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Foreword

This document is the *Peak District National Park Local Plan 2026-2045 Publication Draft (Regulation 19) July 2026*.

The Regulation 19 consultation is about whether the Draft Local Plan is legally compliant and sound. We welcome your views on this and any responses will be submitted with the Draft Plan to the Secretary of State for examination. Once adopted the new Local Plan will form a key part of the statutory development plan for the area and will be the basis for planning decisions made within the National Park.

The Local Plan must balance many different needs: supporting local communities; tackling climate change; protecting nature. Its policies cover a wide range of issues relevant to the Peak District from housing and business, to minerals, farming, transport and tourism.

Above all its focus is on staying true to what makes the National Park so special - our first purpose to conserve and enhance the beautiful landscapes, the rich and diverse heritage and the precious wildlife and habitats.

The Local Plan retains many long-standing policies that are tried and tested. New policies respond to national legislation and guidance, evidence and representations received by individuals, parish councils and the many other stakeholders at Regulation 18 stage (Issues and Options in Autumn 2024 and Preferred Approach in Autumn/Winter 2025).

1 Introduction

Peak District National Park Local Plan 2026-2045 Publication Draft (Regulation 19) July 2026

1.1 This Local Plan (with the accompanying Policies Map) is the statutory development plan for the Peak District National Park. It sets out how the National Park Authority will plan for and manage development, including minerals development, in the period up to 2045. It will be used to guide day-to-day decisions on planning applications and other proposals for development.

1.2 The new Local Plan presents a single set of planning policies for the whole of the National Park and replaces the Core Strategy (2011) and Development Management Policies Document (2019).

Aim

1.3 The aim of the Local Plan is to contribute to the achievement of sustainable development. It will do this by guiding the type and location of new development to deliver long-term benefits for the community, the economy and the environment.

1.4 The Local Plan is written within the context of the two statutory purposes of National Parks. These are:

- to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park, and
- to promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public.

1.5 The National Park Authority also has a statutory duty, in furthering these purposes, to seek to foster the economic and social well-being of communities within the area.

1.6 The preparation of the Local Plan is a statutory responsibility of the National Park Authority. It must conform with the National Planning Policy Framework (NPPF).¹ The NPPF is the main statement of Government planning policy in England. It provides a framework for the Local Plan's aims and policies taking into account local circumstances, needs, character and opportunity. It says that landscape and scenic beauty in national parks have the highest status of protection, that 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.

¹ All references in this plan are to the 2024 NPPF.

Relationship between the Local Plan and the Management Plan

1.7 National park authorities are legally required to write a management plan *and* a local plan for their national park. A management plan sets out how a range of organisations will work together to achieve shared objectives. The Peak District National Park Management Plan sets out a long term Vision, Aims and Objectives that the new Local Plan will help to deliver.²

Local Plan preparation

1.8 Plan preparation began in 2021. The Plan is informed by evidence reports including:

- Settlement Character Analysis and Landscape Sensitivity Assessment
- Employment Development Needs Assessment
- Population Projection and Housing Needs Assessment (plus updates)
- Review of Design Policies and Supplementary Planning Documents
- Economic Viability Assessment
- Level 1 Strategic Flood Risk Assessment
- Housing Land Availability Assessment
- Local Aggregate Assessment 2025.

1.9 The plan is shaped by extensive formal and informal consultation in accordance with the Authority's *Statement of Community Involvement*. It is also informed by a Sustainability Appraisal, an Equalities Impact Assessment and a Habitats Regulation Assessment that respectively ensure that sustainability, equality and the protection of wildlife habitats are properly considered.

Local Plan Structure

Section 1 contains a *Spatial Portrait* of the Peak District, sets out its *Special Qualities* and describes *cross-boundary strategic issues and relationships*.

Section 2 sets out *challenges and opportunities* for planning in the National Park.

Section 3 sets out the Local Plan's *Vision and Spatial Objectives* including the Housing Need and Housing Requirement.

Section 4 contains the *Core Policies*. These are a mix of strategic and development management policies that apply to all development. The strategic policies establish the overarching principles to secure sustainable development and the protection and enhancement of the National Park's first purpose Special Qualities. Supporting text for each policy sets out the aim, justification and guidance on how the policy should be applied.

Sections 5 -14 contain the *thematic policies*. These are a mix of strategic and development management policies that apply to particular types of development. Supporting text for each policy sets out the aim, justification and guidance on how the policy should be applied.

Section 15 contains the *Monitoring Framework*.

Section 16 contains the *Appendices* with technical details and guidance to support the policies.

² [Peak District National Park Management Plan](#)

Section 17 contains the *Glossary* where terms are defined for the Local Plan context.

Using the Local Plan

1.10 The Plan must be read as a whole and the policies, aims and objectives must be considered together. All relevant policies are taken into account when determining a planning application. Cross-referencing is used to indicate significant policy relationships but not otherwise. Absence of cross-referencing does not imply absence of appropriate policy link. Any combination of policies may apply to the consideration of a particular planning application.

Schedule of Policies

- C1 Securing national park purposes (strategic policy)
- C2 Sustainable development (strategic policy)
- C3 Enhancing the National Park (strategic policy)
- C4 Landscape character and Special Qualities (strategic policy)
- C5 Conservation and enhancement of the landscape (strategic policy)
- C6 Biodiversity and nature recovery (strategic policy)
- C7 Cultural heritage assets of archaeological, architectural, artistic or historic significance (strategic policy)
- C8 Development strategy (strategic policy)
- C9 Settlement capacity and limits
- C10 Development management principles
- C11 Design, siting, layout and landscaping
- C12 Local infrastructure and developer contributions
- B1 Protecting and managing the Natural Zone
- B2 Protecting and enhancing sites, species and networks
- B3 Protecting irreplaceable habitat, trees, woodlands and hedgerows
- B4 Delivering nature recovery
- CH1 Assessing the impact of development on designated and non-designated heritage assets and their setting
- CH2 Conversion of a cultural heritage asset
- CH3 Listed Buildings
- CH4 Conservation Areas
- CH5 Registered parks and gardens
- RT1 Recreation, environmental education and interpretation in and on the edge of settlements (strategic policy)
- RT2 Recreation, environmental education and interpretation in the countryside (strategic policy)
- RT3 Hotels, bed and breakfast and self-catering accommodation (strategic policy)
- RT4 Holiday occupancy of self-catering accommodation
- RT5 Caravans and camping (strategic policy)
- RT6 Holiday occupancy of camping, campervan and caravan sites
- RT7 Facilities for keeping and riding horses
- Statement of Authority approach. (Not policy. May be referred to as RT8 in supporting documents)
- Aires for motorcaravans (campervans) in car parks
- CC1 Sustainable design and carbon reduction (strategic policy)

CC2 Low carbon and renewable energy development (strategic policy)

CC3 Flood risk (strategic policy)

CC4 Sustainable drainage (strategic policy)

H1 Housing (strategic policy)

H2 Eligible housing need

H3 Local Connection Definition

H4 First Occupation of New Affordable Dwellings

H5 Second and Subsequent Occupation of Affordable Housing

H6 Residential dwellings to meet an essential need for a rural worker

H7 Gypsy, Traveller, and Travelling Show People

H8 Building and extending a dwelling(s) to meet a person's own housing need

H9 Subdivision of residential buildings to create multiple residential units

H10 Replacement Dwellings

H11 Ancillary accommodation

H12 Residential Gardens

H13 Provision of Affordable Housing

H14 Making effective use of land for housing (development density)

H15 Housing mix

H16 Housing size

H17 Primary Occupancy

H18 Householder development

E1 Business Development (strategic policy)

E2 Safeguarded Employment Sites

E3 Extensions, alterations, or intensification of existing employment or business space

E4 Change of Use of employment/business sites

E5 Agricultural, forestry or rural enterprise land management operational development

E6 Farm Diversification

E7 Onsite farm anaerobic digestion and agricultural waste management

E8 Homeworking

S1 Shops, other town centre uses, community services and facilities in settlements

S2 Shops and other town centre uses in the open countryside

S3 Impact assessment for shops, other town centre uses and community services and facilities

