



**PEAK  
DISTRICT  
NATIONAL  
PARK**

# **LOCAL DEVELOPMENT SCHEME**

September 2022 – August 2025

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**This and other Local Development Plan documents can be made available in large copy print, audio recording or languages other than English. If you require the document in one of these formats please contact the Policy and Communities Team, Peak District National Park at the address above or email [policy@peakdistrict.gov.uk](mailto:policy@peakdistrict.gov.uk)**

## **LOCAL DEVELOPMENT SCHEME**

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### **Contents**

1. Introduction	4
2. Progress since previous Local Development Scheme	4
3. The various elements of the Local Development Plan	
• National	4-5
• Local	5-6
• Supplementary Planning Documents and Guidance	7
• Neighbourhood Plans	7-8
4. Plans we are working on	9
5. Relationship to National Park Management Plan	9
6. Duty to Co-operate	9-11
7. Evidence Base	11
8. Monitoring and Review	11
9. Management Process and Resources	11-12
• Appendix 1: Local Development Scheme summary timetable	
• Appendix 2: List of Supplementary Planning Documents and Guidance	
• Appendix 3: Profiles for documents in the Local Development Scheme	

## 1 Introduction

- 1.1 This is the Local Development Scheme (LDS) for the Peak District National Park (PDNP). The LDS is a 3-year project plan, which effectively forms the Authority's planning policy work programme for the period from September 2022 to September 2025. The LDS is publicly available from the National Park Authority or via the Authority's website at [Local Development Scheme](#).
- 1.2 An LDS is required under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). Paragraph 3 of the National Planning Practice Guidance<sup>1</sup> (NPPG) states that it must specify (among other matters) the documents which, when prepared, will comprise the Local Plan for the area. It must be made available publicly and kept up-to-date. It is important that local communities and interested parties can keep track of progress. Local planning authorities should publish their Local Development Scheme on their website.
- 1.3 The National Park approach to spatial planning is underpinned by a close relationship to the broader [National Park Management Plan](#) (NPMP). In addition, both the Local Development Plan and the NPMP pay close regard to the strategies prepared by constituent authorities that share the area of the National Park.

## 2 Progress since the previous Local Development Scheme

- 2.1 Since the publication of the last LDS in 2016, the PDNP Development Management Policies (DMP) document and its supporting Policies Map were adopted in May 2019. In 2020 the Authority started a review of the Core Strategy and the DMP document with the intention of combining the two documents. A timeline for this review can be found in Appendix 1.
- 2.2 In addition, since the last LDS the Authority has formally made (adopted) three Neighbourhood Plans in Dore, Holme Valley and Leekfrith, as well as adopting three Supplementary Planning Documents on the topics of Transport Design, Residential Annexes and the Conversion of Historic Buildings (please see full list in Fig.1 below).

## 3 The various elements of the Local Development Plan

### National

- 3.1 A new version of the National Planning Policy Framework was published in July 2021 and is supplemented by the website based NPPG, updated on an ongoing basis. The Authority must have regard to the NPPF and NPPG when preparing its Local Plan.

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<sup>1</sup> [Plan-making - GOV.UK \(www.gov.uk\)](https://www.gov.uk/plan-making)

- 3.2 Para. 219 of the NPPF outlines that plans should not be considered out of date simply because they were adopted prior to the publication of the NPPF (as is the case for the Core Strategy) but para. 218 outlines that plans may need to be revised to take the NPPF into account.
- 3.3 Para. 219 of the NPPF clarifies that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. A detailed policy-by-policy analysis was undertaken and in February 2013 the Authority confirmed that the Core Strategy is consistent with the framework. The DMP was found at examination to also be consistent with the Framework.
- 3.4 Para. 176 and footnote 59, provide the principle guidance in relation to National Parks confirming that *“great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks and the Broads.”*
- 3.5 Para. 177 outlines that permission should be refused for major development in the national park, other than in exceptional circumstances and where it is in the public interest. Para. 211 confirms that as far as is practical local planning authorities should provide for the maintenance of landbanks of non-energy minerals from outside National Parks.
- 3.6 Notwithstanding the provisions of the NPPF the Authority has a statutory requirement to pursue the twin purposes of National Park designation as laid down in the 1949 National Parks and Access to the Countryside Act and as amended by the 1995 Environment Act<sup>2</sup> which are to:
- a) conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
  - b) promote opportunities for the understanding and enjoyment of the special qualities of the area by the public.
- 3.7 Whilst ongoing efforts are made to ensure consistency with national planning policy, the National Park Authorities retain sufficient independence to defend the integrity of the national parks’ statutory purposes. On occasion this has led to the family of national parks, through its association body National Parks England, to seek a different approach.

