

North East Derbyshire Local Plan – Issues and Options Consultation on the Strategic Approach to the Location of Development and Refined Schedules of Sites

P&DG on behalf of Caddick Land – 45058 - Land west of Derby Road, Tupton

27th April 2026

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Proposed Approach to the Location of Development

Given the scale of development that the Council is required to plan for as a result of the increased housing requirement, it is essential that a robust and effective spatial strategy is adopted which ensures the efficient and sustainable distribution of growth across all levels of the settlement hierarchy.

It is also important to recognise the current national policy position that the housing requirement derived from the standard method is not an advisory figure but an absolute minimum starting point for plan-making, which is reinforced in the recent letter of 27th March 2026 from the Minister of State for Housing and Planning to Cotswolds District Council.

The Council is therefore required to plan to meet this figure in full unless it can be robustly demonstrated that exceptional circumstances apply. Our previous representations made specific reference to this position and should be read alongside this statement. This reinforces the importance of ensuring that all sustainable, unconstrained locations are fully considered and utilised in the first instance before any reliance is placed on constrained areas such as the Green Belt.

In this context, it is entirely appropriate that a significant proportion of new housing is directed towards Level 2 Settlements, such as Tupton, which are already recognised within the settlement hierarchy as sustainable and suitable locations for growth. This approach is consistent with the current Local Plan, which directs over 2,712 dwellings to Level 2 Settlements, including 362 dwellings in Tupton. There is therefore a clear and established policy basis for continuing to accommodate proportionate growth within Tupton through the allocation of additional residential sites in the emerging Local Plan.

It is further noted that the Council's site assessment process applies a scoring methodology, which is welcomed. This exercise demonstrates that Tupton performs strongly in comparison to many other Level 2 Settlements, reinforcing its suitability as a sustainable location for further residential development.

Tupton is a highly sustainable settlement which benefits from a wide range of services and facilities, including primary and secondary education, convenience retail, sports clubs, public

houses, café and takeaway uses, a pharmacy, and health provision. In addition, Tupton benefits from a strong functional relationship with the Level 1 Settlement of Clay Cross, and other nearby Level 2 Settlements including Wingerworth, Grassmoor and North Wingfield, which collectively provide access to a wider range of services, facilities and employment opportunities.

The settlement is also strategically well located along the A61 corridor which this site sits directly on. The corridor is a key arterial route providing direct connectivity to Chesterfield, Dronfield and Sheffield to the north, and onward access to the A38 and M1 to the south. Public transport provision along this corridor, including regular bus services such as the 51 route between Danesmoor and Chesterfield, further enhances sustainable travel opportunities.

Tupton also benefits from its close relationship with Chesterfield, located approximately four miles to the north. Chesterfield provides a wide range of higher order services, including major retail and leisure facilities, significant employment opportunities, and Chesterfield Royal Hospital. It also provides rail connectivity to Sheffield, Derby and Nottingham, as well as wider national destinations, thereby significantly enhancing the sustainability credentials of Tupton as a residential location.

In light of the above, Tupton represents a logical and sustainable location for growth, particularly when considered alongside the constraints affecting alternative areas of the Borough.

The Consultation Document states that:

“It is intended that site allocations will be assigned using a cascade approach, whereby the higher the position in the hierarchy, the more development is likely to be focussed there.”

Whilst this approach is supported in principle, it is essential that it is applied within a clear constraints-led framework. A significant proportion of the identified Priority 1 Locations are subject to Green Belt designation. As such, the concentration of development within these locations would require the demonstration of exceptional circumstances, including a clear and robust assessment that all reasonable alternatives outside of the Green Belt have been fully considered and exhausted.

Given that national policy requires the Council to plan for its full housing requirement as a minimum starting point, it is imperative that all unconstrained and sustainable settlements are fully optimised before any reliance is placed on Green Belt release. This necessarily directs increased focus towards Priority 2 Settlements such as Tupton, which are not subject to the same constraints and which demonstrably offer strong sustainability credentials.

Accordingly, it is therefore necessary that Priority 2 Settlements, such as Tupton, are fully and properly considered for a greater share of development before reliance is placed on Green Belt release.

Whilst it is acknowledged that the scale of housing need across the plan period is such that some Green Belt release may ultimately be required, this does not diminish the Council's obligation to first maximise opportunities within sustainable, unconstrained settlements. Tupton clearly represents one such opportunity and should be positively planned for within the spatial strategy accordingly.