

Contents

1	Introduction.....	3
2	Planning in a National Park.....	5
3	Spatial Objectives and Strategic Housing Provision.....	12
4	Core Policies and Development Strategy.....	31
5	Biodiversity, Nature Recovery and Geodiversity.....	51
6	Cultural Heritage.....	56
7	Recreation and Tourism.....	64
8	Climate Change, Flood Risk and Sustainable Drainage.....	75
9	Housing.....	82
10	Rural Economy.....	110
11	Shops, Services and Community Facilities.....	119
12	Minerals and Waste.....	130
13	Travel and Transport.....	146
14	Utilities.....	163
15	Appendix: Policies and Policy Directions.....	170
16	Appendix: Local Green Space Maps.....	175
17	Appendix: Non-designated heritage assets.....	189
18	Appendix: English National Parks and The Broads: principles of an approach to housing.....	197
19	Appendix: Value Areas Map.....	201
20	Appendix: Active travel high level network.....	202
21	Appendix: Glossary.....	204

1 Introduction

A new Local Plan for the Peak District National Park is currently being prepared.¹ It will shape future development in the National Park to 2045 by setting out spatial objectives and the planning policies that will be used to guide decisions on development proposals and planning applications.

Scope of the consultation

This consultation document sets out our *Local Plan Preferred Approach* under Regulation 18 of the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#).

What is a Local Plan Preferred Approach?

It is the next step in the local plan review and contains draft planning policies or policy directions. It follows and takes into account responses to the first statutory local plan consultation (on *Issues and Options*) that took place in Autumn 2024 and considers other evidence regarding housing need, the local economy, design and viability in plan-making. Topic Papers set out detailed background information and justification.

[Report of Regulation 18 Issues and Options Consultation](#)

[local plan evidence](#)

[Topic Papers](#)

[Sustainability Appraisal of Preferred Approach](#)

What happens next?

We will consider comments and any other evidence and write a final draft plan. We will consult on this (under Regulation 19) in summer 2026 and submit it with comments and other prescribed documents to the Secretary of State in advance of the Government's December 2026 deadline.

How to get involved

A public consultation will run from *insert dates*. Visit the National Park Authority website to find out more.

[insert link to new webpage](#)

You can make comments at any time during this period:

- through the online portal via the above webpage
- by email to localplan@peakdistrict.gov.uk
- in writing to The Policy and Communities Team, Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE.

¹ In accordance with [Part 2 of the Planning and Compulsory Purchase Act 2004](#) as amended.

Structure of this Preferred Approach Consultation

Section 2: National Park planning context.

Section 3: Local Plan Outcomes, Spatial Objectives and Strategic Housing Provision.

Sections 4-14: Draft Policies or Policy Directions. Each thematic Section sets out:

- draft policies. These are in a blue-coloured box with a corresponding number and title.
- policy directions. These are in a buff-coloured box with a corresponding number and title. Policy Directions indicate aspiration and content of future policy but do not set out detailed requirements.
- whether the policy or policy direction is 'strategic' or 'development management'.² Cross referencing is by *policy title* and for the online version, by hyperlink.
- the policy aim.
- the policy justification with references and where relevant links to the background evidence.

Appendix 1 sets out all the new policies and policy directions and the relationship with current policy.

Appendix 7 contains the Glossary.

² The National Planning Policy Framework (para 21) says that 'plans should make explicit which policies are strategic policies.'

2 Planning in a National Park

Relationship between the Local Plan and the Management Plan

National Park Authorities are legally required to write a management plan *and* a local plan for their national park. A management plan sets out policies for the management of the Park and how different organisations will work together to achieve shared objectives. The local plan is the statutory development plan. The Peak District National Park Management Plan sets out a long term Vision and the Aims and Objectives that the new local plan will help to deliver.³

National policy and international context

The most significant legislation is listed below. (For a full analysis of all relevant legislation see the Sustainability Appraisal Scoping Report.)⁴

National Parks and Access to the Countryside Act 1949 as amended by the 1995 Environment Act

The Peak District is a national park for all to enjoy. National park purposes are legally defined.⁵ They are:

- to conserve and enhance natural beauty, wildlife and cultural heritage
- to promote opportunities for people to understand and enjoy the special qualities of the area.

We also have a duty in law to seek to foster the social and economic well-being of communities. Where there is an irreconcilable conflict between the statutory purposes, conservation takes priority.

The Environment Act 2021

The Environment Act 2021 mandated Local Nature Recovery Strategies and biodiversity net gain.

The Levelling Up and Regeneration Act (LURA) 2023

The LURA mandated a strengthened duty on public bodies to further the purposes of a national park (previously they were only required to 'have regard' to these purposes.)

³ [Peak District National Park Management Plan](#)

⁴ [FinalSAScopingReportForWebsiteV2.pdf](#)

⁵ [Environment Act 1995](#).

The National Planning Policy Framework

The Government's National Planning Policy Framework (December 2024) says that landscape and scenic beauty in national parks have the ***highest status of protection***.⁶ The scale and extent of development should be limited, and 'great weight' should be given to conserving and enhancing wildlife and cultural heritage. Major development should not take place unless there are exceptional circumstances and it is in the public interest. Whether or not development is 'major development' is a matter for the decision maker (the National Park Authority), taking into account its nature, scale and setting, and whether it could have a significant adverse impact on national park purposes.⁷

Consideration of such applications should include an assessment of:

- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy
- the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way
- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Government Vision and Circular

The Government's Vision for national parks (referred to throughout this report)⁸ sets out 5 priorities for action:

- a renewed focus on achieving park purposes
- adapting to and mitigating climate change
- securing a diverse and healthy natural environment, enhancing cultural heritage and inspiring lifelong behaviour changes
- fostering and maintaining vibrant, healthy and productive living and working communities
- partnership working.

The Climate Change Act 2008

The Climate Change Act 2008 requires that emissions of carbon dioxide and other greenhouse gases are reduced by at least 100% of 1990 levels (net zero) by 2050, and that climate change risks are adapted to.

International Union for Conservation of Nature

The International Union for Conservation of Nature (IUCN) is a global membership union of government and civil society organisations. It has developed the following protected area management categories:

- I (a) strict nature reserve (b) wilderness area

⁶ [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework)

⁷ The major development test for national parks is set out in paragraph 190 and footnote 67 of the National Planning Policy Framework.

⁸ [English national parks and the broads: UK government vision and circular 2010 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/english-national-parks-and-the-broads)

- II national park
- III natural monument or feature
- IV habitat or species management area
- V protected landscape or seascape
- VI protected area with sustainable use of natural resources.

UK national parks have long been regarded as a Category V protected area because in contrast with other categories, there is more human interaction and their main objective is to safeguard valued cultural and scenic character, as well as the habitats and biodiversity. A recent report on how well UK national parks fit the definition of an IUCN protected area suggests that they 'no longer qualify . . . in their entirety' because designation itself does not prevent or eliminate harmful exploitation or management practices (page 61).⁹

⁹ [Statements of Compliance for UK protected areas and 'other effective area-based conservation measures': 2023 review. Protected Areas Working Group of the IUCN National Committee UK](#)

Landscape Character

The Peak District National Park is an asset of international, national, regional and local importance. The area contains 1,438 sq km (555 square miles) of contrasting landscapes of spectacular natural beauty that contain important habitats and biodiversity. The landscape itself and the many villages, sites and features combine to create the Park's rich and unique cultural heritage.

The **Dark Peak** is an upland, gritstone landscape of open moorlands, reservoir valleys and in-bye pasture. Its unenclosed moorlands sit on peat and mineral soils and consist of blanket bog, heathland, rocky edges and rough grassland. Most of the moorland is of international value for its habitats and species, especially upland birds, with additional conservation designations covering almost half the Dark Peak. The blanket bog has a history of poor condition, but restoration work in recent years has started to reverse this.

The **White Peak** is a raised, undulating limestone plateau incised by steep-sided dales. The dales are of international wildlife value due to their flower-rich grassland, ancient ash woodlands and clean rivers that support various fish, invertebrates and birds. However, only 6% of the White Peak is formally designated for wildlife. The diverse and special habitats are often small, linear, fragmented and in variable condition.

The **South West Peak** is a crossroads where upland meets lowland creating spectacular gritstone edges. It is scenically and distinctly diverse. The upland core is open moorland dominated by blanket bog and heathland, often enclosed into large parcels. At the fringes, the land falls away to gentle slopes, dissected by steep wooded cloughs. At lower elevations, fast-flowing streams open out to form wider river valleys characterised by permanent grassland with rushy pasture, species-rich hay meadows and improved productive farmland.

Special Qualities

National parks all have their own set of 'Special Qualities'. (The term derives from national park legislation.) For the Peak District we define these as:

1. Beautiful views created by contrasting landscapes and dramatic geology. This includes:

- the combination and diversity of contrasting landscapes and geology that create natural beauty
- trees, woodlands, wetlands, rivers, hedgerows, stone walls, field barns and other landscape features
- significant geological features such as rock outcrops, caves and deep dales
- open skylines and long views
- the intimate mosaic of landscapes.

2. Internationally important and locally distinctive wildlife and habitats. This includes:

- designated and non designated habitats supporting a rich range of wildlife
- unique mix of species both protected and non-protected, some at the edge of their range such as the ring ouzel
- moors and bogs with rare upland birds like golden plover, lapwing and curlew
- woodlands, rivers, limestone cliffs and species rich grassland.

3. Undeveloped places of tranquility and dark night skies within reach of millions. This includes:

- sense of wildness, remoteness, timelessness and escape
- distinctly tranquil and undeveloped character.

4. Landscapes that tell a story of thousands of years of people, farming and industry. This includes:

- towns, villages, ancient monuments and sites, farmsteads, field barns, historic field patterns and other heritage assets
- great estates, and registered parks and gardens
- ancient mineral workings, rakes, mills and lime kilns
- trade and transport routes with ancient portways, Roman roads, waymarked turnpike roads, packhorse routes, salt-ways and green lanes.

5. Characteristic settlements with strong communities and traditions. This includes:

- the distinctive character of hamlets, villages and towns that developed through time and reflect the local environment, for example by use of locally available stone
- the wealth of historic buildings: manor houses, churches, schools, farmhouses, inns, shops and industrial buildings of all sizes, from large mills and factories to small smithies and workshops
- communities that are thriving and sustainable and able to sustain those things that are important to them, including local traditions such as Well Dressing.

6. An inspiring space for escape, adventure, exploring and quiet reflection. This includes:

- the network of trails, public footpaths, bridleways, and quiet lanes and open access land

- places to experience tranquility and quiet enjoyment
- places to experience outdoor recreation and adventure
- places to improve physical and emotional well-being
- visitor attractions such as stately homes, castles and churches, caves.

7. Vital benefits for millions of people that flow beyond the landscape boundary. This includes:

- clean earth, air and water
- flood prevention, carbon sequestration and the potential for nature recovery
- special value attached to the national park by residents and visitors
- the flow of landscape character across and beyond the National Park boundary, providing a continuity of landscape and valued setting for the National Park
- environmentally friendly methods of farming and working the land.

Key Facts

The Peak District:

- has 2,143 listed buildings (93% Grade II, 5% Grade II*, 2% Grade I) and 109 conservation areas.
- contains over 3,000 farm businesses.
- is home to around 36,000 people. Population has declined by 5.3% since 2011 with the number of young and working age people down by 17.9% and 12% respectively.¹⁰
- is surrounded by market towns and conurbations. For generations it has been an important place for escape and recreation.
- has a large amount of open access land and a network of footpaths, bridleways, green lanes and multi-user trails on former railways. Edale is the southern start point of the Pennine Way and Hartington Station, with its dedicated facilities, is the most convenient southern start-point for horse riders on the Pennine Bridleway.
- has a mix of roads including parts of the National Highways strategic road network (A616 and A628 trunk roads) and strategic local highway authority cross-Park roads (A6, A619/A621/A623, A57 and A515).
- is crossed by the Hope Valley Railway linking Manchester and Sheffield. There are stations at Grindleford, Hathersage, Bamford, Hope and Edale.
- is intrinsically linked to its surrounding market towns. They act as focal points for business investment and economic development and as gateways into different areas of the National Park. Levels of both in and out-commuting are high and vital services located there are reasonably accessible to residents within the Park.
- contains many functioning reservoirs that were built to supply clean drinking water to neighbouring urban populations. The Upper Derwent Valley, the Goyt Valley, the Sheffield Lakes region and the Longdendale Valley are also popular visitor destinations because of their scenic beauty and recreational opportunities.
- is crossed by high voltage power lines (visible through Longdendale) and gas mains (invisible).
- is rich in commercially valuable minerals used mainly in construction and industry. Their extraction has taken place for thousands of years and contributes to the distinctive built heritage. Mineral extraction continues today but is contentious because of the conflict with national park purposes.
- presently has 10 constituent authorities: 2 county councils (Derbyshire and Staffordshire), 3 district councils (Staffordshire Moorlands, North East Derbyshire and Derbyshire Dales), a borough council (High Peak Borough Council) and 5 single tier authorities (Cheshire East, Oldham, Kirklees, Barnsley and Sheffield.)

¹⁰ [Microsoft Word - 66287_01 Peak District HNA 13.04.23.DOCX](#)

3 Spatial Objectives and Strategic Housing Provision

Vision

Our Vision is set out in the National Park Management Plan (NPMP):

“By 2043 the Peak District National Park is exemplary in its response to climate change and nature recovery. Its special qualities and resilience as a living landscape have been significantly enhanced. It is a welcoming place where all are inspired to care and communities thrive.”

Outcomes

These describe what we want to see and apply to the whole National Park. They are derived from the National Park Management Plan.

Spatial Objectives

These set out how planning policy will achieve the Outcomes. They may apply to the whole National Park, or to specific areas or themes.

Strategic Housing Provision

This is the indicative overall level of housing provision that planning policies aim to support.

Outcome 1: A sustainable level of development where the Peak District's Special Qualities and resilience as a living landscape have been significantly enhanced

Spatial Objectives for sustainable development

Relevant to the whole National Park and all policies

To manage development in a way that delivers National Parks' Purposes and Duty.

To conserve and/or enhance our Special Qualities.

To fulfill our vital role in nature recovery and climate change mitigation and adaptation.

To take account of the Peak District National Park's close proximity to, and two-way relationship with, nearby market towns and large conurbations.

Outcome 2: The Peak District National Park is a resilient landscape in which nature, beauty, and cultural heritage are significantly enhanced

Spatial Objectives for landscape

Relevant to the whole National Park and all policies

To manage development in accordance with the Authority's Landscape Strategy objectives (summarised below), paying close regard to landscape character types:- Appendix 1 of the Landscape Strategy.

- 1 Enhancing our moorland landscapes to deliver greater biodiversity, carbon storage, flood storage and sense of 'wildness'.
- 2 Supporting the farm economy while conserving or enhancing the landscape.
- 3 Promoting a more wooded landscape, where trees and woodlands form part of a wider landscape mosaic.
- 4 Conserving, maintaining and enhancing the historic built environment and characteristic historic patterns of settlement, enclosure & land use in the landscape.
- 5 Promoting a more biodiverse landscape, where nature recovery is enhanced.
- 6 Using our understanding of past human land use and activity to inform decision making.

Outcome 3: The Peak District is a place where nature recovers and biodiversity flourishes

Spatial Objectives for biodiversity and nature recovery

Relevant to all policies and specific areas of the National Park

To manage development so that:

- the *Peak District Nature Recovery Plan* outcomes are delivered (as set out below), paying close regard to specific habitats and species. (This objective aligns the Local Plan with the 6 constituent Local Nature Recovery Strategies)
- the potential for biodiversity within development and the built environment is maximised
- conflicts arising from increased recreation and tourism are managed and mitigated.

Trees

More woodland, trees and scrub

Trees and woodlands managed for the future

Plantation ancient woodlands restored

Productive forestry supporting nature recovery

Moorland

All blanket bog restored

Structurally diverse upland mosaics

More trees and scrub

Farmland

Nature friendly farming producing food and wildlife

Species rich grasslands protected and restored

A network of ponds for wildlife

Farm buildings incorporating features for wildlife

Water

Water taking its natural course

Natural flood management benefitting nature

Barriers to fish passage removed or mitigated

Waters free of invasive non-native species

Clean water

Wilder landscapes

Working in partnership at scale

Natural processes restored

Restore complex food webs and trophic cascades

Economics

Sustainable farm businesses delivering nature recovery

Nature tourism opportunities

Outcome 4: Cultural heritage and the built environments of the National Park are conserved and enhanced as part of an ever-changing landscape

Spatial Objectives for cultural heritage and the built environment

Relevant to all policies and specific areas of the National Park

To manage development through consideration of landscape character, cultural heritage, the distinctive character of settlements and the Peak District National Park's Special Qualities.

To conserve and/or enhance designated and non-designated heritage assets, including conservation areas, listed buildings and their setting and historic farmsteads and their setting.

To identify opportunities for and seek to deliver enhancement elsewhere.

Outcome 5: The Peak District is a welcoming place where all are inspired to enjoy, care for and connect to its special qualities.

Spatial Objectives for recreation and tourism

Relevant to the whole National Park, specific areas of the national Park and to economy and recreation policies

Recreation

To support development in settlements, including for visitor management.

To support development in defined 'recreation hubs', including for visitor management.

To support work that maintains and enhances the rights of way network.

To safeguard the multi-user recreational trails, and to expand this network.

Tourism

To support the provision of a range of visitor accommodation including:

- through the change of use of traditional buildings (heritage assets) or other suitable buildings, primarily on farmsteads.
- sites for temporary accommodation (tents, caravans or campervans) that are well-suited to the location.
- new hotels and aparthotels in converted traditional buildings (heritage assets) or on other previously developed land in suitable locations where significant enhancement to Special Qualities can be delivered.

Outcome 6: Peak District National Park communities are thriving and sustainable places where all generations can live healthy and fulfilled lives

Spatial Objectives for thriving and sustainable communities

Relevant to the whole national park, specific areas of the national park and to policies for housing, business, shops, services and community facilities

To support thriving and sustainable communities in accordance with our agreed definition.¹¹

To support a prosperous rural economy.

To support the provision and retention of community services and facilities.

To retain homes as primary residencies.

To enable the delivery of up to **1579** new homes by 2045 (indicative strategic housing provision for the 20-year plan period) to address identified housing need, through:

- the redevelopment of brownfield and enhancement sites for open market, affordable and intermediate homes
- the conversion of listed buildings and heritage assets as open market homes
- development on greenfield sites for restricted market affordable and intermediate homes to meet identified local need.

To allow new-build housing development in settlements and hamlets at a scale that is proportionate to the need identified and the capacity for development.¹²

To distribute housing development across constituent local authority areas as set out in the Table below.

¹¹ [Thriving and Sustainable Communities Definition.](#)

¹² Capacity for development includes landscape and Special Qualities and other sustainable development considerations, as well as the level of or potential to expand community services and facilities and employment sites, and the potential for walking, cycling and public transport.

Annual strategic housing need and indicative provision (dwellings per annum/dpa) by landscape area, local authority and type of development 2025-2045				
Landscape Area/Local Authority	Peak District	White Peak	Dark Peak	South West Peak
It is likely that Derbyshire Dales, High Peak and North East Derbyshire will become part of one unitary authority. If so, the indicative housing provision for the new local authority area will be (White Peak + Dark Peak.)		Derbyshire Dales	High Peak Barnsley Kirklees North East Derbyshire Oldham Sheffield	Staffordshire Moorlands Cheshire East
Total Housing Need to 2045 Locally derived method	95	63	19	13
Total Housing Provision to 2045	79	52	16	10
Of which expected to be brownfield/enhancement/conversion <i>(Open market, affordable and intermediate homes)</i>	59	39	12	7
Of which expected to be new homes on greenfield sites in and on the edge of villages <i>(Restricted market affordable and intermediate homes to meet identified local need.)</i>	20	13	4	3

Why do we have to set out the 'Strategic Housing Provision' and how do we work it out?

National Planning Policy Framework: Housing Need and Housing Requirement (Housing Provision)

Detailed evidence to support the Peak District Local Plan Housing Need and Housing Requirement is set out in the *Spatial Strategy and Strategic Housing Topic Paper*. The National Planning Policy Framework (NPPF) states that to determine the minimum number of homes needed, strategic policies should be informed by a 'local housing need [LHN] assessment, conducted using the standard method set out in national planning practice guidance' (para 62).

The NPPF (at para 69) and Planning Guidance state that once local housing need has been assessed, authorities should then assess *the amount of new homes that can be provided* in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters. This establishes the 'housing requirement', which is the minimum number of homes that a plan seeks to provide during the plan period.¹³

NPPF and Planning Guidance requirements *for housing* must be reconciled with NPPF requirements *for National Parks*. The former promote a high level of housing development whereas the latter recognise National Park purposes and limit the scale and extent of development. It is also important to recognise that the Government does provide general housing targets for National Parks.¹⁴ The Peak District National Park Housing Requirement therefore is not a target but a realistic assessment of the amount of housing need that can be met. We will refer to this as the 'Housing Provision'.

Housing need: standard method

The standard method assessment for the Peak District National Park results in a housing need of between 270 and 362 dwellings per annum (depending on the Affordability Ratio that is applied).¹⁵ Over a 20-year plan period this translates to between 5,400 and 7,240 new homes.

For the purposes of apportioning standard method housing need, the Authority accepts Derbyshire Dales District Council's assessment of 158 dwellings per annum in the Derbyshire Dales part of the National Park.¹⁶

The standard method housing need figure:

- does not satisfy NPPF para 11b as the overall scale of development would lead to adverse impacts.
- is not in accordance with the first purpose of National Parks because the scale of development is harmful to landscape, wildlife and cultural heritage.
- is not compliant with the National Parks' Duty or the Government *Vision and Circular for National Parks* because the homes would not be locally needed or affordable.
- is not compliant with the National Park Management Plan because although population effects would be addressed, the homes would not be locally needed, affordable or restricted to local people.

¹³ Planning Practice Guidance Paragraph: 040 Reference ID: 2a-040-20241212

¹⁴ National Parks Circular para 78.

¹⁵ [Microsoft Word - 66287_02 PDNP Housing Needs SM3 140225\(33364687.4\)](#)

¹⁶ This figure is slightly lower than the Authority's own analysis due to the methodology applied.

Housing need: locally derived method

Planning Guidance advises that National Parks may use a locally determined method for identifying housing need, taking into consideration the best available evidence on the amount of existing housing stock within their planning authority boundary, local house prices, earnings and housing affordability. The proportion of the local authority area that falls within and outside the National Park or Broads Authority area should also be considered.¹⁷

English National Parks and the Broads Authorities have devised a set of common principles to aid the interpretation of national policy and guidance and to assist in devising a locally determined method for identifying housing need. These are set out in full in the Appendix and summarised below.

Principle One: National Parks and The Broads Purposes.

National Parks and The Broads are treasured, beautiful landscapes, rich in cultural heritage and wildlife for all to enjoy. They were born of a post-war consensus that holds true today – that our countryside is much loved and needs conservation and enhancement. Purposes established at that time remain hugely relevant for the country's new challenges: our health and well-being, clean air and water, and the nature and climate that all our futures depend on.

Principle Two: Housing Need Standard Method

The standard method is a starting point for assessing housing need and plan-making.

Principle Three: elements of an alternative approach to need and assessment.

In establishing a local plan housing need and from there a subsequent provision, Authorities will set out their objectives having regard to our statutory purposes and duty. In seeking to understand housing need in a National Park/The Broads context, we will look at population, housing stock, affordability and community services.

An understanding of development capacity is a key part of this process. We cannot build homes at the volume that would be required to impact on affordability without irreparable damage to the very purpose of designation

Principle Four: Policy and plan-making.

Authorities will develop positively framed policy to meet their housing provision and objectives. We will work with partners collaboratively to achieve solutions. Whether through the duty to co-operate or any subsequent arrangements, through our own mechanisms and groups, this is to deliver a sound Local Plan and supply of dwellings. We are aware of Devolution and emerging Spatial Development Strategies and will work pro-actively to contribute to such plans.

¹⁷ PPG ID: 2a-014-20241212

Principle 5: Delivery.

Authorities will collaborate and build partnerships to encourage best practice in delivery.

Housing Need Assessment

In accordance with planning guidance and the above principles, different housing needs methodologies and results have been tested against a set of national and local criteria. This is summarised below.¹⁸

A locally derived housing need figure of 95 dwellings per annum (dpa) is most compatible across all criteria. (It should be noted that this aligns with the previous standard methodology which resulted in a housing need figure for the Peak District National Park of 100 dpa.)

Methodology	Housing Need (dwellings per annum dpa to 2045)	Assessment against local and national criteria
Affordable Need (prescribed methodology)	Between 88 and 112 dpa	Satisfies NPPF criteria but not compliant with National Park Purposes as overall scale of development on greenfield sites would lead to adverse impacts.
Natural population change	No homes needed	Compliant with National Park purposes but does not address Duty or National Park Management Plan objectives. Significantly less than standard method.
Stable population	16 dpa	Compliant with National Park Purposes, addresses Duty and Management Plan objectives somewhat. Significantly less than standard method.
Dwelling-led population scenario (population would increase by around 1,731 by 2045 if homes built are primary residence)	48 dpa	Compliant with National Park Purposes (if mix of enhancement sites, conversion and greenfield), addresses Duty and Management Plan objectives somewhat. Significantly less than standard method.
Dwelling-led population scenario (population would increase by around 4,247 by 2045 if homes built are primary residence)	95 dpa	Compliant with National Park Purposes (if mix of enhancement sites, conversion and greenfield) addresses Duty and Management Plan objectives. Somewhat less than standard method.
Dwelling-led population scenario (population would increase by around 7,191 by 2045 if homes built are primary residence)	150 dpa	Not compliant with National Park Purposes as overall scale of development would lead to adverse impacts. Somewhat less than standard method.

¹⁸ See *Spatial Strategy and Strategic Housing Topic Paper* for detailed analysis.

The table below shows how a housing need of 95 dwellings per annum would be split between landscape/local authority areas according to stock proportion.

Associated Planning Authority	No. dwellings inside PDNP (census adjusted to 2023)	proportion of stock (%)	95 dpa by stock proportion
N E Derbys	40		
Barnsley	50		
Kirklees	109		
Oldham	41		
High Peak	3,034		
Sheffield	418		
Dark Peak	3,629	20	19
Derbyshire Dales	12,294		
White Peak	12,294	66	63
Cheshire East	636		
Staffs Moorlands	1,879		
South West Peak	2,515	14	13
Peak District TOTAL	18,501	100	95

Housing Provision (Housing Requirement)

Subject to any adverse findings from the detailed Landscape and Visual Impact Assessments currently being undertaken by consultants, our estimated Housing Provision is 79 dwelling per annum. This is calculated in accordance with Guidance by assessing land availability and windfall.

Land availability

The initial site assessment shows that 43.14ha of land is available for housing development. Assuming a density of 25 dwellings per hectare that generates 1,078 units or 54 dwelling per annum over a 20-year plan period.¹⁹

It should be noted that this is an overly optimistic assessment. With regard to the sites submitted via the call for sites, a landscape and visual impact assessment is yet to be undertaken and some greenfield sites may have been submitted in the hope of developing market homes on them (even though the call for sites was clear that such sites are for market-restricted homes).

It is reasonable to assume that around a third of the available area would not subsequently come forward. On this assumption, 28.76ha of land would be available generating 719 dwellings or 36 dwellings per annum over a 20-year plan period.

Windfall assessment

The Authority operates an 'exceptions' approach to housing development, therefore completions data is a good proxy for estimating Windfall. Excluding holiday, ancillary and agricultural worker homes, 43 dwellings a year are completed on average.

Spatial Split

Housing provision is split by stock proportion in line with the NPPF and Guidance. Based on past delivery rates it is reasonable to assume that around a quarter of new dwellings will be on greenfield sites in and adjacent to settlements, and around $\frac{3}{4}$ will be conversions.

¹⁹ See *Spatial Strategy and Strategic housing Topic Paper* for detail.

Outcome 7: The Peak District has a flourishing economy in accord with nature recovery and climate change mitigation

Spatial Objectives for the economy

Relevant to the whole national park, specific areas of the national park and to policies for business

The overall ambition is (to the extent that can be achieved through the planning system and within a protected landscape) for a thriving economy that is balanced with available jobs, homes and workforce. To do this we will:

- Support business, agriculture, forestry, land management, and rural enterprise that conserves and/or enhances the Special Qualities of the National Park and contributes to thriving and sustainable communities.
- Support appropriate diversification of agriculture and land management businesses.
- Support innovative and high-tech businesses that require skilled, high wage jobs that enable people to stay and earn their living in the National Park and compete in the local housing market.
- Encourage the effective re-use of heritage assets and other suitable buildings.
- Support improvements to digital connectivity.
- Enhance the role of Bakewell as an agricultural market town and centre for business.
- Protect employment sites in sustainable locations.
- Support flexible business space for economic resilience.
- Promote nature recovery and mitigation of environmental concerns.
- Promote a positive contribution towards meeting net zero carbon emissions.

Outcome 8: The Peak District National Park is more resilient and net-zero by 2040 through its exemplary response to climate change

Spatial Objectives for climate change and sustainable building

Relevant to the whole national park, specific areas of the national park and to policies for climate change and design

To support the positive management of landscape change and adaptation to the changing climate, in a way that is responsive to the landscape's distinctive cultural character and Special Qualities.

To contribute to nature recovery, carbon sequestration and flood prevention.

To protect open skylines and long views.

To support work to create and manage floodplain landscapes and make space for water.

To support work to protect and enhance peat.

To support design, construction and adaptation that enables transition to a low carbon future and respects or complements the built tradition and character of settlements and landscapes.

To support sensitively-sited, small-scale renewable energy infrastructure.

Outcome 9: residents, visitors and businesses can travel within and across the National Park in ways that conserve or enhance Special Qualities

Spatial Objectives for travel and transport

Relevant to the whole national park and to policies for travel and transport

To deliver a pattern of development for homes, businesses and community facilities that reduces the need to travel and enables travel by sustainable means.

To resist proposals, including for new and/or improved roads, that would lead to an increase in cross-park traffic.

To support facilities and infrastructure for the switch to low/zero carbon transport.

To safeguard and extend the existing strategic multi-user trails.

At Recreation Hubs, to work with highway authorities, landowners and residents to facilitate the delivery of comprehensive travel and transport solutions so that traffic, and the consequent impact on Special Qualities, is reduced.

To protect the National Park's landscape, wildlife and other Special Qualities, and people (local communities and visitors enjoying quiet recreation) from the adverse impacts of vehicular traffic.

Outcome 10: the adverse impact of minerals and waste operations is reduced and sites make a significant strategic contribution to the nature recovery network

Spatial Objectives for minerals and waste

Relevant to the whole national park and to policies for minerals and waste

To deliver sustainable mineral extraction that contributes to the supply of minerals to meet the local, regional and national need whilst minimising any potential impacts in the context of the protected landscape and the highest level of protection afforded to it in order to accord with National Park purposes.

To allow small-scale building and roofing stone quarries.

To require site restoration that delivers significant long-term landscape enhancement (from current position) and makes a major contribution to nature recovery.

To consider proposals at Hope cement works in the context that operations will cease in 2042 at the latest.

To resist large-scale waste management facilities.

To allow small-scale waste facilities that serve local communities.

4 Core Policies and Development Strategy

Core Policies are so called because they establish the principles governing all development in the National Park. All planning applications must conform to Core Policies.

The Development Strategy is a Core Policy that sets out in broad terms what development can happen where.

The Aims of the Core Policies and Development Strategy are to deliver sustainable development within the context of National Park purposes and duty. They are relevant to the delivery of all the Local Plan Spatial Outcomes and Objectives.

The Government's National Planning Policy Framework (NPPF) sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. There are 3 objectives:

- economic - to help build a strong, responsive and competitive economy
- social - to support strong, vibrant and healthy communities
- environmental - to protect and enhance our natural, built and historic environment.

Policy 1

Securing National Park Purposes (core strategic policy)

- A. All policies must be read in combination.
- B. All development must be consistent with the National Park's legal purposes and duty.
- C. Where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle will be applied and the conservation and enhancement of the National Park will be given priority.
- D. Major development:
 - i will be defined in relation to any detrimental effect on the environment, landscape character, recreational opportunities or the Special Qualities of the National Park.
 - ii must not take place other than in exceptional circumstances.
 - iii will only be permitted following rigorous consideration of the criteria in national policy.
- E. Where a proposal for major development is permitted, harm to the National Park's Special Qualities must be mitigated and compensated.

Aim

To ensure that all development is in accordance with National Park Purposes.

Justification

Aligns with National Park legislation and guidance and the NPPF which says that landscape and scenic beauty in national parks have the highest status of protection. The scale and extent of development should be limited, and 'great weight' should be given to conserving and enhancing wildlife and cultural heritage. (NPPF para 189.)

A national park authority may define whether or not a proposal is 'major development', taking into account its nature, scale, setting and whether it could have a significant adverse impact on the national park purposes. Major development should not take place unless there are exceptional circumstances and it is in the public interest. (NPPF para 190.)

