



North East Derbyshire District Council

**North East Derbyshire Local Plan
(2024 – 2044): Publication Draft**

Correction Notice

Published 21 October 2026

Correction Notice

North East Derbyshire District Council commenced consultation on its Publication Draft Local Plan on Wednesday 7th October, under Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012.

An error has since been identified regarding the calculation of the local housing need assessment, using the [Government's Standard Method](#)¹. Correction of this error increases the minimum housing requirement from 11,260 dwellings to 12,160 dwellings.

This change affects the housing target set out in the Local Plan and requires correction to the following sections and policies of the Local Plan:

Policy SS4	Spatial Strategy and the Distribution of Development
Section 4.5.1	Housing Target and Supply
Table 4.1	Components of Housing Target & Supply
Table 4.3	Housing Distribution by Location (Strategic Growth Locations & Settlement Hierarchy Levels 1 – 4)
Section 5.2	Housing Allocations
Table 9.1	Monitoring Framework
Local Plan Housing Trajectory (Reg 19 version)	

The detailed corrections to the Publication Draft Local Plan 2024 – 2044 together with an explanation of the reason for the corrections are set out in the NEDDC Local Plan (Regulation 19) Correction Schedule and supporting Technical Note. An addendum to the Sustainability Appraisal (SA) has also been produced to consider the implications of these changes for the SA.

The Council is inviting representations on the correction schedule and the Sustainability Appraisal (SA) Addendum. Comments are invited between:

Wednesday 21 October and 23:59pm on Wednesday 2 December 2026.

¹ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments> - Paragraph 002 Reference ID: 2a-002).

Important Notes:

1. The extended consultation period applies **ONLY** to the corrected material and SA Addendum. The deadline for representations on the rest of the Publication Draft Local Plan is unaffected by these corrections and **remains 23:59pm on Wednesday 18 November 2026**.
2. Representations already received as part of the Regulation 19 consultation remain valid and do not need to be resubmitted.
3. You will be able to add to, or amend your representation once the corrected material is published.
4. All representation(s) will be 'made available' in line with the Regulations (The Town and Country Planning (Local Planning) (England) Regulations 2012 – Regulations 20, 22 and 35). This includes publication on the Council's website.

Attached Documentation:

1. Correction Schedule - including Updated Housing Trajectory
2. Technical Note
3. Sustainability Appraisal Addendum

1. Correction Schedule

Corrections are made to the following sections and policies of the Publication Draft Local Plan 2024 – 2044

Policy SS4	Spatial Strategy and the Distribution of Development
Section 4.5.1	Housing Target and Supply
Table 4.1	Components of Housing Target & Supply
Table 4.3	Housing Distribution by Location (Strategic Growth Locations & Settlement Hierarchy Levels 1 – 4)
Section 5.2	Housing Allocations
Table 9.1	Monitoring Framework
Local Plan Housing Trajectory (Reg 19 version)	

Please see the following extracts from the Publication Draft Local Plan that illustrate the corrections, where:

Text to be deleted is shown ~~struck through~~

New text is shown **bold and underlined**.

Policy SS4: Spatial Strategy and the Distribution of Development

1. The Local Plan will promote prosperous and sustainable communities by delivering new development, whilst protecting the high-quality environment that makes North East Derbyshire an attractive place to live and work.

Housing Provision

2. The Local Plan will make provision for the delivery of a minimum of ~~11,260~~ **12,160** dwellings over the period 2024 - 2044
3. New housing development will be focused on:
 - a. The Level 1 towns of Clay Cross, Dronfield, Eckington and Killamarsh;
 - b. Strategic Sites at The Avenue, former Biwaters site, Duckmanton Moor and Land South of Eckington; and
 - c. Level 2 settlements as defined in the Settlement Hierarchy in Table 4.2.

Employment Provision

4. The Local Plan will make provision for 20ha of general employment land and 35ha of land for strategic logistics for the period 2022-2044².
5. New employment development will be focused on allocations as identified in Policy WC1 and on Strategic Sites at:
 - a. The Avenue (Policy SS5),
 - b. Duckmanton Moor (Policy SS7) and
 - c. Land South of Markham Vale (Policy SS9).

