

Agenda Item 7



**OPEN REPORT
LOCAL PAN COMMITTEE**

LOCAL PLAN COMMITTEE 29th April 2026

**DERBYSHIRE DALES LOCAL PLAN – Spatial Development Strategy Options
– Sustainability Appraisal (SA) Outcomes**

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 the outcomes of the Sustainability Appraisal (SA) of the spatial development strategy options for the Derbyshire Dales Local Plan. Sustainability Appraisal is an integral part of the Plan preparation process. It advises Members that four options for the spatial distribution of development and three alternative growth scenarios have been tested through Sustainability Appraisal. The results of the Sustainability Appraisal will inform the consideration of a preferred spatial development strategy for inclusion in the revised Derbyshire Dales Local Plan.

Recommendations

1. That the Committee note the outcomes of the Sustainability Appraisal of the Spatial Development Strategy Options.
2. That the Committee will consider and determine a preferred Spatial Development Strategy for inclusion in the Derbyshire Dales Local Plan at its next meeting.

List of Appendices

Appendix 1 – Derbyshire Dales Local Plan - Sustainability Appraisal (SA) of Spatial Development Strategy Options April 2026 SLR Consultants

Background Papers

[Derbyshire Dales Local Plan – Development Strategy Options](#), Local Plan Committee April 2026

[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

[Derbyshire Dales Local Plan – Sustainability Appraisal Scoping Report 2021](#)

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 the spatial strategy and which 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 – Spatial Development Strategy Options – Sustainability Appraisal (SA) Outcomes

1. Background

- 1.1 Under Section 19(5) of the Planning and Compulsory Purchase Act 2024, the local planning authority is required to carry out a Sustainability Appraisal (SA) of the Local Plan to help inform and guide the selection and development of policies and proposals in terms of their potential social, economic and environmental effects. In undertaking this requirement, local planning authorities must also incorporate the requirements for Strategic Environmental Assessment (SEA), that are set out through the Environmental Assessment of Plans and Programmes Regulations 2004. 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 the Local Plan and to promote sustainable development.
- 1.2 Paragraph 11 of the National Planning Policy Framework (NPPF) (2024) sets out that local plans must be prepared with the objective of contributing to the achievement of sustainable development. In this context, paragraph 33 reiterates the requirement for SA/SEA as it relates to Local Plan preparation:
- “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 environment 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).”*
- 1.3 The National Planning Policy Framework (NPPF) further states in respect of the preparation of Local Plans at paragraph 17 that *“the development plan must include strategic policies to address each local planning authorities priorities for the development and use of land in its area”* and that *“strategic policies should set out an overall strategy for the pattern, scale and quality of places and make sufficient provision for homes...infrastructure...community facilities...and conservation and enhancement of the natural, built and historic environment.”* (paragraph 20).
- 1.4 Accordingly, the revised Derbyshire Dales Local Plan is required to include a Spatial Development Strategy which reflects guidance in the NPPF for the strategy itself and also the Sustainability Appraisal and SEA Regulations.
- 1.5 Members will recall at the last meeting of the Local Plan Committee on 8th April 2026 considering a report which set out four spatial distribution options for development and three alternative growth scenarios to be tested through

Sustainability Appraisal (Minute 380/25). The following options were endorsed to be subject to sustainability appraisal:

Growth Scenario Options	
Growth Scenario A	415 dpa (Standard Method minus 158 in Peak District National Park)
Growth Scenario B	523 dpa (Standard Method minus 50 in Peak District National Park)
Growth Scenario C	284 dpa (Adopted Local Plan)

Table 1. Growth Scenario Options

Spatial Distribution Options				
	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 Majority of growth in a new settlement 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 Including New Settlement	0.5%	0.5%	1%	15%

Table 2. Spatial Distribution Options

- 1.6 A comprehensive sustainability appraisal of the spatial development strategy options has now been undertaken by SLR Consultants; the consultants appointed by the District Council to prepare the Sustainability Appraisal of the Derbyshire Dales Local Plan. The outcomes of the Sustainability Appraisal are set out in Appendix 1.
- 1.7 The outcomes of the sustainability appraisal will help inform, along with other elements of the evidence base, the decision upon which spatial development strategy should be included in the revised Derbyshire Dales Local Plan. The assessment of spatial development options will be reported

in the formal SA Report which will be consulted upon alongside the Regulation 19 Local Plan in summer 2026.