Policy 2

Sustainable development in the context of National Park purposes and duty (core strategic policy)

- A. When considering development proposals the National Park Authority will take a positive approach in favour of sustainable development that is consistent with National Park purposes.
- B. Planning applications that accord with the policies in the Development Plan will be approved unless material considerations indicate otherwise.
- C. Development is sustainable where it:
 - Makes efficient use of land and infrastructure, in particular by prioritising the use of previously developed land and buildings, encouraging mixed uses and reducing the need to travel
 - Conserves the quality and quantity of natural resources, including water, air, soils, biodiversity & geodiversity
 - Promotes the health, safety and well-being of the population, including by improving and supporting access to workplaces, housing, services and community facilities
 - Minimises our impact upon climate change and promotes resilience and adaptation to climate change effects, including flood risk
 - Contributes positively to the built environment by having regard to site context and the National Park Design Guide
 - Conserves and/or enhances valued landscape character through use of high-quality design, appropriate landscaping, and removal of unsightly development
 - Improves biodiversity by enhancing or creating habitats and increasing species number and range
 - Conserves and/or enhances cultural heritage assets and helps secure their sustainable future.

Aim

To set the principles of sustainable development in a National Park Context.

Justification

New policy aligns with the Climate Change Act 2008 and the Environment Act 2021 and responds to the first Regulation 18 *Issues and Options* (2024) consultation by including a strengthened reference to thriving and sustainable communities and a focus on the re-use of buildings.

Policy 3

Enhancing the National Park (core strategic policy)

- A. Opportunities for enhancing the National Park will be identified and acted upon.
- B. Proposals intended to enhance the National Park must demonstrate that they offer significant overall benefit to the natural beauty, wildlife, cultural heritage and Special Qualities of the area. They must not undermine the achievement of other Core Policies.
- C. The replacement of a non-traditional dwelling with a new dwelling, including in a traditional style or with traditional materials, will not on its own be considered an enhancement.
- D. When development is permitted its design must respect the character of the area, and where appropriate, landscaping and planting schemes must be consistent with local landscape characteristics and their setting and help to achieve biodiversity objectives.
- E. Development proposals will be expected to enhance the National Park by the treatment or removal of all undesirable features or buildings.
- F. Development in settlements necessary for the treatment, removal or relocation to an acceptable site of uses that are detrimental to residential amenity, or which would enhance the Special Qualities of the National Park will be permitted. In such cases significant overall enhancement for landscape, wildlife, cultural heritage and residential amenity, as relevant, must be demonstrated. A site brief may be necessary to achieve this.

Aim

To set out the opportunities for development to deliver enhancement.

Justification

It is a positively framed policy aligned to National Park purposes. Current policy is frequently used to deliver enhancement but needs updating to better reflect landscape, biodiversity and sustainability objectives. The preferred approach means that enhancement can be better judged in a holistic way; 'visual appearance' is just one consideration and not the primary justification.

Policy 4

Landscape character and Special Qualities (core strategic policy)

- A. Development must conserve and/or enhance valued landscape character, as identified in the Authority's Landscape Strategy, Wooded Landscapes Plan and Nature Recovery Plan.
- B. Development must conserve and/or enhance the Special Qualities.
- C. Other than in exceptional circumstances, proposals for development in the Natural Zone will not be permitted.

Aim

To clearly set out those aspects of natural beauty, wildlife and cultural heritage that planning policy should conserve or enhance. Supporting text in the new Local Plan will list the Special Qualities and how these will be interpreted for planning purposes, as set out in Chapter 2 of this document.

Reasoned justification

Aligns with National Park Purposes and the National Park Management Plan where Special Qualities are defined.

Draft Policy Direction 1

Biodiversity, nature recovery and geodiversity (core strategic policy)

- The first priority is to protect designated sites (SSSIs, SPAs and SACs), irreplaceable and Priority habitat, protected and priority species and features of geological/geomorphological importance.
- All development proposals will be required to contribute proportionately towards nature recovery in accordance with *design policy* and *development management principles policy*.
- Proposals underneath the threshold for mandatory Biodiversity Net Gain should incorporate small-scale ecological features in accordance with *design policy*.
- Proposals over the threshold for mandatory Biodiversity Net Gain should enhance biodiversity by at least 20% compared to the pre-development situation.
- Proposals should be in accordance with the Peak District Nature Recovery Plan (PDNRP) or successor. The PDNRP is aligned to the 6 constituent statutory Local Nature Recovery Strategies.

Policy will also address detailed issues such as:

- with regard to non-BNG measures, the small-scale ecological features that could be incorporated.
- with regard to BNG, the definition of 'significant' and the information required to be submitted with an application.

Aim

To maximise the contribution of development to nature recovery.

Justification

The Government recognises that national parks have a crucial role in delivering the nature recovery and 30X30 targets.²⁰ National Parks England has estimated that collectively national parks can deliver 20% of the target on 10% of the land.²¹

Part of our statutory purpose is to conserve and enhance wildlife. The Peak District has retained much more habitat and species populations than surrounding lowland areas but has not been immune to habitat loss and degradation. This means there is huge potential for nature recovery. However, the potential for delivering net gain through development within the National Park is relatively low because development overall is restricted. Therefore an approach that seeks to maximise this potential, by requiring 20% gain when BNG is mandatory, and nature-friendly design and landscaping when it is not, is justified. Rigorous testing by specialist consultants has demonstrated that this is viable.²²

²⁰ The UK has committed to protect 30% of land and sea for nature by 2030 (30by30), to support the global 30by30 target agreed at the UN Biodiversity Summit (COP15) in 2022 [30by30 on land in England](#).

²¹ [National Parks England](#).

²² Viability Report

Policy 5

Cultural heritage assets of archaeological, architectural, artistic or historic significance (core strategic policy)

- A Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest;
- B Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset of archaeological, architectural, artistic or historic significance or its setting, including statutory designations or other heritage assets of international, national, regional or local importance or special interest.

Supporting text to the policy will set out the process and criteria by which decision-makers will determine whether a building, land or object is a non-designated cultural heritage asset. These include:

Step 1: define the building, monument, site, place, area or landscape.

Step 2: assess significance using Government guidance and PDNPA criteria.²³

Step 3: record the decision (eg through planning consultation response). Plot spatially in PDNPA GIS mapping system heritage layers and include in data updates to the relevant Historic Environment Record.

Aim

To conserve and/or enhance cultural heritage.

Justification

In accordance with the first Purpose of National Parks. Current policy carried forward. Additional elements in supporting text will address issues highlighted through Annual Monitoring Reports and early plan consultation.

²³ Guidance is currently *Conservation Principles, Policies and Guidance* (Historic England 2008) and *Managing Significance in Decision-Taking in the Historic Environment* (Historic England Good Practice Advice note 2). PDNPA criteria are listed in the Appendix.

Draft Policy Direction 2

Development Strategy (core strategic policy)

To promote a sustainable distribution and level of growth, the effective conservation and enhancement of the National Park and thriving and sustainable communities:

- A Development in the open countryside is not permitted except when appropriate and justified within other Local Plan policies.
- B New-build development on greenfield land in or on the edge of settlements is acceptable only in accordance with the Settlement Strategy set out below.
- C All planning applications for development in or on the edge of settlements must provide sufficient information to demonstrate how settlement capacity and limits have been taken into account and where available, how the *Settlement Capacity and Landscape Assessment** has been applied.
- D In addition to the general scope for development set out above:
 - i business development is permitted in Safeguarded and other Employment Sites and by conversion of appropriate existing buildings.
 - ii the range and integrity of Bakewell's Primary Shopping Area, High Streets and village centres will be protected.
 - iii improved or expanded visitor facilities are permitted in principle in defined recreation hubs.

For the purposes of this policy 'capacity' means the extent of development that can take place without significant harm to valued landscape character or Special Qualities.

*The Development Strategy will be informed by a more sophisticated analysis of settlement character and capacity for change. This will be set out in a series of Settlement Capacity and Landscape Assessments (SCLAs) for Bakewell and 22 other (mostly larger) settlements. They are currently being prepared and will be available as part of the next (Regulation 19) consultation.

The SCLAs will focus on gaps within and at the edges of the built environment that may accommodate new development without harm to the essential character of the settlement and the wider landscape. In addition opportunities will be afforded to degraded sites and those which do not display the characteristics which underpin the Special Qualities of the Peak District National Park and its very reason for designation as a protected landscape. Such sites may benefit from enhancement related policies enabling redevelopment of such sites.

Settlement Strategy: Town and Larger Villages

*'Housing' means either affordable housing provided by a Registered Provider or other housing whose occupancy is restricted in perpetuity by legal agreement in accordance with the *first and subsequent occupancy policies*.*

Sustainable settlements with good services and facilities and the greatest housing need.

New-build development may be acceptable in principle on greenfield land in or on the edge of the settlement for:

- i housing to address the identified, eligible need arising in that parish, adjoining parishes or an appropriate parish cluster.
- ii small-scale business premises, in accordance with the sequential tests set out in *business development policy*.
- iii small-scale retail premises, in accordance with the sequential and threshold tests set out in *shops, professional services and related activities policy*.
- iv community facilities in accordance with *community facilities policy*.

Where capacity exists and a suitable site can be found, housing schemes including those of more than 10 units can come forward.

Ashford
Bakewell
Bamford
Baslow
Bradwell
Calver
Castleton
Elton

Eyam
Grindleford
Gt Longstone
Hartington
Hathersage
Hope
Litton

Longnor
Stoney Middleton
Taddington
Tideswell
Warslow
Winster
Youlgrave

Settlement Strategy: Smaller Villages

*'Housing' means either affordable housing provided by a Registered Provider or other housing whose occupancy is restricted in perpetuity by legal agreement in accordance with the *first and subsequent occupancy policies*.*

Some services and facilities and lower housing need.

New-build development may be acceptable in principle on greenfield land in or on the edge of the settlement for:

- i housing to address the identified, eligible need arising in that parish, adjoining parishes or an appropriate parish cluster.
- ii small-scale business premises, in accordance with the sequential tests set out in *business development policy*.
- iii small-scale retail premises, in accordance with the sequential and threshold tests set out in *shops, professional services and related activities policy*.
- iv community facilities in accordance with *community facilities policy*.

Where capacity exists and a suitable site can be found, housing schemes of up to 10 units can come forward.

Alstonefield	Flagg	Monyash
Beeley	Flash	Over Haddon
Biggin	Foolow	Parwich
Birchover	Froggat	Peak Forest
Butterton	Grindon	Pilsley
Calton	Gt Hucklow	Sheen
Chelmorton	Hassop	Stanton
Curbar	High Bradfeld	Thorpe
Earl Sterndale	Kettleshulme	Tissington
Edale	Little Hayfield	Wardlow
Edensor	Low Bradfield	Wensley
Fenny Bentley	Middleton	Wetton

Settlement Strategy: Hamlets

*'Housing' and 'single unit dwelling' means a home whose occupancy is restricted in perpetuity by legal agreement in accordance with the *first and subsequent occupancy policies*.*

No services and facilities and very little housing need

New-build development may be acceptable in principle on greenfield land in or on the edge of the settlement for housing to address an identified, eligible need arising in that hamlet.

If a suitable site can be found it is expected that single unit dwellings can come forward.

Abney	Highlow	Preistcliffe
Alsop	Hollinsclough	Roland
Aston	Hope and Hopedale	Shatton
Blackwell	Ible	Sheldon
Blore	Ilam	Sparrowpit
Brough	King Sterndale	Swinscoe
Cressbrook	Little Hucklow	Thornhill
Danebridge	Little Longstone	Upper Elkstone
Derwent	Litton Mill	Wheston
Fawfieldhead	Milldale	Wildborclough
Grangemill	Nether Haddon	Winkle
Grindlow	Offerton	Wormhill
Hargatewall	Onecote	Yorkshire Bridge
Heathcote		

Settlement Strategy: Parishes split by NPA Boundary

*'Housing' means either affordable housing provided by a Registered Provider or other housing whose occupancy is restricted in perpetuity by legal agreement in accordance with the *first and subsequent occupancy policies*.*

Vary in character, access to services and level of housing need.

New-build development may be acceptable in principle on greenfield land in or on the edge of the settlement for housing to address the identified, eligible need arising in that part of the parish within the National Park.

An assessment of site alternatives in consultation with the community will be required to demonstrate the extent of development which may be permitted. This should include sites within and outside the National Park boundary.

In exceptional circumstances, if a suitable site exists within the National Park, it may be possible to take into account wider housing needs of the settlement.

Aldwark	Fernilee	Ringinglow
Blackbrook	Grangemill	Rowarth
Bolsterstone	Hayfield	Rowsley
Bonsall	Holme	Stanton Lees
Chinley	Langsett	Swinscoe-
Combs	Meerbrook	Tintwistle
Cowdale	Pott Shrigley	Upper Hulme
Dunford Bridge	Rainow	Waterhouses
Dungworth		

Aim

To deliver a sustainable level of development that conserves and/or enhances the Peak District's Special Qualities by promoting the re-use of land and buildings and directing new-build development to sustainable locations with capacity. There is no planned growth in response to nationally prescribed housing targets. Nevertheless in its aims to support Thriving and Sustainable Communities the plan supports the development of small-scale and organic change for locally needed affordable and intermediate homes, employment sites and other community development.

- Development is directed to settlements, existing buildings, safeguarded sites and previously developed land.
- Greenfield development is only supported in or on the edge of settlements in exceptional circumstances in relation to evidenced need. Proposals for employment and retail will be subject to sequential tests. Proposals for housing must meet identified eligible need.
- All settlements are included. From Bakewell to the smallest hamlets and split settlements, the scope for new-build development is set out.
- The strategy is responsive to local people's desire for housing need to be met where it arises but where necessary directs development to sustainably located settlements with the most capacity.

Justification

Background information about this policy is set out in the *Spatial Strategy and Strategic Housing Need Topic Paper*.

National Planning Policy Framework

It is a positively framed policy aligned to national park purposes and the NPPF requirement to make effective use of land.

Sustainability Appraisal

It aligns with the findings of the Sustainability Appraisal (SA). This set out that a 'tiered approach' would be likely to have:

- a particularly positive effect on SA Objective 10 (housing)
- a more positive effect on environmental topics (SA Objective 2 landscape, SA Objective 4 heritage and SA Objective 3 (biodiversity) as it would involve providing guidance on what type of development would be acceptable and where.
- the most positive effect on SA Objective 8 (sustainable travel).

It also responds to the SA recommendation at para 4.11 that "... it is essential that this policy approach (a tiered approach) is supported by robust evidence, for example in relation to landscape sensitivity and transport to ensure that the tiering of settlements is justified and results in development coming forward in the most sustainable locations.'

Issues and Options consultation

It responds to comments received in the *Issues and Options* consultation by:

- simplifying the tiered approach
- retaining the 'parish first' approach except in limited situations.

Policy 6

Conservation and enhancement of the landscape (core development management policy)

In countryside beyond the edge of settlements listed in *development strategy policy*:

- A Any development proposal with a wide scale landscape impact must provide a landscape assessment referencing the Landscape Strategy. The assessment must be proportionate to the proposed development and clearly demonstrate how valued landscape character and Special Qualities will be conserved and/or enhanced taking into account:
 - i the respective overall strategy for each landscape character area; and
 - ii any cumulative impact of existing or proposed development including outside the National Park boundary; and
 - iii the effect of the proposal on the landscape and, if necessary, the scope to modify it to ensure a positive contribution to landscape character; and
 - iv the availability of alternative sites in or outside the National Park.
- B The reuse of buildings for business or residential use is supported where the building:
 - i contributes, or can be made to contribute, to the landscape character or historic environment; and
 - ii is structurally sound and capable of conversion; and
 - iii the development would not result in an unacceptable change to its character; and
 - iv is large enough to accommodate the use proposed without the necessity of major alteration, extension or reconstruction; and
 - v is easily accessible to the existing road network and suitable access arrangement can be secured.

Where a building or structure is no longer needed or being used for the purposes for which it was approved and its continued presence or use is considered by the Authority to be harmful to the valued character of the landscape, its removal will be required. Planning conditions or obligations will be applied in accordance with the tests in national policy and legislation.

Aim

To guide development management in a protected landscape.

Justification

Current policy carried forward and expanded to include the particular circumstances regarding the re-use of buildings. Evidence from Annual Monitoring Reports suggests clearer policy is needed in these circumstances.

Draft Policy Direction 3

Settlement capacity and limits (core development management policy)

- A Planning applications in or on the edge of a settlement must be in accordance with the *Settlement Capacity and Landscape Assessment* where available and:
 - i take account of the significance of Local Green Spaces and Open Spaces in Conservation Areas shown on the Policies Map; and
 - ii provide sufficient information to allow proper consideration of the relationship between a proposed development and the settlement's historic pattern of development including the relationship of the settlement to local landscape character.
- B The siting of the development should complement and not harm the character of the settlement and its landscape setting.
- C Development that is separated from the existing settlement to such a degree that it no longer forms part of the whole, or is likely to result in pressure to infill an intervening gap with ribbon development, will not be permitted.
- D Adopted Neighbourhood Plans can provide a more detailed expression of the physical extent and capacity of settlements. Any guidance on location and capacity for development that is shown in an adopted Neighbourhood plan will be the starting point for the planning decision.
- E Where there is pressure for development and the National Park Authority is uncertain about capacity an assessment of site alternatives in consultation with the local community will be required.

Aim

To provide clear guidance for development in and on the edge of settlements.

Justification

Revised settlement policies will be informed by a more sophisticated analysis of settlement character and capacity for change. This will be set out in a series of *Settlement Capacity and Landscape Assessments (SCLAs)* for Bakewell and 22 other (mostly larger) settlements. They are currently being prepared and will be available as part of the next (Regulation 19) consultation.

The SCLAs will focus on gaps within and at the edges of the built environment that may accommodate new development without harm to the essential character of the settlement and the wider landscape. In addition opportunities will be afforded to degraded sites and those which do not display the characteristics which underpin the Special Qualities of the Peak District National Park and its very reason for designation as a protected landscape. Such sites may benefit from enhancement related policies enabling redevelopment of such sites.

Planning decisions will be informed partly by reference to the SCLA, but also to local landscape character and any available Conservation Area Analysis. The Local Plan will not set out strict settlement boundaries as there is no planned growth in response to nationally prescribed housing targets. Nevertheless in its aims to support Thriving and Sustainable Communities the plan supports

the development of small-scale and organic change in its villages for locally needed affordable and intermediate homes, employment sites and other community development. Therefore finding opportunities in or on the edge of a range of settlements forms a key tenet of the spatial development strategy. To inform planning decisions decision makers will refer to both the stated guidance documents but also follow criteria aimed at preventing undue sprawl into open country and respecting the prevailing settlement character. Development will need to be well-related and physically close to existing built development. Care should be taken not to locate new development in open fields distant from the immediate settlement edge that will create subsequent pressure for development of intervening fields.

Exceptionally there may also be satellite building groups that are culturally and visually linked to a settlement that may afford opportunities to meet local development needs. Care should be taken to redevelop such sites in a manner that protects both their own and the surrounding rural character whilst not seeking to join both entities as a homogenous whole which then loses the readability of such features and edge characteristics in the landscape. Users of the National Park enjoying its numerous walking routes place great value and joy on the appreciation of such historic settlements and their place within the Peak District landscape, e.g. by trail, farm lane or across ancient field systems. The entry point and edge characteristics of the settlements will require great care with change to ensure their long term conservation is secured.

Draft Policy Direction 4

Development management principles (core development management policy)

A single development management principles core policy is proposed. It will rationalize development management aspects currently spread across several different policy areas and focus on high level principles, place-making and amenity. Sits alongside a new *siting, design, layout and landscaping policy*.

All development proposals must where possible:

- contribute towards nature recovery through nature friendly design and landscaping. If statutory Biodiversity Net Gain is required this should deliver net gain of at least 20%.
- be energy efficient and designed to incorporate small-scale energy generation.
- be water efficient and protect or enhance the functionality of floodwater storage and surface water conveyance corridors, in particular through the use of sustainable drainage systems.
- prevent or minimise pollution to soil, air and water by using the highest standards for foul and surface water drainage and the management of slurry and agricultural run-off.
- minimise flood risk and promote sustainable drainage.
- promote active and sustainable travel.
- contribute to the green and blue infrastructure network, for example by linking to walking, cycling, horse-riding and wheeling routes, or by naturalising watercourses.²⁴
- promote the highest standards of neighbourliness and amenity for local residents/occupiers.
- promote the re-use of land and buildings, unless to do so would perpetuate harm to Special Qualities.
- make efficient use of land including by building at appropriate density and facilitating the use of upper floors.
- minimise the impact of vehicles and vehicle parking, particularly on the street scene and wider landscape.

Aim

To set out the principles that need to be taken into account in all cases.

Justification

This brings development management principles from the 2 current local plans into one policy, and updates in response to the Design Review and the Regulation 18 *Issues and Options* consultation.²⁵

²⁴ Blue-green infrastructure refers to the use (for example as public space or for walking and cycling) of blue elements, like rivers, canals, ponds, wetlands, floodplains, and green elements, such as trees, forests, fields and parks, in urban and land-use planning.

²⁵ *Baseline Review of the PDNPA Design Policies, Supplementary Planning Documents and Technical Guidance*, The Planning and Environment Studio, June 2025.

Draft Policy Direction 5

Siting, design, layout and landscaping (core development management policy)

A core design policy that will:

- bring together and rationalise all design elements currently contained in many different policies including:
 - shops fronts
 - outdoor advertising
 - storage and collection of waste and stock
 - vehicle parking
 - the particular requirements of employment sites and haulage depots
 - design of transport infrastructure
 - access design criteria
- address the missing elements such as broader place-making, sustainability and resilience.
- link to the Peak District Design Guide.

Aim

One design policy which retains sound elements relating to built design, context and setting but that is expanded to emphasise more holistic approach to place-making and natural systems.

Justification

All current design policies have been independently reviewed to ensure compliance with the National Design Guide and recent legislative changes.²⁶ Key findings indicate that design policies are strong on context, identity, and built form but weaker on broader place-making, sustainability and resilience. The report recommends rationalising design policies and expanding to address areas of weakness.

²⁶ *Baseline Review of the PDNPA Design Policies, Supplementary Planning Documents and Technical Guidance*, The Planning and Environment Studio, June 2025.

Draft Policy Direction 6

Planning conditions, developer contributions and legal agreements (core development management policy)

We will use planning conditions, developer contributions and legal agreements to make sure that all development contributes to the achievement of spatial outcomes, paying particular regard to the advice of appropriate local authorities.

Aim

To ensure that development achieves the spatial outcomes and objectives.

Justification

In accordance with national policy. In the National Park it would be appropriate to include requirements that aid the achievement of National Park purposes and duty.

5 Biodiversity, Nature Recovery and Geodiversity

Policies set out in this Chapter are important for the delivery of Outcome 2 (landscape) and Outcome 3 (biodiversity).

Policy 7

Protecting and managing the Natural Zone (development management policy)

- A The exceptional circumstances in which development is permissible in the Natural Zone are those in which a suitable, more acceptable location cannot be found elsewhere and the development is essential for:
 - i imperative reasons of overriding public interest or benefit; or
 - ii nature recovery; or
 - iii the conservation and/or enhancement of the National Park's Special Qualities.
- B Development that would serve only to make land management or access easier will not be regarded as essential.
- C Where development is permitted it must be in accordance with *Siting, design, layout and landscaping policy* and where necessary and/or appropriate:
 - i permitted development rights will be excluded; and
 - ii permission will initially be restricted to a period of (usually) 2 years to enable the impact of the development to be assessed, and further permission will not be granted if the impact of the development has proved to be unacceptable in practice; and
 - iii permission will initially be restricted to a personal consent solely for the benefit of the appropriate person.

Aim

To guide development management in the Natural Zone.

Justification

Policy is brought forward but protection of the Natural Zone is strengthened. 'Management of the natural zone' is removed as an exceptional circumstance providing justification for development because this can be widely interpreted. Some forms of management can harm Special Qualities.

Policy 8

Protecting sites, species and networks (development management policy)

The ecological network across the National Park will be protected as follows.

- A Development proposals that are likely to adversely affect Special Areas of Conservation, Special Protection Areas or Ramsar Sites will be refused permission except where there are imperative reasons of overriding public interest.
- B Development proposals that are likely to adversely affect sites, features or species of national importance, including Sites of Special Scientific Interest and irreplaceable habitats will only be permitted in exceptional circumstances. For the exceptional circumstances test to be met, applicants must be able to demonstrate that there is no less harmful option available and the development is essential for:
 - i the management of those sites, features or species; or
 - ii the conservation or enhancement of the National Park's Special Qualities; or
 - iii for imperative reasons of national public interest or benefit.
- C Development proposals will be required to demonstrate that they include reasonable measures to enhance biodiversity and avoid harm to existing wildlife, having regard in order of importance to:
 - i enhancing existing habitat/wildlife features and/or creating additional biodiversity value;
 - ii avoiding adverse impacts altogether;
 - iii minimising adverse impacts and mitigating the residual impact;
 - iv implementing compensatory measures to protect the overall coherence of the network of sites, where adequate mitigation measures are not possible.

Development proposals which omit these measures, or adopt lower options when preferred options could reasonably be taken, will be refused.
- D Development proposals that are likely to adversely affect any other sites, features or species of wildlife importance, including Local Wildlife Sites, Regionally Important Geological Sites, populations of legally protected or priority species and their supporting habitat or Priority habitat, will only be permitted if the benefits clearly outweigh the harm.
- E Development that is likely to affect protective buffer zones around Core Areas or **stepping stones** or **land corridors**, will need to be considered in relation to its potential harmful effects on wildlife habitats and species. Core Areas are in A and B above.

With sites in A above, a Habitats Regulations Assessment is required where there is potential for development proposals to cause a significant adverse effect. Where an assessment concludes that there would be a significant effect (or the assessment is inconclusive) planning permission will be refused unless there are imperative reasons of overriding public interest. In those cases, proposals will be referred to the Secretary of State.

Development proposals that potentially affect sites, features or species of wildlife importance will be required to provide sufficient relevant information so that an informed decision can be made. Where precautionary or *a priori* measures are included within applications to avoid or mitigate likely adverse effects and/or enhance likely existing interest, and the Authority is

confident that such measures are likely to adequately safeguard or enhance existing interests, a requirement to provide detailed survey information may be waived at the Authority's discretion.

Agreed measures for the mitigation or compensation of adverse effects under this policy will be secured by a planning condition or Section 106 agreement. Biodiversity net gain requirements under *Biodiversity and nature recovery policy* will be additional to these measures.

Aim

To protect important sites but in addition to protect the important ecological networks and corridors.

Justification

Updates current policy that is too narrowly focussed on sites. Aligns with NPPF requirements to maintain and enhance networks (para 188.)

Policy 9

Protecting irreplaceable habitat, trees, woodlands, hedgerows and walls (development management policy)

- A Planning applications must include sufficient information to enable their impact on trees, woodlands and hedgerows to be properly considered, and proposals must include appropriate measures to prevent harm to the roots, rooting soils and crowns of all retained trees. All details must be in accordance with 'BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations' or its successor.
- B Proposed development should avoid layouts where the proximity to trees creates future pressure for tree removal or pruning, including from shading, perception of risk, or the shedding of leaves or sticky residue, and in doing so should account for the expected final size of growing trees.
- C Development that would result in the loss or deterioration of irreplaceable habitat such as ancient woodland, ancient trees and veteran trees will be refused permission unless both of the following requirements are separately met:
 - i there are wholly exceptional reasons that clearly outweigh the loss of the trees and habitat;
 - ii a suitable compensation strategy is in place that conforms with Natural England and Forestry Commission guidance.
- D If the Authority considers that the loss of any other tree, woodland or hedgerow that is of amenity, landscape or conservation value is unavoidable, it will require a scheme of replacement tree planting which produces an increase to projected canopy cover, except where site constraints create exceptional circumstances.
- E If the Authority considers that the loss of any drystone wall that is of landscape or historical value is unavoidable, it will require a scheme of replacement or mitigation that will compensate for the loss.
- F Tree planting proposals must be in accordance with 'BS: 8545: 2014 Trees: from nursery to independence in the landscape – Recommendations' or equivalent, and tree and shrub stock should be sourced from nurseries registered with the Plant Healthy Certification Scheme.

Aim

To protect important trees, hedgerows and irreplaceable habitat.

Justification

Updates current policy with strengthened protection for ancient and veteran trees and irreplaceable habitat, in line with NPPF requirements (para 193).

6 Cultural Heritage

Policies set out in this chapter are important for the delivery of Outcome 4 (Cultural Heritage.)

Policy 10

Assessing the impact of development on designated and non-designated heritage assets and their settings (development management policy)

- A Planning applications for development affecting a heritage asset, including its setting must clearly demonstrate:
 - i its significance including how any identified features of value will be conserved and where possible enhanced; and
 - ii why the proposed development and related works are desirable or necessary.
- B The supporting evidence must be proportionate to the significance of the asset. It may be included as part of a Heritage Statement or Design and Access Statement where relevant.
- C Proposals likely to affect heritage assets with archaeological and potential archaeological interest should be supported by appropriate information that identifies the impacts or a programme of archaeological works to a methodology approved by the Authority.
- D Non-designated heritage assets of archaeological interest demonstrably of equivalent significance to Scheduled Monuments will be considered in accordance with policies for designated heritage assets.
- E If applicants fail to provide adequate or accurate detailed information to show the effect of the development on the significance, character and appearance of the heritage asset and its setting, the application will be refused.
- F Development of a designated or non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset (from its alteration or destruction, or from development within its setting), unless:
 - i for designated heritage assets, clear and convincing justification is provided, to the satisfaction of the Authority, that the:
 - a) substantial harm or loss of significance is necessary to achieve public benefits that outweigh that harm or loss; or
 - b) in the case of less than substantial harm to its significance, the harm is weighed against the public benefits of the proposal, including securing its optimum viable use.
 - ii for non-designated heritage assets, the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.

Aim

To ensure that the impact of development on cultural heritage assets is given proper consideration.

Justification

Current policy carried forward in line with National Park Purposes and NPPF requirements.

Policy 11

Listed Buildings (development management policy)

- A Planning applications for development affecting a Listed Building and/or its setting must be determined in accordance with *Assessing the impact of development on designated and non-designated heritage assets and their settings policy* and clearly demonstrate:
 - i how their significance will be preserved; and
 - ii why the proposed development and related works are desirable or necessary.
- B Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and its setting and any curtilage listed features.
- C Development will not be permitted if it would:
 - i adversely affect the character, scale, proportion, design, detailing of, or materials used in the Listed Building; or
 - ii result in the loss of or irreversible change to original features or other features of importance or interest.
- D In particular, development will not be permitted if it would directly, indirectly or cumulatively lead to:
 - i removal of original walls, stairs, or entrances, or subdivision of large interior spaces;
 - ii removal, alteration or unnecessary replacement of structural elements including walls, roof structures, beams and floors;
 - iii the unnecessary removal, alteration or replacement of features such as windows, doors, fireplaces and plasterwork;
 - iv the loss of curtilage features which complement the character and appearance of the Listed Building (e.g. boundary walls, railings or gates);
 - v repairs or alterations involving materials, techniques and detailing inappropriate to a Listed Building;
 - vi the replacement of traditional features other than with like for like, authentic or original materials and using appropriate techniques;
 - vii extensions to the front of Listed Buildings;
 - viii extensions of more than one storey to the rear of listed small houses or terraced properties;
 - ix inappropriate impact on the setting of the Listed Building.

unless justified to the satisfaction of the Authority, that the proposed changes, loss or irreversible damage, and/or addition of new features to the Listed Building and its setting are:

 - a) less than substantial in terms of impact on the character and significance of the Listed Building and its setting; and
 - b) off-set by the public benefit from making the changes, including enabling optimum viable use, and net enhancement to the Listed Building and its setting.
- E Where change to a Listed Building is acceptable, an appropriate record of the building will be required to a methodology approved in writing by the Authority prior to any works commencing.

Aim

To ensure that the impact of development on Listed Buildings is given proper consideration.

Justification

Current policy carried forward in line with National Park Purposes and NPPF requirements.

Policy 12

Conservation Areas (development management policy)

- A Applications for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, must assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced. The application will be determined in accordance with *draft Policy L* and the following matters must be taken into account:
- i form and layout of the area including views and vistas into and out of it and the shape and character of spaces contributing to the character of the historic environment including important open spaces as identified on the Policies Map;
 - ii street patterns, historical or traditional street furniture, traditional surfaces, uses, natural or man-made features, trees and landscapes;
 - iii scale, height, form and massing of the development and existing buildings to which it relates;
 - iv locally distinctive design details including traditional frontage patterns and vertical or horizontal emphasis;
 - v the nature and quality of materials.
- B Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect of their proposals on the character, appearance and significance of the component parts of the Conservation Area and its setting. Where an outline application is submitted the Authority reserves the right to request additional information before determining the application.
- C Proposals for or involving demolition of existing buildings, walls or other structures which make a positive contribution to the character or appearance or historic interest of the Conservation Area will not be permitted unless there is clear and convincing evidence that:
- i the condition of the building (provided that this is not a result of deliberate neglect) and the cost of repairing and maintaining it in relation to its significance and to the value derived from its continued use, is such that repair is not practical; or
 - ii the demolition is to remove an unsightly or otherwise inappropriate modern addition to the building where its removal would better reveal buildings, walls or structures that make a positive contribution to the character or appearance or historic interest of the Conservation Area.
- D Where development is acceptable, a record of the current site, building or structure and its context will be required, prior to or during development or demolition.
- E Plans for re-use of an area where demolition is proposed must be agreed and a contract for redevelopment signed before the demolition is carried out.
- F Felling, lopping or topping of trees in a Conservation Area requires 6-weeks written notification to the Authority in law, from which the Authority will decide whether to prevent or control the work by creation of a Tree Preservation Order. ²⁷

Aim

To ensure that the impact of development on Conservation Areas is given proper consideration.

