public and active transport	Bus route on A6. Rail in Matlock. Footpath along A6
Accessibility to services and facilities	Less than 500m to shop Less than 800m to primary school
Alternative or competing land uses	
Timescales for delivery	
Ability to deliver strategic development, either alone or combined with other sites	
Any relevant environmental considerations	Agricultural Land Classification 4
Economic sustainability	Close to employment opportunities
Emerging local plan evidence	

**Location of
potential housing
allocations**

SHLAA - SHLAA955
Address - Land on the
west side of Darley Road
North, Darley Dale
Settlement - Darley Dale
Capacity - 40

**Derbyshire Dales
District Council**



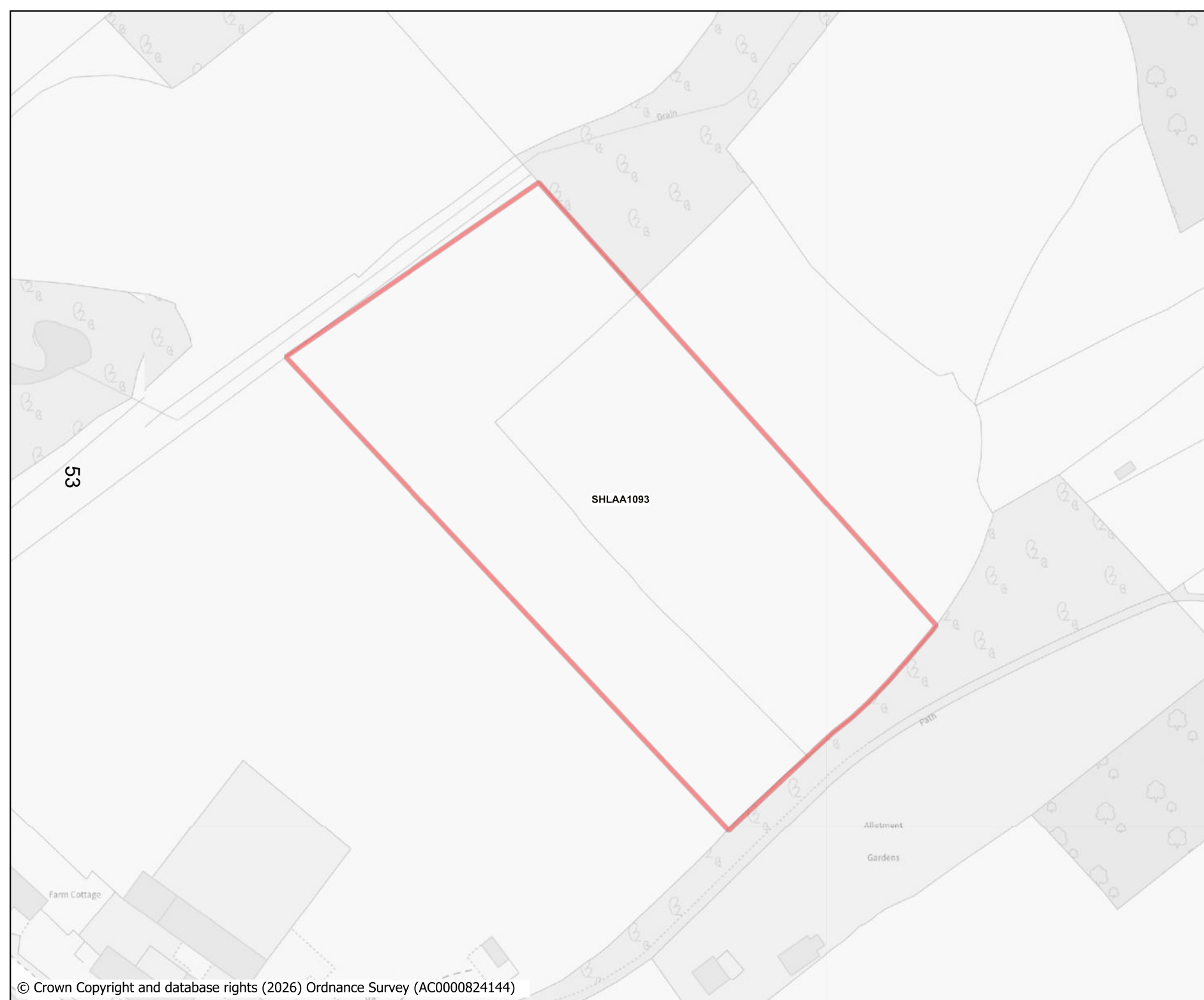
Not To Scale

SHLAA955

52

**Location of
potential housing
allocations**

SHLAA - SHLAA1093
Address - Land North of
Old Hackney Lane,
Darley Dale
Settlement - Darley Dale
Capacity - 14



**Location of
potential housing
allocations**

SHLAA - SHLAA1094
Address - Land south
west of Darley Lodge,
Darley Dale
Settlement - Darley Dale
Capacity - 25



**Location of
potential housing
allocations**

SHLAA - SHLAA311
Address - Former Matlock
Transport Site,
Northwood
Settlement - Darley Dale
Capacity - 22

55

Core Hillloc

Ford

SHLAA311

113.4m

**Derbyshire Dales
District Council**



Not To Scale

**Location of
potential housing
allocations**

SHLAA - SHLAA911
Address - St Elphins Park
Extention
Settlement - Darley Dale
Capacity - 25