2. Key Issues

Sustainability Appraisal Assessment Outcomes

- 2.1 Sustainability Appraisal is considered an iterative and integral part of Local Plan preparation, providing the evidence to inform, and the framework to test and develop options, aiming to ultimately deliver a more sustainable strategy. The SEA Regulations require all reasonable alternatives to the draft Local Plan to be assessed at the same level.
- 2.2 As set out in Tables 1 and 2 above, the Sustainability Appraisal has considered the following Spatial Distribution Options, with three growth scenarios for each distribution option:
- **Option 1 - Broadly following past trends**
Option 1a: 415 dpa
Option 1b: 523 dpa
Option 1c: 284 dpa
 - **Option 2 - Greater focus of development in the market towns and Darley Dale**
Option 2a: 415 dpa
Option 2b: 523 dpa
Option 2c: 284 dpa
 - **Option 3 - Greater focus on tier 3 settlements**
Option 3a: 415 dpa
Option 3b: 523 dpa
Option 3c: 284 dpa
 - **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**
Option 4a: 415 dpa
Option 4b: 523 dpa
Option 4c: 284 dpa
- 2.3 The assessment has appraised all options against the Sustainability Appraisal Framework as set out within the [Sustainability Appraisal Scoping Report](#), which sets out a series of social, economic and environmental objective against which the options are tested and effects identified. The outcomes of the assessment are detailed within Appendix 1.
- 2.4 The assessment concludes that generally, all spatial distribution options have performed similarly across the majority of the objectives, with the exception of spatial distribution option 4, the assessment of which has identified more potential significant and uncertain effects when compared with other options.

- 2.5 The growth scenarios have also performed similarly across the different spatial options, which potential significant negative effects identified for growth scenario C, particularly in relation to social and economic objectives due to the lower housing figures anticipated.
- 2.6 Overall, the assessments of Options 1b, 2b and 3b identifies the highest quantity of significant positive effects (four). These options all provide the District's required housing need, as well as delivering Peak Park's unmet housing need. Conversely, the assessment of Option 4c has identified the highest quantity of significant negative effects (four) due to not meeting the District's identified housing need as well as requiring high quantities of greenfield land take. The highest quantity of uncertain effects are identified in the assessments of Options 4a, 4b and 4c, largely attributed to uncertainty surrounding the location, size and design of a new settlement and the facilities, services and infrastructure it might provide.
- 2.7 The outcomes of the assessment are to be noted at this point and will be utilised to inform the consideration of a preferred spatial development strategy for inclusion within the revised Derbyshire Dales Local Plan, which at the current time is envisaged to be reported to the next meeting of this committee, alongside the evidence from the Strategic Housing Land Availability Assessment and further outcomes from the implementation of the site selection methodology (as reported elsewhere on this agenda).
- 2.8 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 considers alternative options for spatial distribution and levels of growth. An alternative approach would be the Local Plan to not consider nor appraise alternative development strategy options or prepare a Sustainability Appraisal. This would not meet the legal requirements or soundness tests required for the preparation and Examination of Local Plans.

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 further 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

To: Esther Lindley
From: Charlotte Town, Vicky Pearson
Company: Derbyshire Dales District Council **SLR Consulting Limited**
cc: Matt Bowers, Clare Manders
Date: 16 April 2026
Project No. 430.000109.00001

RE: DDDC Local Plan SA – Spatial Options Assessment

1.0 Introduction

A Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) is being undertaken of the Derbyshire Dales District Council (DDDC) Local Plan Review.

The SEA Regulations¹ require all reasonable alternatives to the draft Local Plan to be assessed to the same level of detail. This document details the assessment of the Spatial Options for the Local Plan Review. These options have been subject to SA to the same level of detail which allows comparison.

This assessment will be reported in the formal SA Report, which will be consulted upon alongside the Regulation 19 Local Plan.

2.0 Description of Spatial Options

2.1 Growth Scenarios

Three Growth Scenarios have been assessed within this assessment:

- Growth Scenario A – 415 dwellings per annum (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)

The Government Standard Methodology for calculating Local Housing Needs results in a figure for the District of 573 dpa. Work undertaken on housing needs has shown that this can be split between 158 dpa in the Peak Park Planning Authority area and 415 dpa in the Derbyshire Dales Planning Authority area. This is reflected in Growth Scenario A.