Justification

Current policy carried forward with minor amendment regarding Clause F. In line with National Park Purposes and NPPF requirements.

²⁷ Trees in a Conservation Area that are not already protected by a Tree Preservation Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to provide the local planning authority with 6 weeks written notification of any intended tree works (a 'section 211 notice') unless an exception applies. This notice period allows the Authority to consider whether to impose a Tree Preservation Order on the tree. Felling, lopping, topping, uprooting and wilful damage or destruction of trees are an offence when carried out to trees within a Conservation Area without such 6 weeks written notification being provided.

Policy 13

Registered parks and gardens (development management policy)

When considering the impact of a development proposal on Registered Parks and Gardens, including individual garden buildings or landscape features within them, or on their settings, their significance will be assessed by reference to the National Register compiled by Historic England and to other historic, botanical or ecological information.

Aim

To ensure that the impact of development on Registered Park and Gardens is given proper consideration.

Justification

Current policy carried forward in line with National Park Purposes and NPPF requirements.

Policy 14

Conversion of a cultural heritage asset (development management policy)

- A Conversion of a heritage asset will be permitted provided that:
- i it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding); and
 - ii the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and
 - iii the changes brought about by the new use, and any associated infrastructure (such as access and services), conserves or enhances the heritage significance of the asset, its setting, any valued landscape character, and any valued built environment; and
 - iv the new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquillity, dark skies or other valued characteristics.
- B Proposals under *housing policy* will only be permitted where:
- i the building is a designated heritage asset; or
 - ii based on the evidence, the National Park Authority has identified the building as a non-designated heritage asset; and
 - iii it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting.
- C In all cases attention will be paid to the impact of domestication and urbanisation brought about by the use on landscape character and the built environment including:
- i the supply of utility and infrastructure services, including electricity, water and waste disposal to support residential use;
 - ii the provision of safe vehicular access;
 - iii the provision of adequate amenity space and parking;
 - iv the introduction of a domestic curtilage;
 - v the alteration of agricultural land and field walls;
 - vi any other engineering operation associated with the development.

Aim

To ensure that when cultural heritage assets are converted, their long-term conservation is secured and Special Qualities, including in relation to landscape, are not harmed.

Justification

Current policy carried forward. Delivers the first Purpose of a National Park.

7 Recreation and Tourism

Policies in this Chapter are important for the delivery of Outcome 5 (Welcoming Place.)

One of our statutory purposes is to promote opportunities for the enjoyment and understanding of the Peak District's Special Qualities. New local plan policies will continue to support and encourage this.

A large number of people live within an hour's drive of the boundary; many others use the National Park as their local greenspace. The new local plan must take into account the pressures associated with this, sometimes fuelled by social media; millions of short-term, car-borne visitors to a handful of honeypot destinations such as Mam Tor and Lud's Church.

Policy 15

Recreation, environmental education and interpretation (strategic policy)

Proposals for recreation, environmental education and interpretation must conform to the following principles:

- A Facilities which enable recreation, environmental education and interpretation, and which encourage understanding and enjoyment of the National Park, will be supported, where they are appropriate to the National Park's valued landscape character and Special Qualities.
- B Opportunities for access to these facilities by sustainable transport will be encouraged.
- C New provision must justify its location in relation to environmental capacity, scale and intensity of use or activity, and be informed by the Landscape Strategy.
- D Where possible and appropriate, development should be focused in or on the edge of settlements. In the open countryside, clear demonstration of need for such a location will be necessary.
- E Where possible, development must reuse existing traditional buildings of historic or vernacular merit, and should enhance any appropriate existing facilities. Where this is not possible, the construction of new buildings may be acceptable.
- F Development must not on its own, or cumulatively with other development and uses, prejudice or disadvantage peoples' enjoyment of other existing and appropriate recreation, environmental education or interpretation activities, including the informal quiet enjoyment of the National Park.

Aim

To provide appropriate facilities for recreation, environmental education and interpretation in appropriate locations.

Justification

The Peak District is a popular location for leisure visits and active recreation. The Park has also an outstanding resource for environmental education, with many visits by school children and other groups to learn about the National Park and its Special Qualities. Users of the National Park also learn informally, through the provision of interpretation materials at popular locations, such as viewpoints or adjacent to key features or historic, archaeological or natural importance. Current policy to be carried forward.

Draft Policy Direction 7

Recreation Hubs (strategic policy)

Recreation Hub sites/locations will be identified on the Policy Map. These will include locations in the open countryside that are already popular and attract large numbers of visitors.

Settlements also play a key role as recreation hubs. This policy will not apply to settlements which are addressed in: *development strategy policy* and *recreation, environmental education and interpretation policy* and *visitor parking policy*

Recreation Hubs will include:

- Chatsworth House for Chatsworth Park and Beeley Moor
- Fairholmes for Upper Derwent Valley
- Hartington Station Tissington Trail, Hartington and Dove Valley
- Hassop Station for Bakewell and Monsal Trail
- Ilam Hall for Ilam Park and Dovedale
- Longshaw Lodge / Woodcroft Car Park for Longshaw Estate and Eastern Moors
- Lyme Park for the Lyme Park Estate
- Millers Dale for Monsal Trail, Chee Dale and Woo Dale
- Trentabank for Macclesfield Forest

In these areas improved or expanded visitor facilities are acceptable in principle.

More modest development will also be acceptable in the following associated satellite hubs which provide access to the associated attractions and recreational areas:

- Calton Lees Car Park for Chatsworth and Beeley Moor
- Crowden for Longdendale
- Dovedale Car Park for Dovedale, Wolfscote Dale and Beresford Dale
- Dovestone
- Dunford Bridge Car for Park Trans Pennine Trail (East)
- Edale Car Park for Kinder Plateau
- Errwood Car Park for Goyt Valley
- Heatherdene for Upper Derwent
- Hollin Bank for North Lees
- Hulme End Station for Manifold Track
- Langsett Barn for Langsett
- Mam Nick Car Park for Great Ridge and Rushup Edge
- Mapleton Lane for Tissington Trail
- Monsal Head for Wye Valley and Monsal Dale
- Parsley Hay for High Peak Trail
- The Street Car Park for Goyt Valley
- Tideswell Dale for Wye Valley and Monsal Dale
- Tissington Station for Tissington Trail
- Torside for Longdendale
- Waterhouses Station for Manifold Track
- White Lodge Car Park for Wye Valley and Monsal Dale

In all cases applications must be informed by the Landscape Strategy and will be assessed with regard to:

- impact on valued landscape character, Special Qualities and nature recovery, including impact of traffic
- impact on local residents
- location and environmental capacity
- scale and intensity of existing and proposed use or activity
- the ability to deliver development that enhances the Park's Special Qualities
- accessibility
- existing provision of facilities
- demand for new facilities
- any existing problems at the site relating to visitor management or impact.

Aim

To indicate locations (Recreation Hubs) that may benefit from and have capacity for recreation and tourism development, including development associated with visitor management, and to set out the criteria for determining applications in these locations.

Justification

Our long-standing policy approach focuses only on facilities for recreation, environmental education and interpretation, permitting development in or on the edge of settlements and requiring 'clear demonstration of need' in the open countryside. We do not have a clear policy position on development associated with visitor management. We do not have a clear spatial policy to indicate those locations where there may be potential for development.

It is estimated that the Peak District receives up to 26 million visits per year. Data collected from various surveys suggests that up to 85% of visits are made by private car or van.

There are a number of locations, many in the open countryside, where these visits are concentrated. They are destinations and/or a base from which visitors go on to access footpaths, trails and other active recreation. The sites are owned or managed by different organisations and private individuals and vary in size and character. Larger ones provide a range of facilities including car parks, cafes, cycle hire, visitor centres and shops.²⁸

Identifying these locations and setting out clear principles and criteria will enable appropriate development to come forward in the right locations. This will benefit visitors, help to address identified environmental and amenity issues and deliver on the previous commitment to address the identified policy gaps.²⁹

The *Regulation 18 Issues and Options Consultation* (2024) indicated broad support for this approach.

²⁸ Significant landowners include the National Park Authority, National Trust, Severn Trent Water, United Utilities, Yorkshire Water, Chatsworth Estate and Haddon Estate.

²⁹ The commitment is set out in Development Management Policies Document.

Draft Policy Direction 8

Hotels, bed and breakfast and self-catering accommodation (strategic policy)

Proposals for hotels, bed and breakfast and self-catering accommodation must conform to the following principles:

- The change of use of a building of historic or vernacular merit to serviced or self-catering holiday accommodation will be permitted, except where it would create unacceptable landscape impact in open countryside.
- The change of use of a non-traditional building may be permitted provided that enhancement can be achieved and unacceptable landscape impact in open countryside would not be created or perpetuated.
- Minor developments which extend or make quality improvements to existing holiday accommodation will be permitted.
- New hotel accommodation will be acceptable on brownfield and enhancement sites except where it would create unacceptable landscape impact in open countryside.

Aim

To ensure that a range of visitor accommodation can be developed in a way that supports the local economy and farm diversification and delivers conservation and enhancement.

Justification

Tourism is a vital industry in the Peak District with around a quarter of total employment in this sector, up 31% since 2015.³⁰

This approach aligns with our first purpose by encouraging the reuse of traditional buildings and with our second purpose by enabling people to enjoy the Peak District.

³⁰ Peak District Economic Development Needs Assessment, Icení Projects Limited, July 2025

Draft Policy Direction 9

Holiday occupancy of self-catering accommodation (development management policy)

Outside of town or village settlements, where self-catering accommodation is acceptable, a holiday occupancy condition will be applied that restricts its use to 28 days per calendar year by any one person.

Inside town or village settlements the above holiday occupancy condition will be applied to self-catering accommodation if the property being converted has inadequate indoor or outdoor living space or is so closely related to adjoining properties that the introduction of residential use would cause unacceptable harm to their amenity.

For any existing accommodation the removal of occupancy conditions will be allowed providing that:

- there would be no adverse impact on the Special Qualities of the area or on residential amenity; and
- the dwelling unit is tied by legal agreement to occupancy in perpetuity by those having the required local connection as specified in the appropriate housing policies
- the size of the dwelling unit is within that specified in housing policies.

Aim

To ensure that when self-catering holiday accommodation is justified, its use is restricted to holiday use, and to allow the accommodation to become part of the general housing stock if suitable and appropriate.

Justification

Current policy is carried forward with minor amendment to remove the requirement for permanent occupancy by those in housing need.

Draft Policy Direction 10

Caravans and camping (strategic policy)

- A Small touring camping and caravan sites and a small extension to existing sites will be permitted provided that they are well screened, have appropriate access to the road network, and do not adversely affect amenity, taking into account:
 - i scale
 - ii location
 - iii access
 - iv landscape setting
 - v impact on neighbouring uses.
- B Static caravans, chalets, lodges and other structures designed or used for holiday accommodation will not be permitted except for:
 - i wooden pods that:
 - a are in woodland locations with minimal landscape impact
 - b do not harm Special Qualities
 - c are small, including in relation to the range of products available on the market and the number of internal rooms
 - d are simple, including in relation to design and internal and external features, with decking and hardstanding kept to an absolute minimum
 - e do not require connection to fresh or foul water supply.
 - ii a single shepherd's hut where this can be located close to the facilities of a farmstead without harm to valued landscape character or Special Qualities.
- C Exceptionally, other single, small-scale, simple structures designed for or intended to be used as holiday accommodation may be acceptable in woodland locations or close to the facilities of a farmstead. Applications will be dealt with by applying the criteria in B above.
- D New or improved facilities must be of an appropriate scale for the site and accord with the requirements of Part A. They should not have a significant adverse effect on the vitality and viability of existing facilities in surrounding communities.
- E Developments that improve the appearance of exiting sites will be encouraged.

Aim

To support the provision of small-scale camping and caravan sites.

Justification

Camping and caravanning is popular, allowing flexibility and a cheaper form of accommodation for visitors, and for farmers the opportunity to diversify income streams. Current policy is carried forward as this aligns with our first purpose; permitting small touring sites but being more restrictive on permanent structures such as static caravans.

Unlike touring caravans and campsites, where the impact is temporary and seasonal, static caravans, lodges and other structures such as shepherd's huts and camping pods are permanent. They often require fixed foundations and connectivity to mains water, sewage and electrical networks. Even if the structures are moveable, planning permission is a permanent change to the use of the land. Their impact can be detrimental on the landscape, especially when accompanied by infrastructure such as access tracks, parking spaces and garden areas. For this reason, our approach to such structures is more restrictive.

Many products arriving onto the market that are described as 'pods' are large, self-contained structures. They more closely resemble lodges or chalets than the 'small simple timber structures' supported by our policy. Similarly, Shepherd's Huts are often no longer simple wheeled structures but more closely resemble large static caravans, requiring connection to services. All are relatively cheap to buy and install (compared to converting a redundant building to a holiday home) and can generate significant income due to the increased demand for 'glamping' accommodation.

The Authority is receiving an increased number of applications. Developers often wish to maximise use of the available space so the number of units is often relatively high, the structures are set in rows and extensive facilities are necessary. This is causing some concern because the permanent presence of large non-traditional structures can be contrary to our conservation purpose.³¹

The Regulation 18 *Issues and Options* Consultation (2024) indicated strong support for a restrictive approach to static caravans, chalets, lodges and other large, permanent structures used as holiday accommodation.

³¹ Monitoring Report.

Draft Policy Direction 11

Temporary campsites

The National Park Authority will gather evidence to support an Article 4 Direction to remove the current 60-day permitted development right across the whole of the National Park.

Aim

To prevent harm to the National Park landscape and Special Qualities by removing the current permitted development right so that temporary camp sites will require planning permission.

Justification

A new permitted development right was introduced in 2023 to make it easier for farmers and landowners to offer temporary camping facilities as a form of farm diversification. Land may be used as a recreational campsite for up to 60 days per calendar year without requiring full planning permission, for up to 50 tents, motorhomes or campervans. The effect of this permitted development right is mixed; positive for the landowners and visitors making use of it, but negative for existing camp site owners who feel that it is unfair and unregulated. In some popular areas such as Castleton the cumulative effect means that tents, motorhomes and caravans are a constant presence in the landscape.

Landscaping and other measures to enhance the environment are not required and facilities may be lacking. This can also lead to a greater, albeit temporary, impact than for a permitted campsite; including on neighbour amenity.

The Authority can ask the Government to remove permitted development (PD) rights (known as 'an Article 4 Direction'). This can apply to the whole National Park or a defined area within it, but we would need to demonstrate evidence of harm. If PD rights are removed landowners must apply for planning permission in the normal way.

The Regulation 18 Issues and Options Consultation (2024) indicates strong support for the Authority to apply for an Article 4 Direction.

Policy 16

Holiday occupancy of camping and caravan sites (development management policy)

- A Where the development of a camping or caravan site is acceptable:
- i its use will be restricted to no more than 28 days per calendar year by any one person; and
 - ii its operation will be limited to the Spring to Autumn period, specifically 1st March to 31st October, unless it can be demonstrated to the Authority's satisfaction that the site is adequately screened in winter months and there would be no adverse impact on valued landscape character, Special Qualities or residential amenity.
- B Applications to remove or amend conditions that specify dates of operation will be considered in relation to the criteria in Aii.

Aim

To ensure that camping and caravan sites are not used for permanent residence so that the accommodation better serves our second purpose by being available to a larger number of people; and to minimise the landscape impact.

Justification

Camping and caravan sites allow for relatively low cost overnight visits and support farm diversification, aligning with our second purpose and duty. However, we believe that there should be some restrictions on how they operate because:

- the landscape impact of tents and caravans is greater in winter months, when any natural screening by trees, is less effective due to leaf loss
- local communities may welcome respite from associated visitor pressure
- touring sites are not generally suitable and should not be used for full-time residential use.

The Regulation 18 *Issues and Options Consultation* (2024) indicated strong support for the restrictions.

Policy 17

Facilities for keeping and riding horses (development management policy)

Facilities for keeping and riding horses will be permitted provided that the development:

- i is specifically designed to accommodate horses; and
- ii is constructed to a scale or design, utilising materials that are appropriate to the function of the building; and
- iii is located adjacent to existing buildings or groups of buildings; and
- iv does not alter the valued landscape character by changing the landform or in any other way have an adverse impact on its character and appearance; and
- v is not likely to cause road safety problems; and
- vi in the case of commercial stables/riding centres, has good access from the strategic and secondary road networks and to an adequate bridleway network that can accommodate the increased activity without harming the valued characteristics of the area or their enjoyment by others.

Aim

To ensure that facilities for keeping and riding horses are of a scale and design appropriate to their setting and the special qualities of the National Park.

Justification

Current policy to be carried forward. Horse riding is a popular pursuit in the National Park and offers opportunity for quiet enjoyment. The National Park is the southern start point for the Pennine bridleway and there are numerous other multi-user routes and bridleways across the National Park suitable for horse riding. The popularity of horse riding creates demand for stabling and menage facilities. Providing such facilities is another way in which farmers can diversify, offering stabling and exercise facilities. However, these facilities can be visually intrusive, so their design is an important consideration.

8 Climate Change, Flood Risk and Sustainable Drainage

Policies in this Chapter are important for the delivery of Outcome 8 (Net Zero.)

Draft Policy Direction 12

Energy efficiency and generation in buildings (development management policy)

- The Authority will require all new development to incorporate sustainable design features, as appropriate to the scale and type of development.
- All development proposals, including retrofitting, will be required to demonstrate, proportionately, how the development addresses climate change mitigation and adaptation through the on-site use of zero and/or low carbon technologies, sustainable design and construction, and low carbon materials.
- For large schemes (threshold to be determined) to achieve BREEAM 'excellent' rating.

The Policy Direction is subject to change depending on the timing and content of the Future Homes Standard.

Aim

To achieve national and local objectives for climate change.

Justification

All new housing in England must adhere to building regulations, under the Building Act 1984 and the Building Regulations 2010. Local planning authorities also have the power to set requirements regarding sustainable building standards for homes, non-domestic buildings, and the public realm. In this context there are a range of building standards and assessment frameworks that local authorities can adopt subject to viability testing. These include the Building Research Establishment's:

- Home Quality Mark ³²
- BREEAM Certification ³³
- New Residential Construction ³⁴

However, a Written Ministerial Statement published 13 December 2023, has created confusion for local planning authorities on their ability to set sustainability standards above and beyond national regulations.³⁵

The picture is further complicated by the announcement, and subsequent delay, regarding a new *Future Homes Standard*. The government stated on 15 May 2024 that the Future Homes Standard would come into force in 2025. The Labour government said in July 2024 that it is keen to see more homes fitted with solar panels.

³² [BRE Home Quality Mark](#)

³³ [BREEAM Certification](#)

³⁴ [BRE New Residential Construction](#)

³⁵ [Written Ministerial Statement \(WMS23\)](#)

An updated and strengthened policy was supported by responders to the *Regulation 18 Issues and Options* consultation. Further viability testing will be needed when the *Future Homes Standard* is published.

The 2022 Derbyshire Spatial Energy Study sets out key findings with regard to the location, technology and scale of energy development.³⁶ (Findings in relation to freestanding renewable energy development are included in the relevant policy.) Findings are not directly applicable to the National Park because of the different geography, protected landscape and the high proportion of Conservation Areas and Listed, valued and vernacular buildings. However a broad indication of the potential is indicated below.

- Rooftop solar PV could meet up to 19% of Derbyshire's electricity demand if deployed on domestic, commercial and industrial rooftops across the County.
- Rooftop solar thermal could meet 18% of Derbyshire's heat demand, although historic levels of deployment suggest this is unlikely and that solar PV is the dominant rooftop technology.
- Derbyshire would require 3,635 MW of heat pump capacity to meet regional heat demand across homes and businesses. This would lead to an increase of ~3,500 GWh in electricity demand as a result of the electrification of heat supply.
- Energy efficiency will play a critical role in demand reduction and heat decarbonisation in Derbyshire. Committing to bringing all properties up to a rating of 69 or above (C) would lead to an annual heat energy demand reduction of around 743 GWh and aggregate energy bill reduction of over £58m per annum across 292,574 properties.

³⁶ [Derbyshire Spatial Energy Study](#)

Policy 18

Low carbon and renewable energy development (strategic policy)

- A Proposals for low carbon and renewable energy development will be encouraged provided they can be accommodated without adversely affecting landscape character, cultural heritage assets, other Special Qualities, or other established uses of the area;
- B Cumulative impacts of low carbon and renewable energy development within the National Park and visible beyond its boundary must be taken into account;
- C Where proposals do not compromise the valued landscape character and Special Qualities of the National Park the Authority will also take into account the economic, social and wider environmental benefits of renewable and low carbon development.

Aim

To support low carbon and renewable energy development to meet national and local objectives in a way that delivers the first purpose of National Parks.

Justification

The 2022 Derbyshire Spatial Energy Study sets out key findings with regard to the location, technology and scale of energy development.³⁷ (Findings in relation to buildings are included in the relevant policy.) Findings are not directly applicable to the National Park because of the different geography, protected landscape and the high proportion of conservation areas and listed, valued and vernacular buildings. However a broad indication of the potential is indicated below. It is considered that energy from waste and biomass is not appropriate in the Peak District because each would involve major development and large-scale importation of fuel.

- Landscape sensitivity analysis highlighted the high levels of sensitivity in and surrounding the National Park, particularly in relation to ground-mounted solar PV and onshore wind.
- Hydropower opportunities are limited in scale, though there are opportunities throughout Derbyshire to develop small-scale hydropower installations.
- Anaerobic digestion is expected to be a limited opportunity but it is considered viable across much of Derbyshire, including within the National Park subject to nearby sourcing of feed stock.
- District heating may be able to meet up to 18% of heating demand in Derbyshire, in line with national projections. Priority areas in Clay Cross, Matlock and Chesterfield have already been identified.

³⁷ [Derbyshire Spatial Energy Study](#)

- Energy storage may play an important role at utility scales, through supporting energy network operation and within commercial and domestic properties. As of 2022, 10 MWh of large-scale battery storage is operational in Derbyshire, with a further 199 MWh planned.
- As of 2022, there are around 7,300 Electric Vehicles (EV) used within Derbyshire, primarily by private owners. This is expected to rise to between 200,000 – 350,000 by 2040, requiring an increase in public EV charging points from current levels (310) to meet future low carbon transport demand.

Policy 19

Flood Risk (strategic policy)

- A All new development should be located in areas identified as being at the lowest risk of flooding, from all sources, including surface water, sewers, reservoirs and the impact of climate change. Development that is proposed in an area identified as being at risk of flooding will only be permitted if it can be demonstrated, where applicable, that the following tests are met:
- i the development could not take place on a reasonably available alternative site with a lower probability of flooding (“The Sequential Test”) and/or;
 - ii the development provides wider sustainability benefits to the community that outweigh flood risk (“The Exceptions Test”) and/or;
 - iii the flood risks have been assessed and can be managed so that the development remains safe throughout its lifetime and will not increase the risk of flooding elsewhere, taking the vulnerability of its users and the likely effects of climate change into account (evidenced through a site-specific flood risk assessment).
- B Development classified as ‘highly vulnerable’, ‘more vulnerable’ and ‘less vulnerable’ will not be permitted within the functional flood plain for river flooding (Flood Zone 3b), under any circumstances.
- C Development classified as ‘highly vulnerable’ will also not be permitted in Flood Zone 3a, under any circumstances.
- D Development classified as ‘essential infrastructure’ and/or ‘water compatible development’ will only be permitted where the three policy tests above are met and where it is designed and constructed to:
- i remain operational and safe for users in times of flood; and
 - ii result in no net loss of floodplain storage, including securing compensatory provision where relevant; and,
 - iii avoid impeding water flows in times of flood.

For the purposes of this policy, The Sequential Test, Exceptions Test and Vulnerability Classifications are defined in the NPPF.

At the time of writing a Strategic Flood Risk Assessment is being prepared.

Aim

To steer development away from areas at risk of flooding, manage risk and promote nature recovery.

Justification

To update policy in line with national requirements and in response to comments received from the Environment Agency.

Draft Policy Direction 13

Sustainable drainage (development management policy)

- Development affecting a Source Protection Zone, Safeguard Zone, or Water Protection Zone must assess any risk to water quality and demonstrate that it will be protected throughout the construction and operation phase of development.
- Development that presents a risk of water pollution will not be permitted unless adequate control measures are put in place and upon cessation of a permitted use, appropriate removal of any pollutants arising from the development can be assured.
- Development must separate domestic waste water flows from rain water drainage.
- Wastewater discharges from new development should wherever possible connect to water utility mains sewage systems.
- Where connection to a mains sewage system is not possible, treatment should be via a modern wastewater system approved by the Environment Agency.
- With the exception of very minor developments (for example single dwellings) all proposals that will generate surface water run-off should be designed to maximise the retention of surface water on-site and minimise the volume, and rate of surface water discharge off-site.
- Where practicable, development will be expected to integrate Sustainable Drainage Systems with wildlife enhancement to create new green infrastructure and this should be explained in the 'design and access statement' submitted with the planning application.
- Where practicable, watercourses within development sites should be safeguarded, restored and improved for the benefit of flood management, amenity and the natural environment. Any culverted watercourses should be restored to open channels to restore a more natural stream environment.

Aim

To prevent water pollution.

Justification

To update policy in line with national requirements and in response to comments received from the Environment Agency. The Peak District National Park covers a substantial part of the Carboniferous Limestones, one of our Principal aquifers. The aquifer provides substantial volumes of flow to the Rivers Wye, Lathkill, and ultimately the Derwent; and provides part of the public water supply for Derbyshire. It also supports many small/ medium sized agricultural and commercial abstractions.

9 Housing

Policies in this Chapter are important for the delivery of Outcome 6 (Thriving and Sustainable Communities.)

Draft Policy Direction 14

New housing (strategic policy)

Provision will not be made for housing solely to meet open market demand. Housing land will not be allocated in the development plan.

Exceptionally, new housing (whether newly built or from re-use of an existing building), including self-build and custom-build, can be accepted where it:

- A addresses eligible local needs and homes remain affordable with occupation restricted to local people in perpetuity; or
- B is required in order to achieve conservation and/or enhancement of a heritage asset; or
- C is required in order to achieve conservation and/or enhancement in or on the edge of a settlement listed in the **settlement strategy**, or
- D is created by the subdivision of an existing dwelling; or
- E provides tied accommodation for key workers in agriculture, forestry or other rural enterprises; or
- F provides for assisted accommodation, including but not restricted to that for aged persons, where adequate care or assistance cannot be provided within the existing housing stock; or
- G provides tied accommodation for key workers in key service sectors.

Any scheme proposed under B, C, D and F must also address identified eligible local housing need in accordance with **planning conditions, developer contributions and legal agreements policy** and **S106 Agreements policy**.

All new housing shall be constructed to M4(2) accessibility and adaptability standards (or any future standard) unless it can be evidenced that this is impractical and unachievable.

Aim

To support the conservation and enhancement of the National Park and the social and economic wellbeing of its communities.

Justification

The Authority will continue with its long-standing policy position that provision will not be made for housing solely to meet open market demand. Policy continues supports new affordable and intermediate homes for local people, and key workers in agriculture. This aligns with national guidance which states that the scale and extent of development should be limited (NPPF 2024).

People responding to the *Issues and Options* consultation (2024) strongly support affordable housing for other key workers (not just agricultural workers). We think that the best way to do this is through (legally) tied accommodation. Policy would allow sectors such as emergency services, health and social care, or hospitality (for example) to provide tied accommodation for

their workers. This would more closely align policy with the requirement to support 'local employment opportunities and key services'.³⁸ A new *tied accommodation* development management policy will set detailed requirements.

³⁸ The English National Parks and The Broads UK Government Vision and Circular 2010 paragraph 78.

Policy 20

Gypsy, traveller and travelling show people (strategic policy)

Gypsy, traveller, or travelling show people's, caravan or mobile home sites may be permitted only where there are exceptional circumstances of proven need for a small site in a sustainable location that can be met without harm to the Special Qualities of the National Park and opportunities for enhancement are delivered.

Aim

To support the affordable housing needs of specific groups within the National Park.

Justification

It is not appropriate to permit new housing simply in the response to the significant open market demand to live in the National Park. The Authority will continue its policy position to support the provision of caravan or mobile home sites for gypsy, traveller, or travelling show people where there are exceptional circumstances of proven need for a small site. The policy approach is strengthened to require enhancement of a site. The policy position is supported by the current *Derby and Derbyshire Gypsy and Traveller Accommodation Assessment* that states there is no specific current or future need arising in the PDNPA area.³⁹

³⁹ https://www.peakdistrict.gov.uk/_data/assets/pdf_file/0025/145456/gypsy-and-traveller-accommodation-assessment-report-july-2023.pdf

Draft Policy Direction 15

Primary residence (development management policy)

All new housing, including proposals to convert holiday accommodation to housing, will be subject to a primary residence clause unless it is part of farm diversification or is not capable of being a primary residence.

Tied accommodation is considered separately to this.

Aim

To support thriving and sustainable communities.

Justification

The 2021 Census identified that 11.6% of the total number of dwellings in the National Park are 'unoccupied as a primary residence'.⁴⁰ Homes become vacant for many reasons but it is reasonable to infer that second homes and holiday lets are the main contributors to this figure. Other data sources such as AirDNA show that Census data does not reflect the recent boom in short-term lets since 2022. AirDNA reported 7,035 listings for the Peak District Area in August 2025, of which 70% of listings are for 1- or 2-bedroom properties, 88% are for the entire property, and 62% of listings are available for 6 months of the year or more. This supports the viewpoint that second homes and holiday lets are the main contributors to unoccupied dwellings.

The *Issues and Options* consultation (2024) asked whether we should impose a condition requiring all new housing to be a permanent residence. The response was very supportive of this proposal and the majority of respondents favoured a park-wide permanent residence clause. There are some instances where a primary residence clause would not be appropriate, for example as part of farm diversification and for remote buildings in the open countryside.

⁴⁰ As set out in the PDNP Population Projection and Housing Needs Assessment, Litchfields, 2023.

Draft Policy Direction 16

Making effective use of land (development management policy)

To make effective use of land development of 25-30 dwellings per hectare will be required as a minimum housing density unless local character or other material considerations requires a different approach.

Applications will be refused that do not make effective use of land for the purposes of avoiding delivering important infrastructure, affordable housing, or limiting development opportunities on adjoining land.

Aim

To make effective use of land to protect the special qualities of the National Park and support thriving and sustainable communities.

Justification

The NPPF (paragraph 130) recommends that Local Planning Authorities consider using minimum density standards to optimise the use of land and the Guidance sets out a range of tools that can help to establish appropriate densities, including accessibility (distance and public transport), characterisation, infrastructure, and viability.⁴¹

Current local plan policy does not stipulate how many dwellings should be built per hectare; we refer to character to determine density. We need to be prudent and avoid underutilising land for housing given its limited availability in the National Park; a minimum housing density per hectare will ensure we build at appropriate densities.

To establish an appropriate density the above Guidance states it is ‘...important to consider how housing needs, local character and appropriate building forms relate to the density measures being used.’

The Economic Viability Study (August 2025) assessed past planning permissions to gauge what housing densities are accepted within the National Park. Based on the report a minimum building density of 25 dwellings per hectare (dph) is proposed. In some cases, a different density may be more appropriate to respond to character. By imposing a minimum build density, we can ensure development makes effective use of land, delivers important infrastructure to support thriving and sustainable communities, and respects the surrounding landscape and local character.

⁴¹ <https://www.gov.uk/guidance/effective-use-of-land>

Policy 21

Eligibility: First occupation of local needs homes (development management policy)

In all cases, new affordable housing must be first occupied by persons satisfying at least one of the following criteria:

- (i) a person (and their dependants) who has a minimum period of 10 years permanent residence in the Parish or an adjoining Parish inside the National Park and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
- (ii) a person (and their dependants) not now resident in the Parish but having lived for at least 10 years out of the last 20 years in the Parish or an adjoining Parish inside the National Park, and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
- (iii) a person who has an essential need to live close to another person who has a minimum of 10 years residence in a Parish inside the National Park, the essential need arising from infirmity.

Exceptional circumstances may exist whereby an applicant does not fully meet the above criteria but can demonstrate they have a strong connection to the local area or have maintained a strong connection to the local area. These will be determined on a case by case basis in consultation with the Parish Council and/or the Local Housing Authority.

For the avoidance of doubt, this policy applies to *all* homes built under Part A of the **new housing policy** and any local needs homes provided under Parts B and C of that policy.

Aim To address the community's need for housing and support thriving and sustainable communities.

Justification

Housing remains a relatively limited and precious commodity in the National Park. Our Spatial Objectives set out that if we plan for the provision of around 20 restricted market affordable and intermediate homes each year this will address housing need, support thriving and sustainable communities and align with the National Park's first purpose.