Settlements

6. Policies for settlements will:
 - a. Support and enhance the role of the four Level 1 towns of Clay Cross, Dronfield, Eckington, and Killamarsh;
 - b. Support and facilitate the regeneration of the Level 1 towns and Level 2 settlements; and
 - c. Maintain the role of all settlements by supporting their ability to sustain services and facilities through new development that is appropriate in scale and reflects their position in the Settlement Hierarchy.

Countryside

7. Land which lies outside a Settlement Development Limit and is not allocated for development, will be treated as 'countryside' where development will only be permitted in accordance with Policies SS1 and SS11.

4.5.1 Housing Target and Supply

The NPPF states that to “determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance” (NPPF Dec 2024, para. 62). The application of the standard method identifies a need for ~~563-608~~ **12,160** homes per year equating to ~~11,260~~ **12,160** over the 20 year plan period). Achieving this target is a central driver of the strategic approach to spatial distribution of development set out in this Plan.

Table 4.1 sets out the components of the housing land supply This comprises 964 dwellings that have been built since 2024, and a further 1822 commitments - dwellings with planning permission that are considered to be deliverable and developable within the Plan period, the majority of which are shown as allocations on the Policies Map. Some 296 dwellings are not shown as allocations, due to their small size or build out stage. 9,231 dwellings without planning permission are allocated. Together the sources of housing supply amount to a total of 12,017 dwellings, ~~providing approximately 7% flexibility in relation to the overall housing requirement of 11,260 dwellings.~~ Additional **supply and** flexibility will ~~also~~ be provided by minor site windfalls,

² This is a different base date to the Local Plan as the Economic Needs Assessment calculated employment land requirements 2022-2024.

which are expected to provide for approximately 75 dwellings per year **between 2031/32 and 2043/44**, based upon past trends. **11 of these 75 dwellings are included within the housing supply, with the remaining minor windfall sites providing a** ~~This increases the overall buffer to~~ **of** approximately ~~15~~ **7**%.

Table 4.1: Components of Housing Target & Supply

Housing Target – 2024 - 2044	Number of dwellings
Housing Need (Standard Method) – 563 <u>608</u> dwellings per year	11,260 <u>12,160</u>
Total Target	11,260 <u>12,160</u>
Housing Supply – 2024 - 2044	
Housing Completions 2024-2026	964
Minor commitments at 31/03/2026 (minus 7% lapse rate)	249
Major commitments at 31/03/2026 (not allocated)	47
Allocations (with planning permission at 31/03/2026 i.e commitments)	1,526
Allocations (without planning permission)	9,231
<u>Minor site windfalls 11 dwellings per annum x 13 years</u>	<u>143</u>
Total Supply	12,017 <u>12,160</u>

Table 1.2: Housing Distribution by Location (Strategic Growth Locations & Settlement Hierarchy Levels 1 – 4)

Level 1 Settlements (Towns)	Housing Provision 2024 - 2044
Clay Cross (+ 178 on Biwaters Strategic Site)	867
Dronfield	595
Eckington (+ 1450 on Eckington South Strategic Site)	68
Killamarsh	954
~~Edge of Chesterfield~~	~~158~~ ¹¹
Land West of Harehill Road, (<u>edge of</u> Chesterfield)	150
Strategic Sites	
The Avenue, Wingerworth	596
Former Biwaters Site, Clay Cross	327
Duckmanton Moor	1300
Eckington South	1450
Towns & Strategic Sites Total	~~6,239~~ ¹² <u>6,307</u>

Level 2 Settlements (Large Villages)	Housing Provision 2024 - 2044
Calow	280
Grassmoor	127
Higham (Shirland Cluster)	9
Holmewood	700
Lower Pilsley (Pilsley Cluster)	341
Mickley (Shirland Cluster)	192
North Wingfield	682

¹¹ This row is deleted as it duplicates the 150 dwellings assigned to Land West of Harehill Road. The remaining 7 dwellings are attributed to small villages on the edge of Chesterfield - Walton & Winsick. One dwelling is lost due to rounding in calculations.

