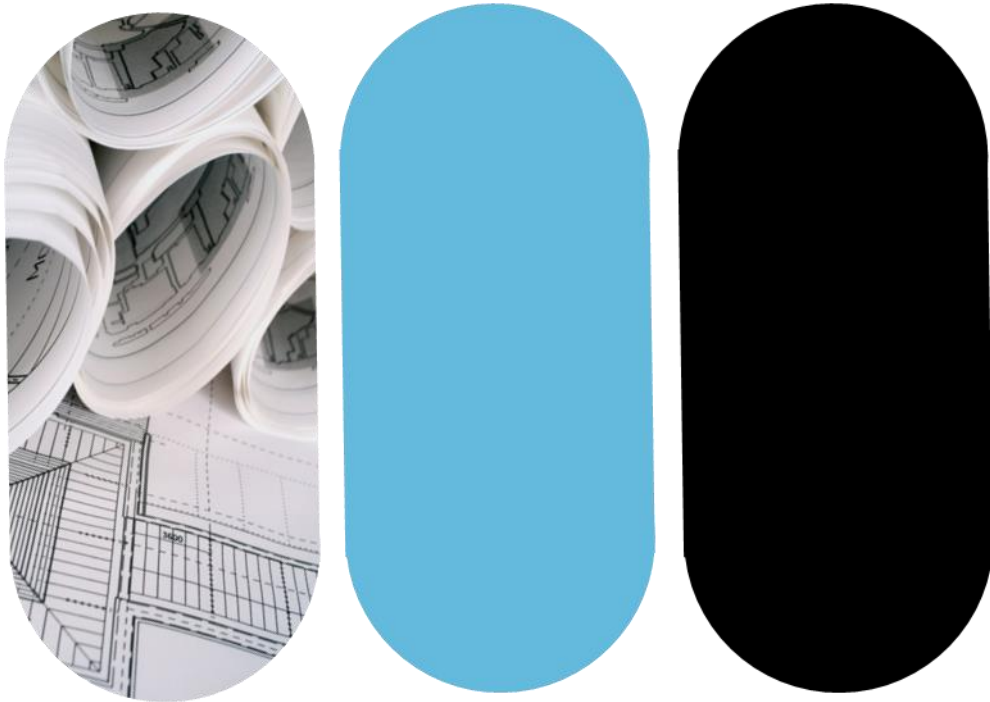




**REPRESENTATIONS IN RESPONSE TO THE NORTH EAST
DERBYSHIRE DISTRICT COUNCIL STRATEGIC APPROACH TO
THE LOCATION OF DEVELOPMENT AND A REFINED
SCHEDULE OF SITES CONSULTATION (APRIL 2026)**

On Behalf of Hallam Land Management.



Waterfront House, Waterfront Plaza, 35 Station Street, Nottingham
www.marrons.co.uk

1. INTRODUCTION

- 1.1 Marrons is instructed by Hallam Land (“the respondent(s)”) to act on its behalf in preparing these representations in response to the North East Derbyshire District Council (“the Council”) Strategic Approach to the Location of Development and a Refined Schedule of Sites (Regulation 18) Consultation. These representations pertain to our client’s interests at Land West of Coupe Lane, Old Tupton (“the site”, or “the subject site”, used interchangeably). A Site Location Plan is annexed to these representations (**Appendix 1**) which depicts the site’s extents, together with an Illustrative Masterplan (**Appendix 2**) which shows one way the site may be arranged.
- 1.2 Hallam Land are a market leading strategic land promotion business with over 30 years’ experience, and who work in partnership with landowners, Councils, local stakeholders and the wider community, in order to bring forward development schemes which deliver new homes and facilities to meet the needs of the local area. Hallam Land manage one of the largest land portfolios in the UK and have facilitated 52,000 homes, as well as commercial logistics, retail and community development.
- 1.3 In the present case, Hallam Land are promoting the site for residential development and have engaged with the Council on an ongoing basis, through both the plan-making and decision-taking arenas. In chronological order, the respondents prepared and submitted information to the Council through the ‘Call for Sites’ process in 2024¹.
- 1.4 A pre-application enquiry², supported by masterplanning and technical work has been progressed, with two meetings between officers and Hallam Land and a Design Review Panel held on the 14th October 2025. Representatives from Marrons and Hallam Land then met separately with Ward Members on the 30th October 2025.
- 1.5 The learning and common ground gained from the pre-application enquiry informed an outline planning application (25/01034/MOL) submitted on the 15th

¹ Site ID: 45075.

² Application Reference: PREAPP/25/00063.

December 2025. A more complete analysis of the outline application, together with an overview of the subject site, is provided in Chapter 4 of these representations.

1.6 These representations now respond to the second Regulation 18 Consultation³ (including the evidence base which has informed it to date) and comment upon the issues and options set out therein. Chapter 4 of these representations discuss the refined schedule of sites and promotes Land West of Coupe Lane, Old Tupton as a suitable housing allocation within the new North East Derbyshire District Council Local Plan.

1.7 The material published for *this* Regulation 18 Consultation comprises:

- The Issues and Options Consultation Paper⁴;
- The Issues and Options Habitats Regulation Assessment (June 2025);
 - Regulation 18: Addendum to the Issues and Options HRA (March 2026);
- The Issues and Options Sustainability Appraisal Scoping Report (May 2025);
- The Issues and Options Sustainability Appraisal Report (June 2025);
 - Regulation 18: Addendum to the Issues and Options SA (March 2026);
- Settlement Hierarchy Topic Paper (March 2026);
- Settlement Role and Function Study (March 2026);
- NE Derbyshire Land Availability Assessment⁵ (March 2026);
- Derbyshire CC Planning and Climate Change Guidance;
- The Derbyshire Spatial Energy Study;
- Economic Needs Assessment (March 2025);
- NE Derbyshire Green Belt Review (February 2017);
- NEDDC Local Plan Statement of Consultation (March 2026);
- Gypsy and Traveller Accommodation Assessment (July 2023); and
- The North East Derbyshire Housing Needs Assessment (October 2024).

³ Noting that there is some overlap between the present consultation and that undertaken in 2025.

⁴ Issues and Options insofar as they concern the strategic approach to the location of development and the schedule of refined sites.

⁵ Itself comprising four reports: housing developments; employment developments; gypsy and traveller sites; and other developments.

STRUCTURE OF REPRESENTATIONS

1.8 These representations are structured as follows:

- Planning Policy Context;
- Strategic Issues; and
- The Refined Schedule of Sites.

2. PLANNING POLICY CONTEXT

- 2.1 For brevity, the passages referenced below are restricted to those within the National Planning Policy Framework (“the Framework”) which are not relied upon elsewhere in these representations.
- 2.2 Chapter 3 of the Framework sets out that the planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.
- 2.3 In this context, plans should:
- a) Be prepared with the objective of contributing to the achievement of sustainable development;
 - b) Be prepared positively, in a way that is aspirational but deliverable;
 - c) Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
 - d) Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
 - e) Be accessible through the use of digital tools to assist public involvement and policy presentation; and
 - f) Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in the Framework, where relevant).
- 2.4 Paragraph 20 is clear that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for homes (including affordable housing) and the conservation and enhancement of
-

the natural environment, including landscapes and green infrastructure.