The **new housing policy** sets out that these homes are for people in 'eligible local need'. This **first occupation of local needs homes policy** sets the criteria we use to determine eligibility. We are maintaining our longstanding approach. The justification for each element of the approach is set out below:

- 'need' - need is an indicator of existing deficit, for example households that do not have access to accommodation that meets certain normative standards. It is different to demand, which relates to what an individual will choose and is able to afford. As overall supply is extremely limited, it is right to focus on need not demand.
- '*accommodation which is overcrowded or otherwise unsatisfactory*' - there is no set definition of housing need but for planning purposes it is useful to refer to these criteria as set out in the 1996 Housing Act and further referenced in the housing policies of constituent local authorities. In practice, this definition means that people living with family

and wishing to set up home for the first time are considered to be in housing need.⁴² The *Issues and Options* consultation (2024) indicated support to widen eligibility to include immediate family connection and some key workers. This has been addressed here by including an additional reference to exceptional circumstances and will be further addressed through a *tied accommodation policy* to support more affordable accommodation in key industries such as health and social care.

- *'10 years permanent residence'* - this ensures that homes are only for local people. The *Issues and Options* consultation (2024) indicated that a change to this approach is not supported for first occupation.

⁴² [Home Options Allocations Policy](#)

Policy 22

Eligibility: Second and subsequent occupation of affordable housing (development management policy)

A. Each and every time a previously occupied affordable home becomes vacant, owners and managers of affordable housing must, as stated in the Section 106 Agreement, follow the cascade mechanism in steps B1 (i) to (iv), or B2 (i) to (iv) or C (i) to (v) until an eligible occupant is found.

B. 1 For Registered Social Landlord owned and managed homes, and privately owned and managed schemes of more than one affordable home, owners and managers who wish to rent the homes must:

(i) rent the affordable home to someone within the Parish or adjoining Parish (within the National Park) who meets the eligibility criteria as set out in local plan policies (including the proven need for accommodation) and the Section 106 Agreement.

(ii) after a minimum period of 4 weeks (minimum four weeks total) widen the search to include (in order of preference) those in the Parish or an adjoining Parish with residency of the previous 5 consecutive years, and those who meet the local occupancy criteria (10 years) in the next adjoining Parishes within the National Park.

(iii) after a further 4 weeks (minimum 8 weeks total) widen the search to include those who meet the local occupancy criteria (10 years) in the whole of the National Park.

(iv) after a further 4 weeks (minimum 12 weeks total) widen the search to include those who meet the local occupancy criteria (10 years) in parts of a split rural Parish lying outside the National Park or rural Parishes entirely outside the Park but sharing its boundary.

B. 2 For Registered Social Landlord owned and managed homes, and privately owned and managed schemes of more than one affordable home, owners and managers who wish to sell the homes, either outright or on a Shared Ownership basis, must:

(i) sell the affordable home to someone within the Parish or adjoining Parish (within the National Park) who meets the eligibility criteria as set out in local plan policies (including the proven need for accommodation) and the Section 106 Agreement.

(ii) after a minimum period of 3 months widen the search to include (in order of preference) those in the Parish or an adjoining Parish with residency of the previous 5 consecutive years, and those who meet the local occupancy criteria (10 years) in the next adjoining Parishes within the National Park.

(iii) after a further month (minimum 4 months total) widen the search to include those who meet the local occupancy criteria (10 years) in the whole of the National Park.

(iv) after a further 2 months (minimum 6 months total) widen the search to include those who meet the local occupancy criteria (10 years) in parts of a split rural Parish lying outside the National Park or rural Parishes entirely outside the Park but sharing its boundary.

C. For privately owned and managed affordable housing including self-build units, owners and managers must:

(i) sell or rent an affordable home to a person (and his or her dependants) with a minimum period of 10 years permanent residence over the last twenty years in the Parish or an adjoining Parish; or

(ii) a person who has an essential need to live close to another person who has a minimum of 10 years' residence in the Parish, the essential need arising from infirmity.

(iii) after a minimum period of 3 months, widen the search to include (in order of preference) those in the Parish or an adjoining Parish with residency of the previous 5 consecutive years, and those who meet the local occupancy criteria (10 years) in the next adjoining Parishes.

(iv) after a further month (minimum 4 months total) widen the search to include those who meet the local occupancy criteria (10 years) in the whole of the National Park.

(v) after a further 2 months (minimum 6 months total) widen the search to include those who meet the local occupancy criteria (10 years) in parts of a split rural Parish lying outside the National Park or rural Parishes entirely outside the Park but sharing its boundary.

D. The property should be advertised widely at the price advised by the District Valuer and prepared at the time marketing is required, or any other body appointed by the Authority for such purposes or, in the case of a rented property, at the target rent at the time. The Parish Council, Housing Authority and Housing Associations working in the area should be advised of the vacancy as soon as houses become vacant.

E. Where a Parish is split by the National Park boundary, only those people living within the National Park part of the Parish should be eligible initially.

Exceptional circumstances may exist whereby an applicant does not fully meet the above criteria but can demonstrate they have a strong connection to the local area or have maintained a strong connection to the local area. These will be determined on a case-by-case basis in consultation with the Parish Council and/or the Local Housing Authority.

Aim To provide affordable housing for eligible local persons in housing need and to support thriving and sustainable communities.

Justification Registered Providers and Local Housing Authorities have advised us that the current Local Plan cascade policy requirements result in houses being left empty for too long between people vacating them and new occupants moving in. In response to this we have shortened the time period for advertising rented properties from 6 months to 3 months (now part B1). The purpose of the second and subsequent occupancy cascade is to ensure that affordable housing continues to be occupied by people in housing need with a strong local connection which will be retained.

Policy 23

Key worker in agriculture, forestry or other rural enterprise (development management policy)

A. The need for a worker dwelling to support agriculture, forestry or other rural enterprise businesses, or a dwelling for an additional family member to secure the long-term future of the farm as a going concern will be considered against the needs of the business concerned.

Development will be permitted by conversion or new build provided that:

(i) a detailed appraisal demonstrates that there is a genuine and essential functional need for the worker(s) concerned, with a requirement that they need to be readily available at most times, day and night, bearing in mind current and likely future requirements; and

(ii) stated intentions to engage in or further develop the business are genuine, reasonably likely to happen and capable of being sustained for a reasonable period of time. The Authority will require financial evidence that:

- a) the business has been operating for at least three years; and
- b) the business is currently profitable; and
- c) it has been profitable for at least one of the last three years; and
- d) the profit from the business as opposed to turnover, is such that it can sustain the ongoing cost of the dwelling; and
- e) the ongoing costs associated with the dwelling linked to the landholding reflect the actual and potential income that might be generated from the landholding; and

(iii) there is no accommodation available in the locality that could enable the worker(s) to be readily available at most times, day and night, bearing in mind current and likely future requirements; and

(iv) where a new building is proposed, there is no traditional building that could be converted for use as a worker dwelling, within or close to the main group of buildings, in line with other policies and guidance on siting and design; and

(v) where conversion of existing buildings is not an option, construction costs of new buildings reflect the likely sustainable income of the business; and

(vi) the new building is within or immediately adjacent to the site of the existing building group and enhances the building group when considered in its landscape setting; and

(vii) the new building is smaller than any house in the building group that is already under the control of the business and in accordance with *ancillary dwellings policy*, unless an acceptable landscape and building conservation outcome for the building group and the setting can only be achieved by a bigger building.

B. Where there is uncertainty about the financial sustainability of an otherwise acceptable proposal, permission may be granted for an appropriately coloured caravan or other temporary accommodation.

Proposals to remove an occupancy condition or occupancy tie secured through a S106 agreement will need to demonstrate there is no longer any need in the locality for this type of accommodation. If considered acceptable, the dwelling will be subject to a primary residence clause.

Aim

To support rural enterprise and land management and their ongoing contribution to the conservation and enhancement of the National Park.

Justification

The Authority will continue its policy position on housing for essential workers and introduce some flexibility to support the principle of additional housing for succession farming. This would preferably be through conversion and/or change of use of existing buildings, but there may be exceptional circumstances whereby a new dwelling may be appropriate/required.

The essential business need for a rural worker to live permanently at or near their place of work constitutes an exceptional circumstance that justifies a house in the open countryside.

Planning conditions and legal agreements will tie the housing to the business to ensure that housing in the countryside helps support rural enterprise and land management.

Policy 24

Assisted housing (development management policy)

New assisted housing including residential institutions offering care must address eligible local needs. Sufficient flexibility will be allowed in determining the local residential qualification to take into account short term business needs whilst maintaining local residency restrictions for the long term.

Aim

To support the affordable housing needs of specific groups within the National Park.

Justification

It is not appropriate to permit new housing simply in the response to the significant open market demand to live in the National Park. The Authority will continue its policy position on the provision of assisted housing for aged persons, supporting the provision where adequate care or assistance cannot be provided within the existing housing stock, but widen the definition to include anyone who needs assisted living accommodation regardless of age.

Draft Policy Direction 17

Tied accommodation (development management policy)

New development management policy will set the criteria for determining whether or not tied accommodation for key workers is justified. It may include:

- evidence to submitted with an application
- sectors to be included
- types of worker to be included
- exceptional circumstances in which greenfield development is acceptable.

Aim To set criteria for establishing the need for a key worker dwelling.

Justification

If we accept a widening of our long-standing strategic approach to include tied accommodation for key workers, as set out in the *new housing* policy, we need to set detailed criteria for determining when this is justified.

Draft Policy Direction 18

Section 106 Agreements (development management)

Section 106 Agreements will require:

- occupancy of local need affordable homes to be restricted in perpetuity to local people in housing need
- occupancy of other local need homes to be restricted in perpetuity to local people
- occupancy of essential worker or tied dwellings to be restricted to the business
- occupancy of ancillary accommodation to be tied to the main property
- open market housing developments to provide affordable homes either on site or as a commuted sum in accordance with the relevant policy.
- new homes that are not holiday homes to be a primary residence.

Applicants wishing to alter a S106 agreement relating to the occupancy of essential worker dwellings must also justify the removal of the relevant conditions.

Aim

To ensure that development achieves the spatial outcomes and objectives.

Justification

Occupancy restrictions for local needs affordable and other homes, ancillary dwellings and essential worker or tied dwellings are carried forward from current policy. These are needed to support longstanding and ongoing policy objectives.

Evidence to justify a primary residence clause on new market dwellings is set out in more detail in the Housing Chapter. It is justified because the current high proportion of holiday homes is having a negative effect on the vitality and sustainability of village communities. It is supported by residents and stakeholders that responded to our *Issues and Options* consultation.⁴³

The Viability Report indicates that the affordable housing contributions set out are viable for all development in the Peak District of 2 or more dwellings, including conversions and enhancement sites.

⁴³ Of 53 responding, 49 supported a park-wide or settlement-based primary residence clause.

Policy 25

Sub-division of dwellings to create multiple units (development management policy)

The subdivision of a dwelling and the creation of new dwelling units will be permitted provided that the subdivision:

- i would not harm:
 - a the quality of the landscape and immediate setting of the building in line with conservation policies; or
 - b the residential amenity of any nearby residential properties; and
- ii would not prevent or undermine the use of the original dwelling where that is already subject to a condition or legal agreement restricting:
 - a use as an affordable house for eligible persons in housing need; or
 - b use as an ancillary dwelling; or
 - c use as an essential worker dwelling; or
 - d use by those either requiring or providing care; or
 - e joint use of the building for residential and business use; and
- iii would not prevent or undermine the use of any outbuilding as an ancillary dwelling where it is already subject to a condition or legal agreement restricting its use.

Aim

To enable the development of homes and protect the National Park's Special Qualities.

Justification

Current policy carried forward.

Policy 26

Ancillary dwellings (development management policy)

- A The conversion of an outbuilding close to a dwelling to ancillary dwelling use will be permitted provided that:
- i it would not result in an over-intensive use of the property, an inadequate standard of accommodation or amenity space, or create a planning need for over intensive development of the property at a later date through demand for further outbuildings; and
 - ii the site can meet the parking and access requirements of the proposed development; and
 - iii the new accommodation provided would remain within the curtilage of the main house, accessed via the same access route, sharing services and utilities, and remain under the control of the occupier of the main dwelling.
- B Where no buildings are suitable for conversion, a new build ancillary dwelling unit will be permitted provided that it:
- i is within the existing building group; and
 - ii is subsidiary in physical size to the main house; and
 - iii is of an appropriate design and materials that complement the existing building group; and
 - iv is able to be located in such a way that any heritage significance of the existing building group is conserved or enhanced by the new building; and
 - v is able to be located in such a way that the wider landscape setting of the building group is conserved or enhanced by the new building; and
 - vi does not require new access points and tracks from highway to building or new services and utilities infrastructure; and
 - vii can be contained within a single planning unit by condition.
- C For proposals under A or B, where it is not possible to secure its ancillary status in perpetuity by planning condition, the ancillary accommodation will be tied to the main dwelling by way of a Section 106 Agreement.

Aim

To support thriving and sustainable communities.

Justification

Current policy carried forward. Makes good use of existing buildings in line with the NPPF and Guidance.

Policy 27

Housing development on brownfield land

Provision will not be made for housing solely to meet open market demand. Where housing development on brownfield land or enhancement sites is acceptable in principle it will also be required to address eligible local needs on site as follows.

Number of dwellings	Main market value area	The rest of the National Park (may consider less if the % cannot be met through acceptable changes in design, layout or mix of housing sizes)
1	Primary residence condition	Primary residence condition
2-9	20% affordable housing	20% affordable housing
10+	30% affordable housing	30% affordable housing

Any over provision will be delivered on site unless a S106 financial contribution is preferred.

On brownfield sites with existing floorspace a supporting viability assessment will be required to demonstrate and justify an alternative provision to the satisfactory of the Authority.

These percentages are indicative at this stage of the plan-making process and may be subject to further sensitivity testing and refinement.

Aim

To support local people in identified housing need to live locally and foster thriving and sustainable communities.

Justification

The NPPF states that plans should set out the contributions expected from development including the levels and types of affordable housing provision required. In designated rural areas policies may set out a threshold of 5 units or fewer when seeking affordable housing provision.

An Economic Viability Study (August 2025) (EVS) assessed the viability of developing brownfield land for housing and the contribution it could make to the delivery of affordable housing. The EVS identified two housing market value areas in the PDNPA based on value per square metre; a main market area, and the rest of the National Park. Whilst the main market area generally commands higher average price per square metre than the rest of the National Park, the rest of the National Park is not so far removed to require a different policy approach. We propose one policy position but will consider flexibility in the 'rest of the National Park' area subject to a viability assessment and independent review.

See Appendix for the map of value areas.

Policy 28

Housing development through conversion

Provision will not be made for housing solely to meet open market demand. Where the principle of converting heritage assets or buildings worthy of retention is accepted, it will also be required to deliver affordable housing for eligible local needs as follows.

Number of dwellings	Main market value area	Rest of the National Park
1	Primary residence clause	Primary residence clause
2 or more	40% affordable housing provision	30% affordable housing provision

Proposals that do not meet these requirements will not be supported unless a supporting viability assessment can demonstrate and justify an alternative provision to the satisfaction of the Authority.

These percentages are indicative at this stage of the plan-making process and may be subject to further sensitivity testing and refinement.

Aim

To support local people in identified housing need to live locally.

Justification

The NPPF states that plans should set out the contributions expected from development including the levels and types of affordable housing provision required. In designated rural areas policies may set out a threshold of 5 units or fewer when seeking affordable housing provision.

An Economic Viability Study (August 2025) (EVS) assessed the viability of developing conversion sites for housing and the contribution they could make to the delivery of affordable housing. The EVS identified two housing market value areas in the PDNPA based on value per square metre; a main market area, and the rest of the National Park.

Evidence demonstrates that development of housing through conversion of existing buildings is capable of contributing towards the delivery of affordable housing for local people at the level prescribed above.

See Appendix for map of value areas.

Policy 29

Housing mix

Where housing development is acceptable it will be expected to deliver a mix of housing to meet projected future household needs for the local area.

In all cases where affordable housing is provided the Local Housing Authority should be consulted to determine what the current identified eligible housing need is in the locality.

A. For developments of 10 units or more proposals should accord with the relevant broad mix.

Proposals for affordable housing delivered as part of a market housing scheme should provide the following mix of units.

Affordable housing

	Percentage of mix Social rented affordable housing.	Percentage of mix Other forms of affordable housing e.g. Shared Ownership or Discounted Market at 30% or more below market value.
1 bed maisonette	20%	-
2 bed house	40%	75%
3 bed house	35%	25%
3-4 bed house	5%	-

Market housing

	Percentage of mix
1 bed house	5%
2 bed house	20%
3 bed house (small)	20%
3 bed house (large)	25%
4 bed house	25%
5 bed house	5%

B. For developments of 9 units or less, the majority of market housing provided should be 2 and 3 bedroom properties and the affordable housing mix should be agreed with the Local Housing Authority to reflect the current identified eligible housing need in the locality.

Planning permission will be granted for an alternative mix subject to robust evidence of local housing need to demonstrate an alternative mix is required.

Affordable rented housing may be considered for viability reasons subject to discussions with the Local Housing Authority on what the identified eligible housing need is locally.

See *housing size policy* for the size of each dwelling unit.

Aim

To meet the housing needs of the local community and support thriving and sustainable communities.

Justification

The current local plan is neutral on housing mix. It states that developments need to consider the views of the Local Housing Authority regarding affordable housing mix and for open market development of 3 or more homes to reflect the needs of the area for sizes and types of home that help extend the local range of choice (Core Strategy 12.19).

To align with the NPPF, the *housing mix policy* will set out the housing mix required to address the housing requirements of the local community. The *Population Projection and Housing Needs Assessment (HNA)* assessed the changes in population and the resulting projected household growth by bedroom size over the Plan period. It also considered the changes in working patterns since COVID19 and the move to more frequent/permeant working from home scenarios.

The HNA recommended that *'For market housing, between 25% and 35% of housing should be for smaller 1 or 2 bed properties. For social housing, between 60%- 85% of the social housing provision should be for smaller 1 and 2-bed properties, with the vast majority of the remainder comprising 3 and 4-bed properties'*.⁴⁴

Representatives from the housing development industry and affordable housing providers were consulted on these recommendations as part of the Economic Viability Study and the mix was subsequently amended to take into account the viability.

⁴⁴ [Microsoft Word - 66287_01 Peak District HNA 13.04.23.DOCX](#)

Policy 30

Housing size

To ensure the delivery of the appropriate size of dwelling in response to the housing need of local communities and to make efficient use of land, the size of new housing shall be within the following size thresholds.

A. Affordable housing size (Number of bed spaces based on maximum gross internal floor area m²)

Number of bedrooms	M ²
One person	39
One person (if personal circumstances justify a larger area or in locations where for reasons relating to valued landscape character or the style and traditions of the locality a 2-storey house is most appropriate.	58
Two people forming a household together	70
Families or people forming a household together of 3 or more people	97

There may be exceptional circumstances in which a property exceeding 97m² may be justified, for example the number of people in the family or specific personal requirements in which case the dwelling size should refer to the Nationally Described Space Standards.

B. Market housing size (gross internal floor area m²)

Size of property	M ²
One bed house	58
Two bed house	79
Three bed house (small)	83
Three bed house (large)	115
Four bed house	140
Five bed house	190

Variations to the above size standards may be acceptable subject to character, landscape or viability considerations providing they do not adversely affect residential amenity, the development's ability to make effective use of land, or try to avoid developer contribution requirements.

C. For the development of housing through conversion the property size must align as closely as possible (subject to existing physical constraints) to A or B to avoid under or overdevelopment.

Aim

To protect the special qualities of the National Park and support thriving and sustainable communities.

Justification

Current Local Plan policy DMH1 specifies the size of affordable dwellings (based on the number of bedrooms) using the Nationally Described Space Standards. An interim amendment to this policy was introduced in 2021 to provide some flexibility to the prescribed sizes and it is this amendment that is proposed to be taken forward for affordable housing.⁴⁵ For avoidance of doubt, garages are not included in the size constraints for affordable housing listed above and will not be accepted feature of affordable housing to ensure properties remain affordable in perpetuity.

The Preferred Approach will introduce maximum space standards for market dwellings. The size thresholds align with National Described Space Standards and are used to ensure new housing is of an acceptable size and density to address local need and make effective use of land.

⁴⁵ [DMH1-Practice-Note-post-committee-version-with-DMH7-ref.pdf](#)

Policy 31

Extensions and alterations

- A Extensions and alterations to dwellings other than local needs dwellings will be permitted provided that the proposal does not:
 - i increase the total habitable floorspace by more than 30% of the original floorspace unless there are compelling planning considerations in favour of a larger extension;
 - ii detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings; or
 - iii dominate the original dwelling particularly where it is a designated or non-designated cultural heritage asset; or
 - iv amount to the creation of a separate independent dwelling; or
 - v create an adverse effect on, or lead to undesirable changes to, valued landscape character or any other Special Quality.
- B In the case of affordable housing or housing to meet one's own need, the applicant must demonstrate a housing need to extend the property and the total floorspace of the house must not exceed 97m².
- C Proposals for house extensions involving the conversion of adjoining buildings and by the provision of new ancillary buildings must also satisfy the *Assessing the impact of development on designated and non-designated heritage assets and their settings policy*.
- D Where an extension provides ancillary accommodation and it is not possible to secure its ancillary status in perpetuity by planning conditions it will be tied to the main dwelling by way of a Section 106 Agreement.

Aim

To support of thriving and sustainable communities.

Justification

The principle of limiting extensions on affordable houses, including houses to meet one's own need, is still valid as a mechanism to respond to identified need, maintain a supply of affordable and more affordable homes with a mix of sizes, and to prevent overdevelopment as a mechanism as a means of seeking to remove the local occupancy restriction.⁴⁶

However, we know that the current policy limit of 10% is not working in practice. For example, a one-person property of up to 39 m² plus an extension allowance of 10% results in a property of 43m². A more workable solution is to remove this restriction and introduce a maximum house size restriction of 97m², subject to the applicant demonstrating a need to extend. Heritage assets that

⁴⁶ Overdevelopment: any expenditure on the Affordable Dwelling, fixtures, fittings and Curtilage for; a) the construction/conversion of the Affordable Dwelling (including the Land acquisition and all other associated costs) and b) any subsequent extensions or alterations to the Affordable Dwelling or its Curtilage that cause the Total Build Costs to exceed the verifiable costs of construction/conversion of dwellings for social housing schemes in different parts of the Peak District National Park at the date of the Planning Permission or subsequent extension/alteration.

were converted to dwellings to meet one's own need, and are capable of being extended, may require a small amount flexibility on size constraints to account for any specific heritage design requirements.

Market housing is not restricted in terms of size. The overriding factor when determining market housing development is design, impact on character and the surrounding built environment and landscape, and extensions should not dominate the original building. Properties are extended to meet the changing needs of their occupants. However, incremental extensions and overly large extensions can have a detrimental impact on the mix of dwellings available to meet a community's needs. Over time, extensions can also alter the character and appearance of the property and the surrounding area.

By introducing a limit to the amount a property can extend we can protect the mix of dwellings available to support local housing needs and the long term viability of our thriving and sustainable communities.

Extending a property up to 30% allows for a useable extension, proportionate to the size of the original property, and maintains the mix of dwellings available.

Policy 32

New outbuildings and alterations and extensions to existing outbuildings in the curtilage of dwelling houses (development management policy)

Where extensions or alterations to a house are either impractical or undesirable:

- A New outbuildings and alterations and extensions to existing outbuildings in the curtilage of a dwelling house will be permitted providing:
 - i the scale, mass, form, design, and use of the new outbuilding is subservient to the dwelling house; and
 - ii it conserves and/or enhances the valued character and Special Qualities of the dwelling and curtilage, the adjacent built environment and landscape setting.
- B The use of the building(s) will be restricted through conditions, where necessary.
- C New outbuildings or alterations and/or extensions to existing outbuildings in the curtilage of affordable housing or housing built to meet one's own eligible housing need will not be permitted if it is considered to result in overdevelopment that would lead to the property no longer being affordable in perpetuity.

Aim

To support of thriving and sustainable communities.

Justification

To support the appropriate use of curtilage to provide additional space where extensions or alterations to the house are either impractical or undesirable providing that new, altered or extended outbuildings do not pose a detrimental impact on their surroundings.

The Preferred Approach continues the main thrust of the existing policy with some amendments: the development must be subservient in size, scale, design and use to the main dwelling; and affordable housing is excluded from this policy to prevent overdevelopment and protect the affordability of the dwelling in perpetuity.

Overdevelopment: any expenditure on the Affordable Dwelling, fixtures, fittings and Curtilage for; a) the construction/conversion of the Affordable Dwelling (including the Land acquisition and all other associated costs) and b) any subsequent extensions or alterations to the Affordable Dwelling or its Curtilage that cause the Total Build Costs to exceed the verifiable costs of construction/conversion of dwellings for social housing schemes in different parts of the Peak District National Park at the date of the Planning Permission or subsequent extension/alteration.

Policy 33

Replacement dwellings

The replacement of an existing dwelling will only be permitted where:

- a residential use has not been abandoned; and
- b the existing dwelling lacks basic amenities or is in a state of disrepair that cannot be feasibly repaired or retrofitted through alteration and/or extension to make it habitable; and
- c the replacement dwelling is in the same position as the existing unless it can be demonstrated that an alternative position is more acceptable in landscape terms and that the original dwelling will be removed beforehand; and
- d the replacement dwelling is of an appropriate design that responds to the character of the surrounding area; and
- e the replacement dwelling has a similar floor area, volume, scale and curtilage to the existing dwelling; and
- f the demolition of the existing dwelling and the construction of a new dwelling maximises opportunities to reuse and recycle existing carbon and minimise new carbon consumption.

Aim

To support thriving and sustainable communities by maintaining the stock of smaller dwellings and protect the special qualities of the National Park.

Justification

The Authority is receiving planning applications to replace dwellings (mainly mid-20th Century) with larger properties built in stone and referencing local vernacular with the supporting argument that these are visually preferable and therefore an enhancement to what exists. Over time replacement dwellings can change the character of an area and reduce the number of smaller properties (including bungalows).

The existing property is the best house. Making good and retrofitting existing properties generally requires less carbon than demolition and rebuild, helping us to move towards net zero carbon by 2050.

The Preferred Approach amends the replacement dwelling policy to ensure that retrofitting has been considered in the first instance, the replacement dwelling is of a similar size to what exists and is of an appropriate design, and that opportunities to maximise carbon reuse and/or recycle are realised.

Policy 34

Residential gardens

A. Within a settlement the development of residential gardens for housing will be acceptable providing:

- a it is an affordable dwelling or a dwelling to meet an eligible housing need and the property remains affordable in perpetuity; and
- b the development provides sufficient amenity space for the new dwelling and does not harm the amenity of the existing dwelling or surrounding properties; and
- c a separate access can be adequately provided; and
- d the development would not harm the local character and would deliver conservation and/or enhancement.

The development of residential gardens for housing in the open countryside will not be permitted.

Aim

To protect the Special Qualities of the National Park and to support thriving and sustainable communities.

Justification

The NPPF (paragraph 75) states Local Plans should set out policies to resist inappropriate development of residential gardens. The most sustainable location for new housing is within existing settlements. Our settlements have distinctive characters and most have a Conservation Area Appraisal. Proposals to build new dwellings in residential gardens will need to be assessed on a case-by-case basis.

The open countryside is not an appropriate location to support new residential development in existing gardens. Further domestication of land or intensification of residential activity would be harmful to the surrounding landscape and natural beauty.

10 Rural Economy

Policies in this Chapter are important for the delivery of Outcome 6 (Thriving and Sustainable Communities) and Outcome 7 (Flourishing Economy).

Draft Policy Direction 19

Business development (strategic policy)

Opportunities to support business development will be acceptable in principle through one of the following routes;

- On safeguarded employment sites
- On existing employment sites
- Within existing buildings or brownfield land within settlements
- On greenfield land in or on the edge of settlements.
- On operational farms to support farm diversification
- Through sensitive conversion of a heritage asset
- Homeworking of an appropriate scale and operation

Applications for business development on greenfield land on the edge of settlements must demonstrate that no other suitable site is available or likely to become available.

Aim

To give scope for business development that is able to meet the Outcomes and Spatial Objectives for the economy and for thriving and sustainable communities, in a way that also meets out first purpose.

Justification

The Peak District Economic Development Needs Assessment sets out that we should plan for around 5.5 ha of business space, comprising 5.1ha industrial and 0.4ha office.⁴⁷ The assessment sets out that it is unlikely that new suitable greenfield sites will be identified, be available, suitable or viable, therefore new units should be brought forward through:

- safeguarding employment sites to stem loss
- supporting the redevelopment of existing sites for new stock. This may gain greater impetus with the implications of higher EPC rating requirements for commercial stock in the future
- where suitable, considering extensions of existing units, and sites
- where suitable, supporting the conversion of agricultural and other buildings to employment spaces including work hubs and other forms of innovative shared and flexible workspace.

⁴⁷ The Peak District Economic Development Needs Assessment, Icini Projects Limited, July 2025.

Policy 35

Safeguarded employment sites (development management policy)

- A The following sites are identified on the Policies Map and will be safeguarded for employment uses (B2, B8, E(g)).
- B Any proposals for alternative uses must be justified by compelling evidence with regard to the long-term strategic need for employment land and ensure that:
 - i employment use (B2, B8 and E(g)) remains predominant, and;
 - ii the new use is compatible with employment use (B2, B8 and E(g)), including by size, scale and operation.
- C Applications for sui generis employment use that are compatible with B2, B8 and E(g) are acceptable in principle.

Safeguarded sites carried forward

Aston Industrial Estate
 Bakewell, Deepdale Business Park, Ashford Road
 Bakewell, Riverside Business Park (incorporating Lumford Mill)
 Bakewell, Station Road
 Bamford, Station Road
 Bradwell, Newburgh Site
 Bradwell/Brough, Stretfield Mill
 Brough, Vincent Works
 Calver Sough Industrial units
 Great Hucklow Cartledge House Business Centre
 Great Longstone Industrial Estate
 Hathersage, Hall Farm
 Hathersage, Station Road
 Tideswell, Whitecross Industrial Estate

Proposed new safeguarded sites

Bakewell, Aldern House,
 Bamford, Hope Valley garden centre
 Castleton, Cambion Works
 Hope, Eccles House business centre
 Peak Mix Concrete, Peak Forest
 Upper Hulme, Upper Hulme Mill (Leekfrith Parish Neighbourhood Plan, Policy 1)

Aim

To avoid the permanent loss of the best business sites.

Justification

It is important to maintain a strategic supply of well-located business sites over the long-term because in a protected area the opportunities for new sites to come forward are very limited. In addition, *The Peak District Economic Development Needs Assessment* ('The Assessment') has highlighted that the development of greenfield sites is unlikely to be viable and that safeguarding is therefore a key mechanism for meeting the employment land needs.⁴⁸

The Assessment recommends that:

- current sites should continue to be safeguarded (noting that there also development potential within and adjacent)
- additional sites also warrant safeguarding (specific reference to Aldern House and Hope Valley Garden Centre)
- site boundaries should be rationalised.

⁴⁸ The Peak District Economic Development Needs Assessment, Icini Projects Limited, July 2025.

Policy 36

Change of use of non-safeguarded, unoccupied or under-occupied employment sites (development management policy)

- A The change of use, or re-use of non-safeguarded, unoccupied or under-occupied employment sites to non-business uses will be permitted if:
- i the business use is no longer economically viable; and
 - ii there is no demand for alternative employment uses; and
 - iii the site or building(s) have been marketed for employment use using industry standard best practice or otherwise to the Authority's satisfaction for a continuous period of 12 months prior to the date of the planning application, and the Authority agrees that business use is not viable or needed.
- B In the case of proposals to change to other business or sui generis uses regard will be given to amenity and suitability of the road network.
- C In all cases the proposed use should conserve and where possible deliver significant enhancement to Special Qualities associated with the site, premises, buildings, settlement and landscape setting.

Aim

To ensure that any loss of employment land is carefully considered and to maximise the potential of any new use to protect or enhance Special Qualities.

Justification

It is important to maintain a strategic supply of well-located business sites over the long-term because in a protected area the opportunities for new sites to come forward are very limited. *The Peak District Economic Development Needs Assessment* has highlighted that the development of greenfield sites is unlikely to be viable and that safeguarding is therefore a key mechanism for meeting the employment land needs.⁴⁹

⁴⁹ The Peak District Economic Development Needs Assessment, Icini Projects Limited, July 2025.

Policy 37

Expansion of existing industrial and business development not involving farm diversification (development management policy)

- A Expansion of an existing industry or business within Bakewell and villages listed in the Settlement Strategy will be permitted provided that:
- i it is operating in an appropriate location, including in relation to the road network and capacity; and
 - ii the scale and type of development can be accommodated without extending into the open countryside, affecting residential amenity, traffic safety and circulation; and
 - iii it does not adversely affect valued landscape character, Special Qualities and nature recovery; and
 - iv opportunities are taken to enhance Special Qualities.
- B Expansion of an existing industry or business within the open countryside or not in or on the edge of Bakewell or villages listed in villages in the Settlement Strategy must be of a modest scale and subservient to the operation and floorspace area of the main building. Previous extensions, alterations and increased activity that have required planning permission will be taken into consideration as part of the decision-making process to prevent unrestricted creep into the open countryside to the detriment of the Special Qualities of the National Park.

Aim

To ensure that industrial expansion remains within environmental capacity and does not harm Special Qualities.

Justification

Annual Monitoring Reports have highlighted the requirement for current policy to be carried forward.