¹² The original total was incorrect

Pilsley (Pilsley Cluster)	153
Renishaw	473
Shirland (Shirland Cluster)	241
Stonebroom (Shirland Cluster)	619
Tupton	~~738~~ ¹³ 786
Wingerworth (+ 545 on The Avenue)	242
Large Village Total	4,845

Level 3 Settlements (Small Villages)	Housing Provision 2024 - 2044
Arkwright Town	-
Ashover	49
Cutthorpe	2
Heath	20
Highmoor	2
Holmesfield	4
Holymoorside	4
Kelstedge	10
Long Duckmanton (former Coalite Site)	270
Marsh Lane	7
Morton	205
Ridgeway	3
Spinkhill	-
Stretton	39
Temple Normanton	5
Unstone (Unstone Cluster)	-
Unstone, Crow Lane(Unstone Cluster)	-
Unstone Green (Unstone Cluster)	-

¹³ The original Tupton figure was incorrect, the change does not affect the total..

Wadshelf	4
Walton	<u>2</u>
Wessington	164
Winsick	<u>5</u>
Small Villages Total	~~788~~ <u>795</u>

Level 4 Settlements (Very Small Villages & Hamlets)		Housing Provision 2024 - 2044
Alton		-
Apperknowle		4
Barlow Commonside		-
Barlow Village		7
Bolehill		-
Brackenfield		6
Cock Alley		-
Fallgate		2
Handley		1
Littlemoor		-
Old Brampton		13
Sutton Scarsdale		2
Woolley Moor		7
Very Small Villages & Hamlets Total		43 ¹⁴
Countryside		27
<u>Windfalls</u>		<u>143</u>
COMBINED TOTAL		41,942 <u>12,160</u>

¹⁴ The total figure does not entirely match due to rounding in calculations.

5.2 Housing Allocations

Allocating a site in the Local Plan establishes the principle that the development of the site for housing is acceptable. Site allocations provide greater certainty both to developers and local people to help understand what may happen in their neighbourhood in the future. They also help the Council and infrastructure providers to look at the cumulative impact of development and plan for future needs, such as school places, transport improvements and water capacity.

The Local Plan should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Policy SS4: Spatial Strategy and the Distribution of Development in Chapter 4 sets out that the Local Plan will make provision for the delivery of a minimum of 41,260 **12,160** dwellings over the period 2024-2044 (~~563-608~~ dwellings per annum), of which 10,757 are allocated in the Plan.

Sites which have been allocated in the Local Plan to provide the supply of sites to meet the housing land requirement are listed in policy LC1: Housing Allocations. The Housing Trajectory shows how these housing allocations are expected to be delivered during the plan period, including in the first five years.

Allocations have been made by balancing a range of considerations, such as the site's availability, suitability and deliverability, and also the findings of the Sustainability Appraisal process. They include sites with or without planning permission.

~~Although historically small windfalls have made a positive contribution to housing delivery in the District¹⁵, an~~ **A small** allowance for future windfalls has not been factored into the calculation of housing supply. ~~However, as explained in Chapter 4. they~~ **These are expected to** provide a flexibility allowance of approximately 75 **11** dwellings per year **from 2031/32 onwards** to the housing supply. **The remaining windfalls will provide a flexibility allowance of approximately 64 dwellings per year.**

The Plan will allocate only those housing sites which are capable of accommodating 5 or more dwellings. This threshold provides a good range of sites to be considered. Smaller sites can be allocated by Neighbourhood Plans, providing proposals conform to the relevant policies of the Local Plan.

The Council recognises that it is critical to monitor the delivery of allocated sites to ensure that sufficient housing is coming forward and that a five-year supply of deliverable sites continues to be available. In line with the NPPF, the Council should identify and update annually a supply of specific deliverable sites, sufficient to provide 5 years' worth of housing against its housing requirement, with an additional buffer. This buffer may be set at 5% (moved forward from later in the plan period) to ensure choice and competition in the housing market, or 20% where there has been significant under-delivery over the previous three years, measured against the Housing Delivery Test.

From the start of the Plan Period, there has been no significant under delivery in relation to the Government's Housing Delivery Test and therefore the housing trajectory includes a 5% buffer within the first five years after adoption. If in future monitoring years, the Housing Delivery Test indicates that there is significant under

¹⁵ 949 dwellings have been completed on small sites between 2014 and 2026.

delivery over the previous three years (below 85% of the requirement) the buffer should be increased to 20% in the five-year housing land supply calculations. Where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years, or in situations where it is anticipated that the Council cannot demonstrate a rolling five-year housing land supply, a review of the Local Plan, in whole or in part, will be triggered.

