



Tupton Parish Council

Representation to the North East Derbyshire Local Plan Issues & Options Consultation

April 2026

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Executive Summary

Tupton Parish Council welcomes the opportunity to comment on the emerging North East Derbyshire Local Plan and recognises the requirement for the District Council to plan positively for housing growth.

Development is not opposed in principle where it can be demonstrated that sites are sustainable and capable of being supported by appropriate infrastructure. However, concern exists regarding the scale, distribution and cumulative impact of the potential development sites identified around Tupton.

The key issues identified are as follows.

Cumulative Impact of Development

A number of potential housing sites have been identified around the perimeter of Tupton. While some sites may appear acceptable when assessed individually, the cumulative impact of multiple allocations could represent a significant expansion of the village and materially alter its character.

Protection of Settlement Gaps

Tupton sits between neighbouring settlements including Clay Cross and North Wingfield. The Local Plan identifies settlement gaps which help maintain separation between these communities. Development that erodes these gaps risks contributing to the gradual coalescence of settlements.

Infrastructure Capacity

Tupton Hall School is the only secondary school serving a large part of the southern area of North East Derbyshire and generates significant peak-time traffic movements through the village. Existing congestion associated with school travel already places pressure on the local road network.

Proportionate Growth

Development proposed for Tupton should be proportionate to the role and size of the settlement within the district and should reflect the capacity of local infrastructure.

These representations are submitted in order to assist the District Council in preparing a Local Plan that is sustainable, evidence-based and capable of meeting the tests of soundness at examination.

Introduction

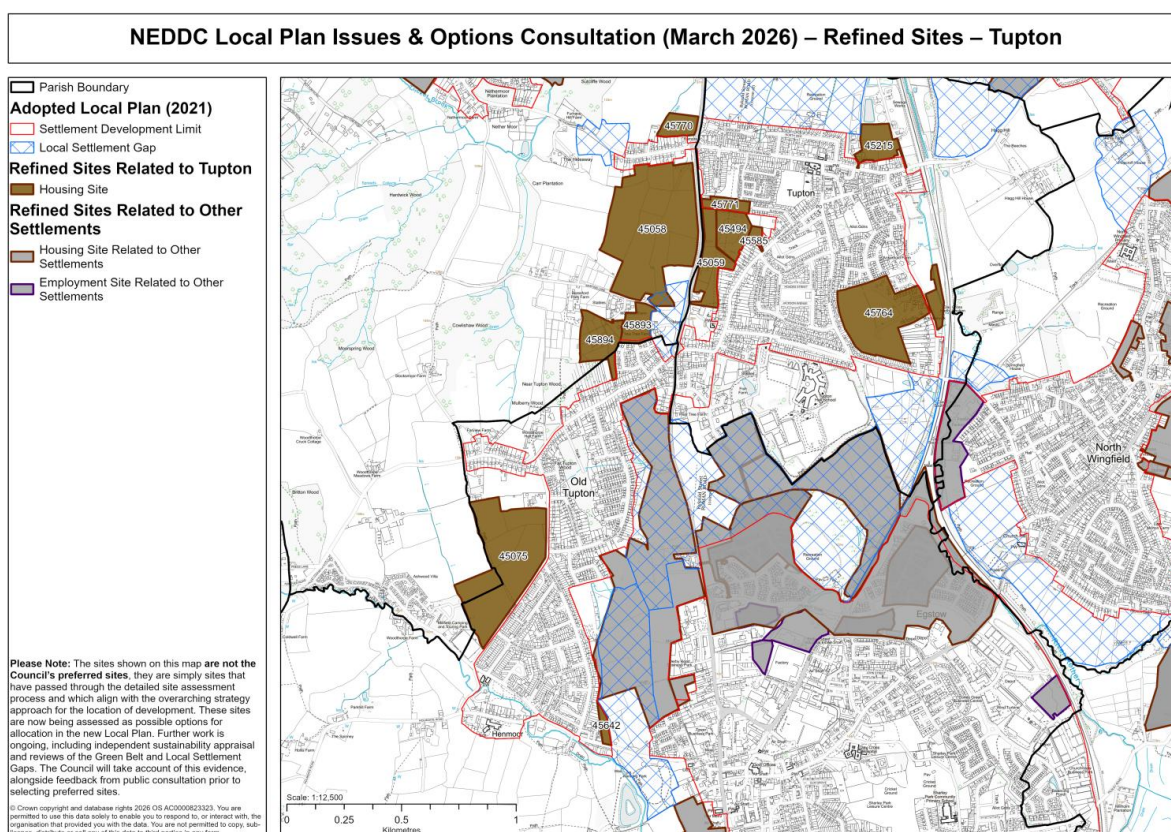
Tupton Parish Council welcomes the opportunity to comment on the emerging North East Derbyshire Local Plan.