## Local

- 3.8 The planning policy documents which form the Local Development Plan provide spatial policies and guidance for achieving the statutory purposes of the National Park where this affects the use and development of land.

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<sup>2</sup> [Environment Act 1995 \(legislation.gov.uk\)](http://legislation.gov.uk)

3.9 Development Plan Documents (DPDs) (including Neighbourhood Plans) are statutory planning documents subject to independent examination, principally by the Planning Inspectorate.

3.10 As shown in Fig.1 below, the DPDs for the Peak District National Park currently consist of the Core Strategy (2011), the Development Management Policies (DMP) (2019), the Policies Map and any Neighbourhood Plans that have been made (adopted).

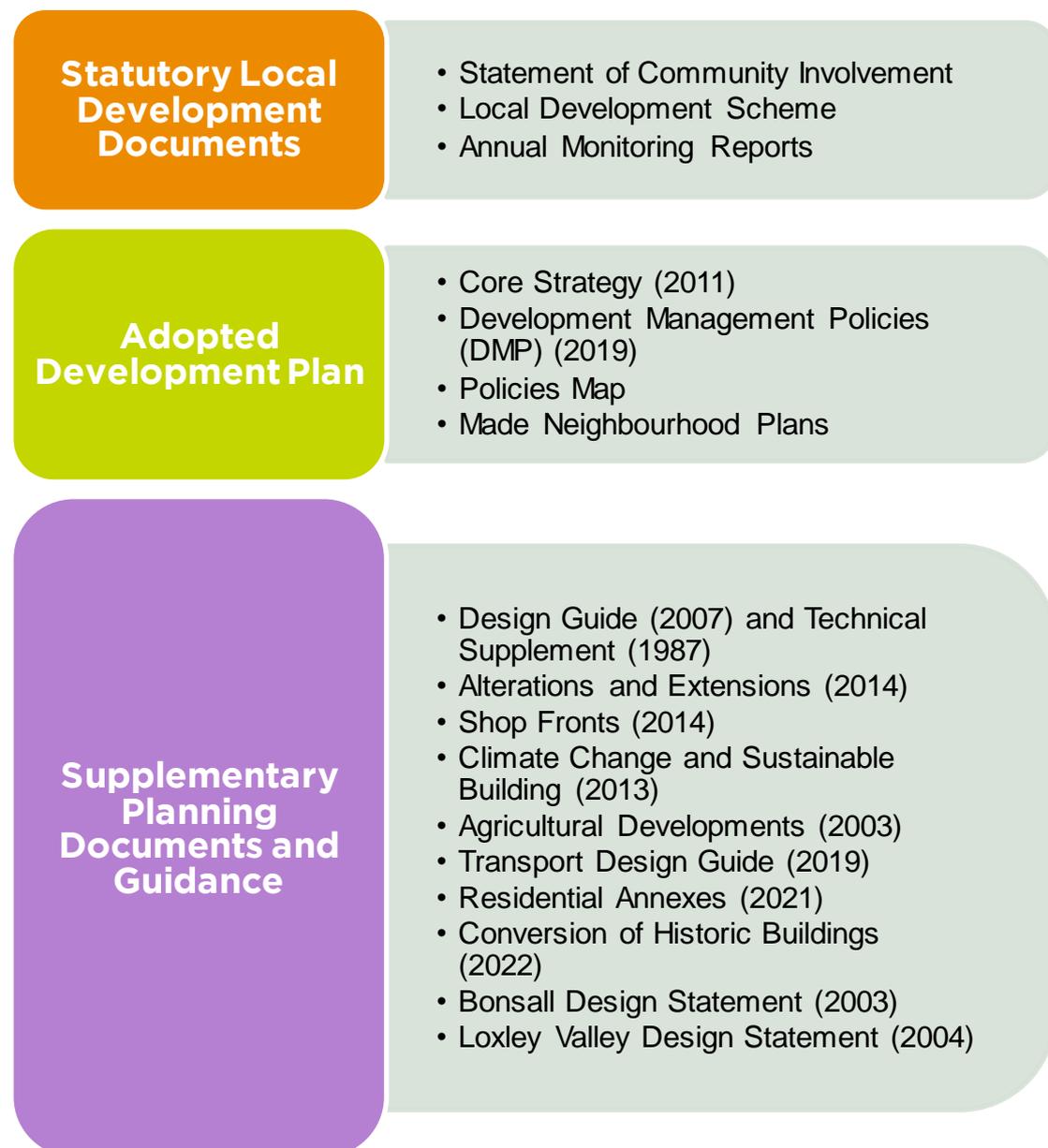


Fig 1. Peak District National Park Local Development Plan documents

## Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG)

- 3.11 Supplementary Planning Documents (SPDs) give more detailed advice on how to comply with the policies contained in DPDs. They will be subject to full public consultation but will not be subject to independent examination.
- 3.12 The adopted Supplementary Planning Documents and Guidance are not formally part of the development plan, but are material considerations in planning decisions. These will remain in force until they are replaced.
- 3.13 A list of all SPDs and earlier Supplementary Design Guidance (SPG) can be found in Fig. 1.
