

Draft Local Plan 6 week public consultation August 3rd to September 14th 2026 (Called Regulation 19)

What will Darley Dale Town Council say in its formal reply to the Regulation 19 consultation?

Darley Dale Town Council (DDTC) supports the draft plan as it believes that adoption of this plan will be in the best interests of the residents of Darley Dale in the long term.

DDTC offers this opinion to assist residents of Darley Dale in making their feelings about the draft plan known to the District Council and ultimately the Planning Inspector, during the consultation period

After DDTC opposing it throughout the process, why the change of direction?

DDTC has been actively and in its opinion, justifiably critical of the district council during the development of the draft plan and in particular over its later stages of development. It still feels that the draft could certainly have been developed more satisfactorily with more consideration of contemporary evidence and data that DDTC provided.

However, in considering the ‘bigger picture’, DDTC have concluded that the possible future impact on its residents from a failed revised Local Plan could be significantly more harmful than the 159 new houses over a 15 year period that are in the plan, *and for that reason alone, recommends that the draft plan be supported at the Regulation 19 consultation.*

DDTC will therefore not submit an over-critical formal reply that could count towards the inspector rejecting the plan.

But the allocated sites in Darley Dale aren’t in good locations?

Like many local planning authorities countrywide, our District Council were given a Herculean task of finding suitable land to build around double the quantity of houses per year district wide, for the next 15 or so years, that it has ever built before. This is to meet the government’s house building targets. The revised draft Local Plan informs how many and where these houses will be built, district wide, over the 15 year plan period.

Suitable land for house building is in short supply across the district and the ‘Call for Sites’ request in the early part of developing the revised draft Local Plan, produced a poor range of options for the district council to choose from. Darley Dale emphasised the problem with the ‘best of a bad bunch’ of sites finally being allocated in the draft

plan. These 'bad' allocated sites will all have significant issues to overcome at planning application stage, such as drainage, flooding and access.

Why allocate them in the plan if they are going to be difficult to complete?

It's related to the 5 year housing land supply (5YHLS) figure. If the district council can't find enough land to show there is sufficient allocated land for the next 5 years, what's called a 'tilted balance' in favour of development is applied to any new planning application from developers.

The district council hasn't been able to show a 5YHLS for several years and this has contributed significantly to their losing the large majority of recent developer appeals. Effectively, no 5YHLS allows a developer driven free-for-all and a planning authority more or less helpless to prevent it.

The draft plan shows a 5 year housing land supply so is that problem averted?

Yes, unless the draft plan is rejected by the inspector after the Regulation 19 consultation. If the inspector feels that the draft plan isn't sound, correctly produced or undeliverable and rejects it, the whole 5 year Local Plan review process restarts leaving the district without a 5YHLS and effectively at the mercy of developers FOR 5 YEARS.

If everyone supports it, why would the Inspector not approve it?

The town council feels that due to the acute lack of available developable sites Darley Dale saw a much lower housing allocation than it expected, meaning other towns and villages have had significantly higher allocations than were expected applied to them to balance the numbers.

In particular, Tansley and Ashbourne will be strongly opposed to the draft plan as they have received particularly high house building allocations. They will undoubtedly present strong evidence-based cases against the draft plan to the inspector.

If enough, well argued cases are presented against the draft plan, the inspector could reject it.

What support information is DDTC providing for its residents?

DDTC will not be conducting any special Local Plan events such as open days at the Whitworth, petitions, or similar, in opposition to the draft plan.

A one-off Community Voice Local Plan Special Edition has been printed which highlights some of the issues surrounding the allocated sites and will be delivered to every household in Darley Dale in early August. This special edition offers an overview of

the draft plan and how it affects Darley Dale, and its recommendations on how residents should get involved.

DDTC complied this in June, before publication of the final draft plan in mid-July due to print lead times. Subsequently there are some discrepancies with the final version of the draft plan which was released after printing. For example, the St Elphins allocation was removed in the July final plan draft. The Special Edition was correct at the time it was sent to print. See the electronic version of the Community Voice Local Plan Special Edition [here](#).

So how do DDTC recommend residents to engage with the Regulation 19 consultation?

Should the revised Local Plan fail at inspection following the Regulation 19 consultation, the potential harm to residents of Darley Dale from developers using the ‘tilted balance’ in favour of development rule for 5 years whilst a new revised plan is developed, far outweighs the acceptance of the proposed draft plan.

DDTC therefore recommends that residents bear this in mind when they state their own views direct to the district council via:

- 1) the official consultation page of the Derbyshire Dales District Council website [here](#)
- 2) by email: localplan@derbyshiredales.gov.uk
- 3) in writing to Planning Policy
 Derbyshire Dales District Council
 Town Hall
 Matlock
 DE4 3NN

The full DDDC draft local plan supporting evidence base is [here](#).

DDTC are of course happy to help should you require assistance;

DDTC telephone number: 01629 735248

DDTC email: david.chapman@darleydale.gov.uk (Chair, Planning Committee)