The Local Plan will provide the strategic framework for managing development across the district over the plan period. The District Council is required to plan positively for housing growth and settlements across the district will be required to contribute towards meeting this need.

Development is therefore not opposed in principle where it can be demonstrated that sites are sustainable, appropriately located and supported by the necessary infrastructure.

However, concern exists regarding the scale, distribution and cumulative impact of potential development sites currently under consideration around the village of Tupton.

This representation focuses on strategic planning considerations which should be taken into account when assessing potential site allocations.



Strategic Context and Settlement Pattern

Tupton occupies a geographically constrained position between neighbouring settlements including Clay Cross and North Wingfield.

Maintaining separation between these communities is important in preserving their individual identity and avoiding the development of a continuous built-up corridor.

The consultation material accompanying the emerging Local Plan identifies Local Settlement Gaps, which serve an important planning function by maintaining the physical and visual separation between settlements.

Protection of these settlement gaps is essential in preserving the character of the area and preventing the gradual coalescence of neighbouring communities.

Settlement gaps also form an important component of the district's wider green infrastructure network, playing a key role in maintaining the distinct identity of settlements across North East Derbyshire.

Cumulative Impact of Potential Development Sites

A key concern relates to the cumulative impact of multiple potential development sites being considered simultaneously around the village.

While individual sites may appear to represent logical extensions to the existing settlement when assessed in isolation, the combined effect of several allocations could result in a significant expansion of the village, altering its character and scale.

The cumulative impact of multiple developments could:

- reduce the effectiveness of settlement gaps
- erode the rural setting of the village
- place additional pressure on local infrastructure
- contribute to the gradual merging of neighbouring settlements

The consultation identifies a number of potential housing sites around Tupton. While some level of development may be necessary to contribute towards the district's housing requirements, careful consideration should be given to whether the number of sites currently identified around Tupton is appropriate when viewed in the context of the settlement's size, infrastructure capacity and geographic constraints.

A strategy which focuses development on the **least constrained and most sustainable site or sites**, rather than allocating several locations around the settlement, may represent a more balanced and sustainable approach to accommodating growth.

Infrastructure Capacity and Highway Considerations

The capacity of local infrastructure, particularly the highway network, is an important consideration.

Of particular significance is the presence of Tupton Hall School, which serves a wide catchment area across the southern part of North East Derbyshire.

The village therefore experiences substantial peak-time traffic movements associated with school travel.

During school start and finish times there is evidence of:

- congestion on surrounding roads
- vehicles parking on residential streets and grass verges
- significant damage to verges caused by parking pressures
- potential conflicts between pedestrians and vehicles

Additional housing development in close proximity to the school may further intensify these existing pressures.

The A61 corridor also serves as an important transport route linking settlements within the southern part of the district. The route already carries significant traffic movements associated with commuting, school travel and local journeys between neighbouring communities.

Development patterns should therefore avoid contributing to the gradual emergence of ribbon development along the A61 corridor, which could erode the separation between settlements such as Clay Cross, Tupton and the southern edge of Chesterfield.

Transport assessments associated with potential allocations should therefore consider the cumulative impact of development across the wider area, rather than assessing individual sites in isolation.

Proportionate Distribution of Housing Growth

Development proposed around Tupton should be proportionate to the role and size of the settlement within the district's settlement hierarchy.

While Tupton provides certain services, including a secondary school, it remains a village and has a more limited range of infrastructure and employment opportunities than other settlements within the district including many which have been placed lower in the hierarchy.

Housing growth should therefore be distributed across the district in a manner that reflects the relative capacity of settlements to accommodate development, ensuring that no individual community experiences disproportionate expansion.

Landscape and Village Setting

Tupton is surrounded by open countryside which contributes significantly to the rural setting of the village.