- 3.14 Since 2016 three new Supplementary Planning Documents (SPD's) have been adopted by the Authority covering Transport Design, Residential Annexes and Conversion of Historic Buildings. The adoption of the Development Management Policies in 2019 incorporated guidance on affordable housing and therefore the 2003 SPG on this topic has been withdrawn.

## Neighbourhood Plans

- 3.15 Neighbourhood Plans offer local communities (via a Neighbourhood Forum or Parish/Town Council) the opportunity to prepare locally specific policies that can become part of the local development plan. They must be in general conformity with strategic policies and meet other basic conditions.
- 3.16 At the time of writing the Authority is currently supporting five communities across the National Park in bringing forward their local aspirations to neighbourhood plan status. Five plans have already been formally made (adopted) in Holme Valley, Dore, Chapel-en-le-Frith, Leekfrith and Bradwell. The current list of designated neighbourhood areas is as follows:
- Holme Valley (Kirklees) – plan made 2021
  - Dore (Sheffield) – plan made 2021
  - Leekfrith (Staffordshire Moorlands) – plan made 2021
  - Bradwell (Derbyshire Dales) – plan made 2015
  - Chapel-en-le-Frith (High Peak) – plan made 2015
  - Chinley, Buxworth and Brownside (High Peak)
  - Bakewell (Derbyshire Dales)
  - Whaley Bridge (High Peak)
  - Hartington (Derbyshire Dales)
  - Saddleworth (Oldham)
  - Brampton (North East Derbyshire)
  - Great Hucklow and Foolow (Derbyshire Dales)