Whilst it is understood the Peak Park Planning Authority accepts this methodology we understand that the Peak Park Planning Authority considers it can only meet 50 dpa in its area and therefore Growth Scenario B will test the unmet need being delivered in DDDC planning area.

Local Plan evidence base work done to date suggest it may not be possible to demonstrate there are sufficient sites to meet these requirements. Therefore, it is also appropriate to test a lower figure and Growth Scenario C does this using the adopted Local Plan housing requirement.

¹ UK Government (2004) The Environmental Assessment of Plans and Programmes regulations 2004. Available at: <https://www.legislation.gov.uk/uksi/2004/1633/contents>

2.2 Distribution Options

Four distribution options have been assessed, as detailed in **Table 2-2**. These options consider the updated Settlement Hierarchy set out in **Table 2-1**.

Table 2-1: Settlement Hierarchy

Tier	Settlement Type	Locations
1	Market Towns	Matlock, Wirksworth, Ashbourne
2	Local Service Centres	Darley Dale
3	Accessible Settlements with some Facilities	Brailsford, Clifton, Cromford, Darley Bridge, Doveridge, Hulland Ward, Matlock Bath, Middleton, Northwood, Rowsley, Sudbury and Tansley
4	Accessible facilities with minimal facilities	Bonsall, Bradley, Brassington, Carsington, Hognaston Kniveton, Kirk Ireton, Marston Montgomery, Osmaston
5	Infill and Consolidation villages	Ednaston, Hollington, Longford, Roston, Shirley, Yeaveley, Wyaston



Table 2-2: Distribution Options

Tier	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
Tier 1	75%	85%	60%	65%
Tier 2	5.75%	10%	5%	5%
Tier 3	16.75%	3%	30%	13%
Tier 4	1%	1%	2%	1%
Tier 5	1%	0.5%	2%	1%
Other Rural Areas	0.5%	0.5%	1%	15%

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The assessment has therefore considered the following Spatial Distribution Options, with three growth scenarios for each distribution option:

- **Option 1 - Broadly following past trends**
 - Option 1a: 415 dpa
 - Option 1b: 523 dpa
 - Option 1c: 284 dpa
- **Option 2 - Greater focus of development in the market towns and Darley Dale**
 - Option 2a: 415 dpa
 - Option 2b: 523 dpa
 - Option 2c: 284 dpa
- **Option 3 - Greater focus on tier 3 settlements**
 - Option 3a: 415 dpa
 - Option 3b: 523 dpa
 - Option 3c: 284 dpa
- **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**
 - Option 4a: 415 dpa
 - Option 4b: 523 dpa
 - Option 4c: 284 dpa

Table 2-3 outlines the quantity of housing for each growth scenario.

Table 2-3: Quantities of Housing

Option 1				
Settlement Hierarchy Tier	Proportion of Housing	Option 1a: 415 dpa	Option 1b: 523 dpa	Option 1c: 284 dpa
Tier 1	75%	311	392	213
Tier 2	6%	25	31	17
Tier 3	17%	71	89	48
Tier 4	1%	4	5	3
Tier 5	1%	4	5	3
Other Rural Areas	1%	4	5	3
Option 2				
Settlement Hierarchy Tier	Proportion of Housing	Option 2a: 415 dpa	Option 2b: 523 dpa	Option 2c: 284 dpa
Tier 1	85%	353	445	241
Tier 2	10%	42	52	28

Tier 3	3%	12	16	9
Tier 4	1%	4	5	3
Tier 5	1%	4	5	3
Other Rural Areas	1%	4	5	3
Option 3				
Settlement Hierarchy Tier	Proportion of Housing	Option 3a: 415 dpa	Option 3b: 523 dpa	Option 3c: 284 dpa
Tier 1	60%	249	314	170
Tier 2	5%	21	26	14
Tier 3	30%	125	157	85
Tier 4	2%	8	10	6
Tier 5	2%	8	10	6
Other Rural Areas	1%	4	5	3
Option 4				
Settlement Hierarchy Tier	Proportion of Housing	Option 4a: 415 dpa	Option 4b: 523 dpa	Option 4c: 284 dpa
Tier 1	65%	270	340	185
Tier 2	5%	21	26	14
Tier 3	13%	54	68	37
Tier 4	1%	4	5	3
Tier 5	1%	4	5	3
Other Rural Areas	15%	62	78	43



3.0 Assessment Findings

3.1 Summary of Effects

Table 3-1 outlines the summary of effects for the different Spatial Distribution Options.