S4 Change of use of shops, other town centre uses, community services and facilities

S5 Provision and retention of community open space, sport and recreation sites and facilities

S6 Local Green Spaces

S7 Outdoor advertising

M1 Minerals development (strategic policy)

M2 Fluorspar proposals (strategic policy)

M3 Building and roofing stone (strategic policy)

M4 Restoration and aftercare

M5 Mineral safeguarding (strategic policy)

W1 Waste Management (strategic policy)

HW1 Redevelopment of Hope Works

MW1 The justification for minerals and waste development

MW2 Waste management facilities

MW3 Impacts of minerals and waste development on amenity

MW4 Impact of minerals and waste development on the environment

MW5 Cumulative effects of minerals and waste development

MW6 Ancillary minerals development

MW7 Processing of building and roofing stone

T1 Reducing the general need to travel and encouraging sustainable transport (strategic policy)

T2 Reducing and directing traffic (strategic policy)

T3 Cross-park roads (strategic policy)

T4 Local road improvements

T5 Managing the demand for freight transport (strategic policy)

T6 Railway, light railway and guided bus development (strategic policy)

T7 Routes for walking, wheeling, cycling and horse riding and inland waterways (strategic policy)

T8 Development affecting a public right of way

T9 Traffic Management

T10 Business parking

T11 Residential off-street parking

T12 Visitor parking (strategic policy)

T13 Air transport

T14 Electric Vehicle Charging Points

T15 Vehicular accesses to properties

T16 Transport related wildlife severance

U1 New or expanded water resource reservoirs (strategic policy)

U2 Development that requires new or upgraded service infrastructure

U3 New and upgraded electricity distribution networks (strategic policy)

U4 Water networks (supply, treatment and wastewater) (strategic policy)

U5 Development close to utility installations

U6 Telecommunications infrastructure (strategic policy)

U7 Restoration of utility and telecommunications infrastructure sites

1.1 Spatial Portrait

1.11 The Peak District National Park is Britain's first national park. It's treasured, contrasting landscapes of exceptional natural beauty have been shaped and continue to evolve through the interaction of natural and cultural forces. Its 555 square miles (1,438 sq km) contain important habitats and biodiversity. The landscape itself and the many historic villages, sites and features combine to create its rich and unique cultural heritage.

1.12 The National Park contrasts with surrounding industrial and urban landscapes, enriching the lives of everyone who visits, lives and works here. It provides essential ecosystem services to support life including fresh water supply, carbon storage and nature recovery. It is essential for vital economic activity such as farming and the supply of minerals.

Landscape character

1.13 Lying at the southern tip of the Pennines, the National Park landscape and habitats are at a crossroads, where the uplands of the north-west meet the lowlands of the south-east. The interaction between centuries of land management and the area's distinctive geology, climate and topography creates the iconic landscapes, their diverse habitat mosaic and the unique species range.

The **Dark Peak** is an upland, gritstone landscape of open moorlands, reservoir valleys and in-by-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. Additional conservation designations cover almost half the Dark Peak.

The **White Peak** is a raised, undulating limestone plateau incised by steep-sided dales. It has a strong identity created by the effect of the limestone geology on landform and natural and man-made features. The area's 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.

The **South West Peak** 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.

Cultural Heritage

1.14 The extent and diversity of cultural heritage in the Peak District is extraordinary. The landscapes tell a story of thousands of years of people, farming and industry. Within them are myriad, individual cultural heritage assets ranging from prehistoric burial mounds, tombs, stone circles and field systems, to medieval granges and strip fields, lead working sites, industrial complexes, coal and mineral extraction, packhorse routes, traditional farmsteads, caves and caverns and designed landscapes. There are 2,143 listed buildings (93% Grade II, 5% Grade II*, 2% Grade I) and 109 conservation areas. However, around 98% of the National Park's heritage assets have no statutory protection.

Recreation and Tourism

1.15 The Peak District holds a special place in the hearts of people who live in the surrounding towns and cities. National Parks were born of local grass-roots campaigns; the desire for public access to the uplands and moors, and for valued rural areas to be protected from unsympathetic development. These are woven into statutory purposes - the Peak District is for everyone to visit and enjoy. A third of the Peak District National Park is open access land, there are over 1,300 miles of rights of way and the network of accessible routes such as the Monsal Trail is incredibly popular. Everyone has a responsibility too. People's enjoyment must not harm the very special qualities that the National Park was designated for.

Population and Settlements

1.16 The Peak District population has fallen overall (from 37,905 in 2011 to 35,897 in 2021 – a fall of 2,008 or 5.3% over the period) and there are significantly fewer young people and people of working age compared to regional and national averages. Bakewell is the only town. In the Dark Peak and Moorland Fringes there are few settlements, with the most significant populations located at the fringes (High and Low Bradfield in relation to Sheffield and Holme close to Holmfirth). This relationship to nearby urban areas provides an essential functional link for jobs, services and leisure. In the White Peak and Derwent Valley there is a strong network of settlements providing a range of goods and services, and supported by Bakewell at its centre. Settlements tend to be strongly nucleated, with most farmsteads and homes concentrated in a central village within each parish. The South West Peak is characterised by dispersed settlements with a handful of more nucleated villages such as Longnor and Warslow that provide important local services to farms and homes scattered across the landscape.

Economy and Employment

1.17 The rural economy has strongly influenced the landscape. Over 87% of the Peak District is farmed and there are high quality and nationally important minerals (that can only be quarried or mined where they are found). Market towns and local businesses benefit from the National Park's strong rural and visitor economies that are based around the Peak District landscape. Cement manufacture and quarrying for aggregates, industrial limestone and building and roofing stone all take place. (The continued extraction and processing of fluorspar is dependent on the market and other environmental factors).

1.18 The economic profile of the National Park is described in detail below.³

Population

- There are approximately 18,500 people working in the National Park.
- There is a high rate of people in retirement, which correlates with an ageing population.

³ Source: *Peak District Economic Development Needs Assessment* and Appendix, Icen Projects Limited on behalf of Peak District National Park Authority October 2025.

- There is a low rate of unemployment (1.4%).
- Of the working population, 52% are employed as managers, professionals, technical roles.
- The Peak District National Park is within commuting distance of the surrounding urban areas of Stockport, Manchester, Sheffield, Nottingham, Derby, and Stoke. As such it is a very attractive place to live and has a high level of outward commuters.
- Many people within lower occupational groups (mainly in tourism and hospitality) have to commute in from elsewhere and many of these jobs are likely to be part-time.

Business

- The largest employment sectors are Tourism, Agriculture, Manufacturing and Wholesale, and Retail. Agriculture accounts for approximately a sixth of all jobs.
- Economic activity is low compared to regional and national levels, this is likely the result of an ageing population.
- The majority of businesses are micro businesses (0-9 employees).
- The hospitality industry accounts for 26% of jobs, with food and beverage businesses the main employers.
- Manufacturing accounts for 13% of jobs.
- Mining accounts for 2% of jobs, significantly higher than regional and national levels.
- Internet access is critically important, especially in regard to business innovation.
- The quality of the landscape and the environment of the area has a positive impact on the performance of businesses.
- Businesses struggle to recruit and retain staff.

Farming and rural enterprise

- There is a total of 1,368 holdings in the National Park area across 107,487 ha of land.
- The average farm size reduced from 89 ha in 2013 to 79 ha in 2024.
- The majority of businesses are in agriculture with one sixth of the workforce employed in farming.
- Demand for goods is seasonal with lowest demand during the winter months.
- A high proportion of farm workers are seasonal or part time.
- Many farmers have diversified to support their primary farm income.
- Farm diversification into renewables and/or income with an environmental focus is likely to occur over the plan period.
- Funding and regulatory consents are perceived as barriers to innovative practices.

Travel and Transport

1.19 The Peak District National Park falls within the areas of 7 highway authorities and 6 transport authorities. The National Park is crossed or bounded by the A628 and A616 trunk roads that form part of the Strategic Road Network (National Highways). The Hope Valley railway linking Sheffield and Manchester crosses the National Park from east to west.