Table 9.1: Monitoring Framework

Objective	Theme	Indicator	Target / desired direction	Principal source	Trigger for investigation or action
SO5	Housing delivery	Net additional dwellings completed each monitoring year	Average of at least ~~563~~ 608 dwellings per annum over 2024-2044	Housing completions and AMR	Delivery below 85% of the requirement over a rolling three-year period

Local Plan Housing Trajectory (Reg 19 version) Amendment

Site Allocation	Capacity	Year 1 2026/ 2027	Year 2 2027/ 2028	Year 3 2028/ 2029	Year 4 2029/ 2030	Year 5 2030/ 2031	Year 6 2031/ 2032	Year 7 2032/ 2033	Year 8 2033/ 2034	Year 9 2034/ 2035	Year 10 2035/ 2036	Year 11 2036/ 2037	Year 12 2037/ 2038	Year 13 2038/ 2039	Year 14 2039/ 2040	Year 15 2040/ 2041	Year 16 2041/ 2042	Year 17 2042/ 2043	Year 18 2043/ 2044
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All site specific rows in the Regulation 19 housing trajectory remain unchanged. A new row for windfalls without permission has been inserted after the commitments (see below) with consequential changes to the totals.

Minor commitments at 31/03/2026	249	50	50	50	50	49													
Major commitments at 31/03/2026 (not allocated)	47	13	7	7	7	9	4												
Windfalls without permission	143						11	11	11	11	11	11	11	11	11	11	11	11	11
TOTAL	~~11053~~ 11,196	378	374	405	707	1042	~~864~~ 875	~~860~~ 871	~~785~~ 796	~~740~~ 751	~~645~~ 656	~~615~~ 626	~~575~~ 586	~~595~~ 606	~~513~~ 524	~~550~~ 561	~~525~~ 536	~~436~~ 447	~~444~~ 455

2. Technical Note

Reason for correction

The NPPF states that to “determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance” (NPPF Dec 2024, para. 62).

The standard method establishes a baseline housing need figure equivalent to 0.8% of an authority’s existing housing stock, using the most recently published dwelling stock data. This baseline is then adjusted to reflect local affordability pressures where the five-year average Office for National Statistics (ONS) median workplace-based affordability ratio exceeds 5. The adjustment increases the baseline by 0.95% for every 1% that the affordability ratio exceeds 5, resulting in the minimum annual local housing need figure.

The Publication Draft Local Plan 2024-2044 uses the standard method to inform its housing requirement.

Following publication of the Draft Plan and commencement of the Regulation 19 consultation, the Council identified an error in the standard method calculation used to derive the housing requirement. The error relates to the affordability ratio applied within the calculation. Specifically:

- a. The “standard method” requires use of the five-year average **median workplace-based affordability ratio**;
- b. The Council inadvertently used the five-year **average lower-quartile workplace-based affordability ratio instead**.

The published calculation therefore used an affordability ratio of 7.19, whereas the correct affordability ratio is 7.78.

As a result, the local housing need figure increases from 563 dwellings per year to 608 dwellings per year, and the corresponding Plan requirement increases from 11,260 dwellings to 12,160 dwellings over the 2024-2044 Plan period.

The table below sets out the published and corrected calculation.

	Published	Corrected
Affordability Ratio	7.19 (lower quartile)	7.78 (median)
Adjustment Factor	1.4161	1.5282
Local Housing Need (dpa)	563	608
Requirement 2024–2044	11,260	12,160

	Published	Corrected
Identified Supply (Table 4.1)	12,017	12,017
Supply Minus Requirement		-143 (-1.2%)

Implications for the Publication Draft Local Plan

The correction increases the Plan requirement by 900 dwellings across the Plan period. However, because the Draft Local Plan identifies a housing supply of 12,017 dwellings, the corrected requirement only results in a shortfall of 143 dwellings, equivalent to approximately 1.2% of the total housing requirement.

The Council considers that this shortfall can be addressed without any change to the overall spatial strategy, distribution of development, or proposed site allocations contained within the Draft Plan.