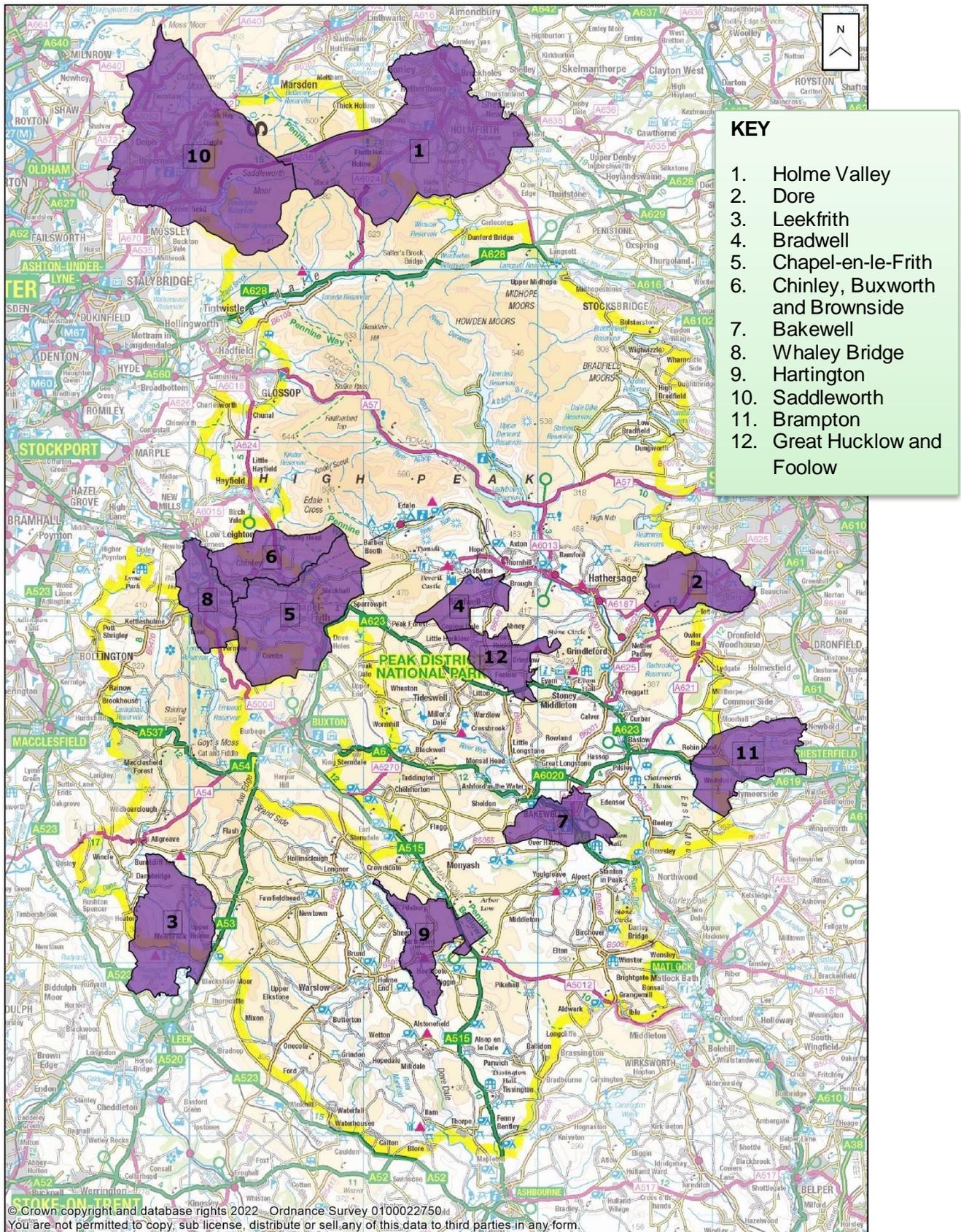


Fig 2. Neighbourhood Plan areas across the Peak District National Park

3.17 The Community Policy Planner based within the Policy and Communities Team continues to maintain long-term support for community-level work.

## **4 Plans we are working on**

- 4.1 The Authority is currently undertaking a review of its Local Development Plan, which will result in combining the Core Strategy and DMP document into one Local Plan document, along with the adoption of an updated Policies Map. Please see Appendix 1 for further information on timelines.
- 4.2 During the Local Plan review we also aim to produce additional design guidance that will address 'gaps' in existing guidance to cover: new housing; space between buildings; details, finishes and materials; contemporary design; and climate change and sustainable building.
- 4.3 We will continue to give advice and assistance to the five parish councils currently writing Neighbourhood Plans as referenced in para. 3.16, and to any others that designate new Neighbourhood Areas.

## **5 Relationship to National Park Management Plan**

- 5.1 The current National Park Management Plan (NPMP) (2018-2023) provides a vision for the future of the Peak District, to be achieved in partnership with all agencies and stakeholders with an interest in the Park. At the time of writing the NPMP is being reviewed and will be adopted at the end of 2022. The new Local Plan will be aligned to the new NPMP.
- 5.2 The NPMP also sets out the Special Qualities of the PDNP. The current Local Plan policies aim to conserve and enhance these special qualities. The new Local plan will continue to do this.

## **6 Duty to Co-operate**

- 6.1 The Authority maintains regular dialogue with all of the constituent and adjoining authorities that make up the PDNP as displayed in Fig. 3 below. Although regional authorities no longer exist, regions as a geographical and statistical entity do still exist so are shown for illustrative purposes.