- 2.5 Paragraph 23 sets out that strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for, and allocating, sufficient sites to deliver the strategic priorities of the area.
- 2.6 Importantly, the preparation of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals (paragraph 32).
- 2.7 Finally, paragraph 36 of the Framework is clear that local plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:
- a) **Positively Prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - b) **Justified** - An appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - c) **Effective** – Deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - d) **Consistent With National Policy** – enabling the delivery of sustainable development in accordance with the policies in the Framework and other statements of national planning policy, where relevant.

- 2.8 Paragraph 77 of the Framework recognises that the supply of large numbers of
-

new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes).

3. STRATEGIC ISSUES

- 3.1 This consultation represents the final stage of 'Plan Preparation' (Regulation 18) and builds on the previous Issues and Options Consultation⁶. The respondents have also previously made representations, focusing on a broad range of policy areas to assist the preparation of a 'sound' Plan.
- 3.2 The current consultation confirms that work has progressed on the evidence base and that feedback from the previous consultation and stakeholder focus groups has been analysed. At the same time, the Council has reviewed submission sites in the context of developing the Plan's strategic approach; utilising feedback from specialist consultees to assess their availability, achievability and deliverability. Accordingly, this consultation focuses on:
- The strategic approach to the location of development. That is, those matters that determine the direction of the Local Plan and set the context for more detailed policies and site allocations; and
 - A refined schedule of sites that have passed through both the initial desktop screening, and further detailed stages of assessment; and which align with the emerging strategy approach.
- 3.3 As regards the former, this involves the strategic matters associated with the *amount* and *distribution* of development; the approach to settlements; and the spaces between them. It sets the strategic context of the Plan that will shape the future of development in the district.
- 3.4 As regards the latter, the refined schedule comprises sites that have passed the site assessment process, arranged according to priority, in line with the proposed approach to the location of development.

DEVELOPMENT NEEDS

- 3.5 Strikingly, in respect of development 'needs', the Consultation Paper suggests that the majority of respondents (74%) indicated a preference for lower levels of housing. Fulfilling this 'ambition' would necessitate the Council adopting a

⁶ Undertaken between the 19th June – 14th August 2025.

housing requirement below local housing need, calculated under the standard method. Notwithstanding concerns for the robustness of such an approach, the Council previously consulted on a housing requirement of 330 dwellings per annum – equivalent to 6,600 over the plan period.

- 3.6 The Consultation Paper then refers, rightly, to the provisions of the Framework which make clear that meeting an area's identified housing need is crucial to achieving the Government's objective of significantly boosting the supply of homes, and that housing need should be assessed through application of the standard method. For North East Derbyshire, this generates a figure of approximately 600 dwellings per annum⁷.
- 3.7 Reassuringly, the Consultation Paper recognises that the Council must make every effort to meet the standard method housing requirement. This includes turning one's mind to reasonable alternatives for development and undertaking a Green Belt Review; the former done inadequately and the latter incomplete. Only once the Council has a full suite of evidence will it be able to determine whether there is a realistic prospect of accommodating the requisite level of development, or whether it must advance a case for a lower housing requirement.
- 3.8 Accordingly, this consultation is predicated on meeting local housing need in full, equivalent to 12,000 dwellings over the plan period 2024 – 2044. Whilst comments are not invited on these matters, the Council must consider whether a compelling and reasoned case may be made in 'planning for less'. In this respect, the respondents have previously provided substantive comments; it is worth reiterating the headline points.

Plan Period

- 3.9 The Consultation Paper contemplates a plan period to 2044. In this respect, paragraph 22 of the Framework sets out that strategic policies should look ahead over a minimum 15-year period from adoption, to anticipate and respond to long-term requirements and opportunities. The Framework continues that, where larger scale developments such as new settlements or significant

⁷ At the time of writing, local housing need is equivalent to 601 dwellings per annum.

extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery (emphasis added).

- 3.10 The Council's most recent Local Development Scheme ("LDS") took effect from the 25th of November 2024, with an updated timetable agreed by Cabinet on the 26th February 2026. The LDS anticipates the submission of the Plan to the Secretary of State by the end of November 2026, and adoption by May 2028.
- 3.11 Assuming this to be the case, 15 years from adoption would run to May 2043 which may be taken to be a month after the close of the full monitoring year for 2042/43. This leaves the Council with very little room for delay in plan preparation and an inherently short plan period upon adoption. On this basis, we would recommend the Council consider extending the plan period; providing sufficient headroom in order to reduce, or eliminate, the implications of unforeseen delay. Furthermore, strategic planning should be set over a sufficient time horizon, particularly given the extended lead-in times for infrastructure planning, financing, and the delivery of large-scale development sites. A longer plan period affords certainty for both developers and local communities, as well as supporting long-term decisions regarding future investment.

Housing Requirement

- 3.12 Paragraph 001 of the PPG⁸ sets out that the standard method for calculating local housing need provides a minimum number of homes to be planned for. Authorities should use the standard method as the starting point when preparing the housing requirement in their plan, unless exceptional circumstances justify an alternative approach (emphasis added).
- 3.13 Paragraph 69 of the Framework requires strategic policy-making authorities to establish a housing requirement figure for their whole area, which shows the extent to which the identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas or reflects growth ambitions linked to economic

⁸ Paragraph 001 Reference ID: 68-001-20241212.

development or infrastructure investment (emphasis added).

- 3.14 It follows, therefore, that the Council must plan for *at least* 12,100 homes. That is unless they can demonstrate that exceptional circumstances exist which justify planning for less. Conversely, should the Council plan for more than the district's housing need, as calculated under the standard method, exceptional circumstances need not be made out. The drafting of national planning policy is clear; the standard method is to be treated as a floor and not a ceiling.
- 3.15 As a matter of linguistic interpretation, at paragraph 69 of the Framework, the drafters qualify the circumstances in which a local planning authority may plan for more than its identified housing need by using a non-exhaustive list of circumstances (note the drafters' use of 'for example'). Plainly, there may be other circumstances (not expressly stated) which necessitate, or which may influence, the Council's decision to pursue a greater housing requirement. The respondents' previous representations set out just *some* of these factors, including the direction of national planning policy, affordable housing need, worsening affordability indicators, past completion rates and the findings of the SA.
- 3.16 Turning briefly to paragraph 11(b) of the Framework, this elucidates how 'exceptional circumstances' might be construed; setting out that strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
1. The application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 2. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 3.17 Plainly, the (rebuttable) presumption is that local planning authorities will provide for objectively assessed housing needs. That is unless either limb (i) or limb (ii)
-

is satisfied, in which case the presumption ceases to apply. We have not seen evidence which would satisfy either limb (i) or limb (ii). Indeed, there are no fundamental, or nationally important constraints, that affect the district in such large measure so as to justify planning for less than the district's housing need as calculated under the standard method.

- 3.18 Should the Council 'plan for less', there is a real risk that the emerging local plan be found unsound, by virtue of it failing the 'positively prepared' test of soundness. Put simply, deciding not to meet housing need is not a choice that can be taken. Exceptional circumstances must exist. In their absence, 'planning for less' is not a reasonable alternative that the Council may entertain.