1.20 The Peak District National Park is also crossed by a number of strategic local roads providing links between the Park's urban catchment areas. The National Park's roads carry a mix of local, business and visitor traffic, with strategic routes carrying HGVs serving the quarries of the Wider Peak District area.

1.21 The Authority's *Peak District Walking, Wheeling, Cycling and Horse-riding Infrastructure Plan* identifies a strategic high-level network for active travel.⁴ The network comprises existing routes (trails, the National Cycle Network and elements of the Derbyshire Key Cycle Network) and aspirational routes.

⁴ [Active Travel Plan: Peak District National Park](#)

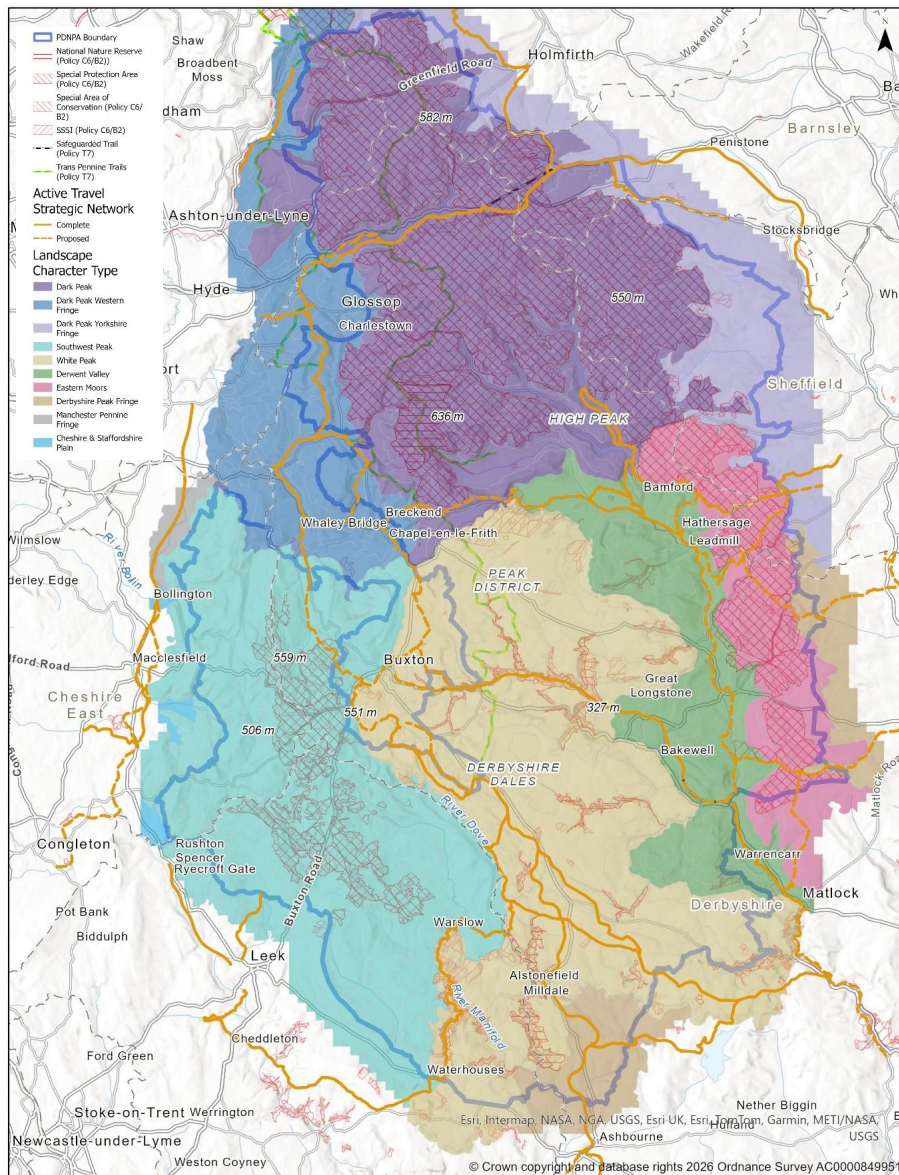



Figure 1: Spatial Portrait (settlements, active travel, landscape and nature)

For further details please refer to www.peakdistrict.gov.uk/planning/policies-and-guides

Scale at A4: 1:250,000
Date: 23/06/2026



1.2 Special Qualities

1.22 The National Park Management Plan describes the National Park's Special Qualities (in bold below). The associated bullet list sets out how Special Qualities should be interpreted for planning purposes. Those related directly to the first Purpose of a national park, to be conserved and enhanced, are indicated*.

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
- moors and bogs with rare upland birds
- 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, 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, churches and 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.

1.3 Cross boundary strategic issues and relationships

Relationship with other authorities

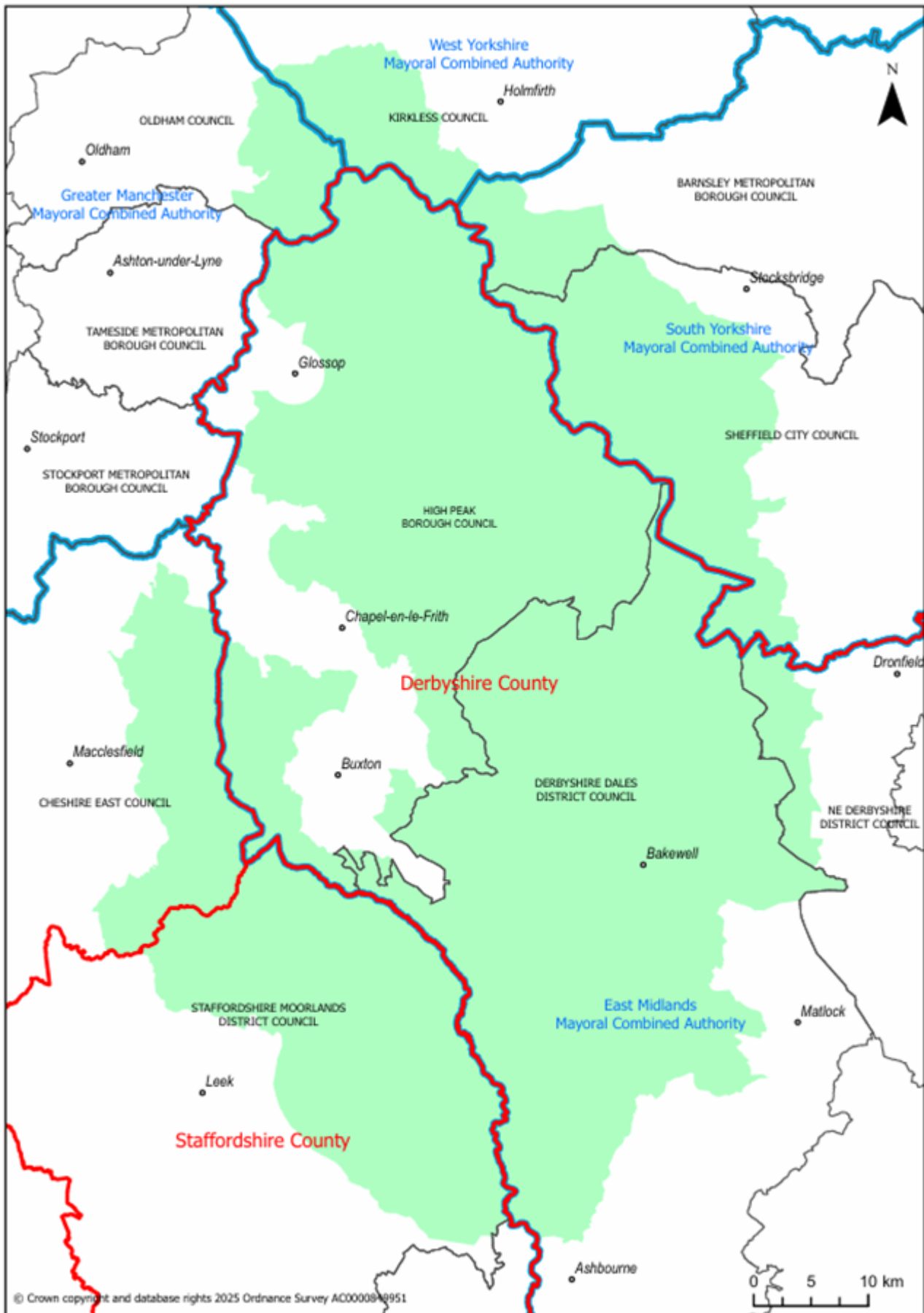
1.23 The Peak District National Park presently has 11 constituent authorities and 4 combined authorities as shown on Figure 2 below:

- 2 county councils (Derbyshire and Staffordshire)
- 3 district councils (Staffordshire Moorlands, North East Derbyshire, Derbyshire Dales)
- 1 borough council (High Peak Borough Council)
- 5 unitary authorities (Cheshire East, Oldham, Kirklees, Barnsley, Sheffield)
- 4 combined authorities (East Midlands Mayoral Combined Authority, Greater Manchester Mayoral Combined Authority, South Yorkshire Mayoral Combined Authority, West Yorkshire Mayoral Combined Authority.)⁵

1.24 The National Park Authority is the Planning Authority for the area within the National Park, the constituent authorities are the plan-making bodies for the parts of their areas that lie outside of the National Park. As a whole, the combined and constituent authorities are responsible for a range of functions and services within the National Park including housing, economic development, highways, flood risk, social care, education, waste disposal and transport.

1.25 The National Park Authority has worked with these and other prescribed organisations to make sure that plans are aligned on strategic cross-boundary issues.

⁵ At the time of writing significant local government re-organisation is taking place but not yet finalised.



Strategic cross-boundary issues

Conservation and enhancement of natural beauty, wildlife and cultural heritage

1.26 The first purpose of national parks is to conserve and enhance natural beauty, wildlife and cultural heritage. The National Planning Policy Framework says that development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. The Levelling Up and Regeneration Act (LURA) 2023 mandated a strengthened duty on public bodies to further the purposes of a national park.

Nature Recovery

1.27 Government reports into the state of nature and protected landscapes are explicit about the biodiversity crisis.⁶ The UK is among the most nature-depleted nations in the world and national parks are not immune to this loss. The challenge for the next plan period is for nature recovery achieved by working in partnership informed by statutory Nature Recovery Strategies.

Recreation and tourism

1.28 The second purpose of national parks is to promote opportunities for people to understand and enjoy the special qualities of the area. The challenges are to support the provision of the right facilities, in the right place, so that everyone who visits can understand and enjoy the Peak District in a way that respects the environment and local communities; and to manage and mitigate the impacts of recreation and tourism on the landscape, wildlife and local amenity. Impacts are associated with car-borne travel and recreational pressure. The LURA duty applies.

Housing, settlements and community services

1.29 The National Planning Policy Framework requires the local plan to set out the objectively assessed Housing Need (national park authorities may use their own methodology), establish the Housing Requirement (the number of homes planned for) and contain positive policies so that homes can be built. Local authorities must co-operate on unmet need. The National Park's Housing Requirement addresses identified local population and housing issues and local residents' ambitions for thriving and sustainable communities.

1.30 The Local Plan settlement strategy gives scope for homes, businesses and community facilities at a proportionate scale.

Supporting businesses

1.31 The Local Plan provides for suitable and appropriate land for economic development to meet current and future needs, in line with national policy and guidance for rural areas and with respect to the economic strategies of constituent and adjoining local authorities.

⁶ [State of Nature Report](#) and [Landscapes Review](#)

Developer contributions and Green Infrastructure

1.32 The Authority will work within constituent and neighbouring authority frameworks to ensure that new development is adequately supported by appropriate infrastructure.

1.33 The Authority will seek to support green infrastructure and active travel as identified in the *Peak District Walking, Wheeling, Cycling and Horse-riding Infrastructure Plan*.

1.34 The Authority will seek to understand the potential recreational impacts on protected areas that may result from increased population associated with housing requirements, including of constituent and neighbouring authorities. Where appropriate the Authority will seek mitigation through developer contributions.

Transport

1.35 The Peak District National Park falls within the areas of 7 highway authorities and 6 transport authorities. It is crossed or bounded by the A628 and A616 trunk roads that form part of the Strategic Road Network (National Highways) and a number of strategic local roads. Together the roads carry a mix of local, business and visitor traffic including heavy goods vehicles that serve quarries in and around the National Park. The Hope Valley railway linking Sheffield and Manchester crosses the National Park from east to west.

1.36 The Authority seeks to influence transport development within the National Park through collaboration with its constituent highway authorities.

Minerals and waste (and nature recovery)

1.37 The Authority is a member of the *East Midlands Aggregates Working Party* and is required to contribute to the strategic supply of aggregates to meet national need. The restoration, aftercare and potential after use of mineral extraction sites can make a highly significant contribution to nature recovery.

1.38 There are limited waste disposal and management facilities within the National Park and no household waste recycling facilities. Large-scale waste development is incompatible with national park purposes and would require significant waste import to be viable because of the small population and low levels of industrial and other development.

Water resources

1.39 The Peak District National Park is an important area for regional water supply. The Authority recognises that existing water supply infrastructure will need to be upgraded and enhanced to maintain supply and ensure its structural integrity.

Climate change resilience and adaptation

1.40 The Local Plan supports the positive management of landscape change including by carbon sequestration, making space for water and nature recovery. Sensitively-sited, small-scale renewable energy infrastructure is supported as well as building design, construction and adaptation that enables energy transition and generation. This must be achieved in a way that is responsive to the Peak District's distinctive cultural landscape character and other first purpose Special Qualities

of the Peak District. The National Planning Policy Framework establishes the presumption against major development in National Parks unless there are exceptional circumstances and it is in the public interest.

Utilities

1.41 The National Park's strategic location between large urban areas has led to the development of major infrastructure such as the high voltage power lines along the Woodhead Pass. The increased reliance on and demand for electricity generation as the nation decarbonises suggest there will be a requirement for new electricity distribution networks. The National Park Authority will seek to prevent or minimise visual impact and other harm to Special Qualities.

2 Challenges and opportunities

2.1 Landscape, biodiversity and nature recovery

Challenges

2.1 The State of Nature Report is stark in its assessment of biodiversity loss in the UK. The negative trends recorded over the last 50 years follow on from major changes to the UK's nature over previous centuries. As a result, the UK is now one of the most nature-depleted countries on Earth.⁷

2.2 In comparison to the surrounding countryside, the National Park still has a variety of high quality intact habitats. However, recent trends have seen a decrease in the number, quality and extent of habitats and species. Limestone heath, species-rich meadows and wetland habitats like wet woodland have declined in extent, many other habitats have declined in condition and several species are in decline and on the brink of extinction in the Peak District.⁸

Opportunities

2.3 The whole Peak District landscape and its setting is viewed in a holistic way. All development is managed to conserve and where possible enhance valued landscape character and Special Qualities. In the Natural Zone where natural ecosystems and processes are more evident, development is not permitted except in exceptional circumstances.

2.4 The Local Plan must protect the key elements and the quality of experience of each different landscape within the Peak District. Different landscape types will require a different blend of protection, management and planning to guide future change.

2.5 Some aspects of the landscape are so highly valued that they must be protected, others should be allowed to evolve in a sustainable manner. There will be some opportunities to introduce new elements and new character in some landscapes.⁹

2.6 The Authority wants the Peak District to be a place where nature recovers, biodiversity flourishes and ecosystems can adapt to a changing climate.¹⁰ For this to happen, some landscapes will look different in the future. The Landscape Strategy guides this change in detail by setting out management objectives for each Landscape Character Type.

2.7 The Local Plan has a huge role to play in this. It will prevent harmful development and require appropriate mitigation where this is necessary for development to take place, achieving the best possible outcomes for landscape and wildlife. The restoration of minerals sites is a key component of landscape-scale nature recovery.

⁷ [State of Nature Reports](#) are produced through a collaboration of over 60 partners, from conservation non government organisations, research institutes, and statutory nature conservation bodies.

⁸ State of the Park Report.

⁹ Landscape Strategy

¹⁰ National Park Management Plan.