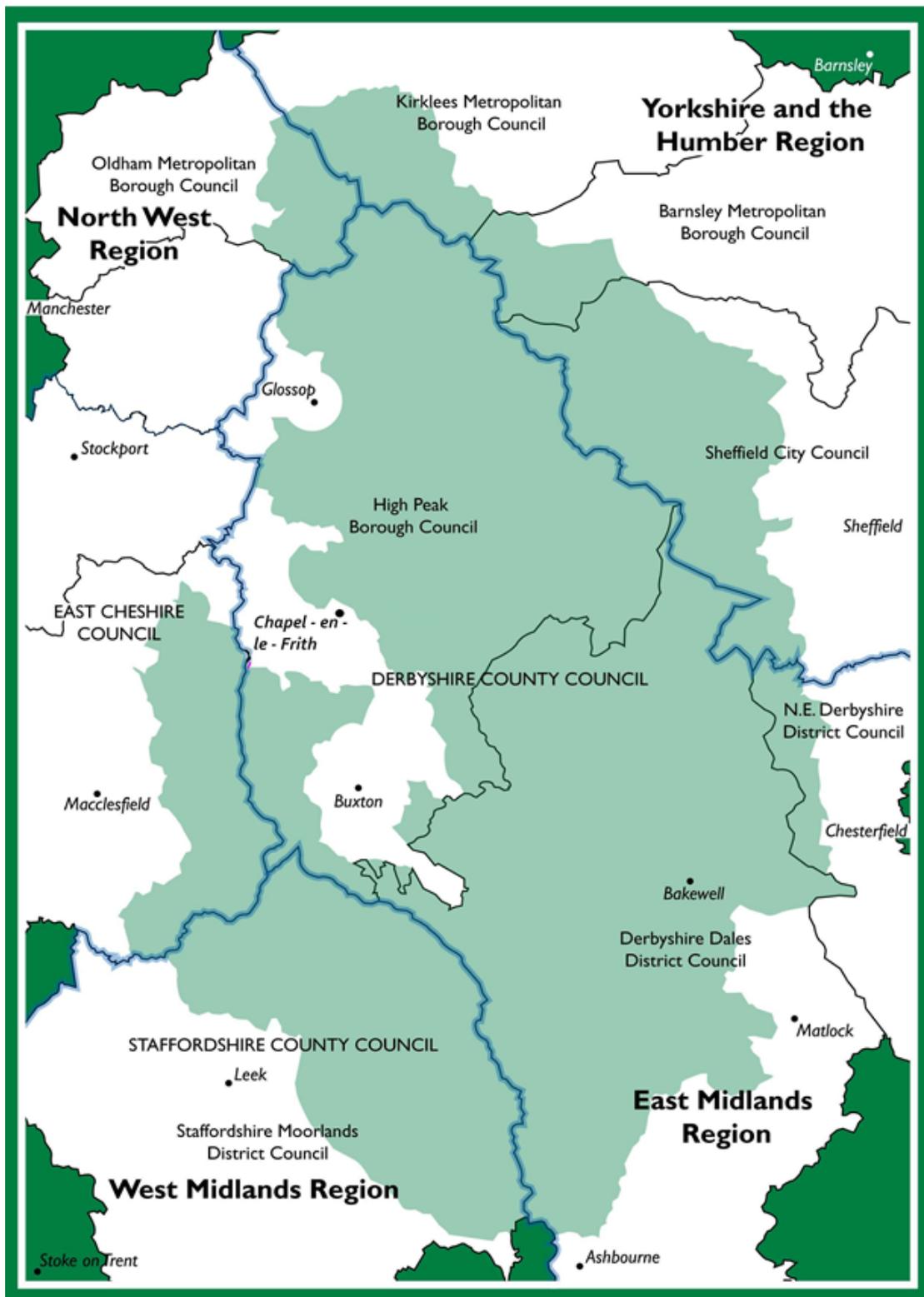


Fig 3. Local Administrative Context Showing Constituent and Neighbouring Authorities

6.2 Various methods are used to satisfy the legal duty to cooperate under the Localism Act 2011. In addition to formal consultation on plan making, the following are examples of the varied forms of joint work that take place on cross boundary strategic planning matters:

- Regular meetings with planning colleagues of constituent and adjoining authorities under the banner of the Duty to Cooperate
- A formal memorandum of understanding with High Peak Borough Council on cross boundary policy and delivery matters
- Wide range of jointly commissioned evidence studies at District and County levels
- Attendance at Planning Policy Officer Group meetings for Derbyshire
- Cross boundary engagement on Neighbourhood Plans
- Discussions with partner organisations through the National Park Management Plan partnership and its various forums
- Joint Aggregates Assessment with Derbyshire County Council.