SPATIAL DISTRIBUTION

- 3.19 The Consultation Paper sets out that respondents indicated a desire to retain Green Belt and focus on previously developed land. Similarly, there was support for increased densities around larger settlements, and for sites on the periphery of Sheffield and Chesterfield (where capacity is limited and largely within the Green Belt). Conversely, there was less support for development around the district's towns and larger villages, notwithstanding that these locations offer the greatest capacity.
- 3.20 The previous consultation acknowledged that the new Local Plan must identify almost twice as much land for housing as the adopted Local Plan⁹, necessitating a broader exploration of development options. On this basis, the previous consultation contemplated seven spatial options for the location of development. These are reflected in Figure 4 of the current Consultation Paper and need not be repeated.
- 3.21 In this respect, paragraph 5.1.3 of the Council's SA (June 2025) recognises that the seven options do not include the proposed quanta of growth, and each in isolation will be unlikely to form a viable strategy. The SA evaluated the relative sustainability credentials of *each* growth location, the intention being that the Council uses this information to form a strategy from a combination of these

⁹ Assuming that the Council will, in fact, meet objectively assessed needs.

options. As such, the seven growth location options being assessed at this stage are not reasonable alternatives to the spatial strategy but will help to inform its development over the iterative SA and plan-making process by selecting the best performing parts of the spatial options, with growth distributed in a sensible manner. Plainly, the Council's preferred spatial strategy (being a composite or hybrid approach) has not itself been subject to SA.

- 3.22 Given the relatively early stage of plan-making, the SA provides a commensurate level of detail. Indeed, it concludes that:

"It is difficult to identify a single best performing option in regard to the growth location options, as most of the seven options provided by NEDDC perform similarly across the 13 SA Objectives."

- 3.23 The impact matrix finds that Options C and G had the most consistent positive performance, with neither having any anticipated major negative effects. These options propose concentrating development around the district's four large towns, or at the newly identified strategic sites. Option F (new settlement(s)) had the most positive effects identified across the SA Framework, with a major positive impact anticipated for Objectives 8 (Climate Change Adaptation), 9 (Sustainable Communities), 11 (Health) and 12 (Transport). However, this option is expected to also have a major negative effect upon Objective 6 (Natural Resources and Waste) and in three cases, its impact is uncertain (Objective 1 – Biodiversity and Geodiversity; Objective 3 – Cultural Heritage; and Objective 13 – Housing and Equality).
- 3.24 The worst performing growth location option is identified as Option E, which proposes concentrating development around the district's smaller villages. A major negative impact was anticipated for this option across four of the SA Objectives (Objective 1 – Biodiversity and Geodiversity; Objective 4 – Air; Objective 7 – Climate Change Mitigation; and Objective 12 – Transport).
- 3.25 Due to the variation in the performance of each of the seven growth location options, and the difficulty selecting a best performing option, the SA finds that it may be most valuable for NEDDC to pursue a combination of these options (as suggested above) through their Local Plan. Further reasonable alternatives for

the spatial strategy as a whole (i.e., composite options that will deliver the total quantum of housing and employment growth required) can be identified and evaluated during future stages of the local plan and SA process. The respondents support that approach.

- 3.26 These representations note that, within the SA, Option D (around the larger villages) performs well, relative to the other options, against SA Objectives 6 (minor positive), 10 (minor positive) and 13 (major positive). As regards SAO6, growth will help to support the viability of existing local services and additional employment floorspace may help to increase the economic output of the district's smaller settlements.
- 3.27 As regards SAO13, the SA assumes that concentrating development around large existing settlements (such as Tupton) will have positive effects. An increased housing supply will help to meet the housing demands of the settlements and allow for a greater range of housing types and tenures, including affordable housing. This will help to fit the needs of a greater proportion of the district's population, as well as helping to combat the ongoing issue surrounding housing affordability. A major positive impact is anticipated for Option D, which proposes the concentration of growth in and around the district's larger villages. Several of these larger villages were identified in the 2019 IMD as the most deprived areas in the district. These areas may particularly benefit from the provision of new housing and employment land, with the associated improved accessibility of job opportunities and affordable housing.
- 3.28 Drawing the above together, these representations reiterate the respondents' support for a combined approach, not dissimilar to that of the adopted plan; defining a clear spatial strategy and directing proportionate levels of growth to each tier. This will enable the Council to realise the sustainability credentials of the district's larger villages, such as Tupton. However, to be clear, the composite approach should itself be subject to SA in due course and should be compared against reasonable alternatives.
- 3.29 Notwithstanding the above, the respondents question the expansion of 'Priority 1 Locations'. This component of the spatial strategy now includes development on the 'edges of Chesterfield/Sheffield', in addition to 'New Settlement(s)/Strategic
-

Sites'. In this respect, the Council has elevated the status of the 'New Settlement' to benefit from a 'presumption in favour', notwithstanding the myriad concerns set out in forthcoming sections of these representations. Although there is a legitimate case for the inclusion of the peripheral sites, the respondents would question whether this amendment would be best made upon receipt of the Green Belt Review.

- 3.30 At this juncture, their inclusion inverts the Framework's requirement to demonstrate that all other reasonable options have been examined fully. Until such time that the Green Belt Review is complete, it would be premature to elevate Green Belt sites as 'Priority Locations', given that their release will necessitate the Council demonstrating the existence of 'exceptional circumstances'.
- 3.31 Nevertheless, the Consultation Paper suggests that the Council intends to use a 'cascade approach', whereby the higher the position in the 'hierarchy', the more development is likely to be focused there. We would caution against inflexibly using the settlement hierarchy to direct development rather than appropriately grappling with exceptional circumstances and the potential for sustainable development.

SETTLEMENT HIERARCHY & LOCATION OF DEVELOPMENT

- 3.32 The Consultation Paper sets out that the proposed approach to the settlement hierarchy and priority locations for the distribution of development is based upon the evidence set out in the Settlement Role and Function Study and that it applies the findings of the previous Issues and Options Consultation. The approach broadly mirrors the settlement hierarchy in the adopted Local Plan.
- 3.33 To inform the plan-making process, the Council has undertaken a Settlement Role and Function Study which audits all settlements in North East Derbyshire with 20 or more dwellings (excluding those settlements in the Green Belt which do not have a Settlement Development Limit). The study provides up to date information about the settlements in the district and the services they provide.
- 3.34 Within that study, the following sustainability factors are apportioned equal
-

weight (25%), in order to arrive at an overall sustainability score for each settlement:

- The number of people already living in the settlement;
- The provision of shops, services and other community facilities in recognised town or local centres or elsewhere within a settlement;
- The availability of employment opportunities in a settlement; and
- The availability of public transport services to and from a settlement.

3.35 To summarise the position, insofar as it relates to the subject site, Tupton is the eighth most sustainable settlement in the district, scoring 24 points overall. However, that distorts the relative sustainability credentials of Tupton, given the inclusion of the four Level 1 Settlements (Dronfield, Clay Cross, Killamarsh and Eckington) – each outscoring the remainder of the district by a wide margin.

3.36 Turning then to the Council's Settlement Hierarchy Topic Paper, this sets out that settlements which score 16 or over are designated as Level 2 settlements. Settlements at this tier have a good range of important and supporting services and facilities, public transport links and employment opportunities. This combination enables residents to meet their day-to-day needs sustainably and reinforces the settlement's role as a service centre for surrounding rural communities. Tupton resides comfortably within the range for Level 2 settlements, towards the higher end of the banding.

3.37 Of those settlements assessed, Tupton performed sixth overall in respect of the availability of facilities and services, behind the four 'Main Towns' and North Wingfield. Tupton also performed well against the public transport metric, relative to other settlements in the district. An overview of the site, including a brief commentary on the sustainability credentials of Tupton, is provided at Chapter 4 of these representations.