Policy 38

Agricultural or forestry operational development (development management policy)

- A New agricultural and forestry buildings, structures, associated working spaces or other development, including for the storage and processing of agricultural slurry/by-products, will be permitted provided that it is demonstrated to the Authority's satisfaction, that the building at the scale proposed is functionally required for that purpose from information provided by the applicant on all the relevant criteria:
- i location and size of farm or forestry holding;
 - ii type of agriculture or forestry practiced on the farm or forestry holding;
 - iii intended use and size of proposed building
 - iv intended location and appearance of proposed building;
 - v stocking type, numbers and density per hectare;
 - vi area covered by crops, including any timber crop
 - vii existing buildings, uses and why these are unable to cope with existing or perceived demand;
 - viii dimensions and layout;
 - ix predicted building requirements by type of stock/crop/other usage; and
 - x contribution to the Authority's objectives for landscape, biodiversity and nature recovery.
- B New agricultural and forestry buildings, structures and associated working spaces or other development shall:
- i be located close to the farmstead or main group of farm buildings, and in all cases relate well to, and make best use of, existing buildings, trees, walls and other landscape features; and
 - ii not be in isolated locations requiring obtrusive access tracks, roads or services; and
 - iii respect the design, scale, mass and colouring of existing buildings and building traditions characteristic of the area, reflecting this as far as possible in their own design; and
 - iv avoid adverse effects on Special Qualities, making use of the least obtrusive or otherwise damaging possible location; and
 - v avoid harm to the setting, fabric and integrity of the Natural Zone.

Aim

To support farming and forestry in a way that protects or enhance Special Qualities.

Justification

Current policy carried forward with specific reference to the management of slurry/by products.

Policy 39

Farm diversification (development management policy)

- A Development will be permitted if there is clear evidence that the new business use will remain ancillary to the agricultural operation of the farm business, meaning that the new business use is a subsidiary or secondary use or operation associated with the agricultural unit.
- B Development to remove a stand-alone building and replace it with a new building within the building group will be permitted provided the scale, massing and use of the new building is appropriate, it respects the historic form and character of the building group, and the existing building has no cultural heritage significance.

Aim

To enable farm diversification in a way that protects or enhances Spatial Qualities and contributes to the achievement of Spatial Objectives for thriving and sustainable communities.

Justification

Current policy carried forward.

Policy 40

On-farm management and storage of agricultural manure, slurry and silage (development management policy)

Proposals for the management and storage of agricultural manure, slurry and silage generated within the National Park must follow the following principles:

- A Applications for single on-farm anaerobic digester units, and any associated development for management of waste or renewable energy generation, must only use agricultural manure and slurry arising on the planning unit and crops grown for the purpose on the unit.
- B Centralised on-farm anaerobic digestion facilities will only be permitted where they:
 - i serve a number of farms mainly within the National Park in close proximity to each other; and
 - ii deal only with agricultural manure and slurry arising on the farms involved and crops grown for the purpose on those farms; and
 - iii are justified by a comparative analysis of alternative single on-farm proposals in terms of economic and functional viability, taking into consideration effects on the environment
- C. The storage of materials, including agricultural slurry/by-products, in a way that conserves and enhances the special qualities of the national park, does not cause unacceptable harm to the amenity of the surrounding area and will not pollute the surrounding environment.

Aim

To enable sustainable energy generation in a way that protects or enhance Special Qualities.

Justification

Current policy carried forward. The Derbyshire Spatial Energy Study sets out that there is limited opportunity for anaerobic digestion but it is viable across much of Derbyshire, including within the National Park, subject to nearby sourcing of feed stock.⁵⁰

⁵⁰ [Derbyshire Spatial Energy Study](#)

11 Shops, Services and Community Facilities

Policies in this Chapter are important for the delivery of Outcome 6 (Thriving and Sustainable Communities) and Outcome 7 (Flourishing Economy).

Policy 41

Provision and retention of community services and facilities (strategic policy)

- A The provision or improvement of community facilities and services will be encouraged within Bakewell and villages named in the settlement strategy, or on their edges if no suitable site is available within. Proposals must demonstrate evidence of community need. A replacement building may be acceptable if enhancement can be achieved in accordance with *enhancement policy*. Shared or mixed use with other uses and community facilities will be encouraged.
- B Proposals to change the use of buildings or sites which provide community services and facilities including shops, and financial and professional services to non-community uses must demonstrate that the service or facility is:
 - i no longer needed; or
 - ii available elsewhere in the settlement; or
 - iii can no longer be viable.
- C Wherever possible, the new use must either meet another community need (to be defined) or offer alternative community benefit. Evidence of reasonable attempts to secure such a use must be provided before a non-community use is permitted. If change of use to housing is acceptable a primary residence condition will be applied.
- D The redevelopment of a community recreation site or sports facility for other uses will not be permitted until a satisfactory replacement site or facility has been provided, or it can be demonstrated that the facility is no longer required.

Supporting text to the policy will set out the community-focused services that we seek to retain and, if lost, to replace with a use that meets another community need. Any use that can be reasonably considered a community service or facility falls within the definition, including:

- F.1 (learning and non-residential institutions)
- F.2 (local community)
- E (commercial, business and service)

Aim

To promote thriving and sustainable communities by enabling the retention and development of community services and facilities, while protecting Special Qualities.

Justification

Annual Monitoring Reports show both losses and gains in community facilities in the Peak District.⁵¹ Traditional services like shops, pubs, and health facilities declined, with many converting to housing or holiday use. However, new community uses such as training centres, shops, and health centres have been developed. [Parish Statements](#) highlight key local amenities but point to

⁵¹ [Annual Monitoring Reports](#)

challenges like limited public transport, broadband, and housing pressures. Overall National Park communities remain well served with a good mix of local shops, services, and facilities to meet residents' needs despite these changes.⁵²

Paragraph 88 of the of the National Planning Policy Framework (NPPF) addresses the rural economy and states that planning policies should support the retention and development of accessible local services and community facilities—such as local shops, meeting places, sports venues, open spaces, cultural buildings, public houses, and places of worship. Paragraph 98 emphasises the importance of open space, sport, and recreational facilities.

Management Plan Objective 10 aims to support sustainable communities by improving access to affordable housing and better connections to essential services.

⁵² See Settlement Matrix in Topic Paper.

Draft Policy Direction 20

Change of use of buildings or sites which provide community services and facilities (development management policy)

Strategic policy sets out that proposals to change the use of buildings or sites which provide community services and facilities to non-community uses must demonstrate that the service or facility is:

- i no longer needed; or
- ii available elsewhere in the settlement; or
- iii can no longer be viable.

Updated policy will set out the tests required to demonstrate how this will be met. It will include:

- viability assessment
- evidence of reasonable attempts, over a reasonable time period (usually 12 months) to sell or let as a going concern, making use of current best practice marketing methods
- evidence that the land or building could not fulfil, or is not needed for, an alternative community use.
- evidence from the local authority and parish council.

Aim

To update current policy with regard to the marketing tests required.

Justification

Current policy requirements are too onerous and make specific reference to local authority 'teams' that may not exist.

Policy 42

Retention of community recreation sites or sports facilities (development management policy)

- A Development that would prejudice the continued use of community recreation sites or sports facilities, including those identified on the Policies Map, will not be permitted unless:
- i an assessment has been undertaken which has clearly shown the site or facility is longer required; and
 - ii the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - iii the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- B Exceptionally where sites can be shown to be no longer required, new uses should meet another community need (including those for affordable housing for local people). Evidence of reasonable attempts to secure such a use will be required before alternatives are permitted.

Aim

To guide development management in relation to community recreation sites and sports facilities.

Justification

Community recreation and playing pitch strategies of our constituent authorities recommend that sites should be protected through planning policy.⁵³

Policy 43

Local Green Spaces (development management policy)

The sites listed in the table below and shown on maps in the Appendix are proposed as Local Green Spaces. They are sites that have either been nominated by local people or are important open spaces in a conservation area and considered by the Authority to meet the LGS criteria.

Local Green Space designation does not place any new restrictions or obligations on landowners and does not in itself confer any rights of public access over what exists at present. We will make every effort to contact landowners of proposed green spaces. Landowners may make representations in respect of proposals.

Aim

To designate local green spaces that hold significance for local people.

Justification

Local Green Space (LGS) is a specific planning designation set out in the National Planning Policy Framework that 'allow(s) communities to identify and protect green areas of particular importance to them.'⁵⁴

LGS can only be designated in local plans (written by the planning authority) or neighbourhood plans (written by parish councils). They must be:

- reasonably close, local in character and not extensive
- demonstrably special to a local community and hold a particular local significance, for example because of beauty, historic significance, recreational value, tranquility or richness of its wildlife.

Government Guidance says that 'if land is already protected by designation (for example it is in a protected landscape), then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.'⁵⁵ In the Issues and Options consultation that took place in Autumn 2024 we asked this question and the majority of stakeholders responding agreed that there is a benefit. We also agree, because not all land is protected from development even in a national park. Designation can indicate to decision-makers that some spaces are particularly significant to local people. Parish Councils and residents were asked to nominate local green spaces in the 'Call for Sites' process that took place in Spring 2025.

⁵³ See Shops, Services and Community Facilities topic Paper

⁵⁴ Paragraphs 106-107.

⁵⁵ Planning Guidance paragraph: 011 Reference ID: 37-011-20140306

Name	Settlement	Beauty	Historic significance	Recreational value	Tranquility	Richness in Wildlife	Evidence
Buxton Road Green	Ashford			Yes			Benches and meeting point
Court Lane Recreation Ground	Ashford			Yes			Recreation ground
Holy Trinity Church Churchyard	Ashford		Yes	Yes	Yes		Churchyard
Scot's Garden	Bakewell	Yes			Yes		Recreation space used by residents and tourists
Castle Hill	Bakewell		Yes				Scheduled monument
Rutland Recreation Ground	Bakewell			Yes			Recreation ground
All Saints' Church Churchyard	Bakewell		Yes		Yes		Historic Churchyard
Bath Gardens	Bakewell	Yes		Yes	Yes		Public gardens with benches
Ground Gore Lane, Recreation Ground	Bradwell			Yes			Football posts and benches
Bradwell Cemetery	Bradwell	Yes		Yes			Benches and view
Brookside Recreation Ground	Bradwell			Yes			Recreational park
St Barnabas's	Bradwell	Yes			Yes		Churchyard

Church Churchyard							
Church Street Green	Bradwell			Yes			Seating in green space.
Calver Cricket Ground	Calver			Yes			Sport Field
Calver Bridge Green	Calver			Yes			Public right of way used for recreation
Town Ditch	Castleton		Yes		Yes		Heritage land in the stewardship of National Trust
St Edmund's Church Churchyard	Castleton		Yes		Yes		Churchyard
Peveril Castle Approach	Castleton		Yes	Yes			Approach and path to Peveril Castle
Great Hucklow Green	Great Hucklow			Yes			There is seating and the area is also used for well dressing and other village events
St Michael's Church Land	Hathersage			Yes	Yes		Public right of way and cemetery
Litton Cross	Litton			Yes			Benches and gathering space for

							the community
Priestcliffe Green	Priestcliffe	Yes		Yes			A Bench with views and planted flowers
High Well	Taddington	Yes	Yes	Yes	Yes	Yes	Recreation space with 4 footpaths, wild flower meadows & far-reaching views. Historic well.
St Michaels and All Angels Church Churchyard	Taddington	Yes	Yes		Yes		Historic Churchyard - Grade I listed church
St John the Baptist's Church Churchyard	Winster		Yes		Yes		Churchyard
Hunters Court	Youlgrave		Yes	Yes			Originally a croft, now used for village fundraisers and occasional parking as well as public toilets)

Draft Policy Direction 21

Shops, professional services and related activities (strategic policy)

In towns and villages:

- Shops, professional services and related activities will be subject to a sequential test so that Bakewell Central Shopping Area, village high streets and village centres are given preference over 'edge of settlement' sites. Only if suitable sites are not available should edge of settlement sites be considered.
- When assessing applications for Use Class E (a) and (b) and other town centre uses on the edge or outside of the settlement limits of villages an impact assessment on their vitality and viability is required if the development is over 200 square metres (net).
- When assessing applications for Use Class E (a) and (b) and other town centre uses outside of Bakewell Central Shopping Area an impact assessment on its vitality and viability is required if the development is over 500 square metres (net).

For the avoidance of doubt, proposals which comply with the above will require a thorough assessment of their impact on: existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made.

- Shops, professional services and related activities should be of an appropriate scale to serve the needs of the local community and the settlement's role. (cross ref settlement strategy.)
- Significant out of centre retail developments will not be permitted.
- Related activities such as professional services, and premises for the sale and consumption of food and drink, will be permitted provided that there is no harm to living conditions or to the role or character of the area, including its vitality and viability.

In the countryside:

- Retail use that is ancillary to a main business use is acceptable if it is small-scale, related directly to the main business and takes account of the impact on Bakewell Town Centre and village high streets.
- Expansion or intensification of the use of an existing site or building will only be permitted where it is of a modest scale in relation to the existing activity and/or buildings.
- Farm shops may be acceptable provided that they principally sell goods grown, produced or processed on the farm or local farm cluster.
- At industrial or business units retail sales will be mainly restricted to goods produced on the unit.
- At petrol stations, new or increased retail space will be permitted provided that:
 - i it does not reduce the size of the petrol station forecourt or marginalise the petrol station to the extent that the retail activity becomes a destination in itself; and
 - ii there is no additional demand for car parking or associated infrastructure.
- Impact assessment will be required for over 200 square metres (net).

Aim

To support the provision of shops and services and to ensure the continued vitality of town centres and village high streets.

Justification

Bakewell is an important service centre with a defined Primary Shopping Area that performs well in terms of vacancy rates and trading. Several other Peak District villages function as important 'top-up' shopping centres, such as Tideswell, Bradwell, Hathersage and Castleton. Many villages retain a distinctive high street where services and facilities are located. It is important to maintain footfall and the function of the town centre and high streets as the primary foci for residential and visitor services.

The Peak District Economic Development Needs Assessment (2025) makes the following observations and recommendations:⁵⁶

- to introduce a locally set threshold for future Class E (a) and (b) along with other town centre uses
- no need to plan for any comparison shopping going forwards.
- outside Bakewell the retail offer is smaller in scale; limited shops and services and also smaller footplate units. These centres could not withstand impacts from larger stores and may struggle to withstand the impact from smaller stores.
- in order to consider a proportionate approach to development in different situations, it is recommended that a two-tier approach is developed.
- if an edge or out of centre retail proposal comes forward and its catchment includes any defined settlement in DS1 (or its equivalent replacement), except Bakewell, an impact assessment is prepared for schemes in excess of 200sqm (net).
- in respect to edge and out of centre proposals in Bakewell it is recommended that the local floorspace threshold could be set at 500sqm (net) to reflect the health of the centre.

⁵⁶ Peak District Economic Development Needs Assessment, Icinci Project Limited, July 2025

12 Minerals and Waste

Policies in this Chapter are important for the delivery of Outcome 10 (Minerals and Waste).

Context of Minerals Development in a National Park

The Strategic Minerals Policies establish the principles governing all mineral development in the National Park. They set out in broad terms what type of mineral development can happen where and under what circumstances. The Development Management Minerals Policies set out the controls and requirements which will govern mineral extraction and waste consents within the National Park.

The National Planning Policy Framework (NPPF) sets the approach to mineral planning for England (paragraphs 222 to 230) within a national park context (paragraphs 188-189). It sets out that:

- it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation
- great weight should be given to the benefits of mineral extraction but Mineral Planning Authorities should, as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks
- permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
 - i the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - ii the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
 - iii any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Policy 44

Minerals development (strategic policy)

- A Proposals for new mineral extraction or extensions to existing mineral operations (other than fluorspar proposals and building and roofing stone which are covered by *fluorspar policy* and *building and roofing stone policy*) will not be permitted other than in exceptional circumstances in accordance with the criteria set out in the National Planning Policy Framework.
- B Proposal for extensions of time at aggregate producing sites that retain previously consented reserves that make a meaningful* contribution to the regional landbank at their existing end dates will be supported in principle.
- C Restoration schemes will be required for each new minerals proposal or where existing sites are subject to mineral review procedures. Where practicable, restoration will be expected to contribute to the spatial outcomes of the Plan (either generally or for the constituent landscape character areas of the National Park). These outcomes will focus mainly, but not exclusively, on amenity (nature conservation) after-uses rather than agriculture or forestry, and should include a combination of biodiversity gain, wildlife and landscape enhancement, recreation, public access where appropriate and recognition of cultural heritage and industrial archaeological features.

*Meaningful is defined in this context as making a contribution to the landbank such that the loss of the reserves and/or production capacity would compromise the steady and adequate supply of aggregates.

Aim

To ensure the sustainable provision of minerals to meet the local, regional and national need whilst ensuring all development is in accordance with National Park Purposes.

Justification

Aligns with National Park legislation and guidance and the NPPF which says it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.

The NPPF also states that as far as is practical, Mineral Planning Authorities should provide for the maintenance of landbanks of non-energy minerals from outside National Parks. Landscape and scenic beauty in national parks have the highest status of protection, the scale and extent of development should be limited, and 'great weight' should be given to conserving and enhancing wildlife and cultural heritage. Major development should not take place unless there are exceptional circumstances and it is in the public interest.

Existing consented reserves ensure the PDNPA retains a landbank in excess of the minimum 10 years as required by the NPPF. Should extensions of time not be granted the landbank would fall below the required minimum and the plan would be found to be unsound. The maintenance of the steady and adequate supply of aggregates as required by the NPPF could also be compromised if extensions of time were prevented in principle.

Policy 45

Fluorspar (strategic policy)

In order to secure an appropriate supply of fluorspar, the National Park Authority will:

- A Encourage and support the continued extraction of fluorspar ore by underground mining at locations where economically workable deposits have been proven in advance and where:
 - i the environmental impacts can be appropriately mitigated; and
 - ii ground collapse can be prevented.
- B Support proposals for recycling tailings from existing lagoons where the environmental impacts can be appropriately mitigated and existing restoration schemes will not be unacceptably compromised.
- C Not permit proposals for the opencast mining of fluorspar ore.

Aim

To set the principles for fluorspar extraction.

Justification

The amended policy removes reference to the lapsed consent at Watersaw Mine and the now demolished Cavendish Mill processing plant and its associated tailings lagoons that are no longer active. The revised policy supports proposals for underground working should they come forward to meet a national demand. Underground methods minimise visual impact and so align with our first purpose and duty. Applications for opencast extraction would be considered under the *minerals development policy*.

Policy 46

Building and roofing stone proposals (strategic policy)

- A Proposals will only be permitted for the working of building and roofing stone where:
 - i they meet a demonstrable need, which cannot be satisfied from existing permissions inside or outside the National Park; and
 - ii they make provision to provide stone for local use on buildings and structures within the National Park; and
 - iii the individual and cumulative impacts of working on the environment, amenity and communities can be appropriately mitigated.
- B Any proposal should be supported by clear evidence which proves that alternative sources of supply are not and cannot be made available.
- C Where proposals constitute major development, they must meet the exceptional circumstances test defined by National Policy and be in the public interest.
- D Sites will be restored to mitigate landscape impact and for the purpose of long-term nature conservation and allow public access where appropriate.
- E Proposals will need to be accompanied by a suitable legal agreement to ensure that the above policies are met.

Aim

To meet the local need for building and roofing stone and contribute to the repair and maintenance of national heritage assets whilst securing long term nature conservation benefits and public access to further National Park purposes.

Justification

There is a shortage of suitable building and particularly roofing stone for use within the National Park. One of the larger unrestricted building stone sites has recently ceased production and another is expected to be worked out within the next twelve months. Operators have told us that viability is a key problem. This has an impact on the supply of material needed for the conservation of the local vernacular. We need to ensure that new policy addresses these issues.

National policy states that Mineral Planning Authorities should recognise the small-scale nature and impact of building and roofing stone quarries, and the need for a flexible approach to the duration of planning permissions reflecting the intermittent or low rate of working at many sites.

New policy seeks to provide for local need in order to maintain the Peak District vernacular and the conservation of its heritage assets, whilst supporting the economic viability of sites by allowing export outside of the National Park where it can be demonstrated a national need cannot be met by existing means. The policy seeks to off-set the temporary impact of building and roofing stone extraction by securing the long-term management of restored sites for the purpose of nature conservation and public enjoyment in accordance with National Park purposes.

Policy 47

Mineral Safeguarding (strategic policy)

- A The following minerals will be safeguarded from sterilisation by non-mineral surface development through the definition of Mineral Safeguarding Areas covering:
 - i The limestone resource, including the very high purity resource containing at least 98% calcium carbonate;
 - ii The mineralised vein structures relating to Milldam Mine and Watersaw Mine, for fluorspar.
- B When considering applications for major surface development in these safeguarded areas outside of existing settlements and the areas immediately adjacent to existing settlements, the prior extraction of minerals should be undertaken ahead of the non-mineral surface development where possible to prevent mineral sterilisation. Where prior extraction is not practical or economically feasible, applicants will be required to demonstrate that either there is no mineral likely to be of current or future economic value that would be sterilised by the development, or that proceeding with the proposed development on that site would be of overriding importance in relation to the significance of the mineral resource.
- C Existing railheads within the National Park for the distribution of minerals and mineral products will also be safeguarded.
- D A selection of small individual areas for local small-scale building and roofing stone for conservation purposes will be considered for safeguarding through the forthcoming Development Management Policies DPD and Proposals Map.

Aim

To safeguard the mineral resource taking into account economic importance.

Justification

Aligns with NPPF requirements (para 227). Current policy carried forward.

Policy 48

Waste management (strategic policy)

The management of domestic, industrial and commercial waste must satisfy the following principles:

- A The National Park Authority will work with the Waste Collection and Disposal Authorities and local communities to promote sustainable management of waste through the waste hierarchy.
- B New, expanded or replacement large scale facilities will not be permitted.
- C Small scale waste facilities may be permitted to serve local communities where they are in accordance with or do not undermine the strategy and approach of the relevant Municipal Waste Management Strategy. Such schemes should meet only the need of the community and must not involve importation of waste from outside that community.
- D The National Park Authority will require the appropriate restoration and after-use of waste sites so that they can contribute to the recreation and biodiversity value of the National Park.
- E Construction and demolition waste must be managed and re-used on site. Where there may be significant environmental risk to flora, fauna, local communities or the water environment, an appropriate off-site disposal option will be required.

Aim

To provide for the management of waste at a scale that is compatible with National Park Purposes.

Justification

The National Park Authority is a Waste Planning Authority but Derbyshire County Council undertakes waste disposal for the majority of the National Park. The Strategy for Dealing with Derbyshire's Waste identifies that national park designation and geography mitigate against local provision of facilities.⁵⁷ Local, very small scale community-based waste projects which deal exclusively with the waste arising from that individual community may be supported. Facilities for the disposal of domestic, industrial and commercial waste are incompatible with national park purposes because of their adverse environmental impacts.

⁵⁷ [Strategy for Dealing with Derbyshire's Waste](#)

Policy 49

The justification for minerals and waste development (development management policy)

- A Minerals and waste development will only be permitted where evidence is provided in relation to the viability and need for the development. This must include evidence, as appropriate, of:
- i the availability of other permitted or allocated mineral supply or the availability of secondary or recycled materials;
 - ii the availability of other permitted or allocated sites or developments, both within and outside the National Park;
 - iii the proximity of the waste operation to the supply-chain;
 - iv suitable geological and other information on the quality, availability and volume of the mineral reserves, ensuring that high quality materials are retained for appropriate end uses; and
 - v the durability and aesthetic qualities of building/roofing stone together with precise details of its compatibility with any repair or restoration project it is proposed to supply.
- B In order to demonstrate whether minerals and waste development is in the public interest, consideration should include an assessment of:
- i the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, on the local economy;
 - ii the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
 - iii any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which these can be moderated.

The need to demonstrate the requirements set out in B(i) - (iii) may vary in the case of applications for extensions to minerals workings, depending on their scale and nature.

Aim

To set out the detailed criteria by which minerals and waste applications will be judged.

Justification

Current policy carried forward.

Policy 50

Restoration and aftercare (development management policy)

- A Minerals development or the disposal of waste by deposit or landfill will only be permitted where the restoration and aftercare contribute to the enhancement of the National Park.
- B All proposals must demonstrate that:
 - i restoration can be achieved in the timescales proposed; and
 - ii sufficient material is, or will be, available to achieve the levels proposed; and
 - iii no future land stability or public safety issues will arise; and
 - iv all buildings, plant and machinery including bases, foundations and utilities will be removed, save for those with agreed industrial heritage value; and
 - v restoration will contribute to the enhancement of biodiversity, geodiversity and amenity, as appropriate, and be acceptable within the context of the Landscape Strategy for the National Park; and
 - vi Restoration schemes act upon the locally identified priorities contained within the relevant Local Nature Recovery Strategy (LNRS) specific to the application site in order to achieve, upon final restoration and the completion of aftercare, the highest percentage biodiversity net gain possible, as calculated through the latest Natural England BNG metric calculator.
- C A comprehensive scheme for the aftercare of the restored land shall be implemented to bring the restored land to the required standard for use for nature conservation/recovery as a priority, or if considered appropriate amenity, forestry or agriculture within a five-year aftercare period. If the required standard cannot be reached within a five-year period, or the benefits of the restoration in contributing to the biodiversity, amenity or geodiversity of the National Park cannot be maintained without long term management, an extended period of aftercare should be secured.
- D Where necessary proposals will need to be accompanied by a suitable legal agreement to ensure that the above policy objectives are met.

Aim

To ensure that minerals and waste sites are appropriately restored within the context of the protected landscape and further National Park purposes through the preservation of cultural heritage and maximising biodiversity gain.

Justification

Appropriate restoration of minerals and waste sites is necessary to ensure long term harm to the landscape is minimised and mitigated where possible. The existing policy is proposed for review given the heightened need to focus on nature recovery, and as such, sites will be required to be restored for the purposes of nature conservation as a priority and required to achieve the maximum possible BNG upon final restoration. The 2021 'State of the Park' report confirms that the PDNP has not been immune to the global decline in biodiversity with habitats such as limestone heath and species rich meadows noted as being in particular decline. The Regulation 18 *Issues and Options* consultation found that there was overwhelming support for an increased focus on nature

recovery and achieving a greater than the mandatory 10% BNG at mineral sites. Given the immense potential for BNG at minerals/waste sites upon their final restoration and the purposes of the National Park being to conserve and enhance wildlife, the above policy position is proposed.

Policy 51

Ancillary minerals development (development management policy)

Ancillary development at mineral extraction sites will be permitted provided that:

- i there is a close link between the ancillary development proposed and the existing winning and working on the site because the material to be used in the ancillary process is won and worked on-site; and
- ii when planning permission for mineral working expires (or if the plant becomes redundant before the completion of mineral working) all plant, buildings and machinery will be removed, and the site will be satisfactorily reclaimed to an agreed after-use. This will be achieved by a legal agreement or condition imposed at the time of the grant of planning permission; and
- iii mineral related development, with the exception of building and roofing stone (dealt with under Policy DMMW9) (including processing, stocking, storage or sorting of minerals) will not be permitted on sites which are not operational mineral extraction sites.

Aim

To confine ancillary minerals development to suitable locations to conserve the National Park and further its purposes.

Justification

Current policy carried forward with amendment to align with new policy *processing of building and roofing stone*.

Policy 52

Processing of building and roofing stone (development management policy)

The importation of building and roofing stone to active building stone sites within the National Park for processing and finishing and to suitable industrial locations will be permitted provided that:

- i the levels of importation and onward transfer do not result in an unacceptable adverse impact upon the highway network, or its safety; and
- ii impacts on landscape, amenity and the environment can be avoided or suitably mitigated.

Aim

To support the local economy and the traditional local skill of stone processing and finishing whilst seeking to ensure stone extracted within the National Park is retained within it for local use to preserve and enhance the local vernacular.

Justification

Evidence demonstrates that building stone quarried within the National Park is leaving it in order to be processed, making it less likely to return for use in construction projects. If the stone does return, it has been subject to transport costs which increases the cost to the end user potentially making it unaffordable in some instances. This has a knock-on effect in regards upkeep of the local vernacular and the use of traditional building materials. In addition, increased transport results in higher CO2 emissions, which should be avoided where possible. There have also been instances of unauthorised stone processing in unsuitable locations within the National Park. These instances indicate a local need for processing facilities but also a need to plan for their provision in suitable locations. Some building stone sites have their own processing facilities, and the potential importation of stone would support those businesses and supplement the extraction operations. This in turn would support the local economy by way of providing jobs and retaining the local skills required for stone handling and finishing. The proposed policy would seek to reduce carbon emissions in accordance with the NPPF and our local climate change policy as well as according with our duty to foster the social and economic wellbeing of local communities in pursuit of National Park purposes.

Policy 53

Safeguarding gritstone resource (development management policy)

- A The gritstone resource will be safeguarded from sterilisation by non-mineral surface development through the defined Mineral Safeguarding Areas on the Policies Map.
- B When considering applications for major non-mineral surface development in these safeguarded areas outside of existing settlements and the areas immediately adjacent to existing settlements, the prior extraction of minerals should be undertaken ahead of the non-mineral surface development where possible to prevent mineral sterilisation. Where prior extraction is not practical or economically feasible, applicants will be required to demonstrate that either there is no mineral likely to be of current or future economic value that would be sterilised by the development, or that proceeding with the proposed development on that site would be of overriding importance in relation to the significance of the mineral resource.

Aim

To safeguard the mineral resource.

Justification

Current policy carried forward.

Policy 54

The impact of minerals and waste development on amenity (development management policy)

Minerals development or the development of waste management facilities will only be permitted where the adverse impacts on amenity can be reduced to an acceptable level or eliminated, particularly in relation to:

- i nuisance and general disturbance resulting from transport, including number of vehicles, access arrangements, preventing transfer of mud onto roads and routes proposed for use to and from the site;
- ii noise, including noise of a level, type, frequency and duration, likely to have negative impacts on areas of tranquillity;
- iii vibration;
- iv dust;
- v fumes and odour;
- vi water run-off and flooding;
- vii visual impact;
- viii the potential effects of land instability arising from the development;
- ix effects on human health; and
- x impacts on recreation and public rights of way.

Aim

To set out the detailed criteria with regard to the impact on amenity.

Justification

Current policy carried forward.

Policy 55

The impact of minerals and waste development on the environment (development management policy)

Minerals development or the development of waste management facilities will only be permitted where the impacts of the development on the environment of the National Park are reduced to an acceptable level, or eliminated, particularly in relation to:

- i the risk and impact on environmental receptors, including from any pollution;
- ii the need to minimise landscape and visual impact;
- iii the need to minimise impacts on cultural heritage assets and the setting of these assets;
- iv the need to minimise the residual waste arising from the development along with the proposals for the disposal of residual waste;
- v any potential effects on groundwater, rivers or other aspect of the water environment;
- vi the potential effects of land instability;
- vii the impact on agricultural and forestry interests, including to soil resources;
- viii the efficiency and effectiveness of the proposed working scheme or operation including the phasing proposals;
- ix the need to prevent unauthorised stock ingress and to ensure adjacent land can be appropriately managed;
- x the proposed scale, siting, colour and design of buildings, plant and structures; and
- xi the functional need for any buildings, plant and structures.

Aim

To set out the detailed criteria with regard to the impact on the environment.

Justification

Current policy carried forward.

Policy 56

The cumulative effect of minerals and waste development (development management policy)

Minerals development or the development of waste management facilities will only be permitted where the cumulative impact of the development is considered to be acceptable, taking into account:

- i existing operations on the site and in the locality; and
- ii other impacts from existing or planned development; and
- iii its setting; and
- iv the off-site impact of any utility or infrastructure improvements necessary to serve the development.

Aim

To ensure that the cumulative effect of waste and minerals development is considered.

Justification

Current policy carried forward.

Policy 57

Waste management facilities (development management policy)

- A Subject to conformity with *waste management policy*, waste management facilities should be located in accordance with the following sequential approach having regard, where appropriate, to the relevant Municipal Waste Management Strategy:
- i existing authorised waste management sites located in Bakewell and Large Villages named in the *Development Strategy Core Policy*;
 - ii existing or allocated industrial land within Bakewell and Large Villages named in the *Development Strategy Core Policy*;
 - iii previously developed land within Bakewell and Large Villages named in the *Development Strategy Core Policy*;
 - iv industrial land or previously developed land outside settlements;
 - v vacant or under-utilised agricultural buildings;
 - vi greenfield sites or any other land.

and

- B Proposals for waste management facilities must:
- i be of an appropriate scale, reflecting the needs of the local resident and business community to create and dispose of waste; and
 - ii minimise the need for transportation of waste to the facility; and
 - iii minimise and where possible avoid any requirement for the outside storage of waste; and
 - iv minimise and where possible avoid any adverse impact on the valued characteristics of the area; and
 - v minimise and where possible avoid any adverse impact on the amenity of resident and visitor communities; and
 - vi not involve land raising.

Aim

To set out the sequential approach to the development of waste management facilities.

Justification

Current policy carried forward.

13 Travel and Transport

Policies in this Chapter are important for the delivery of Outcome 9 (Travel and Transport).

Access to transport plays a vital role in allowing residents and users of the Peak District to travel to, from and around the National Park. Transport offers opportunities for residents and visitors to experience the special qualities of the National Park; it also provides access to employment, education, shops and a range of leisure activities.