Climate change

2.8 Climate change will affect the National Park's natural beauty, wildlife and cultural heritage. The Special Quality most vulnerable to climate change is 'internationally important and locally distinctive wildlife and habitats'.¹¹ The effects of climate change have become increasingly apparent with severe weather events, flooding, drought and an increase in average annual temperatures.¹²

2.9 The Local Plan supports the positive management of landscape change including carbon sequestration, making space for water and nature recovery. Sensitively-sited, small-scale renewable energy infrastructure is supported as well as building design, construction and adaptation that enables energy transition and generation.

¹¹ [Climate Change Vulnerability Assessment.](#)

¹² [Climate Change and the Peak District](#)

2.2 Cultural heritage and the built environment

Challenges

2.10 The cultural heritage of the Peak District is so significant and vast, that on its own presents a challenge: the historic landscape itself; the 2,143 listed buildings; the 109 conservation areas; the 98% of the Park's heritage assets that have no statutory protection.¹³ Almost every planning application will touch on cultural heritage in some way.

Opportunities

2.11 The National Planning Policy Framework recognises that heritage assets are an irreplaceable resource and requires their conservation in a manner appropriate to their significance. The Local Plan supports the adaptive re-use of heritage assets and the Authority has a wealth of expertise, experience and guidance to help owners and managers to conserve, enhance or reveal the significance of their heritage assets.

¹³ Part 1 of the *Cultural Heritage Strategy* sets the national, regional and local context, explains terms and provides an overview of the cultural heritage of the Peak District. The *Farmsteads Assessment Framework* and the Historic Environment Record (HER) provide detailed information.

2.3 Recreation and tourism

Challenges

2.12 National Parks are treasured, beautiful landscapes, rich in cultural heritage and wildlife, created for us all to visit and enjoy. Many millions of visitor days are spent in the National Park each year and for visitors it is a vital space that nurtures physical and mental wellbeing. But increasing visitor pressure, often associated with vehicle emissions, congestion and parking issues at some of the National Park's most popular locations, is causing harm to the very features, habitats and communities that people come to enjoy.¹⁴

Opportunities

2.13 The tourism industry makes up a significant portion of all employment in the area, with particularly high employment (26%) in the food and beverage industry. The wider Peak District and Derbyshire attract over 42 million visitors annually generating £2.9 billion per year into the local economy.¹⁵

2.14 The Authority wants the Peak District to be a welcoming place and for visitors to feel connected and inspired to care for it.

2.15 The Local Plan supports many forms of business and tourist development, recognising its importance to the local economy and to the well-being of local communities and visitors. The challenge is to do this in a way that does not harm Special Qualities for future generations.

¹⁴ National Park Management Plan Tourism Charter.

¹⁵ [Peak District Economic Development Needs Assessment](#) (2025), Icini. STEAM is the standard model used to analyse the visitor economy.

2.4 Population, settlements and housing

Challenges

Population

2.16 The Peak District population has changed considerably during the last plan period, since 2011. It has fallen overall and there are significantly fewer young people and people of working age when compared to regional and national averages.

- The population of the National Park fell from 37,905 in 2011 to 35,897 in 2021 – a fall of 2,008 or 5.3% over the period
- The number of young people living in the Peak District declined by 1,069, or 17.9%, from 5,960 in 2011 to 4,891 in 2021 (East Midlands +5.2%, England and Wales +4.3)
- The number of working age residents living in the Peak District fell from 23,007 in 2011 to 20,259 in 2021, a fall of 2,748 or 12% (England and Wales +3.4%)
- The number of older residents increased by 1,809 or 20% over the past ten years, from 8,938 to 10,747 (similar to national picture).¹⁶

2.17 This may be explained by complex local factors related to under-occupancy, affordability and homes not in permanent occupancy.¹⁷

House Prices and Affordability

2.18 The affordability of homes for purchase or rent is a serious issue in the National Park. Properties located within a National Park attract a 25% premium (uplift in price) over an otherwise identical property outside the boundary.¹⁸ In the Peak District the median house price is £342,300, the median rent is £1,050/month and affordability ratios comparing costs against a households' ability to pay are so high in the 3 main constituent authorities that the ability to obtain a mortgage is significantly compromised except for high earners.¹⁹

Second Homes and short term lets

Census data from 2021 indicates there are 2,131 dwellings unoccupied as a primary residence (equal to 11.6% of the total number of dwellings in the National Park). Other commercially-available data (from analysis of on-line rental platforms) suggest this figure significantly underestimates the true number because it ignores the recent boom in short-term lets. Holiday rentals in the Peak District have increased by 24% since 2022.²⁰ Anecdotal evidence from local residents speaks of whole streets given over to holiday rentals.

¹⁶ Peak District National Park Population Projection Update & Housing Needs Assessment, 01 December 2023, Nathaniel Lichfield & Partners Ltd, Section 5.0

¹⁷ Under-occupancy is a technical term only and does not imply negative judgement.

¹⁸ [National Parks and Areas of Outstanding Natural Beauty boost house prices by up to 25%](#)

¹⁹ Peak District National Park Population Projection Update & Housing Needs Assessment, 01 December 2023, Nathaniel Lichfield & Partners Ltd, page 54-61.

²⁰ Peak District National Park Population Projection Update & Housing Needs Assessment, 01 December 2023, Nathaniel Lichfield & Partners Ltd, page 61.

Under-occupancy²¹

2.19 Across the National Park, up to 50.5% (8,162) of households under-occupy homes with at least two more bedrooms than is considered necessary for their household size and a further 33.1% (5,347) of households have one more bedroom than necessary. Just 15.4% (2,488) of households live in a property that is considered suitable for their current household size.²²

Impacts

2.20 Taken together these clearly inter-related issues around population, the affordability of homes and the prevalence of short-term/holiday lets impact directly and significantly on the complex fabric of family, community and place. Local people are very concerned about the implications; for their ability to have a home, to maintain family connections and to sustain the community services, facilities and activities that are important to them. The Management Plan's aim is that National Park communities are thriving and sustainable places where all generations can live healthy and fulfilled lives with opportunities for affordable housing and connection to services.²³

2.21 It is accepted that planning policy alone is not responsible for and cannot (should not) wholly counter the fundamental socio-economic drivers of population change and the provision of community services and facilities. Many new homes were built in the National Park between 2011 and 2021 but population still declined. Many community facilities have been lost but others thrive from tourist trade. Service providers will make rational decisions about where to locate and how to operate. Parents living outside the National Park can (and often do) choose a primary school inside.

Opportunities

Housing Need, Housing Requirement and Housing Supply

2.22 The Local Plan has a significant role to play. Most important is that this Plan establishes a Housing Requirement (the number of homes planned for over the plan period) that addresses the Housing Need and sets out policies to enable new homes to be built (Housing Supply).

2.23 Housing Need is calculated through an understanding of how moderate housing growth will help to sustain a more balanced population and allow more young people and working families to remain or return. Around ninety-five (95) new homes a year are needed.²⁴ The Housing Need calculation takes into account how population would grow if new homes were permanently occupied.

²¹ This is a technical term and does not imply judgement on people's housing preferences.

²² *Peak District National Park Population Projection Update & Housing Needs Assessment*, 01 December 2023, Nathaniel Lichfield & Partners Ltd, page 45.

²³ Appendix 6 sets out the full Authority-adopted definition of *Thriving and Sustainable Communities*.

²⁴ For the Peak District National Park as a whole Standard Method Housing Need is calculated as between 270 and 362 dwellings per annum to 2045. The 2 figures relate to the calculation and application of the Affordability Uplift. The higher figure demonstrates the extent to which the application of the higher median house prices within the PDNP to wage data results in an Affordability Ratio that is significantly higher than the equivalent district-wide rate. The Standard Method for determining Housing Need is not directly applicable to national park authorities because relevant data is set to local authority boundaries. Planning Guidance advises that 'National Parks may continue to 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. (PPG ID: 2a-014-20241212 PPG Housing and economic needs assessment.)