3.38 Although the Settlement Role and Function Study is a study of fact and does not allow its authors to impart subjective judgement, these representations are pleased to see that the sustainability credentials of Tupton have been

recognised at a district level. For the avoidance of doubt, these representations agree that settlement levels should be based upon the total sustainability score of the settlement. To do otherwise would be to prefer a reductionist approach which risks undermining the sustainability credentials of each settlement, when taken as a whole. Sustainability is more than the sum of its parts; it demands a holistic approach.

4. REFINED SCHEDULE OF SITES

- 4.1 The Consultation Paper is accompanied by a 'Refined Schedule of Sites'. These are sites which have passed the site assessment process, and which are set out in priority order, in line with the proposed approach to the location of development.
- 4.2 As regards density and capacity, the Schedule includes text to indicate an approximate number of houses. These are based on an assessment of prevailing densities, excluding land for infrastructure. For sites in Priority 1 and Priority 2 locations, the Council has applied a 20% uplift in housing capacity. This is in response to consultation feedback which indicated widespread support for increased densities in locations around larger settlements.
- 4.3 The subject site is assigned the unique reference 45075 'Land West of Coupe Lane, Old Tupton', in respect of which the Schedule's findings are precautionary and positive:
- This site may be able to support approximately 250 dwellings, based on prevailing neighbourhood densities, and a 20% density uplift for the most sustainable settlements. Mitigation measures have not been applied to this site capacity yet and may result in an altered total;
 - An outline planning application is currently pending determination by the Council;
 - Development on the site may have a moderate landscape impact;
 - The ecology assessments find a moderate impact, due to the presence of hedgerows. Development would need to retain the hedgerows, with a buffer around to minimise impacts;
 - There is some risk of surface water flooding; and
 - A Public Right of Way crosses the site.
- 4.4 The Schedule then concludes that:
-

“If this site were to be taken forward as an allocation, mitigation measures for the above constraints will need to be considered and any Local Plan policy text should include the requirement to address and mitigate the constraints listed above.”

4.5 Alongside the Consultation Paper, the Council has published a Housing Land Availability Assessment (“LAA”). The purpose of the LAA may fairly be described as four-fold, assessing the:

- Development potential of the site;
- Suitability of the site for the proposed development;
- Availability of the site for the proposed development; and
- Achievability of the site for the proposed development.

Land West of Coupe Lane - Context

4.6 The subject site is well-related to the existing built-up area of Old Tupton, comprising a parcel of agricultural land, which extends to approximately 13.86 hectares. To the east, and to the south, the site’s extents are defined by Coupe Lane, from which access is to be afforded. Beyond Coupe Lane are consolidated areas of residential development. To the west, and to the north, are large tracts of agricultural land, and to the southwest is Millfield Camping and Touring Park and Clay Cross Town FC.

1.1. As regards sustainability, Tupton is one of the most sustainable locations within the district and provides excellent access to a range of services and facilities. This is reflected through the current (and emerging) Local Plan strategy and Tupton’s position within the settlement hierarchy. At a site-level, ‘Land West of Coupe Lane’ benefits from excellent public transport links, including regular bus services to:

- Chesterfield/Danesmoor (No. 51);
- Chesterfield/Tibshelf/Alfreton (No. 55); and

-
- Chesterfield/Ripley/Derby ('The Comet').
- 4.7 Destinations farther afield can then be accessed from these locations. The 51 service operates 7 days a week, commencing as early as 05:35, through until midnight, with services every 30 minutes. Plainly, due to its hours of operation, and its regularity, including over weekends (and bank holidays), public transport presents a viable and attractive alternative for future occupants.
- 4.8 The nearest railway station to the site is Chesterfield, situated approximately 5 miles to the north, accessible via the 51/55 bus services (above), or via a c.16-minute car journey, allowing for future occupants to undertake longer distance multi-modal journeys. Chesterfield provides rail connections to Central London, Sheffield, Nottingham, Liverpool and Norwich. The station is also served by a car park with 425 vehicle parking spaces, 21 accessible parking spaces and 80 cycle parking spaces.
- 4.9 As regards pedestrians, the Manual for Streets¹⁰ recognises that walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes (up to ~800m) walking distance of residential areas, which residents may access comfortably on foot. However, this is not an upper limit, as walking offers the greatest potential to replace short car trips, particularly those under 2km. Building Sustainable Transport into New Developments¹¹ echoes this sentiment and adds that the propensity to walk or cycle is not only influenced by distance but also the quality of the experience.
- 4.10 Taken from various points within the site, there is a reasonable range of services and facilities within 800m, and even more so within the upper limit of 2km; including, but not limited to, public houses, convenience stores, a primary school, a nursery, a place of worship, and a function room. As regards the users' experience, the local highway network would not serve as a deterrent to pedestrians/cyclists, taking into account the presence of footways, a Public Right of Way network, street lighting, a 30mph speed limit and traffic calming measures within the vicinity.

¹⁰ Department for Transport, 2007.

¹¹ Department for Transport, 2008.

-
- 4.11 The site falls wholly within Flood Zone 1, an area at the lowest risk of flooding¹². As regards pluvial flood risk, mapping provided by the Environment Agency depicts high to low-risk extents of surface water flooding within, or adjacent to, the site. These areas have informed the site's design and layout, and a suitable mitigate scheme is entirely practicable, as demonstrated within the outline submission materials.
- 4.12 Furthermore, there are no designated, or non-designated, heritage assets located within, or adjacent to, the site, and there are no trees protected by a Tree Preservation Order within the site. The site does not benefit from any national or local landscape designations, and there are no statutory or non-statutory designations that would prohibit the development of the site. Allied to this, the site is neither located within a Local Settlement Gap (as currently defined), nor would its development compromise the functions of such gaps that lie to the east of Old Tupton and to the north of New Tupton.
- 4.13 The site comprises low-grade agricultural land (grade 4), with field access taken direct from Coupe Lane. The site is demarcated by well-established boundaries to the north and northeast, and a defined Public Right of Way ("PRoW") traverses the site, linking Coupe Lane with the residential development along Ashover Road. As regards topography, the site slopes gently from the northwest to the southeast and a number of trees intersperse the field boundaries.

Land West of Coupe Lane - Suitability

- 4.14 As regards a site's suitability, the Council's Land Availability Assessment Methodology sets out that the automated assessment of both clips (stage 1) and balance scores (stage 2) will feed into a 'red', 'amber', 'green' ("RAG") scoring for separate LAA categories. As much as possible, these categories are aligned with the SA objectives, to ensure better integration of the two processes and avoid duplication.
- 4.15 Any site that is clipped entirely will result in a red RAG rating for the relevant category. A balance penalty score of 75 or more per category will also result in a

¹² Planning Practice Guidance, 'Flood Risk and Coastal Change', Table 1 Paragraph 078
Reference ID: 7-078-20220825.

‘red’ RAG rating. A balance penalty score between 1 and 74 will result in an ‘amber’ RAG rating and no balance penalty score will result in a ‘green’ RAG rating per category.