Table 3-1: Summary of Spatial Distribution Options Assessment

Option	SA Objectives																
	Air, Noise and Light Pollution	Nature Conservation Sites	Biodiversity	Linked Green Spaces	Energy and Climate Change	Community Safety	Economy and Employment	Town Centres	Health	Deprivation	Housing	Landscape and Townscape	Culture, Leisure	Historic Environment	Transport	Access to Facilities	Water Resources
	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
Option 1a	+	?	?	+	0	+	+	+	++	-	-	-	+	?	++	+	?
Option 1b	+	?	?	+	0	+	++	++	++	+	++	+	+	?	+	+	?
Option 1c	+	?	?	+	0	+	-	+	++	--	--	+	+	?	++	+	?
Option 2a	+	?	?	+	0	+	+	+	++	-	-	-	+	?	++	+	?
Option 2b	+	?	?	+	0	+	++	++	++	+	++	+	+	?	+	+	?
Option 2c	+	?	?	+	0	+	-	+	++	--	--	+	+	?	++	+	?
Option 3a	-	?	?	+	0	+	+	+	-	-	-	-	+	?	+	+	?
Option 3b	-	?	?	+	0	+	++	++	--	+	++	-	+	?	+	++	?
Option 3c	-	?	?	+	0	+	+	+	-	--	--	-	+	?	+	+	?
Option 4a	?	?	--	?	?	+	+	?	?	-	-	--	+	?	?	?	?
Option 4b	?	?	--	?	?	+	++	?	?	++	++	--	+	?	?	?	?
Option 4c	?	?	--	?	?	+	+	?	?	--	--	--	+	?	?	?	?

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3.2 Description of Significant Effects

Generally, spatial distribution options have performed similarly across the majority of objectives, with the exception of spatial distribution Option 4 (Options 4a, 4b and 4c), the assessments of which have identified more potential significant and uncertain effects compared with the other options. The growth scenarios have performed similarly across the different spatial options, with some potential significant negative effects being identified for Options 1c, 2c, 3c and 4c. One potential significant negative effect has been identified for Option 3b.

The assessments of Options 4a, 4b and 4c have all identified uncertain effects on air, noise and light pollution (SA1) as the development of a new settlement is anticipated to result in poorer air quality and increased noise and light pollution in the local area. However, there is potential for the design of the new settlement to minimise pollution, although this is likely to be determined by the size and design of a new settlement.

The assessments of the majority of options have identified uncertain effects upon biodiversity (SA3) as potential effects are likely to be determined by the exact location of development and the quantity of greenfield land take required for these options. However, Options 4a, 4b and 4c have the potential to result in potential significant negative effects upon biodiversity. There is potential that the development of a new settlement may result in large scale land take from greenfield land, which may currently contribute to biodiversity within Derbyshire Dales. Options 4a, 4b and 4c locates 15% of development in other rural areas, which has further potential to result in the loss of greenfield land and biodiversity.

Uncertain effects on linked green spaces (SA4) and energy and climate change (SA5) have been identified for Options 4a, 4b and 4c as effects are likely to be determined by the location and design of development.

Potential significant positive effects have been identified for economy and employment (SA7) associated with the four high growth scenarios (Option 1b, 2b, 3b and 4b). These options provide the highest quantity of development within the District. This is anticipated to support local economies by delivering a higher quantity of development and delivering increased employment space within the District.

Similarly, potential significant positive effects upon town centres (SA8) have been identified for Options 1b, 2b and 3b. This has been identified as these options contribute to a higher quantity of development, supporting increased footfall within town centres, as well as contributing to supporting the vitality of the town centres. Uncertain effects upon town centres (SA8) have been identified for Options 4a, 4b and 4c as although these options have potential to increase footfall within existing town centres, as well as contributing to supporting the vitality of the town centres, there is the potential that a new settlement may draw footfall and investment away from existing town centres within the District.

The assessments have identified potential significant positive effects on health (SA9) for Options 1a, 1b, 1c, 2a, 2b, and 2c. These options are all anticipated to encourage healthy lifestyles through supporting walking and cycling opportunities. Development in these options is also located in close proximity to healthcare facilities. Conversely a potential significant negative effect on health (SA9) has been identified for Option 3b. This option has potential to locate development further from medical facilities, increasing strain on existing facilities and barriers to accessing services. Additionally, due to the increased quantity of development associated with this option, this is likely to further exacerbate strains on healthcare services within tier 3 settlements. Uncertain effects on health (SA9) are identified for Options 4a, 4b and 4c due to uncertainties around the provision of new healthcare facilities and the potential for increased strain on rural healthcare facilities. Effects are likely to be determined by the location and design of development.