It also recognises that some new open-market homes (provided through building conversion) would not be permanent homes. (The Local Plan prioritises permanent homes but holiday homes are allowed in some circumstances, for example where they support farm diversification). The Housing Need calculation also takes into account the likelihood that more existing homes will continue to be lost as permanent homes because unless there are changes to the Use Class Order (1987) they may be used as holiday homes without planning permission.

2.24 The Housing Requirement is for around 87 dwellings a year. This takes into account land availability and constraints on development. The *Settlement Character Analysis and Landscape Character Assessment* shows that the development potential of the largest and most sustainably located settlements is highly constrained. The overwhelming majority of these settlement edge landscapes have *very high* or *high* landscape value, landscape susceptibility and overall landscape sensitivity. A very high overall landscape sensitivity assessment suggests that even small-scale development may cause substantial harm to valued characteristics, features and designations that contribute to the settlement's character and sense of place. A high overall landscape sensitivity assessment suggests that it may be possible to accommodate sensitively located and designed small-scale development *in some settlement edge locations* without harm to valued characteristics, features and designations that contribute to the settlement's character and sense of place.²⁵

2.25 The Housing Requirement also takes into account land availability. Available sites that are in or on the edge of sustainably located settlements, that meet policy tests and that are not in any local landscape with a *very high* overall landscape sensitivity assessment, can contribute to the Housing Requirement.

2.26 The Housing Need and Requirement are aligned so that for all practical purposes the Local Plan will meet its objectively assessed housing need. A significant number of homes (around 65%) will be market homes and around 35% are expected to be local need affordable homes.

Housing supply and settlement strategy

2.27 The Local Plan aims to meet its Housing Requirement through the long-standing and proven approach that allows new-build development of locally-needed affordable homes in and on the edge of settlements, and open market housing where this also delivers conservation and enhancement of the National Park (for example by converting heritage assets). On average since 2006, sixty-seven (67) new homes have been built in the National Park each year. New policy aims to boost this figure by allowing single-unit dwellings in very small settlements and identifying key settlements with good services and facilities and landscape capacity.

A landscape first approach

2.28 The Local Plan's outcome is for a sustainable level of development where the Peak District's first purpose Special Qualities and resilience as a living landscape have been significantly enhanced. Large-scale housing development or any housing development in the wrong place would be harmful and directly contrary to national park purposes. We also need to take a precautionary approach to understand how the increase in population may result in adverse effects on protected sites.

²⁵ Appendix 1 summarises the findings of the [Settlement Character Analysis and Landscape Character Assessment](#)

2.29 Housing sites are not allocated. Instead the *Settlement Character Analysis and Landscape Character Assessments* provide a high-level spatial assessment of the sensitivity of settlement edge landscapes to housing and other development that is permitted in principle. The Authority will continue to work closely with the housing authority, landowners, parish councils and developers to find sites and bring them forward.

2.30 Other than as set out above, open-market homes are not permitted. Development sites are extremely scarce. Greenfield sites with 100% affordable housing are viable with significant levels of grant and local authority funding. Using the development of market homes to cross-subsidise locally-needed affordable homes would result in at least 70% of any homes built being for market sale and cause land values to rise. This is not sustainable or appropriate in a national park. The Authority will continue to work closely with the housing authorities to explore funding sources and different affordable tenures to address viability issues.²⁶

2.5 Economy and employment

Challenges

2.31 The Peak District's economy is complex. It is in many ways deeply rural, with 87% of the land in farming on 1,068 farm holdings. Most jobs are in the hospitality industry (26%) but manufacturing is significant (13% of jobs) and mining (2% of jobs) is significantly higher than regional and national levels. Although many jobs are seasonal and part-time, 52% are in managerial, professional or technical roles. In-commuting and out-commuting are common reflecting the disparity between house prices and wages within and outside the National Park.

2.32 Many farms have diversified to support the primary income and this is likely to continue, with tourism, renewables and environment-related income streams the key focus. For all businesses, digital connectivity is vital.

2.33 Within this overall business landscape the Local Plan's challenge is to enable businesses to thrive within the obvious environmental constraints of national park designation.

Opportunities

2.34 In rural areas national policy directs local plans to support economic development in sustainable locations. The Authority is particularly keen to foster the direct and indirect benefits that flow between businesses and their unique location, landscape or other Special Qualities.

2.35 The Local Plan makes provision for employment sites to meet business needs over the Plan period by safeguarding a portfolio of employment sites in suitable locations that respond to a range of business needs, from high quality office, manufacturing and warehousing space through to lower quality more affordable space. In larger settlements new business is supported proportionate to need. In the countryside business development is supported where this helps to conserve traditional buildings or offers greatest scope for enhancement.

2.6 Travel and transport

Challenges

2.36 The Peak District National Park is a key tourist destination surrounded by heavily populated urban areas, driving demand for regional connectivity and cross-Park travel. This is facilitated by an extensive road and public transport network, including a network of multi-user trails that support sustainable travel.

2.37 However the Peak District National Park Authority is neither a highway authority nor a transport authority and therefore has no direct powers or responsibility for roads or public transport.

2.38 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. National travel surveys undertaken annually by the Department for Transport indicate that the number of trips taken (and hours spent travelling/miles travelled) is slowly rising following the dramatic decrease in 2020 but levels have not risen to pre-pandemic levels. Travel associated with work, shopping and access to services has reduced corresponding to the rise in homeworking and on-line delivery. However, travel for leisure purposes has increased. In the National Park travel to work by car or van is higher than the national average and there has been an increase in car-borne leisure journeys. Many National Park residents and visitors make many relatively short journeys to and from a local urban catchment.

2.39 Large amounts of traffic negatively affects the National Park's landscape, wildlife and cultural heritage and the amenity of residents and visitors. Impacts include visual, severance, noise and pollution.

Opportunities

2.40 The Local Plan development strategy will reduce the need to travel by co-locating homes, employment and services. Other policies aim to deter cross-park traffic, facilitate the switch to low/zero carbon transport, safeguard and expand the strategic multi-user trails and protect the Park and people from the adverse impacts of vehicular traffic.

2.7 Minerals

Challenges

2.41 The Peak District's unique geology underpins the landscape and Special Qualities. Mineral extraction pre-dates national park designation and continues today because of the type, quality and extent of available minerals and the proximity to markets. This is a contentious activity because the significant long term impacts on landscape must be balanced against the need for the development including national considerations.

Opportunities

Aggregates

2.42 National supply is delivered through the plan-led Management Aggregate Supply System. The National Planning Policy Framework requires Mineral Planning Authorities to maintain a minimum 10-year landbank which the Authority does in partnership with Derbyshire County Council and Derby City Council. In the National Park existing permissions, subject to extensions of time, will allow significant output for many years.

Cement

2.43 Hope Cement Works operated by Breedon Cement in the Hope Valley has primary reserves of limestone to sustain cement production at existing rates until around 2036. The Works has one of the highest production capacities of all plants currently operating within the UK and is a significant contributor to the market and national need. In 2023 Breedon undertook a public consultation about the potential for redevelopment of elements of the cement works post cement manufacture. The extant consents for mineral extraction and cement production will expire in 2042 and the site will enter it's restoration phase. Given the extent of potential brownfield land (approximately 14,000 sq. metres) within the existing Works complex, some form of redevelopment is considered appropriate.

Industrial Limestone

2.44 Industrial limestone is used in many manufacturing processes and downstream industries with linked supply-chains. Extraction depends on the market for different industrial minerals and Mineral Planning Authorities are required to maintain a stock of permitted reserves. In the National Park, Ballidon and Old Moor quarries produce industrial and aggregate grade limestone and have considerable remaining reserves. It's extraction in the Peak District may be in the national interest but there are considerable reserves outside the boundary.

Fluorspar

2.45 Fluorspar is a rare industrial mineral, in the UK occurring largely within the National Park. Extraction by underground means to meet a potential national demand may be in the national interest.

Building and Roofing Stone

2.46 Stone used in buildings, walling and other structures makes a conspicuous contribution to the visual character and cultural heritage of the Peak District. The National Planning Policy Framework recognises the small-scale nature and impact of building and roofing stone quarries and the need for a flexible approach. Planning policies require Special Qualities to be conserved

and enhanced and this relies on adequate provision. Local supply has many advantages, including with regard to quality (especially for the sensitive restoration or repair of Listed Buildings) and in consideration of environmental costs associated with importation.