- 4.16 All sites that score ‘amber’ or ‘green’ are subject to more detailed assessment on potential constraints. As such, the site the subject of these representations is not considered unsuitable and has been/is being subject to detailed assessment.
- 4.17 The distinction here between those sites that score ‘green’ and those that score ‘amber’ seems superfluous, given that both will proceed to detailed assessment and that ‘green’ is intended to capture only a handful of sites, which are almost entirely unconstrained. On this basis, it is inconceivable that any site capable of accommodating major development will attain ‘green’ status at this early stage.
- 4.18 The LAA makes clear that, in relation to ‘Land West of Coupe Lane’, the only constraint subject to balance scoring is an ‘area of multiple environmental sensitivity – secondary’. This constraint attracts a ‘low penalty level’. The severity of the constraint, along with the amount of overlap between the constraint and the site (in this case 100%), translates into a low “balance” score. Accordingly, on the spectrum of ‘amber’, the subject site is towards the low end.
- 4.19 On this basis, the subject site performs better than a number of other sites in the vicinity and indeed the wider area, most of which perform ‘amber’ against more than one category. On the available evidence it seems that the subject site fares better than many other sites in the district, being relatively unconstrained and therefore suitable for development. The site presents an opportunity to deliver sustainable development on the edge of one of the most accessible settlements in the district.
- 4.20 Within the LAA, the site performs ‘amber’ (officer adjustment) against biodiversity and geodiversity. Officer comments set out the following conclusions:

“Potential Development Impact on Biodiversity: Moderate Biodiversity features and significance. The following Habitats of Principal Importance are present: • Species rich native hedgerows with standards. Other habitats present include: • Arable • Modified grassland. Protected

species: roosting Bats (mature trees), foraging and commuting (hedgerows with trees likely to be significant commuting feature). Ground nesting birds are possible. Records of water vole nearby although ditches are probably unsuitable. Species of Principal Importance likely to include brown hare, hedgehog and some farmland birds. Derbyshire Local Nature Recovery Strategy: The site is not included as a core site or as land that could become important. Impact of development and BNG considerations and potential constraints: most of the site is managed intensively for agriculture and includes arable land and modified grassland. The loss of these habitats is generally low, but they can provide suitable foraging and nesting opportunities for some birds and mammals. There are some native hedgerows with ditches within and bordering the site. Some of these hedges may be species rich and there are also mature trees including oak and ash present. The site is assessed as moderate based on the presence of these hedgerows and trees and their wider connectivity, but much of the site is thought likely to be of low ecological value. Development would need to retain hedgerows and trees and buffer these features including ditches to minimise impacts.”

- 4.21 As regards landscape, the site similarly performs ‘amber’, with officer comments set out below:

“National Character Area: Derbyshire Peak Fringe & Lower Derwent Landscape Character Type: Wooded Farmlands AMES: Secondary Strength of Landscape Character: An area of predominantly arable farmland to the east of Woodthorpe Grange, enclosed by hedgerows with a number of large mature hedgerow trees. The area has a strength of character consistent with the Wooded Farmlands LCT and has a secondary sensitivity in the AMES study. Potential Visual Impacts: Visually prominent frontage with Coupe Lane to the west and overlooked by residential properties along Coupe Lane. There is a single footpath crossing the site north to south and the land would be visible from higher ground to the west. Impact Level: Moderate. Comments: This is an area of agricultural farmland that has some strength of character particularly in

relation to existing hedgerows and hedgerow trees and is recorded as being of secondary sensitivity on the AMES study. Would lead to the physical connection of Old Tupton to residential areas along Mill Lane and would be perceived as development in the countryside.

- 4.22 The site then performs 'green' against 'historic and cultural heritage', 'water', 'air', 'natural resources and waste', 'climate change adaptation', 'sustainable communities', 'economy', 'health and wellbeing', and 'transport'. As regards the latter, the Highway Authority comment as follows:

"Surrounding Highways (classification): Coupe Lane (Minor Road) Speed Limit: 30mph. Satisfactory access can be achieved to serve the site via Coupe Road, N and S Access. Coupe Road is a two-way single lane carriageway with provision of footways on Eastern side. It is considered that due to the 30mph speed along Coupe Road visibility splays would be achievable. Due to scale of development a Northern and Southern access could be provided. The plot is located within a suburban area with residential to the east. Due to its location and access to local amenities (hospital, health centres, schools, bus stops) the opportunity for active travel and mode shift to sustainable modes of travel should be encouraged and promoted due to scale of development. Development of the site may cause an adverse impact on surrounding highway network, and should be considered through Transport Assessment. Other consideration for TA report include undertaking PICS analysis, Stage 1 RSA for proposed site access based on preliminary access design(s), mitigation at junctions. Additionally assessment of impact on local highway network should be undertaken by junction modelling. Extent of junctions to be assessed and agreed through discussion with LHA as part of Pre-app discussions. Traffic surveys to be undertaken at local junctions considered to be of concern."

- 4.23 Appreciably, the majority of these comments are matters which ordinarily fall within a decision-maker's remit, being addressed through the application process. In any event, there are no constraints of such gravity so as to preclude the development or allocation of the site and that has been recognised in the

LAA.

- 4.24 The only point the respondents wish to make beyond the above is that a conservative view of the site capacity has been taken in the assessment. Once appropriate constraints are fed into a masterplanning exercise it is clear that a higher yield (up to 350 dwellings) may reasonably be accommodated without compromise to the site's positive/natural characteristics, surface water drainage and/or highway safety and capacity. Indeed, in providing additional housing, over and above the indicative yield in the LAA, the respondents are in broad alignment with the direction offered by the Council to build at higher densities.
- 4.25 Annexed to these representations is a matrix which provides a detailed response to the Council's Planning Policy Team (**Appendix 3**). A number of the matters included within that matrix go to the heart of the LAA commentary. Whilst it is not necessary to repeat those matters verbatim, it is worth reiterating the headline points.
- 4.26 In respect of the 'live' application, whilst no formal landscape consultation response has been received (as yet), the initial proposals, on the basis of the higher quantum of development, were presented to the Design Review Panel on the 14th October 2025. The Panel subsequently provided written comments focusing on the importance of a genuinely landscape-led approach, stronger integration of open spaces, sensitive treatment of existing landscape features, and a more imaginative site-wide SuDS strategy. These comments informed the design of the submitted scheme, with the layout, landscape framework and SuDS approach developed to respond to the Panel's recommendations.

Sustainability Appraisal Addendum

- 4.27 Following the Scoping stage, the Regulation 18 SA Issues and Options Report was prepared to provide commentary and recommendations for the high-level issues and questions presented in the Council's Consultation Paper. The respondents provided substantive comments in this regard as part of the previous consultation.
- 4.28 At the current (Regulation 18) stage of plan-making, the Council has identified
-

351 reasonable alternative sites for consideration. This draws on the higher-level reasonable alternatives evaluated at the previous SA stage, consultation comments and other evidence. The 351 sites comprise 272 for residential use, together with 4 sites for strategic mixed-use development, 54 employment sites, and 21 Gypsy and Traveller sites.

