



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

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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 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