

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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Refined Schedules of Sites – 45058 Land West of Derby Road, Tupton

Caddick Land control land to the west of Derby Road, Tupton (Site Ref: 45058), which has successfully progressed through the Council's initial site assessment process and is identified within the Refined Schedule of Sites with an 'amber' suitability rating.

The site represents a logical and sustainable opportunity to deliver circa 350 dwellings and is considered suitable, available, and deliverable. It is therefore strongly promoted for allocation within the emerging Local Plan to assist in meeting the District's identified housing needs.

As previously highlighted, Tupton is a highly sustainable location, benefiting from strong connections to surrounding settlements, access to services and facilities, and excellent transport links. Its position within the A61 corridor which this site sits directly on further reinforces its suitability for residential development of this scale. Accordingly, the site would align with the emerging spatial strategy and represent a logical allocation within Tupton.

The site is well-related to the existing settlement of Tupton including significant existing pedestrian connectivity into the established local centre of Tupton and wider area and the range of services and facilities therein including primary and secondary education facilities (Tupton Primary and Tupton Hall School). These facilities are accessible on foot via the existing footway and multiple pedestrian crossings along the A61 corridor, as well by the public rights of way to the east of the site (ref: Tupton NE-20 2/1, 3/1, 4/1). The emerging masterplan is designed to enhance connectivity to this established surrounding pedestrian and cycle network.

The site is currently in agricultural use comprised of farmland with no public access. There are no public rights of way crossing the site, and as such it is not freely accessible to the public for recreational purposes. The nearest public rights of way and neighbouring land to the east, appear to be heavily used by the public for recreational purposes. The development of the site would enhance recreation value of the area including provision of public open space, amenity areas and green infrastructure corridors that would be accessible to all, as well as provide connections to the wider countryside to the west.

Caddick Land have undertaken a substantial amount of technical work to date to assist in demonstrating the suitability of Land West of Derby Road, Tupton for residential development. This technical work is now being reviewed and updated to reflect the matters raised by the Council in their initial 'RAG' assessment and to ensure it fully responds to the Council's comments. The technical work undertaken to date demonstrates that there are no overriding technical constraints that cannot be appropriately mitigated.

A summary of the initial conclusions of each of the technical assessments and implications for the masterplan are as follows:

Transport and Access

- The site offers convenient links to local area of Tupton and the strategic road network, with local roads capable of accommodating a residential development of the proposed scale.
- The surrounding highway network has sufficient capacity to accommodate traffic from the proposed development without adverse impact.
- No highway safety issues or technical constraints exist that would preclude allocation.
- A DMRB-compliant, priority-controlled junction can be delivered to serve the development, with flexibility for alternative compliant access strategies.
- The site is well-connected to established pedestrian, cycle, and public transport networks, supporting sustainable travel choices and reducing reliance on private cars.

Flood Risk and Drainage

- The site is entirely within Flood Zone 1, making it suitable for residential development from a flood risk perspective.
- Local surface water flood risks can be managed on-site through levels design, open green/blue corridors, and SuDS features, negating the need for sequential testing.
- Approximately 10,000m³ of attenuation is required, optimally located in the lower northern areas of the site.
- Surface water drainage infrastructure can be integrated with areas of habitat creation, public open space and other green infrastructure.

Geo-Environmental

- The site lies within a Mining Remediation Authority (MRA) Development High Risk Area due to historic coal mining activity.
- A total of 14no. mine entries are located across the site with 2no. within the area of former opencast mining of the Tupton Seam.
- The presence of deep opencast backfill will have implications for site layout, foundation design, drainage, utilities, and highways. None of these implications

preclude development but require careful consideration through site design and engineering.

- Built form such as dwellings will not be positioned directly on top of these 14no. mine shafts (though roads, gardens and landscaped areas are appropriate), with a buffer to the high wall retained for landscaping and amenity purposes.
- The emerging masterplan fully responds to the mining constraints and forms the basis for a deliverable residential development.

Landscape and Visual Impact

- The site lies within an area of secondary landscape sensitivity with limited public visibility, strong containment, and an urban-fringe context.
- Subject to a landscape-led approach and appropriate mitigation, the site is capable of accommodating sensitively designed residential development without significant adverse landscape or visual effects.
- A very small area in the south-east corner falls within a Local Settlement Gap (Policy SS11), would be retained and remain free from development.
- Visual containment is strong, with limited views from PRow's to the west and south-west due to topography and vegetation, and primary receptors being users of the A61 and nearby residential areas, where views are again limited.
- Land rises to the south of the site, requiring careful consideration of massing, density, and open space within the development layout.
- The site contains an established network of hedgerows, trees, and small copses, which are key landscape features and should be retained and integrated into the masterplan.

In addition to the above, we note the Council's assessment and acknowledge the key matters raised in relation to landscape and visual impact (including potential separation between old and new Tupton and the Local Settlement Gap), archaeology and heritage sensitivity (including proximity to Ryknield Street (roman road) and the listed milepost), highways and access (including junction arrangements and visibility requirements), and ground conditions associated with former mining activity.

As such, Caddick Land and P&DG are actively progressing updates to the comprehensive technical evidence base, including an illustrative masterplan and supporting assessments, building upon the substantial work already undertaken, to ensure that all Council comments are fully addressed. This includes a landscape-led approach to managing visual effects and settlement separation, technical highways work confirming safe and suitable access, archaeological assessment to inform appropriate mitigation, and geotechnical input demonstrating that mining legacy constraints can be engineered and designed out or accommodated.

We will continue to engage constructively with the Council and will provide a full suite of updated technical information in response to the Council's assessment ahead of the 1st of June 2026 deadline, ensuring all matters are robustly addressed to support the allocation of Land West of Derby Road, Tupton.

Overall, Land west of Derby Road, Tupton offers a deliverable, sustainable, and policy-aligned opportunity to contribute meaningfully towards the District's housing supply, and we look forward to ongoing collaboration with the Council through the Local Plan process.