## **7 Managing the evidence base**

- 7.1 The LDP draws on a range of evidence from within and outside the Authority, including jointly-commissioned studies. All evidence informing the current review of the Local Plan is publicly available [here](#).
- 7.2 The evidence that informed the Core Strategy is publicly available [here](#) and DMP evidence [here](#).
- 7.3 [Annual Monitoring Reports](#) assess performance of policy and are a valuable source of evidence for plan review.

## **8 Monitoring and Review**

- 8.1 An Annual Monitoring Report (AMR) describing the implementation of the local development scheme and the extent to which policy objectives are being achieved, has been produced on an annual basis up until 2016/17. For the period 2017-19 a reduced version of the report has been produced, which covers housing and cases contrary to policy.
- 8.2 It is intended that prior to the submission of the reviewed Local Plan to the Secretary of State an updated AMR will be produced.

## **9 Management process and resources**

- 9.1 The Policy and Communities Team is responsible for preparing and writing the Local Development Plan. Advice from other specialist officers is sought at key stages, typically from the Minerals, Cultural Heritage, Landscape, Ecology and Strategy and Performance Teams.
- 9.2 The Policy and Communities Team Manager is responsible for programme management, working with the Head of Planning. Managers are aware of areas of risk and uncertainty, and have appropriate contingencies. Regular programme management meetings link the Planning Service with the Authority's broader Policy, Land Management and Rural Development functions.

- 9.3 A local plan review member steering group works closely with the Policy and Communities Team. The Chair and Vice Chair of Planning Committee, the Authority Chair, and various lead members are represented.

## Appendix 1: Local Development Scheme summary timetable

Document title	Status	Role and content	Geographical coverage	Chain of conformity	Pre-production survey and involvement	Date for pre-submission consultation	Date for submission to Secretary of State	Proposed date for adoption
Revised Statement of Community Involvement	LDD	Describes how stakeholders and the community will be involved in plan-making and planning applications.	Whole National Park	N/A		Feb 2023	N/A	Spring 2023
Revised National Park Local Plan Parts 1 and 2 combined	DPD	Setting the Spatial Vision and objectives, along with Core Policies as part 1 and detailed development management policies as part 2 with any proposals set out in accompanying Policies Map	Whole National Park	Consistent with Statutory National Park purposes and National Planning Policy	From 2020 to 2023	Jan 2024	2025	2026
Revised Policies Map	DPD	Illustrates the spatial application of local plan policies & proposals on an Ordnance Survey base map. Prepared with DPDs which identify policy areas or have site allocations.	Whole National Park	Consistent with DPD	From 2023	Jan 2024	2025	2026
Neighbourhood Plans	DPD	Policies to manage development, exploring settlement capacity, opportunities for affordable housing, businesses and community facilities as well as seeking opportunities to conserve and enhance and features of local value.	Parishes across the National Park.	To conform with the DPD and national planning policy	On-going from Jan 2013	On-going with communities at different stages	On-going with communities at different stages	On-going with communities at different stages

Annual Monitoring Report	N/A	Sets out progress in producing DPDs & SPDs and implementing policies, action needed to meet targets, and any changes needed.	Whole National Park	N/A	N/A	N/A	N/A	N/A
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### **Possible Future Supplementary Planning Documents**

- Additional design guidance to address 'gaps' in existing guidance to cover: new housing, space between buildings; details, finishes and materials; contemporary design; and climate change and sustainable building.
- Barn conversions
- Biodiversity net gain
- Development on farms

## Appendix 2: Supplementary Planning Documents and Guidance

Document title	Type	Status	Description	Conformity
Conversion of Historic Buildings	SPD	Adopted Feb 2022	Guidance for converting historic buildings providing a level of detail necessary to interpret national guidance in the context of the protected landscape.	Supplements CS L1 & L3 and DMP policies DMC5, DMC7 & DMC10
Residential Annexes	SPD	Adopted Feb 2020	Sets out the legal complexities surrounding ancillary residential accommodation and how it differs from incidental accommodation. Outlines when a condition or S106 would be used to prevent severance.	Supplements DMP policies DMC5, DMC10, DMH5, DMH7 and DMH8.
Transport Design Guide	SPD	Adopted June 2019	Provides further detail to transport design policy within the national park.	Supplements CS T3 and DMP policy DMT3.
Detailed Design for Alterations and Extensions	SPD	Adopted July 2014	Sets out the guidance in 2 parts firstly the approach to alterations dealing with changes to door and window openings, rainwater goods, the addition of rooflights, and on-site parking, and improvements to non-traditional houses. The second part deals with extensions, looking at a general design approach to ensure they fit well with their host buildings. Porches, garages and conservatories are discussed separately.	Supplements CS GSP3 and DMP policy DMC3.
Detailed Design for Shopfronts	SPD	Adopted July 2014	Sets out the approach to creating good shop fronts in the National Park. It covers aspects such as design, signage and lighting.	Supplements CS GSP3 and DMP policies DMC3, DMS4 & DMS5.