The Draft Plan's evidence base assesses future windfall development and identifies potential delivery of approximately 75 dwellings per year from windfall sites from 2031/32 onwards. Whilst this allowance has not been included within the current housing trajectory, windfall development may contribute towards housing supply under the existing plan-making framework.

To address the shortfall, the Council proposes to include 11 dwellings per year from minor windfall sites within the housing trajectory from 2031/32 onwards. This would provide an additional 143 dwellings over the remainder of the Plan period and ensure that the corrected housing requirement is met. The balance of the assessed windfall allowance would remain available as flexibility.

Implications for the Housing Trajectory and Five-Year Housing Land Supply (new section)

The housing trajectory published alongside the Publication Draft Local Plan was prepared using a monitoring base date of 31 March 2026. Consistent with that approach, it does not take account of planning permissions granted, completions recorded or other changes to housing supply arising after that date.

The correction increases the housing requirement from 563 to 608 dwellings per annum. Whilst the identified housing supply remains unchanged at 12,017 dwellings, the increased requirement results in a shortfall of 143 dwellings over the Plan period and also affects the five-year housing land supply position derived from the published housing trajectory.

Whilst the proposed inclusion of an allowance of 11 dwellings per annum from minor windfall sites would address the overall Plan-period shortfall, it does not in itself resolve the impact of the revised requirement on the five-year housing land supply position at adoption. The published trajectory was prepared against the original

housing requirement and, when assessed against the corrected requirement, would no longer demonstrate a five-year housing land supply at the point of adoption.

The Council therefore intends to review and update the housing trajectory and housing supply evidence prior to Submission. This review will consider any revised delivery assumptions, updated site trajectories and further evidence submitted by site promoters, developers and infrastructure providers during the course of consultation. The purpose of this exercise will be to provide the most robust assessment of anticipated housing delivery for Submission and Examination.

Given that the housing trajectory accompanying the Publication Draft Plan is based on a fixed monitoring date of 31 March 2026, no allowance has been made in this technical note for planning permissions granted after that date or for any future revisions to delivery forecasts. The purpose of this note is solely to explain the implications of correcting the housing requirement based on the evidence published alongside the Regulation 19 Draft Plan.

Conclusion

Overall, the correction affects the numerical housing requirement derived from the standard method and has consequential implications for the housing trajectory and five-year housing land supply position.

The correction does not require the identification of additional strategic allocations, the removal of any proposed allocations, or any change to the overall pattern or distribution of growth proposed by the Plan. The Council's preferred spatial strategy therefore remains unchanged.

The Council considers that the correction can be addressed through limited updates to the supporting evidence base and housing trajectory rather than through changes to the Plan's strategic approach. The correction therefore, represents a technical amendment to ensure that the housing requirement is derived using the correct affordability ratio prescribed by the standard method.

3. Sustainability Appraisal Addendum

Focused Addendum to the Regulation 19 Sustainability Appraisal report accompanying the North East Derbyshire Local Plan 2024–2044

LC-1348	Document Control Box
Client	North East Derbyshire District Council
Report title	Focused Addendum to the Regulation 19 SA Sustainability Appraisal report accompanying the North East Derbyshire Local Plan 2024–2044
File name	LC-1348_NEDDC_SA_R19_Addendum Report_2_201026FA.docx
Status	Final
Date	October 2026
Author	FA & ND
Approved	ND

Front cover: Woodland in Eckington, Derbyshire

About this report & notes for readers

Lepus Consulting Ltd (Lepus) has prepared this report for the use of North East Derbyshire District Council. There are a number of limitations that should be borne in mind when considering the conclusions of this report. No party should alter or change this report without written permission from Lepus.

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The conclusions below are based on the best available information, including information that is publicly available. No attempt to verify these secondary data sources has been made and they have been assumed to be accurate as published. This report was prepared during October 2026 and is subject to and limited by the information available during this time. This report has been prepared with reasonable skill, care and diligence within the terms of the

contract with the client. Lepus Consulting accepts no responsibility to the client and third parties of any matters outside the scope of this report. Third parties to whom this report or any part thereof is made known rely upon the report at their own risk.

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Purpose of Addendum

Background

North East Derbyshire District Council (NEDDC) is preparing a new Local Plan to provide an up-to-date vision and framework to guide decision making for how, where and when development can come forward in the district for the period up to 2044.

