



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

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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