Potential significant negative effects upon deprivation (SA10) and housing (SA11) have been identified for Options 1c, 2c, 3c and 4c. These options do not deliver the District's required housing need. This may increase inequalities with relation to barriers to housing and limit adequate housing provision within the District. However, Option 4b could result in potential significant positive effects upon deprivation (SA10) as this option provides greater access to jobs, affordable housing, education and healthcare facilities, as well as delivering the required housing need within the District, including delivering the Peak Park unmet housing need. Options 1b, 2b, 3b and 4b could also result in potential significant positive effects on housing (SA11) due to delivering the identified housing need within the District, including the Peak Park unmet housing need.

Options 4a, 4b and 4c could result in potential significant negative effects on landscape and townscape (SA12) as these options direct development to a new settlement and rural areas, which is likely to result in large quantities of land take and alteration of the existing landscape character. There is also potential for this to include agricultural land, depending on the location of development.

Options 1a, 1b, 2a and 2b could result in potential significant positive effects on transport (SA15) as these options support the use of sustainable transport modes, including public transport due to the location of development predominantly within market towns, which are served by public transport and active travel routes. However, uncertain effects on transport (SA15) are identified for Options 4a, 4b and 4c. These options may lead to increased car reliance due to increasing the need to travel throughout the District when in order to access higher order facilities and services. This is likely to be determined by individual scheme design and phasing.

Option 3b could result in potential significant positive effects on accessibility (SA16) as it is anticipated to provide access to services and facilities for new residents. This may also support the viability of services, particularly in tier 3 settlements. However, uncertain effects on access to facilities (SA16) are identified for Options 4a, 4b and 4c. The development of a new settlement is anticipated to include the development of new local services and facilities and there is also potential for the dispersal of development across the District (also part of Options 4a, 4b and 4c) to support the viability of facilities and services in other parts of the District too. However, this is likely to be determined by the location of development and the scale and nature of new facilities and services provided.

All options are anticipated to result in uncertain effects upon nature conservation sites (SA2), the historic environment (SA14) and water resources (SA17). This has been identified as effects are likely to be determined by the exact location of development sites.

Overall, the assessments of Options 1b, 2b and 3b have identified the highest quantity of significant positive effects (four). These options all provide the District's required housing need, as well as delivering Peak Park's unmet housing need. Conversely, the assessment of Option 4c has identified the highest quantity of significant negative effects (four) due to not meeting the District's identified housing need as well as requiring high quantities of greenfield land take. The highest quantity of uncertain effects have been identified in the assessments of Options 4a, 4b and 4c, largely attributed to uncertainty surrounding the location, size and design of a new settlement and the facilities, services and infrastructure it might provide.

Agenda Item 8



OPEN REPORT LOCAL PLAN COMMITTEE

LOCAL PLAN COMMITTEE - 29th April 2026

DERBYSHIRE DALES LOCAL PLAN – Evidence Base Update

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 updates the Committee on progress on the evidence base and seeks endorsement for the final report on Employment Needs.

Recommendations

1. That the Committee note the progress made on evidence base
2. That the Committee note the final “Derbyshire Dales Employment Land Needs Assessment Update 2025” report and publish the report on the Council’s website.
3. That the Committee note the draft “Derbyshire Dales Retail Update 2025” report and publish the final report on the Council’s website.

List of Appendices

Appendix A - Derbyshire Dales Employment Land Needs Assessment Update 2025

Appendix B - Derbyshire Dales Retail Update 2025 (DRAFT)

Background Papers

None

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. Pieces of evidence are now being finalised. This report sets out the progress with remaining evidence and summarises recently completed evidence.

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.
- 2.2 The table below summarises the current progress of outstanding evidence.