The Peak District National Park Authority is neither a highway authority or a transport authority, and therefore, has no direct powers or responsibility for roads or public transport. However, we take a proactive approach through our role as a Planning Authority. We seek to influence, negotiate and work in partnership with those organisations that do have responsibility for travel and transport in the National Park and our surrounding catchment.

Draft Policy Direction 22

Reducing the general need to travel and encouraging sustainable transport (strategic policy)

Policy will continue to

- Deter cross-Park traffic
- Encourage modal shift towards sustainable transport
- Minimise the impacts of traffic in environmentally sensitive locations
- Promote opportunities for quiet enjoyment through sustainable access
- Seek opportunities for demand management and low carbon transport initiatives where appropriate.

Aim

To set out an holistic approach to travel and transport based on a hierarchy of active travel; public transport; zero emission private vehicles; and traditional internal combustion engined vehicles.

Justification

Current policy to be carried forward with some amendments reflecting changes in technology over the life of the Plan. This policy approach covers all forms of transport and aims to deter traffic beyond that which is necessary for the needs of local residents, businesses and users of, or visitors to the National Park. Large amounts of traffic above and beyond those needs can negatively affect the Special Qualities for which the National Park was designated, including its landscape, wildlife and cultural heritage. Large amounts of traffic also affects the amenity of residents of, and visitors to the National Park, through severance, noise and pollution.

Over the life of the Plan, there will be a significant shift from vehicles powered by fossil fuels towards those powered by electricity. However, even this shift in technology will not address all of the issues associated with vehicles, particularly private cars, on the National Park.

Draft Policy Direction 23

Reducing and directing traffic (strategic policy)

Policy will continue to: -

- Resist transport developments that increase the amount of cross-Park traffic; or have other negative impacts on the Park's Special Qualities; unless there are exceptional circumstances,
- Only permit or support new road schemes that provide access to new developments; and resist those that increase road capacity,
- Identify the road hierarchy, and seek to focus development accordingly,
- Require Travel Plans for appropriate developments.

Aim

To set out a strategic approach to reducing and directing traffic across the National Park

Justification

Current approach to be carried forward with minor amendments. The policy approach seeks to reduce the overall amount of traffic travelling within the National Park, and to direct the traffic that does occur on to the most appropriate roads. The make-up of traffic within the National Park largely comprises; cross-Park traffic, business traffic; residential traffic and visitor traffic.

Policy 58

Cross-Park Roads (strategic policy)

- A New roads for cross-Park travel will not be supported, and proposals for a major alteration to an existing road will not be permitted, unless:
- i there is a compelling national need which cannot be met by any reasonable alternative means; and
 - ii it is demonstrated to be in the overall public interest; and
 - iii it is demonstrated to provide long term local transport benefit; and
 - iv there is a demonstrable long term net environmental benefit within the National Park; and
 - v there is a demonstrable long term net economic benefit for the National Park.

Aim

To set out the exceptional circumstances under which the National Park Authority will support or permit the delivery of new or upgrade cross-Park roads.

Justification

Current policy will be carried forward.

Policy 59

Local road improvements (development management policy)

Local road schemes aimed at ensuring the safe operation of the highway network may be delivered either through the General Permitted Development Order or through a planning application. The approach to such proposals in both circumstances is provided below:

- A Remedial road schemes aimed at addressing safety or environmental improvement will be supported or permitted, provided that:
 - i the National Park Authority receives early and appropriate consultation on any proposed scheme that falls under the General Permitted Development Order; and
 - ii the scale of schemes is kept to a minimum consistent with the need to address the required road improvement while ensuring that scale is appropriate to the landscape; and
 - iii they are designed in a manner appropriate to setting and any additional national or international designations; and
 - iv where the scheme is likely to have negative impacts on the special qualities of the National Park, that mitigation, and where possible enhancement measures, form part of the scheme design,
 - v design is in accordance with the Peak District National Park Design Guide (or successor).
- B Local road schemes with the sole purpose of increasing capacity on the network will not be supported.

Aim

To provide clarification on the criteria required for the Authority's support for remedial road schemes.

Justification

National policy is clear on major development including road building in National Parks; it would not be appropriate to support local road improvement schemes dedicated to supporting capacity enhancement. Current policy carried forward with minor change to reference the Design Guide.

Policy 60

Managing the demand for freight transport (strategic policy)

- A Freight facilities should be related to the needs of National Park-based businesses and should be located to avoid harm to the valued characteristics of the National Park or compromise to the routes which are subject to weight restriction orders.
- B Infrastructure developments that enable the transfer of road freight, including minerals, to rail will be supported where appropriate.
- C Developments requiring access by Large Goods Vehicles must be located on and or readily accessible to the Strategic or Secondary Road Network.
- D Weight restriction orders will be sought where necessary to influence the routing of Large Goods Vehicles to avoid negative environmental impacts.

Aim

To direct freight facilities that serve the National Park to the most appropriate locations; direct road freight onto the most appropriate routes; and where possible, encourage modal shift to rail for cross-Park and quarry related freight.

Justification

Successive former Plans have sought to minimise the impact of road-borne freight on the National Park. This is partly because of the historic nature of the Peak District's road network, and the geometry and geography of those roads. Many of the cross-Park roads cross high ground and / or follow river valleys to do so. Roads with significant or frequent elevation changes and numerous bends slow freight traffic down. Most cross-Park roads also pass through historic settlements, often with narrow pavements, and limited off-street parking.

The policy focus has been to encourage cross-Park freight onto rail or the National Strategic Road Network. Road-borne freight serves business and residents within the National Park, and there are a number of haulage businesses that operate from bases within the National Park. Indeed, it is not unusual for freight haulage businesses to operate from existing farm businesses.

Current policy carried forward.

Policy 61

Railway construction (strategic policy)

- A New railways within the National Park, including those developed as tourist or heritage attractions must represent a sustainable transport solution ensuring that the benefits are weighed against any negative impacts on the landscape and existing recreational users of the Park.
- B Any heavy rail, light rail or guided bus development must clearly demonstrate a net environmental benefit to the National Park.
- C Any detrimental effects that a heavy rail, light rail or guided bus scheme may have on the National Park must be outweighed by significant benefits – including a demonstrable lasting removal of road traffic from parallel routes and the provision of passenger services to, from and between stations within the National Park.
- D Mitigation of any habitat loss must be included within any railway proposals, along with proposals for enhancement where possible.
- E Any heavy rail, light rail or guided bus development that impinges on existing footpaths, bridleways or major trails must comply with the policy approaches in *development affecting a public right of way policy*, ensuring equally good alternatives and maintaining their continuity.
- F The development of a new passenger railway station or terminus within the National Park must be able to demonstrate an overall environmental and economic benefit to the National Park. It will be permitted provided that:
 - i it is the destination of an acceptable Park & Ride scheme; or
 - ii it is part of a traffic/visitor management project; or
 - iii it is principally used for local purposes.

Aim

To provide clarity on the criteria regarding support for any new railway construction.

Justification

Rail can sustainably transport large numbers of people over long distances and for more local journeys. Under the freight transport policy approach, there is a recognition of the benefits of transferring freight from road to rail.

The Peak District is crossed by the Sheffield to Manchester railway, also known as Hope Valley Line. There are also a number of gateway stations on the edges of the National Park boundary accessed via the Buxton, Glossop and Trans Pennine Railways. These include stations at Buxton, Chapel-en-le-Frith, Glossop, Greenfield, Hadfield, Marsden, Matlock, New Mills and Slaithwaite. There are also a number of kilometres of mineral lines that run within or adjacent to the National Park.

Whilst recognising the benefits of rail travel, the delivery of a new railway in the National Park would constitute major development.

Current policy will be carried forward.

Policy 62

Routes for walking, cycling and horse riding, and waterways (strategic policy)

- A The Rights of Way network will be safeguarded from development; and wherever appropriate enhanced to improve connectivity, accessibility and access to transport interchanges. This may include facilitating attractive and safe pedestrian and cycle routes between new residential or industrial developments and the centre of settlements. Where a development proposal affects a Right of Way, every effort will be made to accommodate the definitive route or provide an equally good or better alternative.
- B Where development occurs, opportunities will be sought to provide better facilities for users of the rights of way network, including, where appropriate, providing links between the development and the rights of way network, including the National Park's Trail network.
- C The High Peak, Manifold, Monsal, Thornhill, Tissington and Trans Pennine Trails, and other appropriate long-distance routes, will be protected from development that conflicts with their current recreational and active travel purpose.
- D Wherever appropriate, disused railway lines will be used for walking, cycling and equestrian use.
- E The alignment of the following will be safeguarded against development prejudicial to their future development as a route for active travel or active recreation: -
 - i The former railway between Rowsley and Bakewell; and
 - ii The former railway between Buxton and the Goyt Valley
- F This safeguarding is none prejudicial and does not represent support for any particular scheme.
- G The Huddersfield Narrow Canal will be protected as an inland waterway.

Aim

To protect the National Park's existing public rights of way network, its multi-user Trails and the Huddersfield Narrow Canal from development prejudicial to their current use.

Justification

The existing public rights of way and multi-user trail network are extremely popular with users of the National Park. The Peak District Visitor Survey (2024) found that more than 60% of respondents walked or hiked as part of their visit; with smaller, but significant numbers stating that they cycled or rode horses.

For a number of years, the National Park Authority safeguarded the Monsal and Trans Pennine Trails for possible future rail use. However, since the completion of the Pedal Peak Project in 2011, the Monsal Trail has become one of the most popular Trails in the country - the automatic counter at Hassop Station recorded 485,000 movements in either direction on foot or by bike between 1st September 2023 and 31st August 2024.

In the *Issues and Options* Consultation (2024) we asked respondents to choose between two options. Of 112 responding (this issue generated the highest response rate of the whole consultation):

- 33% chose Option 1: New policy will continue to safeguard the Monsal and Longdendale Trails for future rail use.
- 60% chose Option 2: New policy will protect the Monsal and Longdendale Trails from development that conflicts with their current purpose as recreational routes.
- 6 respondents were unsure and 2 gave no specific reply to the question.

The preferred approach is to remove the safeguarding of the route Monsal and Trans Pennine Trails for future rail use, and to instead safeguard the route and structures against development prejudicial to their current use as recreational trails.

The Peak District National Park Authority has been developing the Peak District Walking, Wheeling, Cycling and Horse Riding Infrastructure Plan, which was adopted in draft form in May 2025. The Plan focuses on a strategic high level network comprising existing and aspirational routes. In most cases, these aspirational routes are indicative, but in two cases, the preferred route is known. Our policy approach will safeguard the line of those routes against any development prejudicial to their future delivery.

A map of the Peak District Walking, Wheeling, Cycling and Horse Riding Infrastructure Plan's strategic high level network is in the Appendix.

Policy 63

Development affecting a public right of way (development management policy)

- A Where a development proposal affects the route of a public right of way, either the definitive line of the public right of way should be retained, or, in exceptional circumstances, where retention of the definitive line is not possible, the developer will be required to provide an alternative route that:
 - i is of equal, or preferably, of an improved quality compared to the original; and
 - ii has similar or improved surface appropriate to its setting; and
 - iii wherever appropriate, is of benefit to users with special needs, including those with disabilities; and
 - iv is available before the definitive route is affected or, if this is not possible, until the development is complete, a suitable temporary route is available before the definitive route is affected; and
 - v is as convenient and visually attractive as the original.
- B Where development occurs, opportunities will be sought to provide better facilities for users of the rights of way network, including, where appropriate, providing links between the development and the rights of way network, including the National Park's Trail network.
- C Development that would increase vehicular traffic on footpaths, bridleways or byways open to all traffic to the detriment of their enjoyment by walkers and riders will not be permitted unless there are overriding social, economic or environmental conservation benefits arising from the proposal.
- D The development of new routes for walking, cycling and horse riding including multi-user trails will be supported, provided that they conserve and enhance the valued characteristics of the area, and are subject to the following criteria:
 - i they connect into the wider rights of way network; and
 - ii they connect with settlements within and beyond the National Park boundary; and
 - iii they are designed and constructed to an appropriate standard, in keeping with its setting; and
 - iv where it is likely to act as a destination in its own right, that appropriate, new or existing visitor facilities are made available.

In the case of minor improvements to existing or permissive rights of way, (i) and (ii) are unlikely to apply.

Aim

To set out criteria for ensuring the continuation of rights of way affected by development; and the criteria for new routes for walking, wheeling, cycling and horse-riding.

Justification

The Peak District has a good network of public rights of way including footpaths, bridleways and byways open to all traffic. Everyone can enjoy the National Park by walking, wheeling, cycling and horse riding. When developments affects the line of a right of way its continuation by an alternative route of equal or better quality is vital.

Current policy will be carried forward.

Draft Policy Direction 24

Minimising the adverse impact of motor vehicles and managing the demand for car and coach parks (strategic policy)

New policy will continue to:

- Review existing traffic management schemes (Goyt Valley, Roaches, Stanage and Upper Derwent Valley) and to allow for the development of future traffic management schemes.
- Give guidance on the provision of business, residential and visitor off-street car parks
- Give guidance on the provision of park & ride facilities

Aim

To ensure that parking, park & ride and visitor management schemes are appropriate for their location.

Justification

Current policy will be carried forward with minor amendments to update language and to remove the commitment to review the existing traffic management schemes (Goyt Valley, Roaches, Stanage and Upper Derwent Valley).

Policy 64

Business parking (development management policy)

- A New or enlarged car parks will not be permitted unless a clear, demonstrable need can be shown.
- B Where planning permission is required, additional parking provision should be of a limited nature, whilst being appropriate to the size of the development and taking account of its location and the visual impact of parking.

Aim

To provide sufficient parking for business parking to limit impact on neighbouring amenity.

Justification

Current policy will be carried forward. District Parking Standards will be reviewed.

Policy 65

Residential off-street parking (development management policy)

- A Off-street car parking for residential development should be provided unless it can be demonstrated that on-street parking meets highway standards and does not negatively impact on the visual and other amenity of the local community. This should be either within the curtilage of the property or allocated elsewhere. Full details of the appropriate range of parking provision for residential developments can be found within the Parking Standards at Appendix 9.
- B Off-street car parking space provided as part of a development will be protected where there is evidence that loss of such space would exacerbate local traffic circulation problems.
- C The design and number of parking spaces associated with residential development, including any communal residential parking, must respect the valued characteristics of the area, particularly in Conservation Areas.

Aim

To ensure that new residential development has sufficient parking provision to avoid overspill into neighbouring streets.

Justification

Current policy will be carried forward. Peak District Parking Standards will be reviewed.

Policy 66

Visitor parking (development management policy)

- A New or enlarged car parks will not be permitted unless a clear, demonstrable need, delivering local benefit, can be shown. Benefits could include, but are not restricted to:
 - i the removal of obstructive parking practices;
 - ii improved road safety;
 - iii improvements to verges and their associated habitats;
 - iv improved amenity for residents.
- B Where new or additional off-street visitor parking is permitted, an equivalent removal of on-street parking will usually be required. This will be delivered through Traffic Regulation Orders to restrict on-street parking.
- C In considering proposals for new or enlarged car parks in the Natural Zone and in Conservation Areas, the developer is expected to have assessed alternative sites located in a less environmentally sensitive location, capable of being linked to the original visitor destination either by a Park & Ride system or right of way.

Aim

To ensure that the provision of visitor parking responds to a demonstrable need and is located in the most appropriate locations to avoid impact on the National Park's Special Qualities.

Justification

Current policy carried forward with amendments to set out the benefits that should be achieved.

The National Park receives up to 26 million visits per year, with the majority being made by private car or van. Since the onset of the Covid-19 pandemic, social media has driven the popularity of a number of locations within the National Park leading to unprecedented demand for access. This has in turn led to parking problems, where car parks are full, or are perceived to be full. The demand for additional parking capacity at such locations can, and often is met by pop-up car parks, which can operate for 28 days of the year through the General Permitted Development Order.

Alongside the use of pop-up car parks there is also an argument for increasing capacity at existing formal off-street car parks. However, it is important to note that the current demand for parking in some locations cannot be accommodated through new parking provision without harm to the Special Qualities of the National Park. This is particularly the case in the open countryside, where the current demand is often focussed.

Of those responding (73 responses) to this issue in the *Issues and Options Consultation* (2024):

- 18% supported retention of the current policy
- 24% supported a more restrictive policy
- 32% supported a less restrictive policy

Current policy is carried forward with amendments to set out the benefits that should be achieved. The modification will provide clarity regard the interaction between the *visitor parking policy* and the *recreation hubs* policy.

Policy 67

Air transport (strategic policy)

- A Aircraft take-off and landing sites will not normally be permitted. Developments related to helicopter or other powered flights will not be permitted where they will adversely affect the special qualities or amenity of the area. Powered flights include, but are not exclusive to, model aircraft and drones.
- B Where planning permission is required, regular non-powered flights including, but not exclusive to, hang-gliders, para-gliders and model aircraft, may also be restricted if they have an adverse impact on bird and wildlife populations or other special qualities of the National Park.

Aim

To manage the impact of aircraft on wildlife and amenity.

Justification

The current policy approach that seeks to minimise the impact of leisure flying on the National Park is carried forward and was supported in the *Issues and Options* consultation (2024). It focusses on the use of land for take-offs and landings within the National Park, which can be used for up to 28 days through the General Permitted Development Order. The use of pub car parks and/or adjacent fields for leisure trips at weekends and bank holidays can have an impact on the quiet enjoyment of the National Park, whilst low flying helicopters can disturb ground nesting birds. Low flying aircraft are also known to have a negative impact on farm animals and people on horseback.

Similarly, the use of private non-powered aircraft (hang-gliders and parascenders), personal drones and model aircraft can also have a negative impact on both quiet enjoyment and on ground nesting birds.

Where necessary, the National Park Authority can seek an Article 4 Direction to remove permitted development rights from locations where the take-off and landing of aircraft is having an adverse impact on the National Park's special qualities.

14 Utilities

Access to clean water and mains sewage, electricity, gas and communications such as mobile and broadband, is usual in the urban areas surrounding the Peak District National Park. Most of the National Park has electricity and mains water supplies. However, coverage is not comprehensive. Mains gas supplies and mains sewerage are available in larger settlements but are less widespread in small villages and beyond village limits.

The National Park Authority supports the provision of access to utility provision for its residents. However, there are locations where the provision of access to utilities is difficult and expensive; or requires the development of large infrastructure. We work with utilities companies to try and ensure that any development is in keeping with the setting of the National Park; and respects the Park's statutory purposes.

In the case of new or expanded reservoir provision, we believe that such major development should be located outside of the National Park. Indeed, the most recent new reservoir in the UK, Carsington Water (1992), is located in the Derbyshire Dales area, to the south-east of the National Park boundary.

Policy 68

New or expanded reservoirs (strategic policy)

- A No new reservoir schemes will be permitted unless they support the furtherance of National Park purposes; enhance the special qualities of the National Park; or there are exceptional circumstances.
- B Those reservoir schemes (including expansions) that fall outside of the Planning Authority's direct jurisdiction will be strongly resisted except in exceptional circumstances.
- C Where new or expanded reservoirs are delivered, they will be required to provide the following: -
 - i The delivery of biodiversity net gain within the area of the reservoir, and
 - ii The delivery of landscape enhancement, with suitable mitigation to ensure a net benefit to the landscape, and
 - iii The recording and, where possible, conservation of any cultural heritage or archaeological features that may be affected by the development, and
 - iv Improvements to access to allow the public opportunities to pursue recreational activities, and
 - v The delivery of appropriate facilities to support access by the public to enable the enjoyment and understanding of the area; and the National Park in general.

Aim

To ensure that in the event that should reservoirs be developed within the National Park, they contribute to National Park purposes and enhance the Park's Special Qualities.

Justification

Reservoir development is generally determined by an area's natural features; a valley and a water source to be dammed. Previous construction within the Peak District and elsewhere involved flooding settlements and relocating populations; an approach not likely to be proposed today. The focus instead would be on sparsely populated upland areas, where the impact is on landscape, wildlife and cultural heritage. In the Peak District the upland areas are protected from development by 'Natural Zone' designation and may also be a Site of Special Scientific Interest, Special Protection Area or Special Area of Conservation.

The development of new reservoirs within the National Park would be major development. The National Planning Policy Framework says major development should not take place in National Parks unless there are exceptional circumstances. These include national need and the demonstration that the development could not take place outside of the National Park. An assessment should also be made of the potential damage to the National Park as a result of the scheme and of any opportunities for mitigation and enhancement.

Currently there is no planning policy specifically related to the development of large-scale infrastructure for the collection and distribution of water in the Peak District. The Issues and Options consultation on this issue indicated clear support for the approach set out.

Draft Policy Direction 25

Development that requires new or upgraded service infrastructure (development management policy)

- A New or upgraded service infrastructure for new development will be permitted subject to the requirement that full details are provided in the planning application and it:
 - i does not adversely affect the Park's Special Qualities; and
 - ii any new land use does not commence prior to the appropriate delivery of the services.
- B New-build housing development will be restricted to those locations where a mains sewer connection can be achieved.
- C Where possible, new development will incorporate Sustainable Urban Drainage Systems and Swales to manage rainwater run-off.

Aim

To ensure that development incorporates access to mains utilities where possible.

Justification

Infrastructure can easily harm the landscape so it must be located to minimise adverse impact.

New planning policies will direct development to areas where service provision is unlikely to be a problem. Sometimes, however, existing service infrastructure may have insufficient capacity to cope with increased demand (sewage or water supply for example). If additional development is permitted in such a case, the services should be improved beforehand to avoid excessive demands being placed upon them. The impact of the improved services on the National Park will be a factor in deciding whether to approve the development.

The current policy approach will be carried forward to the next plan with amendments suggested by the Environment Agency relating to nutrient neutrality and rainwater run-off.

Policy 69

New and upgraded utilities services (strategic policy)

- A Development of utilities infrastructure will not be permitted unless it is to improve or extend the service to the communities and businesses of the National Park, and can be provided without harm to the Special Qualities of the National Park, or to other established uses.
- B Any infrastructure and ancillary works or buildings should be located, designed and landscaped to minimise their impact on the built and natural environment, and on any other established activities.
- C Infrastructure services to new development, or improved services to existing uses should be placed underground.

Aim

To protect the National Park from the impact of large scale utilities infrastructure.

Justification

Large areas of the Peak District are covered by open and mainly treeless landscapes. Where utilities infrastructure occurs in such locations it can impinge on the visual quality of the landscape. In some cases such infrastructure also requires vehicular access for maintenance; this further impacts on the landscape, as well as habitats and potential archaeological remains.

The close proximity of large urban areas on all sides of the National Park means that the direct route across the Park for electricity transmission or pipelines is often desirable to developers. This is partly historical with large power stations in the east transmitting electricity to the west. In such cases, the greatest benefits are to communities outside the National Park boundary, whilst the Special Qualities of the National Park receive negative impacts.

The change in how energy is generated with the move towards offshore wind generation has already led to proposals to update the electricity transmission network. This includes a current proposal to deliver a large pylon network along the eastern edge of the National Park (Chesterfield to Willington).

Current policy to be carried forward.

Policy 70

Development close to utility installations (development management policy)

Development will not be permitted in the vicinity of sewage treatment works, high pressure oil or gas pipelines or other notifiable installations where it would present an unacceptable loss of amenity or risk to those using the development.

Aim

To ensure that development does not impinge on the safe operation of utility installations and that the amenity of householders or occupants of business premises is not affected by them.

Justification

The presence of existing utility installations may prevent development in close proximity to them. This could be because of potential hazards, smell, noise or loss of amenity. It may also be related to the safe operation of the installation itself, or ease of access to the utility installation.

The Health and Safety Executive (HSE) designates sites and pipelines carrying potential hazards as 'Notifiable Installations'. The National Park Authority consults the HSE about proposals within given distances of these sites (Consultation Distances). The HSE generally advises against any proposed development within these distances.

The current policy approach will be carried forward.

Policy 71

Telecommunications infrastructure (development management)

- A Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the landscape or other valued characteristics of the National Park.
- B Development proposals for radio and telecommunications must be supported by evidence to justify the proposed development.
- C Telecommunications infrastructure will be permitted provided that:
 - i the landscape, built heritage or other valued characteristics of the National Park are not harmed;
 - ii it is not feasible to locate the development outside the National Park where it would have less impact; and
 - iii the least obtrusive or damaging, technically practicable location, size, design and colouring of the structure and any ancillary equipment, together with appropriate landscaping, can be secured.
- D Wherever possible, and where a reduction in the overall impact on the National Park can be achieved, telecommunications equipment should be mounted on existing masts, buildings and structures. Telecommunications equipment that extends above the roofline of a building on which it is mounted will only be allowed where it is the least damaging alternative.
- E Substantial new development such as a mast or building for the remote operation and monitoring of equipment or plant not part of the code-system operators' network will not be permitted.

Aim

To ensure that new telecommunications infrastructure is necessary and that any impact on the special qualities of the National Park is managed and mitigated.

Justification

The availability of good telecommunications (mobile signal and broadband) has become essential for most people. The Covid-19 pandemic rapidly accelerated a switch to online shopping and banking, teleconferencing, remote health consultations, online teaching and home working. With there has been a return to some pre-pandemic behaviours, the reliance on telecommunications for a range of daily tasks has remained; coupled with a loss of physical shops and services in some locations.

Whilst we recognise the need for telecommunications infrastructure, our approach is to try and manage the impact of that infrastructure on the special qualities of the National Park. Therefore our current policy approach will continue: -

Draft Policy Direction 26

Restoration of utility and telecommunications infrastructure sites (development management policy)

- A Where the erection or installation of a building, structure or equipment for utility service and telecommunications provision is acceptable, it will be permitted provided that its removal is guaranteed when it is no longer used to meet an appropriate operational need.
- B Restoration of the site to its original (or previously agreed alternative) condition will be required to be commenced and completed within an agreed period following the end of the operational use for which the development was permitted.
- C Provided that its long-term requirement is established, water supply infrastructure that may only come into use in times of drought or high rainfall will not be subject to this policy.

Aim

To ensure that redundant or obsolete utility and communications infrastructure is removed and the site restored, once the operational lifetime has ended.

Justification

Utility and telecommunications technology has progressed quite quickly, meaning that installations can become obsolete over time. In some cases, the same site may be used for replacement equipment. Where that isn't the case non-operational infrastructure continues to have a negative impact on the Special Qualities of the National Park, without delivering any benefit. It is incumbent on the owner / operator of that infrastructure to remove the equipment and to restore the site.

The current policy approach will be carried forward.

15 Appendix: Policies and Policy Directions

New draft policy or policy direction	Relationship with current local plan policy Core Strategy and Development Management (DM)
Spatial outcomes and spatial objectives	New spatial outcomes and objectives replace current Core Strategy outcomes and objectives. Outcomes are adapted from the National Park Management Plan.
Core Policies	
Policy 1: Securing national park purposes (core strategic policy)	GSP1 carried forward with minor change.
Policy 2: Sustainable development in the context of National Park purposes (core strategic policy)	New policy to replace DM1
Policy 3: Enhancing the National Park (core strategic policy)	GSP2 carried forward with changes
Policy 4: Landscape character and Special Qualities (core strategic policy)	L1 carried forward with changes
Policy Direction 1 Biodiversity, nature recovery and geodiversity (core strategic policy)	New policy, replaces L2
Policy 5 Cultural heritage assets of archaeological, architectural, artistic or historic significance (core strategic policy)	L3 carried forward
Policy Direction 2: Development Strategy (core strategic policy)	New policy to replace DS1
Policy 6: Conservation and enhancement of the landscape (core development management policy)	DMC1 carried forward with significant amendment
Policy Direction 3: Settlement capacity and limits (core development management policy)	New policy that incorporates DMC4 with changes to give clearer guidance
Policy Direction 4: Development management principles (development management policy)	Replaces and updates GSP3 and incorporates relevant parts of CC5 (flood risk), CC1 (climate change mitigation and adaptation), DMC14 (pollution and disturbance), DMC15 (contaminated and unstable land), DME8 (neighbourliness of employment sites) and DMS1 (access to upper floors).

Policy Direction 5: Siting, design, layout and landscaping (development management policy)	Replaces and updates GSP3 and DMC3 and incorporates design elements currently included in other policies.
Policy Direction 6: Planning conditions, developer contributions and legal agreements (core strategic policy)	New policy to incorporating GSP4 and DMH11 with some additions
Biodiversity, Nature Recovery and Geodiversity	
Policy 7: Protecting and managing the Natural Zone (core development management policy)	DMC2 carried forward with changes to strengthen protection of the natural Zone
Policy 8: Protecting wildlife sites, species and networks	New policy incorporating and updating L2 and DMC12
Policy 9: Protecting irreplaceable habitat, trees, hedgerows and walls	Carries forward DMC13 with additional protection for ancient and veteran trees, irreplaceable habitat and drystone walls.
Cultural Heritage	
Policy 10: Assessing the impact of development on designated and non-designated heritage assets and their settings	Carries forward DMC5.
Policy 11: Listed Buildings	Carries forward DMC7
Policy 12: Conservation Areas	Carries forward DMC8
Policy 13: Registered parks and gardens	Carries forward DMC9
Policy 14: Conversion of a heritage asset	Carries forward DMC10
Recreation and Tourism	
Policy 15: Proposals for recreation, environmental education and interpretation	Carries forward RT1
Policy Direction 7: Recreation Hubs	New policy
Policy Direction 8: Hotels, bed and breakfast and self-catering accommodation	Carries forward RT2 with minor amendment
Policy Direction 9: Holiday occupancy of self-catering accommodation	Carries forward DMR3 with amendment to remove requirement for housing need
Policy Direction 10: Caravans and camping	Carries forward RT3 and DMR1 with amendment
Policy Direction 11: Temporary campsites	New Issue
Policy 16: Holiday occupancy of camping and caravan sites	Carries forward DMR2 with minor amendment for clarity
Policy 17: Facilities for keeping and riding horses	Carries forward DMR4
Climate Change, Flood Risk and Sustainable Drainage	
Policy Direction 12: Energy efficiency and generation in buildings	New policy to replace CC1

Policy 18: Low carbon and renewable energy development	Carries forward CC2
Policy 19: Flood risk	New policy to replace CC5
Policy Direction 13: Sustainable drainage	New policy to replace CC5
Housing	
Policy Direction 14: New housing	New policy incorporating part of HC1
Policy 20: Gypsy, traveller and travelling show people	Carries forward HC3 with minor amendment
Policy Direction 15: Primary Residence	New policy
Policy Direction 16: Making effective use of land	New policy
Policy 21: Eligibility: First occupation of new affordable housing	Carries forward HC1 and DMH2 with minor amendment
Policy 22: Eligibility: Second and subsequent occupation	Carries forward DMH3 with minor amendment
Policy 23: Key worker in agriculture, forestry or other rural enterprise	Carries forward HC2 and DMH4
Policy 24: Assisted housing	Carries forward part of HC1 with minor amendment
Policy Direction 17: Tied accommodation	New policy
Policy Direction 18: Section 106 Agreements (development management)	New policy
Policy 25: Subdivision of dwellings to create multiple units	Carries forward DMH10
Policy 26: Ancillary dwellings	Carries forward DMH5
Policy 27: Housing development on brownfield land	New policy direction to replace DMH6
Policy 28: Housing development through conversion	Carries forward HC1 with amendment
Policy 29: Housing mix	New policy
Policy 30: Housing size	New policy to expand on DMH1
Policy 31: Extensions and alterations	Carries forward DMH7 with amendment
Policy 32: New outbuildings and alterations and extensions to existing outbuildings in the curtilage of dwelling houses	Carries forward DMH8
Policy 33: Replacement dwellings	New policy to replace DMH9
Policy 34: Residential gardens	New policy
Rural Economy	
Policy Direction 19: Business development	New policy, carries forward E1 and E2
Policy 35: Safeguarded employment sites	Carries forward DS1 and E1 with amendment
Policy 36: Change of use of non-safeguarded, unoccupied or under-occupied employment sites	Carries forward DME4 with minor amendment

Policy 37: Expansion of existing industrial and business development not involving farm diversification	Carries forward DME7 with amendment
Policy 38: Agricultural or forestry operational development	Carries forward DME1
Policy 39: Farm diversification	Carries forward DME2 with minor amendment
Policy 40: On-farm management and storage of agricultural manure, slurry and silage	Carries forward CC4 and amendment to include storage of silage
Shops, Services and Community Facilities	
Policy 41: Provision and retention of community services and facilities	Carried forward HC4 with minor amendment
Policy Direction 20: Change of use of buildings or sites which provide community services and facilities	New policy to replace DMS2
Policy 42: Retention of community recreation sites or sports facilities	Carries forward DMS7
Policy 43: Local Green Spaces	New policy
Policy Direction 21: Shops, professional services and related activities	New policy to replace HC5
Minerals and Waste	
Policy 44: Minerals development	Carries forward MIN1 with amendment
Policy 45: Fluorspar	Carries forward MIN2 with minor amendment
Policy 46: Building and roofing stone proposals	Carries forward MIN3 with amendment
Policy 47: Mineral Safeguarding	Carries forward MIN4
Policy 48: Waste Management	Carries forward CC3
Policy 49: The justification for minerals and waste development	Carries forward DMMW1
Policy 50: Restoration and aftercare	Carries forward DMMW5 with amendment
Policy 51: Ancillary minerals development	Carries forward DMMW8 with amendment
Policy 52: Processing of building and roofing stone	New policy
Policy 53: Safeguarding gritstone resource	Carries forward DMMW7
Policy 54: The impact of minerals and waste development on amenity	Carries forward DMMW2
Policy 55: The impact of minerals and waste development on the environment	Carries forward DMMW3
Policy 56: The cumulative effect of minerals and waste development	Carries forward DMMW6
Policy 57: Waste management facilities	Carries forward DMMW4
Travel and Transport	
Policy Direction 22: Reducing the general need to travel and encouraging sustainable transport	Carries forward T1