Development which extends significantly beyond the existing built form of the settlement may have an adverse impact on this setting and should therefore be carefully assessed through appropriate landscape analysis.

The countryside surrounding Tupton forms an important part of the village's setting and contributes to the sense of separation between neighbouring communities within this part of the district.

Community Facilities

The removal from consideration of sites which would have resulted in the loss of valued community facilities is welcomed, including:

- New Tupton Ivanhoe's Football Pitch
- Ward Street Allotments

The removal of land located east of Ankerbold Road, immediately south of Tupton Moor Close, is also noted.

This land is understood to be a former ash disposal site associated with historic industrial activity and therefore presents land stability constraints which make it unsuitable for residential development.

Discussions have taken place over a number of years regarding the potential for this land to be brought forward for community use. In particular, the creation of a community orchard has been proposed.

Recognising this land within the Local Plan as community green infrastructure, potentially through the creation of a community orchard, would represent a positive and sustainable outcome ensuring that land unsuitable for development can provide long-term environmental and community benefits.

Site-Specific Considerations

The consultation map identifies a number of potential housing sites affecting Tupton, including:

45058, 45771, 45770, 45949, 45658, 45894, 45893, 45075 and 45764.

Careful consideration should be given to the suitability, sustainability and cumulative impact of development on these sites.

In particular:

- Site 45075 represents a substantial extension into open countryside to the west of the settlement.

- Site 45058 may extend development beyond the existing built form of the village.
- Site 45764 represents a significant potential expansion of the settlement.

The allocation of several of these sites simultaneously could materially expand the footprint of the village and reduce the effectiveness of surrounding settlement gaps.

Planning Policy Context

This representation is made with reference to the National Planning Policy Framework (NPPF) and the requirement for Local Plans to meet the tests of soundness when examined by the Planning Inspectorate.

Ensuring that site allocations are supported by appropriate evidence, including infrastructure capacity and cumulative impact assessments, will help ensure that the Local Plan can be successfully examined and adopted.

Land Stability and Historic Mining Considerations

Parts of North East Derbyshire, including Tupton, are historically associated with coal mining activity.

Potential site allocations should therefore be supported by appropriate evidence regarding land stability and ground conditions, including consultation with the Coal Authority where necessary.

Delivery, Infrastructure and Phasing

Concerns are frequently expressed within communities regarding the timing of infrastructure delivery and the potential for sites to remain undeveloped following allocation.

Consideration should therefore be given to the phasing of development, ensuring that new site allocations are delivered in a coordinated manner alongside existing commitments.

The Local Plan should also ensure that Section 106 obligations and infrastructure contributions are triggered at appropriate stages of development, allowing essential infrastructure to be delivered at an early stage rather than after significant occupation has already occurred.

Ensuring that infrastructure provision is aligned with the delivery of housing will help maintain public confidence in the planning system and support sustainable development.

Spatial Distribution

The Parish Council also raises concern regarding the spatial distribution of proposed growth across the District. Whilst it is recognised that the principal towns in the north of the District benefit from a greater concentration of existing infrastructure, services and employment opportunities, there appears to have been limited review of reasonable alternatives in those locations, including the potential for Green Belt release where justified.

In contrast, the Local Plan continues to propose a significant proportion of development within the south of the District, including Tupton, where infrastructure is already under considerable strain. The Parish Council considers that insufficient evidence has been presented to demonstrate that this distribution represents the most sustainable or appropriate option, or that reasonable alternatives have been fully explored in accordance with national policy.

Conclusion

North East Derbyshire must plan positively for housing growth. However, development around Tupton must be carefully managed to ensure that it remains proportionate, sustainable and supported by infrastructure.

Given Tupton's geographic constraints, the presence of key infrastructure such as Tupton Hall School, and the importance of maintaining settlement separation within the southern part of the district, careful management of growth around the village will be essential.

Consideration should therefore be given to:

- the cumulative impact of multiple potential site allocations
- protection of Local Settlement Gaps
- capacity of the local highway network and A61 corridor
- ensuring development remains proportionate to the settlement's role

Tupton Parish Council would welcome continued engagement with North East Derbyshire District Council as the Local Plan progresses and would be willing to provide further local knowledge where this may assist the assessment of potential development sites, including during any future stages of consultation or examination.