Evidence	Progress
Employment Needs	Final Report received
Retail Needs	Final Report received
SHLAA	A revised SHLAA has been drafted and is waiting for final comments from consultees. Expected completion early May.
Design Code	Draft received and considered by Local Plan Committee. Comments on draft being collated and comparison against national policy changes taking place. Appointed consultants to revise and provide final version. Mid May.
Settlement Hierarchy	End of April
BNG	Draft report due by the end of April
Transport	Early May
Viability	End of May
Infrastructure Delivery Plan	Draft report early May
Strategic Flood Risk Assessment	Early May
Development Options Study	End of April
Sports and Recreation and Open Space	Drafts received on indoor built facilities and report to LPC workshop and report to LPC workshop. Early May for next draft on outdoor sports and open space.
Design Code	Mid May

Employment Needs

- 2.3 The NPPF (2024) says that Local Plans should identify strategic sites for local and inward investment to match the strategy and to meet anticipated needs over the plan period (para 86).
- 2.4 The Council has previously commissioned IcenI to prepare reports to consider the District's employment needs. The Derbyshire Dales Housing & Employment Land Needs Assessment Update 2023 modelled a number of scenarios for employment land needs, namely baseline; alternative; labour supply; completions trend scenarios; and net absorption. It ultimately recommended that the council plan for between 15 and 18 ha of employment land across the District as a whole based on net completions trends.
- 2.5 Since the preparation of the 2023 HELNA Update, the Government has issued a revised NPPF (December 2024) and has revised the standard method alongside this which is used to determine overall housing needs. The overall housing need underpins the labour supply scenario in the modelling in the 2023 Study, and therefore it was appropriate to update the 2023 labour supply scenario accordingly to test the homes-jobs relationship.
- 2.6 The work by IcenI has now been finalised and the Labour supply scenario updated as well as providing a high-level update of economic and market dynamics, and updated completions and net absorption modelling to reflect the availability of two additional years' worth of data.
- 2.7 Scenarios are presented on a Derbyshire Dales District level, as econometric models are only readily available at a local authority level, however the need has been broken down at the LPA and NP area levels (indicatively), based on the current split of employment in each area.
- 2.8 The labour supply scenario now indicates a significantly higher need for 48 ha of employment land over the revised plan period. This is notably above other scenarios which are based on past trends, and is particularly driven by the significant step change in housing delivery envisaged by the standard method, the effects of which on workforce growth are similarly transformational. In these terms, a significantly higher employment land requirement is supportive of a balance between jobs and homes.
- 2.9 The report also states that "A number of the trend-based models converge around the 15-18 ha range and this would represent a reasonable level of growth to plan for on the basis of local commercial needs. It is broadly in line the findings of the previous work". The report also recommends that consideration is given to the balance between a significant uplift in housing numbers and the employment land provision.
- 2.10 The report states:
- "There is a strong justification in these terms for considering the higher employment land provision implied by the Labour Supply Scenario.** Whilst this is to be regarded as stretching target, the recent completions trend provides some evidence supporting the potential for

higher employment land delivery. Decisions on this may however be influenced by elements of the wider evidence base, including the scale of housing provision which can be sustainably accommodated through the Local Plan”.

- 2.11 Officers have considered the report and discussed with colleagues in regeneration and economic development. There is a feeling that the labour supply scenario is unrealistic due to lack of available land and lack of commercial interest. There have been a low level of direct enquiries about new development at a larger scale but demand for smaller units has maintained. Given that the LHN figure is unlikely to be accommodated this would impact on the employment land needed on the labour supply scenario. On this basis officers consider that an employment land requirement should be based on the trend-based models and will consider whether any uplift is appropriate to balance an increase in housing numbers.

Retail Capacity Assessment

- 2.12 The NPPF (2024) requires Local Plans to support the role that town centres play and take a positive approach to their growth, management and adaptation. It says that policies should allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, meeting anticipated needs for retail, leisure, office and other main town centre uses (para 90). The Council commissioned Pegasus to undertake a study of the quantitative need for additional retail facilities.
- 2.13 A draft report has been received that concludes that there is no need to plan for any additional convenience or comparison retail floor space over the plan period. It is expected the final report will be received after publication of this paper however officers do not expect any significant changes. A verbal update will be provided to the Committee.

3. Options Considered and Recommended Proposal

- 3.1 The Employment Need report sets a number of options for calculating employment needs and the considerations associated with each. The recommended approach is set out above.
- 3.2 The Retail report has been undertaken in accordance with best practice. The Council could seek to set a retail floorspace target but without supporting evidence then this is likely to be removed by the Planning Inspector.

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 The timetable for the remaining evidence base is set out above. The timetable for the local plan is set out in the adopted Local Development Scheme.

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 be 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