Restoration and Aftercare

2.47 Restoration and aftercare must be carried out by the operator (or landowner) at the earliest opportunity to high environmental standards. The Authority believes this will be a key component of landscape-scale nature recovery.

2.8 Ecosystem services and other utilities

Challenges

2.48 The Peak District National Park has a direct impact on the quality of life of those living within and outside its boundary. Its natural environment provides people with many important benefits, such as clean air and water, food, fuel and raw materials. Through its landscapes, the National Park helps to regulate climate, store flood waters and filter pollution. It also provides opportunities for people to improve their health and wellbeing and enjoy cultural experiences.

2.49 The Peak District National Park is an important area for regional water supply. The Authority recognises that existing water supply infrastructure will need to be upgraded and enhanced to maintain supply and ensure its structural integrity.

2.50 The location of the National Park between large urban areas means that desire lines for major utilities infrastructure often cross the National Park. Decarbonisation of energy generation may create demand for new electricity distribution networks.

2.51 The National Park Authority must work within constituent and neighbouring authority frameworks to ensure that new development is adequately supported by appropriate infrastructure. The Authority in particular will seek to support green infrastructure and active travel.

2.52 The National Park Authority will seek to understand the potential recreational impacts on protected areas that may result from increased population associated with housing requirements, as set out in the Peak District's own local plan and those of constituent and neighbouring authorities. Where appropriate the Authority will seek mitigation through developer contributions.

Opportunities

2.53 The Local Plan supports the positive management of landscape change including by carbon sequestration, making space for water and nature recovery. Sensitively-sited, small-scale renewable energy infrastructure is supported as well as building design, construction and adaptation that enables energy transition and generation. The Authority supports utility provision for residents and will work with utilities companies.

3 Vision and spatial objectives

This Chapter sets out the National Park Vision and the Local Plan Outcomes, Spatial Objectives and Strategic Housing Requirement that provide the framework for the planning policies that will deliver the Vision.

Vision

By 2045 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.²⁷

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 Requirement

This is the indicative overall level of housing provision that planning policies aim to support, taking into account national park purposes, other constraints on development and land availability.

²⁷ Our Vision is set out in the [National Park Management Plan](#) (NPMP).

Outcome 1

A sustainable level of development where the Peak District's first purpose 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 enhance our first purpose 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, recognising that the National Park is an important place for adventure, escape, recreation and for promoting physical and mental health.
- To provide green infrastructure and a strategic active travel network.

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 set out in Appendix 1 of the Landscape Strategy by:

- conserving and enhancing our moorland landscapes to deliver greater biodiversity, carbon storage, flood storage and a sense of 'wildness'
- supporting the farm economy while conserving and enhancing the landscape
- promoting a more wooded landscape, where trees and woodlands form part of a wider landscape mosaic
- conserving, maintaining and enhancing the historic built environment and characteristic historic patterns of settlement, enclosure and land use in the landscape
- promoting a more biodiverse landscape, where nature recovery is enabled
- 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, profitable 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 first purpose Special Qualities.
- To conserve and enhance designated and non-designated heritage assets, including conservation areas, scheduled monuments, 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 the wider countryside (at existing sites and other locations) where there is environmental capacity and it delivers significant overall benefit 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 first purpose 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.²⁸
- To support a prosperous rural economy.
- To support the provision and retention of community services and facilities including for sport and outdoor recreation.
- To retain homes as primary residencies.
- To enable the delivery of up to 1740 new homes by 2045 (Strategic Housing Requirement), around 35% of which are expected to be affordable homes for local people, to address identified housing need, through:
 - the redevelopment of brownfield and enhancement sites for open market and affordable homes
 - the conversion of listed buildings and heritage assets as open market homes and affordable homes
 - development on greenfield exception sites for affordable 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.²⁹
- To distribute housing development across constituent local authority areas as set out in the Table below.

More information about the Strategic Housing Requirement and what this means for each constituent local authority is set out below.

²⁸ [Thriving and Sustainable Communities Definition.](#)

²⁹ 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.

Strategic Housing Need and Requirement by landscape area, local authority and type of housing to 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 housing requirement 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 (dwellings per annum) Locally derived method	95	63	19	13
Total Housing Requirement to 2045 (dwellings per annum)	87	57	17	12
65% of which expected to be open market homes delivered through enhancement or conversion (dwellings per annum).	57	37	11	8
35% of which expected to be local need affordable homes (dwellings per annum).	30	20	6	4

*numbers may not total due to rounding errors

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 sustainable, profitable business, agriculture, forestry, land management, and rural enterprise that conserves and enhances the first purpose 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 to deliver the identified employment land requirement of around 5.5 ha of business space comprising 5.1ha industrial and 0.4ha office.³⁰
- Support flexible business space for economic resilience.
- Embed 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 first purpose 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 the existing strategic multi-user trails and extend and improve the network.
- At existing recreation sites in settlements and in the open countryside 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 first purpose Special Qualities, and people (local communities and visitors enjoying quiet recreation) from the adverse impacts of vehicular traffic.

Outcome 10

A sustainable level of mineral extraction in accordance with national policy that makes a significant strategic contribution to the nature recovery network and provides long term enhancement to the National Park.

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 where exceptional circumstances can be demonstrated, and it is considered to be in the public interest, whilst providing long term enhancements to the National Park.
- To prevent or minimise the adverse impacts of minerals and waste operations on the National Park and its first purpose Special Qualities.
- To allow building and roofing stone quarries of an appropriate scale, recognising the contribution this makes to the conservation of the local vernacular and heritage assets whilst supporting the local economy.
- To require site restoration that delivers significant long-term landscape enhancement (from current position), including to the historic environment, and makes a major contribution to nature recovery.
- To consider proposals at Hope Cement Works in the context that the extant permissions for mineral extraction and cement production expire on the 21st of February 2042, as specified by section 106 legal agreement.
- To resist large-scale waste management facilities.
- To allow small-scale waste facilities that serve local communities.

4 Core policies and development strategy

Securing National Park Purposes and Sustainable Development

4.1 Core Policies provide the overarching principles for spatial planning in the National Park to deliver sustainable development in the context of pursuing national park purposes. Core Policies clarify the principles for conserving and enhancing the Peak District's natural beauty, diverse and special landscapes, historic settlements, assets of cultural heritage significance and extensive ecosystems and biodiversity. The plan also addresses community and business needs where this is compatible with the pursuit of national park purposes.

National Policy Context

National Parks and Access to Countryside Act (1949) and Environment Act (1995)

4.2 The purposes of national park designation were established in the National Parks and Access to the Countryside Act 1949, and amended by the Environment Act 1995, to:

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

4.3 National Park Authorities also have a duty in law in pursuing these purposes to seek to foster the social and economic well-being of communities.

National Planning Policy Framework

4.4 Core Policies are justified in restricting the overall scale, type and distribution of development. Core Policies align with the sustainable development objectives set out in paragraph 8 of the NPPF and the presumption in favour of sustainable development as it is expected to operate in National Parks as set out in paragraph 11(b)(i). Core Policies give further expression to NPPF paragraph 189 which states that:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

4.5 Core Policies also align with:

- paragraph 192 which sets out that local plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity
- section 16 which requires at paragraph 203 that local plans should 'set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats'
- paragraph 61 that requires local plans to provide for a sufficient amount and variety of land to come forward where it is needed to meet an area's identified housing need
- paragraph 88 which sets out that policies should enable the sustainable growth and expansion of all types of business in rural areas.

Other significant legislation and policy

4.6 Core Policies are aligned to the approach for National Parks set out in *English National Parks and the Broads: UK Government Vision and Circular (2010)* which is referenced in the NPPF at paragraph 189.³¹ Core Policies align with the Environment Act (2021) which mandates Local Nature Recovery Strategies and Biodiversity Net Gain, and the Climate Change Act (2008) that requires adaptation to climate change risk and reduced greenhouse gas emissions. The *Land Use Framework* consultation documents sets out that protected landscapes have a role in delivering objectives for nature, water, rural housing and climate.³² Protected landscapes are key in the delivery of the 10 *Environmental Improvement Plan* goals.³³

Policy C1 establishes that any development proposal must not significantly conflict with the statutory purposes of national park designation and gives greater weight to conservation if there is irreconcilable conflict between conservation and other pressures.