Climate Change and Sustainable Buildings	SPD	Adopted March 2013	Encourages high sustainability standards in all new development, gives guidance on renewables and low carbon technologies and issues of water and flood management.	Supplements CS policies CC1, CC2, CC4, CC5
Peak District Design Guide	SPD	Adopted January 2007	Sets out design principles for new development, encouraging high quality modern design that reflects the Peak District building tradition.	Supplements CS GSP3 and DMP policy DMC3.
Loxley Valley Design Statement	SPG	Adopted 2004	Extract from design statement prepared by Loxley Valley Design Group.	Supplements DMP policy DMC3.
Agricultural developments in the Peak District National Park	SPG	Adopted 2003	Sets out guidance on the most appropriate ways for future agricultural development, particularly with regard to new agricultural buildings.	Supplements CS policies GSP1, DS1, E1 & E2 and DMP policy DME1.
Bonsall Village Design Statement	SPG	Adopted 2003	Extract from village design statement produced by Bonsall Village Group.	Supplements DMP policy DMC3.

### Appendix 3: Profiles for documents in the Local Development Scheme

#### STATEMENT OF COMMUNITY INVOLVEMENT

Document details	What is its role and content?	The document describes how stakeholders and the community will be involved in the LDF and planning applications. It also shows links between the LDF & National Park Management Plan.
	Status	LDD
	Chain of conformity	N/A
	What area does it cover?	The Peak District National Park.
Timetable	Previous version adopted	May 2012
	Draft SCI consultation	May 2018
	Revised SCI adopted	July 2018
Production	Which department will lead the process?	Policy and Communities Team.
	What resources are required?	Assistance from the Marketing and Communications Team.
	How will its production be managed?	Local Plan Review Member Steering Group will consider draft and agree final submission. Authority Committee approves final document.
	How will stakeholders be involved?	Formal written consultation, media, Parish Councils, stakeholder meetings on request.
Post production	Monitoring and review	The document will be reviewed every 5 years. Next review due by 2023

## CORE STRATEGY

Document details	What is its role and content?	The document sets out the vision, objectives & spatial strategy (including Key Diagram) for the National Park, and the primary policies for achieving the vision.
	Status	DPD
	Chain of conformity	Consistent with national planning policy.
	What area does it cover?	The Peak District National Park.
Timetable	Adopted	October 2011
Production	Which department led the process?	Policy and Communities Team
	What resources were required?	The document was prepared using existing resources.
	How was its production managed?	LDF Project Board and Member Plans Review Task Team involved at all stages; Authority agree key options document and final submission document.
	How were stakeholders involved?	Formal written consultation, media, leaflets & brochures, exhibitions, stakeholder meetings, work with young people, Parish Councils, newsletter (detail included in SCI).
Review	When will the document be reviewed?	The Authority is currently undertaking a full Local Plan review which will replace this strategic document by 2026.

## DEVELOPMENT MANAGEMENT POLICIES

Document details	What is its role and content?	The document contains policies to ensure that development meets certain criteria and contributes to the achievement of the Core Strategy.
	Status	DPD
	Chain of conformity	To conform with the Core Strategy and national planning policy.
	What area does it cover?	The Peak District National Park.
Timetable	Adopted 2019	May 2019
Production	Which department led the process?	Policy and Communities Team
	What resources were required?	The document was prepared internally using existing resources.
	How was its production managed?	Policy Management Group and Lead Member Representatives involved at all stages; Authority agreed final submission document.
	How were stakeholders involved?	Formal written consultation, online engagement, media, leaflets & brochures, exhibitions, stakeholder meetings, Parish Councils, bulletins and newsletter (detail included in SCI).
Review	When will the document be reviewed?	The Authority is currently undertaking a full Local Plan review which will replace this Development Management document by 2026.