- 4.29 The purpose of the SA Addendum is to assess the 351 reasonable alternative sites and provide evidence to help NEDDC decide which sites to allocate in the emerging Local Plan and which to exclude from consideration. Importantly, the evaluation of the 351 sites has been undertaken on a pre-mitigation basis, following the Council's automated baseline site assessment. The appraisal focuses on those sites considered genuinely capable of being allocated within the emerging Local Plan.
- 4.30 Within Table 3.1 of the Addendum, the subject site is identified by its unique reference: 45075, with an indicative housing capacity of 245¹³. A 'significance' value from Table 2.4 is then assigned to each SA Objective for the reasonable alternatives, with justification presented in the narrative text. These values include: 'Major Negative', 'Minor Negative', 'Negligible', 'Uncertain', 'Minor Positive' and 'Major Positive'.
- 4.31 In summary, the subject site is assigned:
- 'Minor Negative' values against SA Objectives 1 (Biodiversity and Geodiversity), 2 (Landscape), 6 (Natural Resources and Waste), 11 (Health) and 12 (Transport);
 - 'Negligible' values against SA Objectives 3 (Cultural Heritage), 4 (Air) and 5 (Water);
 - 'Uncertain' values against SA Objective 7 (Climate Change Mitigation);
 - 'Minor Positive' values against SA Objectives 8 (Climate Change Adaptation) and 10 (Economy);

¹³ Indicative capacity being an issue discussed in preceding sections of these representations.

-
- ‘Major Positive’ values against SA Objectives 9 (Sustainable Communities) and 13 (Housing and Equality); and
 - No ‘Major Negative’ values are assigned against *any* of the SA Objectives.

4.32 It is on this basis, that the subject site performs well, relative to other sites in the district and in light of the assessment matrix. However, it may be borne in mind that the binary nature of the matrix misrepresents the site’s inherent strengths. For instance, the site is assigned a ‘Minor Negative’ value against SA Objective 6, simply due to it comprising previously undeveloped land. In this respect, the Addendum notes that a total of 342 sites comprise (either wholly, or partially) previously undeveloped land, with only 9 sites scoring positively.

4.33 In summary, the subject site performs strongly against the SA Objectives and relative to reasonable alternatives within the district. Where the site performs slightly weaker is in areas that may either be resolved through the ordinary lifetime of the application or through the importation of binary ‘checklists’ which, in any event, do not serve as an immutable bar to sustainable development.

New Settlement(s)

4.34 As set out above, the respondents take issue with the expansion of ‘Priority 1 Locations’. This component of the spatial strategy now includes development on the ‘edges of Chesterfield/Sheffield’, in addition to ‘New Settlement(s)/Strategic Sites’. In this respect, the Council has elevated the status of the ‘New Settlement’ to benefit from a misguided ‘presumption in favour’, notwithstanding the myriad concerns set out below.

4.35 Within the ‘Refined Schedule’, reference is made to ‘Duckmanton Moor’, a new settlement capable of supporting approximately 2,000 – 3,000 dwellings, employment land and other community facilities. However, the Schedule itself details various concerns including, but not limited to, heritage impacts, landscape impacts, ecological impacts, highway impacts and ground contamination. As regards the latter, the Schedule sets out that the site was formerly part of the larger Arkwright opencast coal site, including the old

Arkwright village, which was relocated due to methane gas issues.

- 4.36 In this respect, there are any number of journal articles which draw on the precarity and instability of Arkwright. For instance, Speller et al¹⁴, set out that, in November 1988, a major explosion was narrowly avoided when it was found that methane gas was seeping from a disused coal mine into houses of Arkwright Town. In October 1990, British Coal Opencast put forward a plan to opencast mine in the area of Arkwright Town. Together with the local council, a plan was agreed to provide the community of 177 households with a new village nearby, in exchange for planning permission to opencast the area, thereby also providing a solution to the ongoing methane problem.
- 4.37 It is unclear why the Council is now promoting a new settlement in this location given the potential for ground instability. The site lies within the Coal Mining High Risk Area with abandoned mineshafts as shown on the Mining Remediation Authority's online mapping system. Even where there might be a prospect of development, the Council do not appear to have adequately grappled with the likely significant remediation costs and mitigation measures. That is quite apart from the fact that any future development may necessitate an artificial layout to accommodate former mine shafts.
- 4.38 Within the SA Addendum, the site performs negatively, almost across the board, with myriad other concerns. At this stage, the Council's direction of travel, in elevating the status of the new settlement, poses more questions than it answers. In the absence of any robust evidence as to suitability, it is premature for the Council to prioritise a new settlement in the spatial strategy, which may be undeliverable and undevelopable.

¹⁴ Speller, G., Lyons, E., & Twigger-Ross, C. (2002). A community in transition: the relationship between spatial change and identity processes.

5. CONCLUSION

5.1 These representations have provided detailed comments, on behalf of Hallam Land, in response to the North East Derbyshire District Council Strategic Approach to the Location of Development and a Refined Schedule of Sites (Regulation 18) Consultation.

5.2 Whilst these representations are supportive of the progression of the Council's Emerging Local Plan, a number of issues and concerns are raised with respect to the evidence base for the Local Plan and the basis on which the Local Plan is intended to be progressed. The comments herein are intended to be helpful to the Council, and we hope they are viewed as such.

5.3 To summarise:

- **Plan Period:** Assuming the Council's LDS to be an accurate representation of the road to adoption, 15 years from adoption would run to May 2043, leaving the Council with very little room for delay in plan preparation and an inherently short plan period upon adoption, and with limited prospects for longevity for the policy framework provided by the plan itself. On this basis, the Council may wish to consider extending the plan period; providing sufficient headroom in order to reduce, or eliminate, the implications of unforeseen delay. Furthermore, strategic planning should be set over a sufficient time horizon, particularly given the extended lead-in times for infrastructure planning, financing, and delivery associated with large-scale development sites. A longer plan period affords certainty for both developers and local communities, as well as supporting long-term decisions regarding future investment.
- **Housing Requirement:** The Council would need to advance a compelling argument to justify planning for less than the district's housing need, as calculated under the standard method. Taking into account national planning policy, affordable housing need, worsening affordability indicators, past completion rates and the findings of the Sustainability Appraisal, these representations submit that the preferred option must, logically, be to 'plan for more'; providing sufficient headroom over and above the district's housing need, as calculated under the standard method. These representations reiterate the importance of providing more housing than the minimum requirement, to ensure flexibility in housing supply and to safeguard against potential non-delivery.
- **Spatial Distribution:** These representations reiterate the respondents' support for a combined approach, not dissimilar to that of the adopted plan; defining a clear spatial strategy and directing proportionate levels of growth to each tier. This will enable the Council to realise the sustainability credentials of the district's larger villages, such as Tupton. However, to be clear, the composite