Policy Direction 23: Reducing and directing traffic	Carries forward T2
Policy 58: Cross-Park Roads	Carries forward DMT1
Policy 59: Local road improvements	Carries forward DMT2
Policy 60: Managing the demand for freight transport	Carries forward T4
Policy 61: Railway construction	Carries forward DMT4
Policy 62: Routes for walking, cycling and horse riding, and waterways	Carries forward T6
Policy 63: Development affecting a public right of way	Carries forward DMT5
Policy Direction 24: Minimising the adverse impact of motor vehicles and managing the demand for car and coach parks	Carries forward T7
Policy 64: Business parking	Carries forward DMT6
Policy 65: Residential off-street parking	Carries forward DMT8
Policy 66: Visitor parking	Carries forward DMT7
Policy 67: Air transport	Carries forward DMT9
Utilities	
Policy 68: New or expanded reservoirs	New policy
Policy Direction 25: Development that requires new or upgraded service infrastructure	Carries forward DMU1
Policy 69: New and upgraded utilities services	Carries forward DMU2
Policy 70: Development close to utility installations	Carries forward DMU3
Policy 71: Telecommunications infrastructure	Carries forward DMU4
Policy Direction 26: Restoration of utility and telecommunications infrastructure sites	Carries forward DMU5

16 Appendix: Local Green Space Maps



Title: Local Green Space
Ashford

Map centre grid ref: 419,529 369,846

Scale at A4: 1:5,000
Date: 21/08/2025





Title: Local Green Space

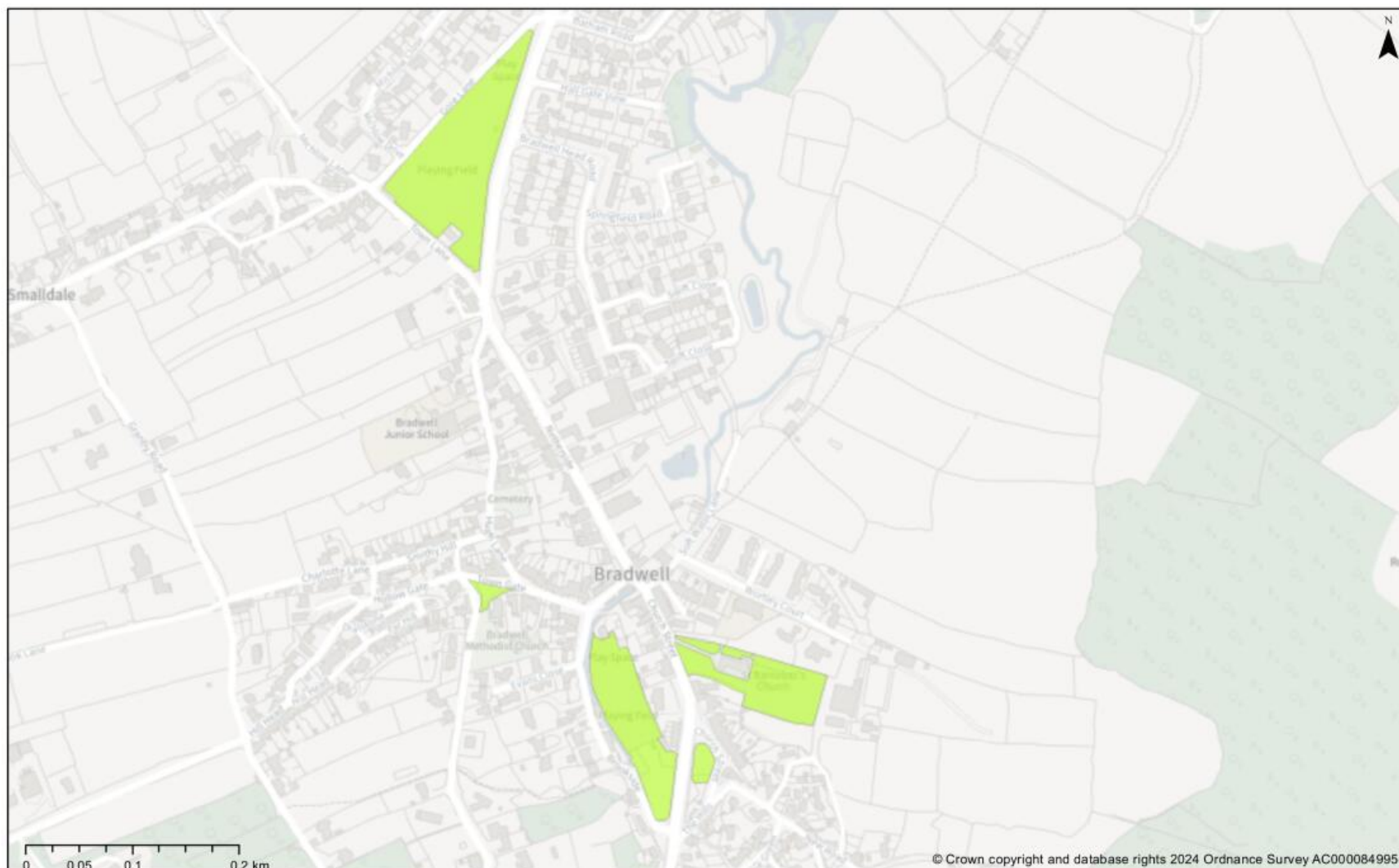
Bakewell

Map centre grid ref: 421,873 368,502

Scale at A4: 1:7,000

Date: 21/08/2025



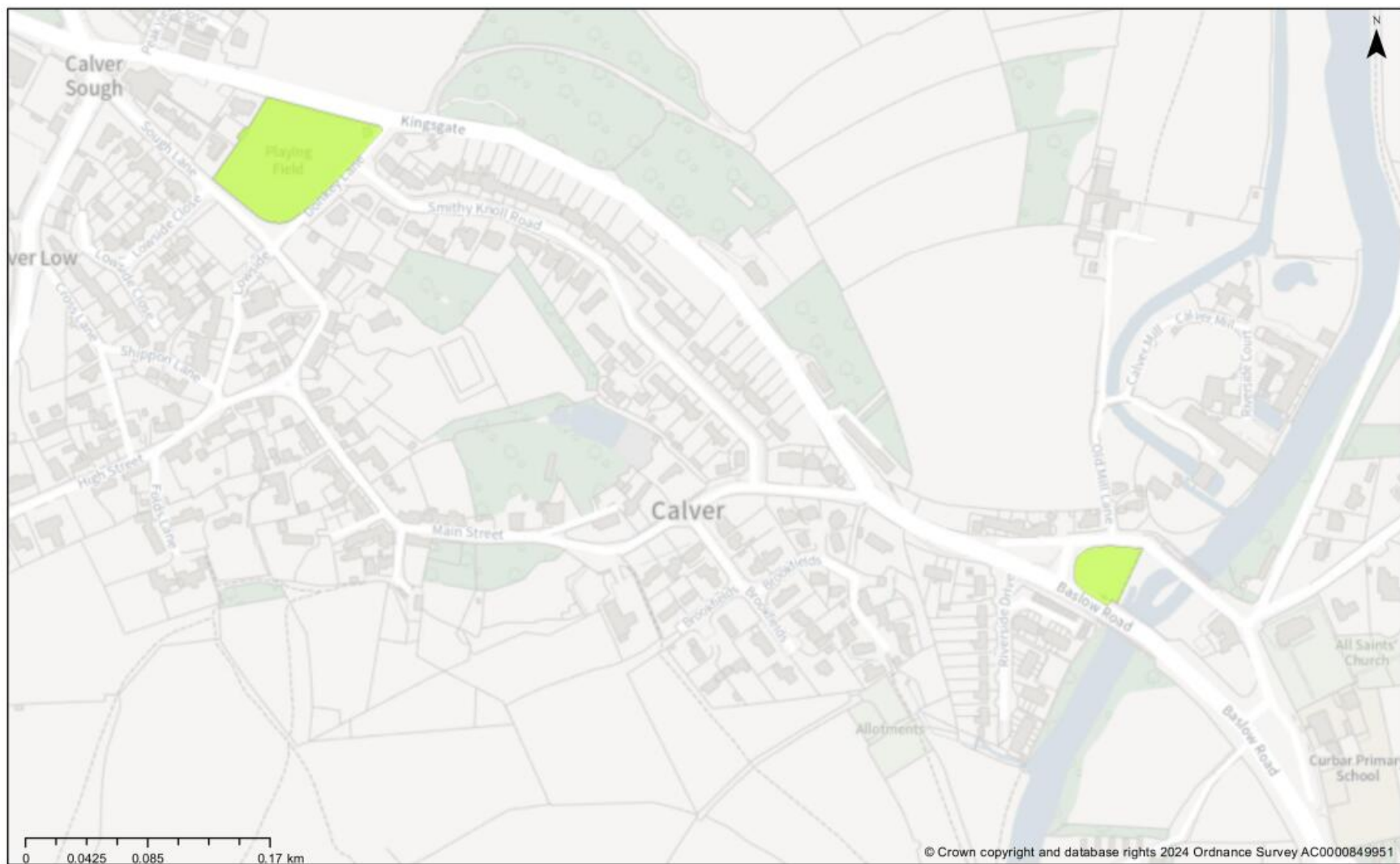


Title: Local Green Space
Bradwell

Map centre grid ref: 417,482 381,291

Scale at A4: 1:4,500
Date: 21/08/2025





Title: Local Green Space

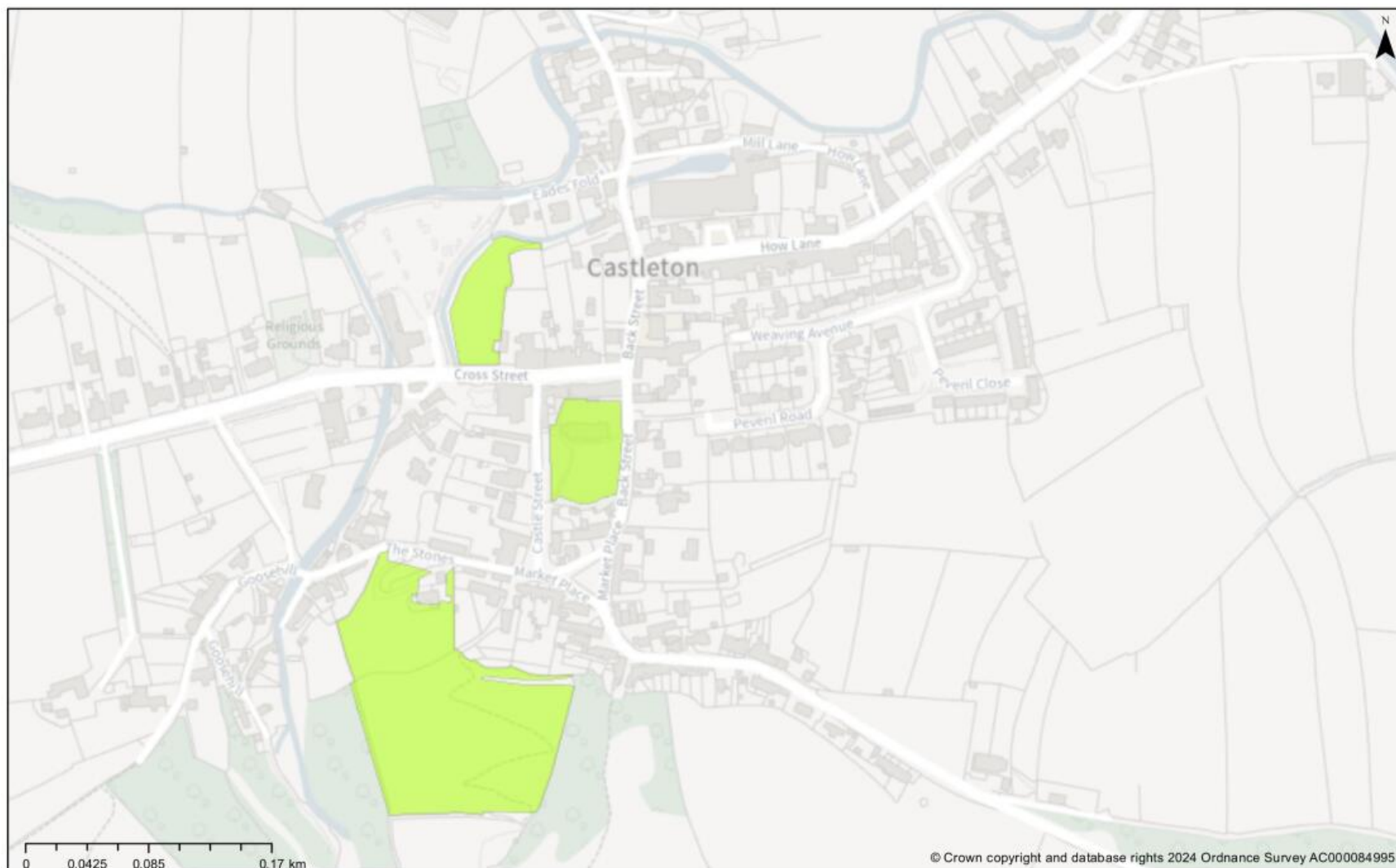
Calver

Map centre grid ref: 424,342 374,556

Scale at A4: 1:3,307

Date: 21/08/2025



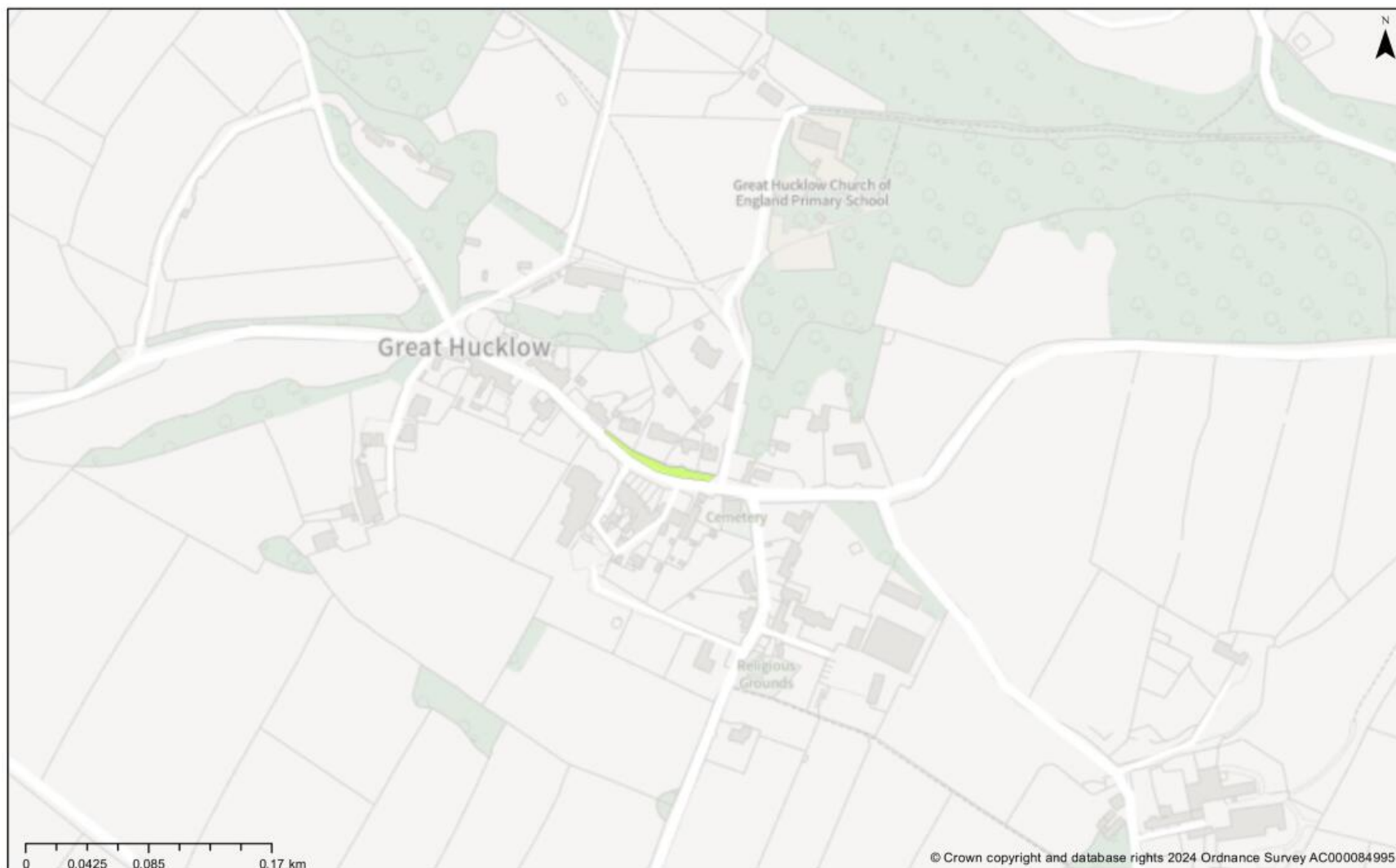


Title: Local Green Space
Castleton

Map centre grid ref: 415,113 382,895

Scale at A4: 1:3,307
Date: 21/08/2025



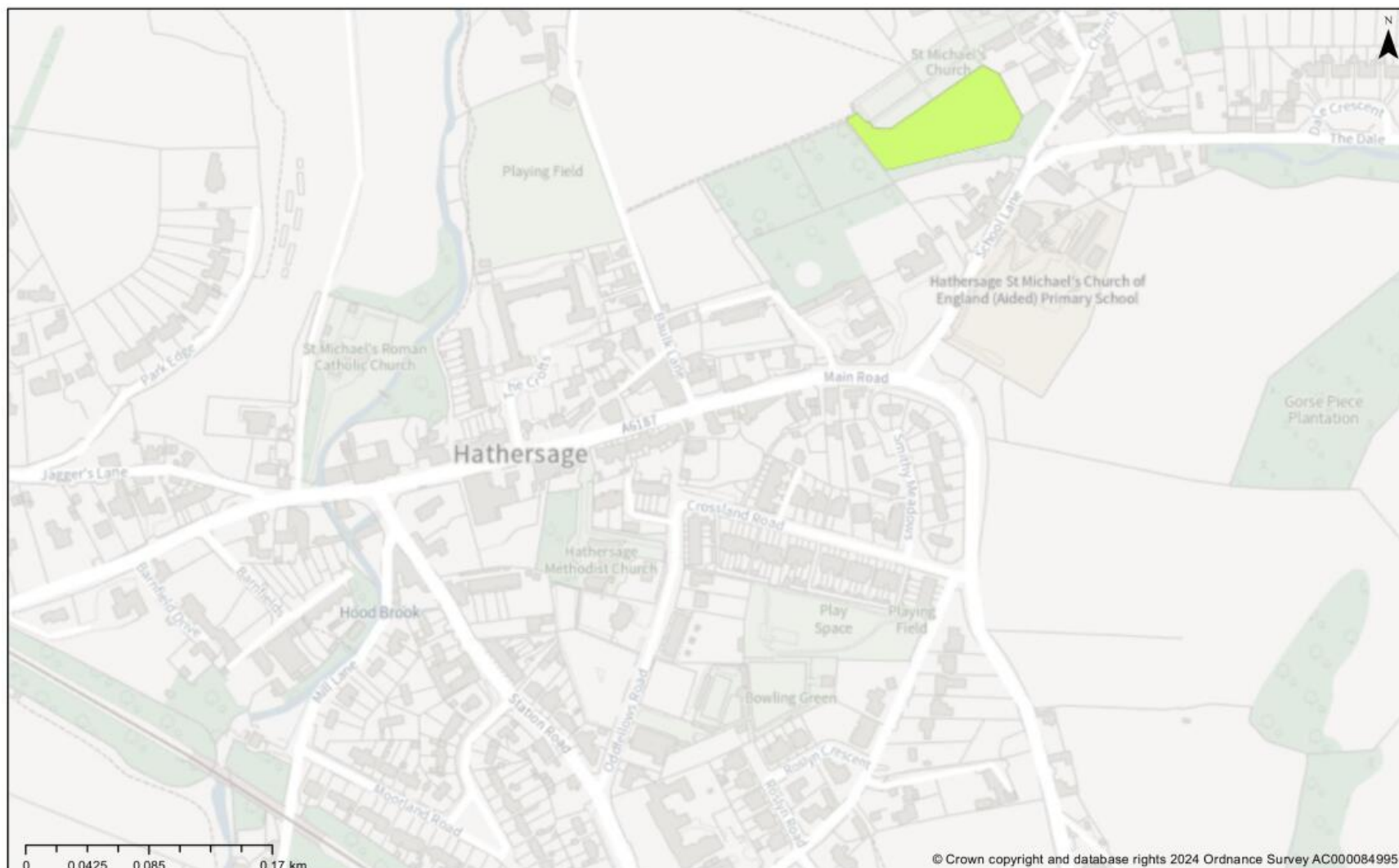


Title: Local Green Space
Great Hucklow

Map centre grid ref: 417,813 377,876

Scale at A4: 1:3,307
Date: 21/08/2025





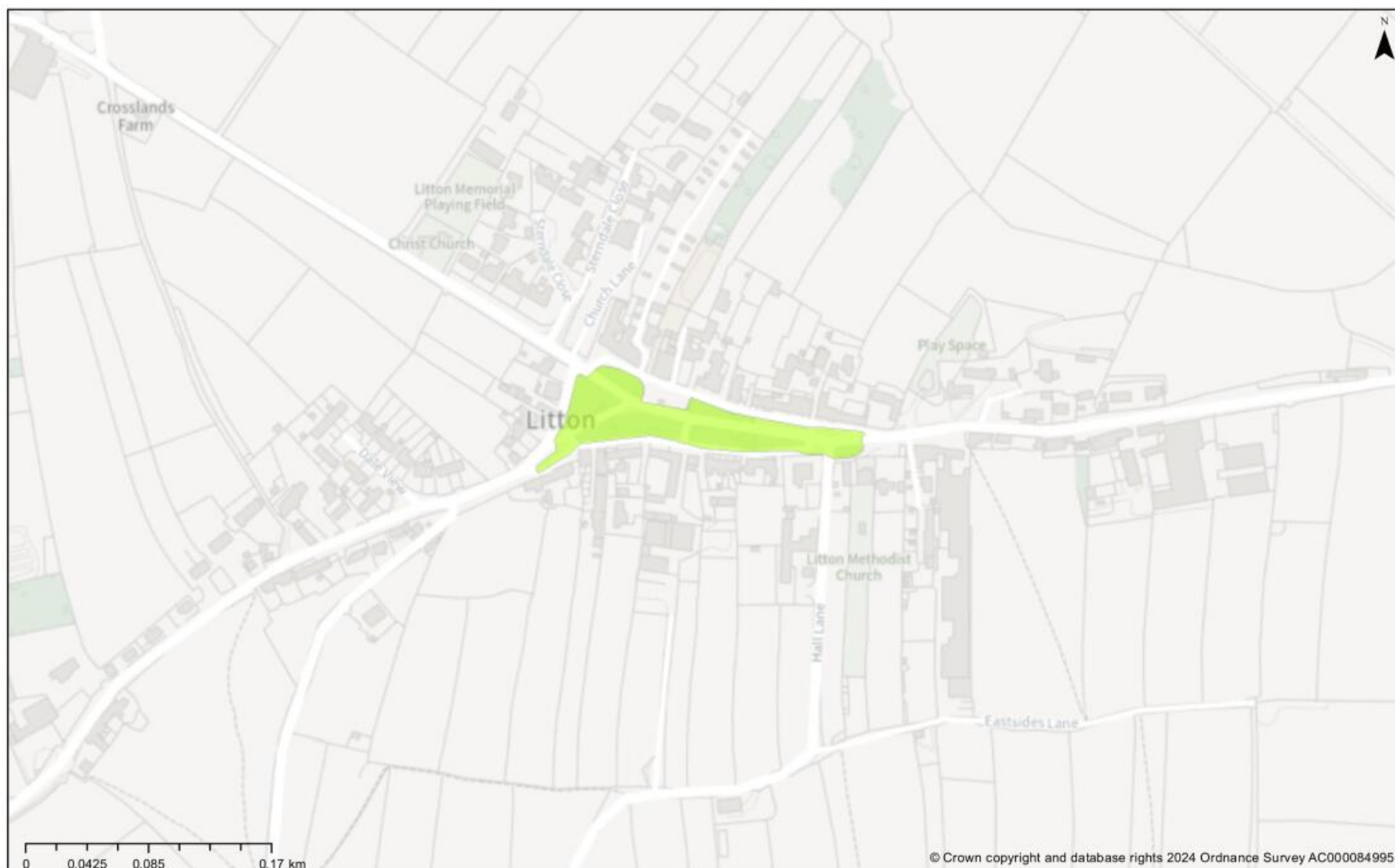
© Crown copyright and database rights 2024 Ordnance Survey AC0000849951

Title: Local Green Space
Hathersage

Map centre grid ref: 423,210 381,547

Scale at A4: 1:3,307
Date: 21/08/2025





Title: Local Green Space

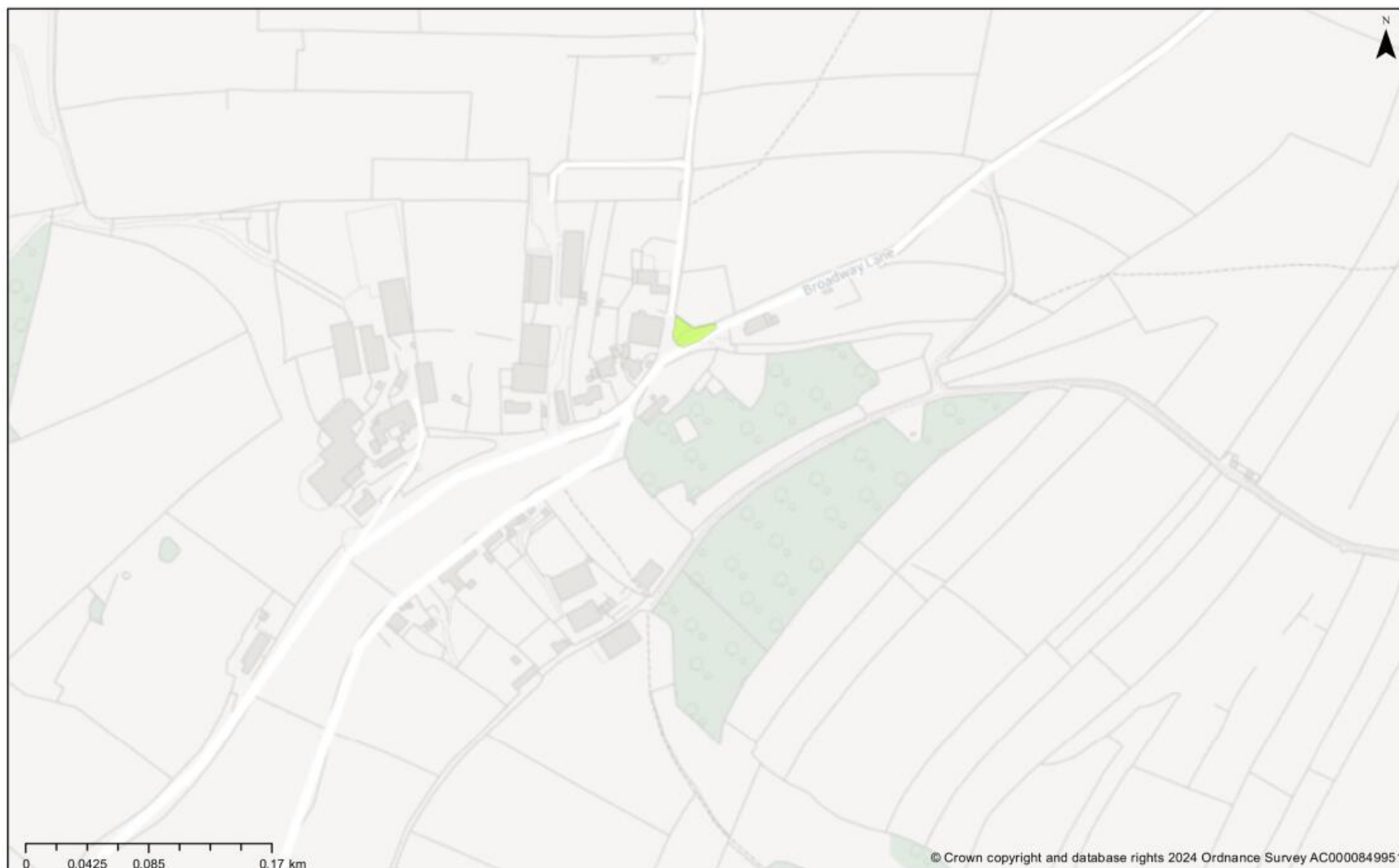
Litton

Map centre grid ref: 416,409 375,142

Scale at A4: 1:3,307

Date: 21/08/2025



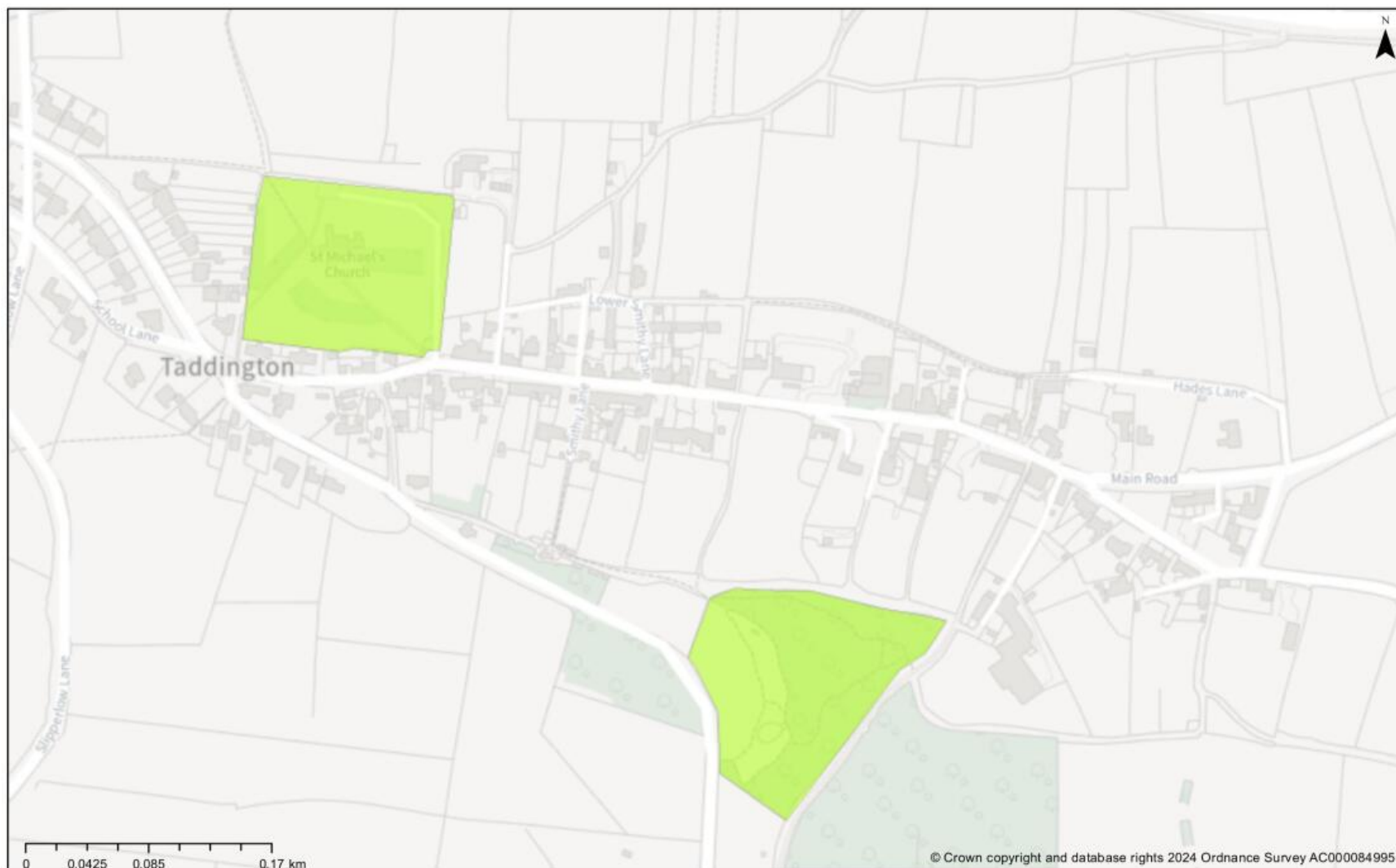


Title: Local Green Space
Priestcliffe

Map centre grid ref: 414,011 372,047

Scale at A4: 1:3,307
Date: 21/08/2025





Title: Local Green Space
Taddington

Map centre grid ref: 414,383 371,023

Scale at A4: 1:3,307
Date: 21/08/2025





Title: Local Green Space

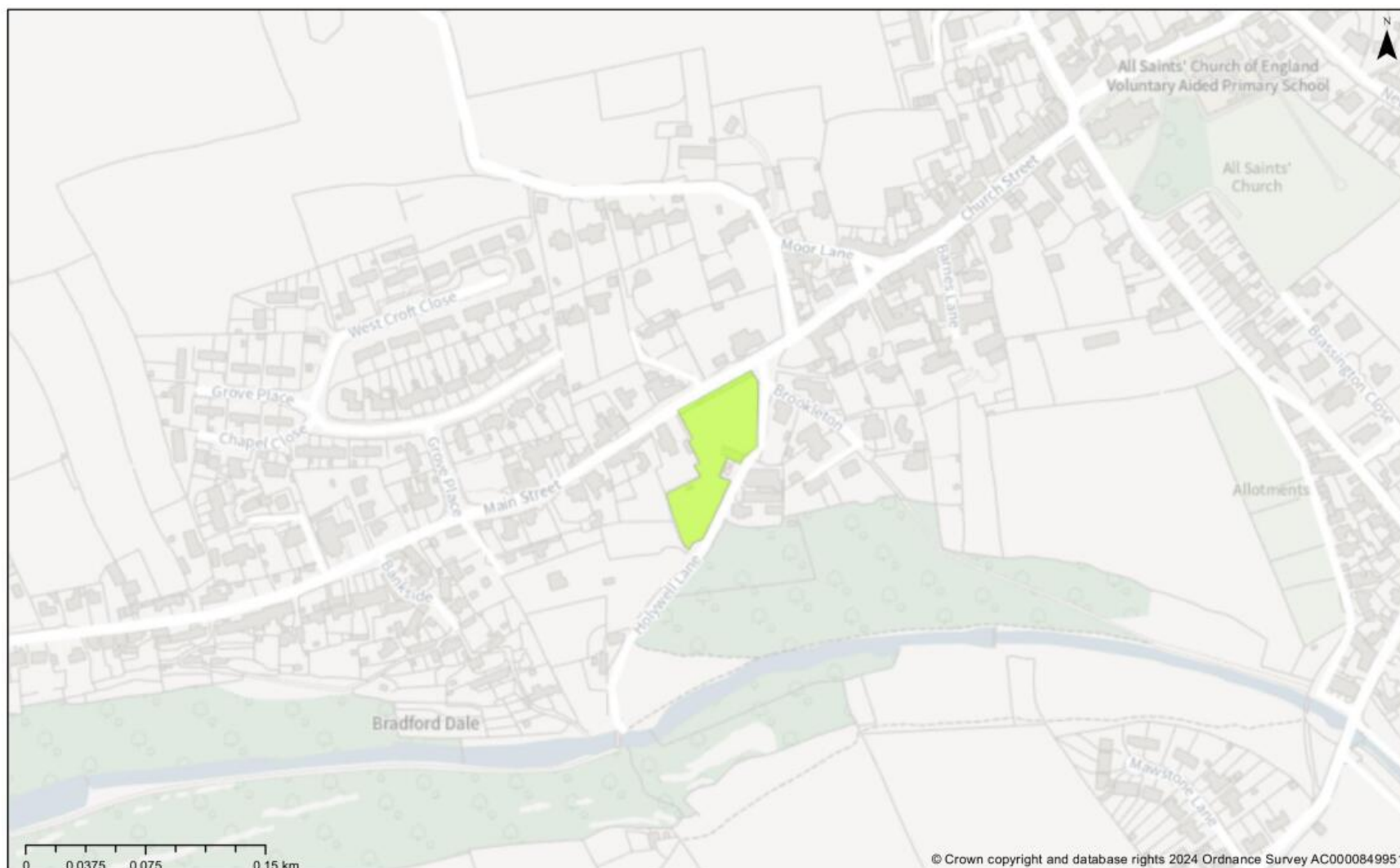
Winster

Map centre grid ref: 424,179 360,579

Scale at A4: 1:3,307

Date: 21/08/2025





Title: Local Green Space
Youlgrave

Map centre grid ref: 420,948 364,172

Scale at A4: 1:3,000
Date: 01/09/2025



17 Appendix: Non-designated heritage assets

Non-designated Heritage Assets

This appendix sets out **definition** of non-designated heritage assets and the **criteria** by which they are defined for the purpose of PDNPA and national planning policies.