Lepus Consulting has been commissioned by NEDDC to carry out a Sustainability Appraisal (SA), incorporating the requirements of Strategic Environmental Assessment (SEA), to support the preparation of the new North East Derbyshire Local Plan.

The Council has identified an error in the calculation of the housing requirement in the published Regulation 19 Local Plan. As a result, Policy SS4 (Spatial Strategy and the Distribution of Development) and associated supporting text require amendment. This Addendum considers the implications of these changes for the SA.

The Addendum also revisits relevant parts of the Regulation 19 SA Reports, including the assessment of reasonable alternatives and the appraisal of Policy SS4, to reflect the revised housing requirement and provide clarification where necessary. The benefit of aligning the Regulation 19 SA Reports with the Plan period addressed in the Regulation 18 SA Report (2022-2044) was also acknowledged. As such, the Regulation 18 SA Report was revisited and it was determined that, although the Plan period was different by two years, the SA assessment conclusions drawn at the Regulation 18 stage still stand.

Changes to the Regulation 19 Local Plan

Revising Housing Number

Following publication of the Regulation 19 Local Plan, the Council identified an error in the calculation of local housing need. The calculation had used the lower-quartile affordability ratio rather than the median affordability ratio required by the standard method.

The corrected calculation increases the annual housing need from 563 to 608 dwellings, resulting in an increase in the housing requirement over the 2024-2044 plan period from 11,260 to 12,160 dwellings.

Housing Supply

The Regulation 19 Local Plan identified a housing supply of 12,017 dwellings, including 10,757 dwellings on allocated sites; 9,231 of which did not have planning permission. The Council proposes to include an allowance for 143 dwellings from minor windfall sites, bringing the total identified housing supply to 12,160 dwellings.

The windfall allowance is based on 11 dwellings per annum over the remaining 13 years of the plan period from 2031. No additional housing allocations are proposed.

Implications for the Spatial Strategy

The revised housing requirement does not result in changes to the spatial strategy or the distribution of housing allocations proposed in the Regulation 19 Local Plan. The number, location and capacity of allocated housing sites remain unchanged.

The changes to the Local Plan are therefore confined to the corrected housing requirement, the inclusion of the windfall allowance within the identified housing supply, and consequential amendments to Policy SS4 and its supporting text.

Implications for the Sustainability Appraisal

Reasonable Alternatives

Section 5.1 of the Regulation 19 SA Report summarises the assessment of three alternative levels of housing growth undertaken at the Regulation 18 Issues and Options stage in 2025. These comprised 12,100 dwellings (Option A), 6,600 dwellings (Option B) and 18,000 dwellings (Option C), as presented in Table 5.1 of the Regulation 19 SA Report. The detailed assessment is provided in Chapter 3 of the Regulation 18 SA Report (June 2025).

The assessment identified Option A as providing the most appropriate balance between the SA objectives, recognising the need to meet identified housing needs whilst limiting adverse environmental effects.

Plan Period under the Regulation 18 Assessment of Housing and Employment Options

The Plan period considered in the Regulation 18 SA assessment of housing and employment options was 2022-2044. Assessments completed at the Regulation 19 SA stage use the Plan period 2024-2044.

It is valuable to align the Regulation 19 SA Reports with the Plan period addressed in the Regulation 18 SA Report. Consequently, the conclusions made in the Regulation 18 SA Report have been revisited. This report drew on best available data at the time, including Experian forecasting and the findings of the 2025 Economic Needs Assessment Study commissioned for Bolsover, Chesterfield and North East Derbyshire⁸. Upon review, the two-year difference in the Plan period has not been determined to alter the Regulation 18 SA assessment. As such, the conclusions drawn in the Regulation 18 SA Report still stand.

Plan Period and the Change in Housing Number at Regulation 19

The Regulation 18 SA assessed Option A on the basis of 605 dwellings per annum, equivalent to 12,100 dwellings over 20 years. Although the Regulation 18 Local Plan covered the period 2022-2044, the housing growth calculation was based on a 20-year period. The Regulation 19 Local Plan covers the period 2024-2044, with a revised housing requirement of 608 dwellings per annum, equivalent to 12,160 dwellings.

