

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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Settlement Hierarchy

Caddick Land support Tupton's position within the settlement hierarchy as a Level 2 Settlement – Larger Villages. This is entirely appropriate given its established role within the District and the range of services and facilities that are available within the settlement. As set out in detail in our representations to the previous Regulation 18 consultation.

However, when assessing the sustainability of Tupton, it is important that the Council also gives full consideration to its functional relationship with neighbouring settlements, in particular the Level 1 Priority Location of Clay Cross and the nearby town of Chesterfield. Tupton benefits from strong and well-established linkages to these areas, including access to a wider range of higher-order services, facilities and, critically, employment opportunities.

In this regard, whilst the Settlement Hierarchy Study provides a useful evidence base, it is noted that Tupton scores comparatively lower in respect of employment provision. This does not, however, fully reflect the reality of how the settlement functions in practice. The proximity of, and strong connections to, Clay Cross and Chesterfield including along the A61 corridor mean that residents of Tupton have access to significant employment opportunities, which materially enhances its overall sustainability credentials. As such, these functional relationships should be afforded appropriate weight in the Council's assessment.

Furthermore, it is important to recognise that the settlement hierarchy represents a theoretical assessment of a settlement's ability to accommodate growth and does not take into account the presence of planning constraints. In practice, some higher-order settlements, including Priority 1 locations, are subject to a greater degree of constraint, which may limit their actual ability to deliver development.

By contrast, Tupton is less constrained and is therefore more capable of accommodating a greater proportion of development. As such, it would be appropriate for the Council to direct an increased level of growth towards Tupton within the emerging Local Plan, particularly when compared to more constrained settlements higher up in the hierarchy.

In summary, Tupton is a sustainable and well-connected Level 2 Settlement, which, when taking into account its functional relationships and relative lack of constraints, is well placed to accommodate additional growth as part of a robust and effective spatial strategy.