National Planning policy

The UK Government's National Planning Policy Framework (NPPF) states that "*plan-making bodies should identify specific opportunities within their area for the conservation and enhancement of heritage assets, including their setting*". The National Planning Policy Framework (NPPF) gives significant weight to heritage assets in planning decision-making. Designated heritage assets receive a greater degree of protection within the planning system than non-designated heritage assets; the weight given, and the planning tests, depend on status of the asset.

Heritage assets are recognised in the NPPF as being "*an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*".

Definitions

The NPPF defines a **heritage asset** as a building, monument, site, place, area or landscape identified as having a degree of **significance** meriting consideration in planning decisions, because of its heritage interest.

Heritage assets are of two types: 'designated heritage assets', and 'non-designated heritage assets'.

Designated heritage assets types are: world heritage sites; listed buildings; scheduled monuments; protected wreck sites; registered park and gardens; registered battlefields, and conservation areas. Responsibility for the identification and designation of listed buildings, scheduled monuments and protected wreck sites lies with the Department for Culture, Media and Sport (advised by Historic England). Historic England identifies and designates registered parks and gardens and registered battlefields. Conservation areas are designated by local planning authorities in most cases.

Non-designated heritage assets are defined in NPPF guidance as "*buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets*". Non-designated assets may be identified in several ways, including; local heritage lists; local and neighbourhood plans, conservation area appraisal/review; as part of the planning decision-making process, and through other research.

NPPF guidance also states that "*Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets*".

Some non-designated heritage assets have the equivalent level of significance as designated assets. In the Peak district National Park, the number of designated and non-designated heritage assets are summarised in periodic State of the Park reports.

In the NPPF[1], **Significance** is defined as “*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be **archaeological, architectural, artistic or historic**. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*” Other sector guidance uses slightly different terminology for heritage interest (see footnote)[2] Other terms are used in designation criteria and statute, such as ‘national importance’ and special interest’ but all of these refer to the asset’s significance.

Peak District context

The Special Qualities, Landscape Strategy, Farmstead Character Statement and Farmstead and Landscape Statements all provide wider context for landscape character, to which heritage assets make an important contribution. The forthcoming Archaeological Research Framework (in production 2025-27) will also provide important area-specific context.

Criteria for defining non-designated heritage assets

The criteria tabulated below are based on those outlined by Historic England (2021) tailored to Peak District landscapes and circumstance. The table provides a range of examples of aspects of interest that could contribute to the significance of a heritage asset.

Determining a non-designated heritage asset: key steps

The need to determine non-designated heritage assets status can arise through a variety of scenarios, including:

- Local and Neighbourhood plan-making
- Conservation area appraisal and review
- Planning application decision-making
- Evidence generated through research (by the PDNPA or others)

The PDNPA will make decisions about non-designated assets status using the steps below:

- Step 1) define the building, monument, site, place, area or landscape
- Step 2) assess significance using sector guidance[3] and the PDNPA criteria below
- Step 3) record the decision (e.g. through planning consultation response). Plot spatially in PDNPA GIS mapping system heritage layers (to be included in data updates to the relevant Historic Environment Record)

The criteria examples in the table below are indicative, not exhaustive.

Criteria							
Asset type	Age	Rarity	Architectural / Artistic Interest	Archaeological / Evidential Interest	Historic & Communal Interest	Setting (including landmark status)	Group Value
Buildings / structures (non-commemorative)*	<p><i>The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest</i></p> <p><i>Example:</i> pre 1800 domestic buildings which retain a significant proportion of their original fabric pre 1850 buildings /structures which retain a significant proportion of their original fabric buildings / structures of all ages which demonstrate multiple heritage values</p>	<p><i>The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest</i></p> <p><i>Rarity may be on a local, regional or national scale</i> fortuitous survival of temporary buildings/structures (e.g. early pre-fabricated houses, quarry huts, POW camp huts)</p>	<p><i>Example:</i> architectural, design or artistic merit designed by a known architect or the work of a known engineer architectural merit being a fortuitous outcome of evolution over time distinctive because of the use unusual or non-local materials or design elements good example of local materials or design elements, traditional and /or locally specific construction techniques</p>	<p><i>Example:</i> potential to hold evidence that would contribute to the understanding of the building/structure's origins, use, development etc. other evidence e.g. artefacts from use of the building / structure relates to a theme identified in the Peak District Historic Environment Research Framework [forthcoming]</p>	<p><i>Example:</i> significant original building fabric and/or authentic features that help identify past development and use association with a historic person, group or culture association with historic events tells the story of social change or other historical narrative helps create a sense of belonging / contributes directly to local identity associated with key local industries, businesses or infrastructure associated with emerging municipal identity and provision</p> <p>surviving documentary evidence or oral</p>	<p><i>Example:</i> strong relationship with immediate landscape / setting context contributes to landscape or townscape character (especially if a conservation area) a well-known landmark</p>	<p><i>Example:</i> historic and/or architectural relationship/unity with other heritage assets architectural or designed relationship with other buildings co-location of diverse buildings of different types and dates</p>

Criteria							
Asset type	Age	Rarity	Architectural / Artistic Interest	Archaeological / Evidential Interest	Historic & Communal Interest	Setting (including landmark status)	Group Value
	an early or late example of a building/structure type		<p>survival of historic decoration and finishes (e.g. limewashes, local pointing styles)</p> <p>potential to contain remains of architectural or artistic interest (not yet revealed) engineering and technological interest</p>		<p>histories that deepen the understanding of the building fabric is apparent and readable, it tells a story of its history, development and use identified as important through local consultation, conservation area appraisal or other plan-making</p>		
Parks & gardens / designed landscapes	<i>The older a designed landscape is, and the fewer the surviving examples of its kind, the more likely it is to have special interest.</i>	<i>The older a designed landscape is, and the fewer the surviving examples of its kind, the more likely it is to have special interest Rarity may be on a local, regional or national scale</i>	<i>Example:</i> architectural, design or artistic merit enough of the layout / plantings survives to reflect the original design designed by a known landscape	<i>Example:</i> potential to hold archaeological evidence from earlier phases of design or associated structures that would illuminate its historic development	<i>Example:</i> association with a historic person, family, group or culture association with historic events (e.g. remembrance gardens)	<i>Example:</i> strong relationship with immediate landscape / setting context	<i>Example:</i> functional or historic relationship with other heritage assets

Criteria							
Asset type	Age	Rarity	Architectural / Artistic Interest	Archaeological / Evidential Interest	Historic & Communal Interest	Setting (including landmark status)	Group Value
	pre-1945 designed landscapes of all scales		architect, designer, gardener or plants expert design relating to local styles other distinctive local characteristics, including use of local materials and plants	relates to a theme identified in the Peak District Historic Environment Research Framework [forthcoming]	tells the story of social change or other historical narrative creates a sense of belonging / contributes directly to local identity associated with emerging municipal identity and community provision surviving documentary evidence or oral histories that deepen the understanding of the place	contributes to landscape or townscape character (especially if a conservation area)	
Archaeological sites/features	<p><i>Age or time period may not be known</i></p> <p><i>periods about which little is known may be of particular important for sites/features of all types</i></p>	<p><i>The fewer the surviving examples of its kind, the more likely it is to have special interest</i></p> <p><i>Rarity may be on a local, regional or national scale</i></p>	(may not be relevant to this asset type)	<p><i>Example:</i> potential of the site or feature to hold evidence of past human activity sufficient preservation to tell a story (e.g. visible earthworks, structures, clear cropmarks, geophysical</p>	<p><i>Example:</i> association with historic events other historic interest (e.g. appearing in historic records) social or communal interest, e.g. contributing to understanding of a community's origins</p>	<p><i>Example:</i> strong relationship with immediate landscape context a well-known landmark contributes to the landscape or townscape character</p>	<p><i>Example:</i> forming part of a known archaeological landscape relationship with other heritage assets</p>

Criteria							
Asset type	Age	Rarity	Architectural / Artistic Interest	Archaeological / Evidential Interest	Historic & Communal Interest	Setting (including landmark status)	Group Value
	<i>multi-period features/sites may hold extra interest</i>			evidence, recorded excavation evidence or associated finds) holds evidence to help us understand the lives or culture of people in a particular time period helps us understand a particular former activity relates to a theme identified in the Peak District Historic Environment Research Framework [forthcoming]		contributes directly to local identity	
Monuments / memorials / statues	<i>Examples from all periods may hold interest</i>	<i>The fewer the surviving examples of its kind, the more likely it is to have special interest</i>	<i>Example:</i> architectural, design or artistic merit designed by a known architect, designer, engineer	<i>(may not be relevant to this asset type)</i> <i>Example:</i> provides insight into past human activity	<i>Example:</i> commemorate events of national, regional or local significance creates a sense of belonging / contributes directly to local identity	<i>Example:</i> strong relationship with immediate landscape context (e.g. can include	<i>Example:</i> part of a group (even if not planned or intentional) historic relationship with

Criteria							
Asset type	Age	Rarity	Architectural / Artistic Interest	Archaeological / Evidential Interest	Historic & Communal Interest	Setting (including landmark status)	Group Value
		<i>Rarity may be on a local, regional or national scale</i>			association with a historic person, group, family or culture association with historic events	modified natural landscape features) a well-known landmark contributes to the landscape or townscape character	other heritage assets
Places / areas	<i>(may not be relevant to this asset type)</i>	<i>Rarity may be on a local, regional or national scale but also may not be relevant to this asset type</i>	<i>Example:</i> architectural, design or artistic merit aesthetic qualities	<i>Example:</i> potential to contain evidence that would contribute to our understanding of the historic development of the area, and past human activity there	<i>Example:</i> association with a historic person, group, family or culture associated with social or spiritual values association with historic events (e.g. protest site) association with local traditions (e.g. well dressings) helps to create a sense of belonging / contributes to local identity	<i>Example:</i> definable in extent strong relationship with immediate landscape context a well-known landmark contributes to the landscape or townscape character	<i>Example:</i> part of a group (even if not planned or intentional) historic relationship with other heritage assets

* a large number of the buildings in the National Park are traditionally built (e.g. solid stone walls) and make a strong contribution to landscape character. It is not the intention of these criteria to enable all traditional buildings, particularly domestic buildings, to be identified as non-designated heritage assets as this would become unworkable.

Criterion	Description
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics. May apply at local, regional or national scale.
Architectural & Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
Archaeological / Evidential Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them. Archaeological interest lies in the potential for the asset to reveal more about past human activity through future expert investigation.
Historic (& Communal) Interest	An interest in part lives or events (including pre-historic); heritage assets can <i>illustrate</i> or be <i>associated</i> with them. A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Social and communal interest may be regarded as a sub-set of historic interest. Heritage assets can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.
Setting (including landmark status)	An asset with strong communal or historical associations, or because it has especially striking aesthetic value or physical presence may be singled out as a landmark within the local scene
Group Value	Groupings of assets with a clear visual design, functional or historic relationship. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates. The grouping need not be planned or intentional.

[1] NPPF Annex 2 Glossary

[2] *Conservation Principles* (2008) uses the terms 'evidential', 'historical', 'aesthetic' and 'communal' to describe heritage values/interest.

[3] Currently '*Conservation Principles, Policies and Guidance*' (Historic England 2008), '*Managing Significance in Decision-Taking in the Historic Environment*' (Historic England Good Practice Advice note 2) and any subsequent or updated sector guidance.

18 Appendix: English National Parks and The Broads: principles of an approach to housing

Principle One: National Parks and The Broads Purposes.

National Parks and The Broads are treasured, beautiful landscapes, rich in cultural heritage and wildlife for all to enjoy. They were born of a post-war consensus that holds true today – that our countryside is much loved and needs conservation and enhancement. Purposes established at that time remain hugely relevant for the country's new challenges: our health and well-being, clean air and water, and the nature and climate that all our futures depend on.

- The Land Use Framework consultation documents set out that protected landscapes have a role in delivering objectives for nature, water, rural housing and climate. [1]
- Protected landscapes are key in the delivery of the 10 *Environmental Improvement Plan* goals.[2]
- The Government recognises that National Parks are not suitable locations for unrestricted housing and does not therefore provide general housing targets for them. The expectation is that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services.[3] This is in line with our socio-economic duty and the need to ensure a vibrant local community.
- The National Planning Policy Framework says that the landscape and scenic beauty in National Parks and The Broads have the highest status of protection, major development should not take place except in exceptional circumstances and the scale and extent of development should also be limited.[4]

Principle Two: Housing Need Standard Method

The standard method is a starting point for assessing housing need and plan-making.

- Housing need in a protected area is part of the overall housing need of the relevant constituent authority.
- We recognise that under the Government's standard methodology housing need inside and outside the boundary of nationally protected landscapes is broadly based on the proportion of stock. For context, only 0.7% of England's dwelling stock is within National Parks.[5]
- In protected areas, stock-based methodologies will exaggerate housing need when compared to population-based methodologies. This is because in protected areas,

compared to the national average, significantly more homes are under-occupied or used as holiday or second homes. Evidence also shows a tendency toward smaller households and a higher percentage of older / retirement age households. 29.5% of the population of England's National Parks is over the age of 65 compared to 18.4% nationally. The majority of households (51.2%) have two more spare bedrooms compared to England's figure of 35.6%[6]

- In protected areas, affordability-based methodologies will significantly exaggerate housing need when compared to population-based methodologies. This is because demand is high (the areas are attractive places to live and/or earn income from short-term lets) and supply (by design) is low. This combines to increase prices so that relative to local incomes, houses are less affordable.
- National policy confirms that housing need is not the housing requirement.[7] Housing need does not take into account environmental or other policy constraints.[8]

Principle Three: elements of an alternative approach to need and assessment.

In establishing a local plan housing need and from there a subsequent provision, Authorities will set out their objectives having regard to our statutory purposes and duty. In seeking to understand housing need in a National Park/The Broads context, we will look at population, housing stock, affordability and community services.

An understanding of development capacity is a key part of this process. We cannot build homes at the volume that would be required to impact on affordability without irreparable damage to the very purpose of designation

- Housing objectives will be positively framed and aligned to Authorities' socio-economic duty and the sustainable development social objective set out in the National Planning Policy Framework (paragraph 8b). We will plan for a prosperous rural economy and the homes that are needed to support this.
- Housing objectives will support strong, vibrant and healthy communities, by ensuring that a sufficient range of homes can be provided to address the local needs of present and future generations.
- Other evidence in relation to overall need may include: local affordable housing need; population and household projections (including dwelling-led scenarios); housing stock and its actual use, availability and affordability and economic and social well-being.
- Through call for sites and other detailed work[9] we will seek to understand the extent to which housing need, however derived, can be met within environmental constraints and the first purpose of a national park, in accordance with paragraph 11b of the NPPF.

Principle Four: Policy and plan-making.

Authorities will develop positively framed policy to meet their housing provision and objectives. We will work with partners collaboratively to achieve solutions. Whether through the duty to co-operate or any subsequent arrangements, through our own mechanisms and groups, this is to deliver a sound Local Plan and supply of dwellings. We are aware of Devolution and emerging Spatial Development Strategies and will work pro-actively to contribute to such plans.

18.1 National Park and Broads Authorities have an important role as planning authorities but are neither housing authorities nor housing providers.

18.2 We will share evidence and develop policies which seek to maintain a steady pipeline of sites for locally needed affordable homes that is balanced with our long-term conservation outcomes, as required in the National Parks Circular and NPPF (previously cited).

18.3 Policies and arrangements that bring forward rural exception sites delivery are particularly significant for National Parks and The Broads.

Principle 5: Delivery.

Authorities will collaborate and build partnerships to encourage best practice in delivery.

- Through our National Park Management Plans and other work, we will forge strong partnerships and working practices to get homes delivered on the ground and protected in perpetuity.
- We will collaborate on local housing strategies that align with spatial planning policies to demonstrate a broad partnership commitment. This will maximise the potential for funding, enable appropriate delivery vehicles (for example S106 agreements, Rural Providers and Community Land Trusts) and bring confidence to the development industry.
- We will also work in creative ways to deliver locally needed housing. For example with Housing Associations and Community land Trusts to purchase existing homes, estates and other large landowners to deliver bespoke local affordable housing. We may also on occasion build our own affordable homes.

[1] [Land Use Consultation.pdf](#) p24

[2] [Environmental Improvement Plan](#)

[3] [National Parks Circular](#) para 67 and paras 76-79

[4] [National Planning Policy Framework - GOV.UK](#)

[5] 2011 Census statistics for National Parks and the Broads Table KS401EW. Stock figures for 2021 are not available.

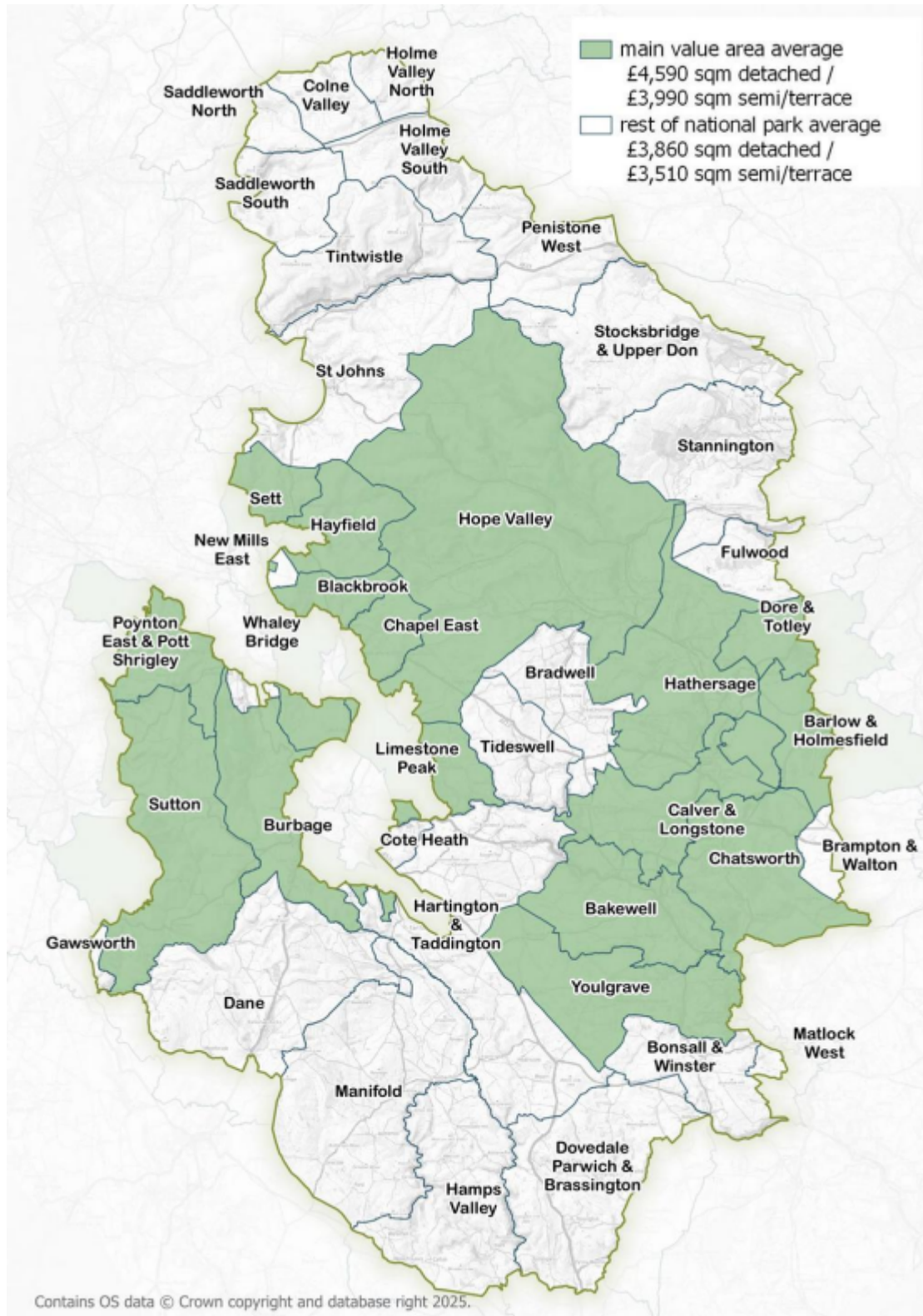
[6] ONS 2021 Census Tables TS007 and TS052.

[7] NPPG Housing and Economic Needs Assessments, paragraph 002, ID: 2a-002-202412

[8] For example flood risk, landscape, habitats, cultural heritage or other Special Qualities.

[9]For example, through holistic (not just site-based) capacity assessments that consider the potential for development through impact on landscape, cultural heritage and special qualities.

19 Appendix: Value Areas Map



20 Appendix: Active travel high level network



21 Appendix: Glossary

Affordable Housing: The definition in the National Planning Policy Framework is 'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).'

Apportionment: Apportionment in the context of minerals refers to the distribution or allocation of mineral resources or extraction quotas among different regions, authorities, or stakeholders.

Biodiversity: The variety of living matter within a given area. It includes ecosystems, habitats, species, and the ecological processes that these interact.

Biodiversity Net Gain: Biodiversity Net Gain is an approach to development that makes sure that habitats for wildlife are left in a measurably better state than they were before the development. Developers must deliver a minimum biodiversity net gain of 10%.

Blue Infrastructure: Infrastructure that relates directly to water bodies, this can be natural or man-made waterways and stores.

Brownfield Sites: Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. See 'Previously developed land'.

Carbon Sequestration: The process of removing carbon from the atmosphere and storing it.

Corridor: in regard to ecological networks and landscape-scale nature recovery proposed by Lawton in the UK Government's 2010 "Making Space for Nature" report. This advocates for a shift in wildlife conservation from isolated sites to a connected ecological network across the landscape. The core concepts call for improving the quality of existing sites, increasing the overall size of the network, and enhancing connectivity through corridors and stepping stones to allow for wildlife movement and ecological processes to thrive.

Cultural Heritage: Aspects of the historical environment that have significance to current and future generations. These can be both physical assets as well as persisting cultural practices.

Development: Making any material change to the use of any building or land.

Development Management Policy: detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, establishing design principles and conserving and enhancing the natural and historic environment.

Diversification: The development of additional businesses to increase the economic development of a site. Used in the context of farms to describe the addition of economic activities outside of agriculture on the farmland, such as supplying holiday accommodation.

End Date: The date that extraction must conclude at a given mineral site.

General Permitted Development Order (GPDO): A statutory instrument that grants planning permission for certain types of development without requiring approval from a local authority.

General Spatial Policy (GSP): Provides overarching principles for spatial planning in the National Park and relate closely to the delivery of national park purposes. They apply to all planning applications.

Green Infrastructure: A network of multi-functional green and blue spaces and other natural features, which is capable of delivering a wide range of environmental, economic, health, and well-being benefits for nature, climate, and people.

Heritage Asset: Used to describe things of historic meaning and value; a building, monument, site, place, area, or landscape that has some kind of heritage significance.

Holiday Home: A limited occupation to 28 days per annum by any one person, in particular when converting a building to a permanent residence is not appropriate.

Household: A single person or group of people living together at the same address.

Lawton Principles: The key principles laid out by Professor Sir John Lawton (2010) to guide a landscape-scale approach to conservation in England.

Landscape Strategy: The *Landscape Strategy* describes the Peak District National Park's landscape character and sets out those aspects of the valued landscape that are most susceptible to harm or that could be enhanced. It has been updated to reflect issues such as the biodiversity crisis, climate change, ash dieback, changing agricultural support, and the Government's 25-Year Environment Plan.

Listed Building: A building that is given special protections because it is of particular historical or architectural interest.

Local Nature Recovery Strategies (LNRs): Strategies that are put together by local authorities that include two things:

- i a set of maps to show areas of high nature value and areas of opportunity to create/expand these habitats
- ii accompanying descriptions and a statement of biodiversity priorities.

Major Development: The definition of major development is set out in the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006. This clarifies that "major development" means development involving any one or more of the following:

- a the winning and working of minerals or the use of land for mineral-working deposits;
- b waste development;
- c the provision of dwelling houses where:
 - i the number of dwelling houses to be provided is more; or
 - ii the development is to be carried out on a site having an area of 0.5 hectares or more and is not known whether the development falls within paragraph (c)(1);
- d development carried out on a site having an area of 1 hectare or more.

Managed Aggregate Supply System (MASS): The means of ensuring the country has enough aggregates (mineral used for general construction purposes) available to meet the current and predicted demand.

National Planning Policy Framework (NPPF): A government document that outlines the objectives of the planning system. It sets out the governments planning policies for England and how these should be applied.

Nature Recovery Strategy: A collection of spatial strategies for natural and environmental improvement. The strategies will include two things: (i) a set of maps to show areas of high nature value and areas of opportunity to create/expand these habitats, and (ii) accompanying descriptions and a statement of biodiversity priorities.

Natural Zone: The Natural Zone defines areas of wilder and more sensitive landscape and habitat identified under Section 3 of the Wildlife and Countryside Amendment Act 1995. They contain natural ecosystems and processes are more evident. Development is not permitted here unless in exceptional circumstances.

Net Zero Target: This refers to the aim of a location to not contribute to global greenhouse gas emissions.

On-Farm Anaerobic Digestion: The recycling of farm waste into organic fertilizers. This process reduces the amount of greenhouse gas emissions released by farms.

Peak District Design Code: These are documents that describe the kind of design detailing that individual property owners and businesses should aim to follow, in order to enable positive changes and adaptations to buildings that respond well to the built heritage in the context of the National Park.

Peak District's Special Qualities (SQs): The features and landscapes of the Peak District National Park that make it unique and attractive. The reasons that the park requires added considerations when developing planning policy. These are summarised by:

- Beautiful views created by contrasting landscapes and dramatic geology
- Internationally important and locally distinctive wildlife and habitats
- Undeveloped places of tranquillity and dark night skies within reach of millions
- Landscapes that tell a story of thousands of years of people, farming and industry
- Characteristic settlements with strong communities and traditions
- An inspiring space for escape, adventure, discovery and quiet reflection
- Vital benefits for millions of people that flow beyond the landscape boundary

21.1 Population Projection and Housing Needs Assessment (PPHNA): A study to determine the population projection update and housing needs of a given area.

Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Recreation Hubs: Popular locations from which people access the open countryside for recreational purposes. Larger sites will often function in tandem with smaller satellite car parks and lay-bys.

Registered Social Landlord (RSL): An organization that provides housing but does not trade for profit. RSLs are registered with the government.

Review of Old Mineral Planning Permissions (ROMP): A requirement of the Environment Act 1995 Section 96 and Schedules 13 and 14, to undertake a programme of 'Initial Review' of all mineral planning permissions granted between 30 June 1948 and 22 February 1982, and, thereafter, to operate a programme of 'Periodic Review' of mineral planning permissions more than 15 years old to ensure that the conditions under which they operate are up to modern working standards.

Sandford Principle: "Where irreconcilable conflicts exist between conservation and public enjoyment in National Parks, then conservation interest should take priority."

Settlement: Used for the purposes of this Local Plan to describe any group of buildings where people live, including but not limited to, towns, villages and hamlets.

Settlement Strategy: It sets out where new development such as homes, businesses and community facilities should be located.

Site of Special Scientific Interest (SSSI): A designation made by Natural England that marks a site for protection. Natural England will do this when it believes the site has features of special interest, such as its: wildlife, geology or landform.

Strategic Housing and Employment Land Availability Assessment (SHELAA): Landowners are asked if they wish to sell sites, and over what timescale. Sites are then assessed against national and local criteria.

Strategic Policy: sets out an overall strategy for the pattern, scale and design quality of places and makes sufficient provision for homes, infrastructure and conservation and enhancement of the natural and built environment.

Stepping Stone: in regard to ecological networks and landscape-scale nature recovery proposed by Lawton in the UK Government's 2010 "Making Space for Nature" report. This advocates for a shift in wildlife conservation from isolated sites to a connected ecological network across the landscape. The core concepts call for improving the quality of existing sites, increasing the overall size of the network, and enhancing connectivity through corridors and stepping stones to allow for wildlife movement and ecological processes to thrive.

Surface water conveyance corridors: All portions of the surface water system that carry storm and surface water runoff. These can be man-made, such as swales, or natural.

Sustainable Tourism: This is taking necessary precautions to ensure that any potential negatives of tourism are minimised.

Travel Hub: A location that a visitor can go to and change modes of transport, including public and active transport options.

Whole Estate Plans (WEPs): These are documents prepared by landowners that set out the vision, aims and objectives for an estate. WEPs allow for development on estates to be considered in a transparent, holistic way, and to demonstrate how business growth can deliver ecosystem services such as carbon storage, nature recovery and other public benefits.

Wild Camping: Camping outside of an officially designated campsite.

Index

Numbers

1	4, 8-9, 13-14, 24-26, 37, 73, 86, 90, 99-102, 112, 120, 154, 170, 190, 196-197, 199, 205
---------	--

Published ©

Peak District National Park Authority
Member of National Parks England
Aldern House
Baslow Road
Bakewell
Derbyshire
DE45 1AE
Tel: (01629) 816 200
E-mail: customer.service@peakdistrict.gov.uk
Website: www.peakdistrict.gov.uk