Comparing the annual rates provides a consistent basis for comparing the two housing growth scenarios. The difference of three dwellings per annum (0.5%) is not considered sufficient to materially alter the likely sustainability effects identified through the reasonable alternatives assessment.

The Council has not proposed any changes to the spatial strategy or housing allocations in response to the revised requirement. The findings of the reasonable alternatives assessment therefore remain valid and no further assessment of housing growth alternatives is considered necessary.

⁸ Bolsover District Council, Chesterfield Borough Council and North East Derbyshire District Council (2025) Bolsover, Chesterfield and North East Derbyshire Economic Needs Assessment Study: Final Report. Available at: <https://www.chesterfield.gov.uk/media/hjyl2tv/north-derbyshire-economic-needs-assessment-study-2025.pdf> [Date accessed: 20/10/26]

Consequential Amendments and Clarifications

Table 1.1 identifies the consequential amendments and clarifications to the Regulation 19 SA Reports arising from the correction of the housing requirement.

Table 3.1: Consequential amendments and clarifications to the Regulation 19 SA Report

Location in the R19 SA Report	Erratum or consequential change	Explanation	Revised text
Volume 1, Non-technical Summary, paragraph N.5.2.2	Erratum and consequential change.	The published SA incorrectly described the housing requirement of 11,260 dwellings as housing need, the identified housing supply of 12,017 dwellings as the requirement, and the 10,757 dwellings on allocated sites as housing supply. The subsequent correction to the standard method calculation increased the housing requirement to 12,160 dwellings, while the inclusion of 143 minor windfall dwellings increased the identified housing supply to 12,160 dwellings.	N.5.2.2 should read: The Regulation 19 Local Plan identifies a housing requirement of 12,160 dwellings over the period 2024–2044. The identified housing supply also totals 12,160 dwellings, including 10,757 dwellings on allocated sites and an allowance for 143 dwellings from minor windfall sites.
Volume 2, Main SA Report, paragraph 5.3.4	Erratum and consequential change.	The published SA incorrectly described the housing requirement of 11,260 dwellings as housing need, the identified housing supply of 12,017 dwellings as the requirement, and the 10,757 dwellings on allocated sites as housing supply. The subsequent correction to the standard method calculation increased the housing requirement to 12,160 dwellings, while the inclusion of 143 minor windfall dwellings increased the identified housing supply to 12,160 dwellings.	Para 5.3.4 should read: The Regulation 19 Local Plan identifies a housing requirement of 12,160 dwellings over the period 2024–2044. The identified housing supply also totals 12,160 dwellings, including 10,757 dwellings on allocated sites and an allowance for 143 dwellings from minor windfall sites.
Volume 2, Main SA Report, Figure 5.1	Clarification	The top row of the quick guide to reasonable alternatives refers to the number of dwellings identified in the R19 version of the Local Plan as 9,294 dwellings. This is the number of allocations without planning permission proposed for allocation in the Local Plan.	For completeness, the flowchart would benefit from identifying the revised total housing supply of 12,160 dwellings, alongside the 9,294 dwellings on allocated sites without planning permission.

Conclusions

Summary

The revised housing requirement of 12,160 dwellings represents an increase of 900 dwellings compared with the requirement identified in the Regulation 19 Local Plan. The inclusion of an allowance for 143 dwellings from minor windfall sites brings the identified housing supply to 12,160 dwellings.

The revised requirement does not alter the spatial strategy, the number or location of proposed housing allocations, or their combined capacity of 10,757 dwellings.

The revised annual housing requirement of 608 dwellings is closely aligned with Option A (605 dwellings per annum), which was assessed alongside other reasonable alternatives at the Regulation 18 stage. The difference of three dwellings per annum is not considered sufficient to give rise to materially different sustainability effects.

The SA therefore concludes that the revised housing requirement does not necessitate further assessment of reasonable alternatives or changes to the findings of the Regulation 19 SA Reports. The corrections and clarifications identified in this Addendum do not alter the overall conclusions of the SA.

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Habitats Regulations Assessment

Sustainability Appraisal

Strategic Environmental Assessment

Landscape Character Assessment

Landscape and Visual Impact Assessment

Green Infrastructure

Expert Witness

Ecological Impact Assessment

Habitat and Ecology Surveys

Biodiversity Net Gain



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