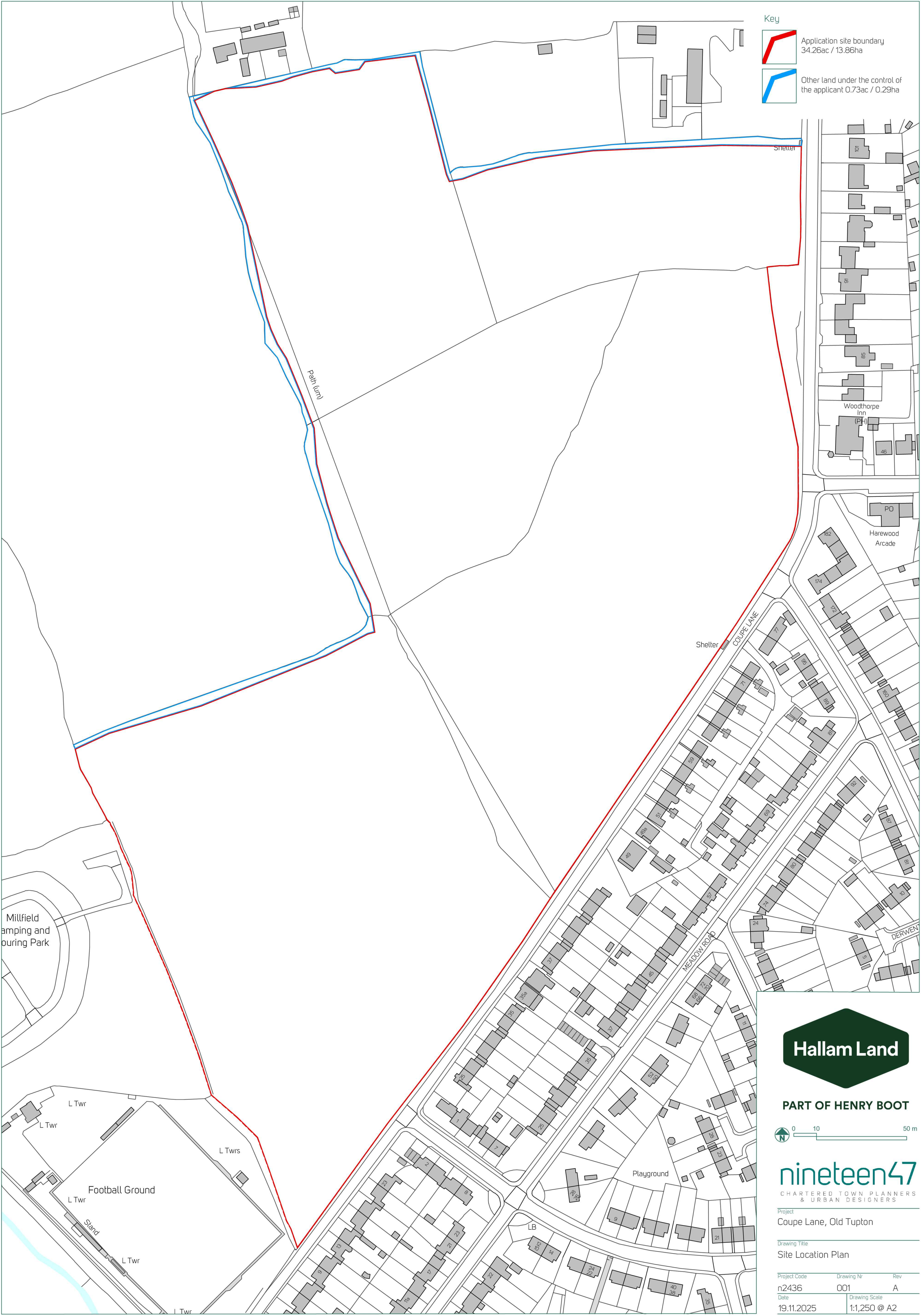
approach should itself be subject to SA in due course and should be compared against reasonable alternatives. Notwithstanding the above, the respondents question the expansion of 'Priority 1 Locations'. This component of the spatial strategy now includes development on the 'edges of Chesterfield/Sheffield', in addition to 'New Settlement(s)/Strategic Sites'. In this respect, the Council has elevated the status of the 'New Settlement' to benefit from a 'presumption in favour', notwithstanding the myriad concerns set out in these representations. Although there is a legitimate case for the inclusion of the peripheral sites, the respondents would question whether this amendment would be best made upon receipt of the Green Belt Review. The Consultation Paper suggests that the Council intends to use a 'cascade approach', whereby the higher the position in the 'hierarchy', the more development is likely to be focused there. We would caution against inflexibly using the settlement hierarchy to direct development rather than appropriately grappling with exceptional circumstances and the potential for sustainable development.

- **Settlement Hierarchy & Location of Development:** Although the Settlement Role and Function Study is a study of fact and does not allow its authors to impart subjective judgement, these representations are pleased to see that the sustainability credentials of Tupton have been recognised at a district level. For the avoidance of doubt, these representations agree that settlement levels should be based upon the total sustainability score of the settlement. To do otherwise would be to prefer a reductionist approach which risks undermining the sustainability credentials of each settlement, when taken as a whole. Sustainability is more than the sum of its parts; it demands a holistic approach.
- **Refined Schedule of Sites:** The subject site performs better than a number of other sites in the vicinity and indeed the wider area, most of which perform 'amber' against more than one category. On the available evidence it seems that the subject site fares better than many other sites in the district, being relatively unconstrained and therefore suitable for development. The site presents an opportunity to deliver sustainable development on the edge of one of the most accessible settlements in the district. The majority of comments made within the LAA are matters which ordinarily fall within a decision-maker's remit, being addressed through the application process. In any event, there are no constraints of such gravity so as to preclude the development or allocation of the site and that has been recognised in the LAA. The only point the respondents wish to make beyond the above is that a conservative view of the site capacity has been taken in the assessment. Once appropriate constraints are fed into a masterplanning exercise it is clear that a higher yield (up to 350 dwellings) may reasonably be accommodated without compromise to the site's positive/natural characteristics, surface water drainage and/or highway safety and capacity. Indeed, in providing additional housing, over and above the indicative yield in the LAA, the respondents are in broad alignment with the direction offered by the Council to build at higher densities.
- **Sustainability Appraisal Addendum:** The subject site performs well, relative to other sites in the district and in light of the assessment matrix. However, it may be borne in mind that the binary nature of the matrix misrepresents the site's

inherent strengths. For instance, the site is assigned a 'Minor Negative' value against SA Objective 6, simply due to it comprising previously undeveloped land. In this respect, the Addendum notes that a total of 342 sites comprise (either wholly, or partially) previously undeveloped land, with only 9 sites scoring positively. In summary, the subject site performs strongly against the SA Objectives and relative to reasonable alternatives within the district. Where the site performs slightly weaker is in areas that may either be resolved through the ordinary lifetime of the application or through the importation of binary 'checklists' which, in any event, do not serve as an immutable bar to sustainable development.

- **New Settlements:** Within the 'Refined Schedule', reference is made to 'Duckmanton Moor', a new settlement capable of supporting approximately 2,000 – 3,000 dwellings, employment land and other community facilities. However, the Schedule itself details various concerns including, but not limited to, heritage impacts, landscape impacts, ecological impacts, highway impacts and ground contamination. As regards the latter, the Schedule sets out that the site was formerly part of the larger Arkwright opencast coal site, including the old Arkwright village, which was relocated due to methane gas issues. It is unclear why the Council is now promoting a new settlement in this location given the potential for ground instability. The site lies within the Coal Mining High Risk Area with abandoned mineshafts as shown on the Mining Remediation Authority's online mapping system. Even where there might be a prospect of development, the Council do not appear to have adequately grappled with the likely significant remediation costs and mitigation measures. That is quite apart from the fact that any future development may necessitate an artificial layout to accommodate former mine shafts. Within the SA Addendum, the site performs negatively, almost across the board, with myriad other concerns. At this stage, the Council's direction of travel, in elevating the status of the new settlement, poses more questions than it answers. In the absence of any robust evidence as to suitability, it is premature for the Council to prioritise a new settlement in the spatial strategy, which may be undeliverable and undevelopable.

APPENDIX 1



Key

Application site boundary
34.26ac / 13.86ha

Other land under the control of
the applicant 0.73ac / 0.29ha

PART OF HENRY BOOT



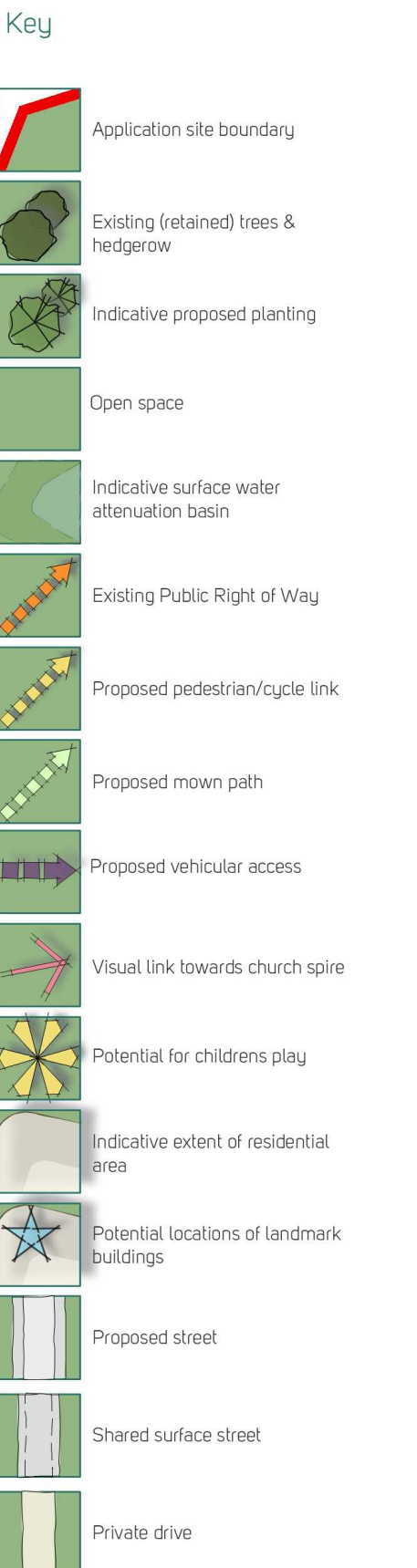
nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Project
Coupe Lane, Old Tupton

Drawing Title
Site Location Plan

Project Code	Drawing Nr	Rev
n2436	001	A
Date	Drawing Scale	
19.11.2025	1:1,250 @ A2	

APPENDIX 2



Project
Coupe Lane, Old Tupton

Drawing Title

Masterplan

Project Code	Drawing Nr	Rev
h2654	005	G
Date	Drawing Scale	
19.11.2025	1:1,000 @ A1	

APPENDIX 3

Email from Lucinda Chapman dated 6 th March 2026	Information Submitted with Application 25/01034/MOL	Consultee & Date Received	Summary Response	Status	How is this being addressed?
The site is also within coal authority development high risk area. Any indication from you that this will not prevent development would be appreciated.	• Geoenvironmental Appraisal	Coal Authority - 05/01/2026	The Coal Authority has no objection to the proposed development. They are satisfied that coal-mining legacy risks are low and the site can be made safe. They request one planning condition requiring a competent person's statement confirming the site is safe before occupation, and ask that key parameters of the condition are retained. They also request three informatives relating to: 1. permissions needed for intrusive works affecting coal; 2. Incidental Coal Agreements if coal is excavated; 3. caution where shallow coal seams are present.		
Our assessment has included comments from a landscape specialists, which identify development on the site as having moderate impact levels. These comments state "This is an area of agricultural farmland that has some strength of character particularly in relation to existing hedgerows and hedgerow trees and is recorded as being of secondary sensitivity on the AMES study. Would lead to the physical connection of Old Tupton to residential areas along Mill Lane and would be perceived as development in the countryside. Visually prominent frontage with Coupe Lane to the west and overlooked by residential properties along Coupe Lane. There is a single footpath crossing the site north to south and the	• Illustrative Landscape Masterplan • Landscape and Visual Appraisal	No formal landscape consultation response received.	No formal landscape response has been received for this application,		The initial proposals were presented to the Design Review Panel (Design Midlands) on 14 th October 2025, where the Panel provided written comments focusing on the importance of a genuinely landscape-led approach, stronger integration of open spaces, sensitive treatment of existing landscape features, and a more imaginative, site-wide SuDS strategy.

land would be visible from higher ground to the west. " Before we can consider the site for possible residential allocation in the Local Plan, we would need you to address the potential landscape impacts of residential development, through an initial masterplan and/or landscape and visual impact assessment.					These comments informed the design of the submitted scheme, with the layout, landscape framework and SuDS approach developed to respond to the Panel's recommendations. A formal response from the Council's landscape consultee is not yet received. However, following a request from Case Officer Adrian Kirkham, a document is currently being prepared to explain how the application has been designed using a landscape-led approach. This note draws upon the Design and Access Statement, Landscape and Visual Appraisal, and Design Code submitted with the application.
Comments from the archaeological specialist classifies the site as having significant archaeological/historic environment issues, but might be suitable for allocation with appropriate site specific policy. Archaeological evaluation may therefore be necessary to inform a planning application.	• Historic Environment Desk-Based Assessment • Geophysical Survey	Archaeology - 16/01/2026	Previous investigations show archaeological potential on the site, especially in the north-east and around a possible lime kiln in the centre. The development will impact these areas, so pre-commencement archaeological work is recommended (strip-map-record in the NE; targeted trenching centrally). These requirements should be secured by a standard NPPF-compliant archaeological		

			condition requiring a WSI, controlled implementation, and completion of post-excavation work before occupation.		
Ecology advice finds a moderate impact level of development upon biodiversity. The ecology advice states the following: "Potential Development Impact on Biodiversity: Moderate Biodiversity features and significance The following Habitats of Principal Importance are present: - • Species rich native hedgerows with standards Other habitats present include:- • Arable • Modified grassland Protected species: roosting Bats (mature trees), foraging and commuting (hedgerows with trees likely to be significant commuting feature). Ground nesting birds are possible. Records of water vole nearby although ditches are probably unsuitable. Species of Principal Importance likely to include brown hare, hedgehog and some farmland birds. Derbyshire Local Nature Recovery Strategy: The site is not included as a core site or as land that could become important. Impact of development and BNG considerations and potential constraints	• Ecological Appraisal • BNG Statutory Metric	Derbyshire Wildlife Trust - 10/02/2026	Derbyshire Wildlife Trust does not object, but identifies biodiversity losses that must be addressed. Surveys are adequate and no major constraints or protected species issues were found, though hedgerow losses, habitat loss and impacts on bats and birds require mitigation. It was stated that "overall, I consider that sufficient information has been provided for the LPA to be confident about the type and level of impact on both habitats and protected species and species of conservation concern. There are no outstanding or additional surveys needed at this time, though further surveys may be required if the application is approved". The development currently results in a net loss of biodiversity units, and off-site mitigation is the likely resolution. However, the response does discuss that there could be some potential for additional on-site gains, but this will not be apparent until the final layout is agreed.		

Most of the site is managed intensively for agriculture and includes arable land and modified grassland. The loss of these habitats is generally low, but they can provide suitable foraging and nesting opportunities for some birds and mammals. There are some native hedgerows with ditches within and bordering the site. Some of these hedges may be species rich and there are also mature trees including oak and ash present. The site is assessed as moderate based on the presence of these hedgerows and trees and their wider connectivity, but much of the site is thought likely to be of low ecological value. Development would need to retain hedgerows and trees and buffer these features including ditches to minimise impacts.” Before we can consider the site for possible residential allocation in the Local Plan, we would need you to address these ecology concerns.					
--	--	--	--	--	--