Policy C2 gives greater clarity to the delivery of sustainable development in the context of a national park.

Policy C3 sets out the requirement for enhancement.

Policy C4 requires all development to conserve and enhance valued landscape character and other first purpose Special Qualities.

Policy C5 requires conservation and enhancement of the landscape.

Policy C6 requires development to conserve and enhance the ecological network and deliver nature recovery.

Policy C7 requires development to conserve and where appropriate enhance or reveal the significance of heritage assets and their setting.

³¹ [English national parks and the broads: UK government vision and circular 2010 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/english-national-parks-and-the-broads-uk-government-vision-and-circular-2010)

³² Land Use Consultation.pdf p24

³³ Environmental Improvement Plan

The Development Strategy

4.7 The Development Strategy (Policy C8) supports the sustainable development of new homes, businesses and community facilities in line with: national park purposes; the identified Housing Requirement (Spatial Objective 6); and the Economic Development Needs Assessment (Spatial Objective 7).

- Development in the open countryside is not permitted except when appropriate and justified.
- Development is directed to existing buildings and previously developed land to deliver conservation and enhancement.
- New-build development on greenfield land in or on the edge of settlements is acceptable in exceptional circumstances in relation to evidenced need.
- No sites are allocated and no development boundaries are drawn. Instead a more sophisticated *Settlement Character Analysis & Landscape Sensitivity Assessment* is undertaken for Bakewell and the larger settlements to indicate the long-term overall capacity for development. (Capacity for development means without harm to first purpose Special Qualities.)
- Business development is permitted in Safeguarded and other Employment Sites and by conversion of appropriate existing buildings.
- The integrity of Bakewell's Primary Shopping Area and other village centres are protected.
- Improved or expanded visitor facilities are permitted in accordance with strict environmental criteria.

Settlement Strategy

4.8 Policy C8 sets out what type of development can happen in settlements named in the Policy and in hamlets that are not named. Settlements vary in size, character, function and access to services but they are thriving communities where a level of development proportionate to the needs arising can take place. The Policy also identifies those settlements with good services, facilities, connectivity and landscape capacity for development. If necessary wider housing needs can be met in these settlements.

Design, development management and infrastructure

4.9 Core Policies also set out development management principles (C10), design requirements (C11) and the expectations for infrastructure and developer contributions (C12). Together these policies ensure that when development is acceptable in principle it is of the highest possible standard in line with national park purposes.

Figure 3: Key Diagram

- Named settlements and named settlements with additional capacity for development inside the National Park (Policy C8)
- Natural Zone (Policy C4)
- Landscape character areas (C4)
- Safeguarded employment sites
- Road, rail and active travel

4.1 Securing National Park purposes

Policy C1

Securing national park purposes (strategic policy)

- A All policies must be read in combination.
- B Development will not be permitted where it would significantly conflict with the statutory national park purposes of:
 - i conserving and enhancing natural beauty, wildlife and cultural heritage; or
 - ii promoting opportunities for the understanding and enjoyment of the Special Qualities of the National Park by the public.
- C Greater weight will be given to the first purpose if there is conflict between purposes.

Aim

4.10 To establish the overarching principle for spatial planning in the National Park and ensure that all development is consistent with National Park purposes.

Justification

4.11 The Peak District National Park has the highest status of landscape protection in the UK. It also has many heritage, wildlife and geological assets that are protected in law because of their national and international importance. As a British National Park it is also a working landscape with its natural beauty having been shaped by millennia of farming and other human activity. Its landscapes are continuing to evolve.

4.12 National planning policy gives great weight to the conservation and enhancement of scenic beauty, wildlife and cultural heritage of the National Park. New development must be located and designed in a way that conforms with its statutory function as a landscape of the highest quality. The scale and extent of new development is also required to be limited, and even development outside the boundary must be sensitively located and designed to avoid or minimise harm to the National Park.³⁴

Applying the Policy

4.13 The National Park Authority must be satisfied that development conserves and enhances natural beauty, wildlife and cultural heritage.

³⁴ CP1 aligns with NPPF paragraph 189 and the sustainable development objectives set out in paragraph 8 of the NPPF, in particular how the presumption in favour of sustainable development is expected to operate in National Parks, as set out in paragraph 11(b)(i).

4.2 Sustainable development

Policy C2

Sustainable development (strategic policy)

- A The National Park Authority will permit sustainable development that accords with the policies of the Development Plan and in furthering National Park purposes fosters the economic and social well-being of local communities.
- B Development is sustainable where in a manner proportionate to its scale and type it:
- i Makes efficient use of land and infrastructure, in particular by prioritising the reuse of land and buildings, encouraging mixed uses and reducing the need to travel by private car.
 - ii Conserves the quality and quantity of natural resources, including water, air, soils, biodiversity and geodiversity.
 - iii Promotes the health, safety and well-being of the population, including by improving and supporting access to workplaces, housing, services and community facilities.
 - iv Minimises greenhouse gas emissions, maximises carbon sequestration and promotes resilience and adaptation to climate change effects, including flood risk.
 - v Conserves and enhances valued landscape character and the built environment through use of high-quality design, appropriate landscaping, and removal of unsightly development.
 - vi Improves biodiversity by enhancing or creating habitats and increasing species number and range.
 - vii Conserves and enhances cultural heritage assets and helps secure their sustainable future.

Aim

4.14 To establish the principles of sustainable development in a national park context that enable thriving and sustainable communities in accordance with the agreed definition.

Justification

4.15 The Government's view on sustainable development in national parks is that conserving and enhancing the landscape, biodiversity, cultural heritage, dark skies and natural resources, and promoting public understanding and enjoyment of these should lie at the very heart of developing a strong economy and sustaining thriving local communities.³⁵

4.16 The National Planning Policy Framework regards the purpose of the planning system as the guidance of development towards a sustainable outcome having regard to the character, needs and opportunities of an area. It sets out three inter-related aspects.

³⁵ English National Parks and the Broads UK Government Vision and Circular 2010, paragraph 29.

- i Economic – contributing to a strong, responsive and competitive economy, by ensuring that appropriate opportunities are realised.
- ii Social – supporting strong, vibrant and healthy communities, through the supply of housing, accessible local services and by creating a high quality built environment.
- iii Environmental – protecting and enhancing the natural, built and historic environment, minimising waste and mitigating and adapting to climate change.

4.17 Sustainable development is also related to the Authority's duty while pursuing purposes to also seek to foster the economic and social well-being of local communities.

Applying the Policy

4.18 Development will be sustainable and conform with national policy where it achieves the three inter-related aspects above and helps keep people living and working in the area with a good quality of life. In a National Park sustainable development must not erode its first purpose Special Qualities; these are unique assets which underpin the local economy.

4.3 Enhancing the National Park

Policy C3

Enhancing the National Park (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 other first purpose Special Qualities of the area. They must not undermine the achievement of other Core Policies.
- C Development which includes the erection of a replacement dwelling will not on its own be considered an enhancement.
- D Development proposals will be expected to enhance the National Park by the treatment or removal of all undesirable features or buildings on the site and land in the ownership of the applicant.

Aim

4.19 To set out the opportunities for development to deliver enhancement.

Justification

4.20 National Park purposes establish the requirement to enhance natural beauty, wildlife and cultural heritage. Enhancement is equal in law to conservation. It is justified therefore to seek enhancement to first purpose Special Qualities.

Applying the Policy

4.21 Any proposal justified on the basis of enhancement must represent a significant overall benefit to the natural beauty, wildlife and cultural heritage of the area. Design quality, character and appearance will often be important considerations but on their own may not offer significant overall benefit.

4.22 The achievement of Sustainable Development (Policy C2) and other Core Policies must not be undermined.

4.4 Landscape character and Special Qualities

Policy C4

Landscape character and Special Qualities (strategic policy)

- A Development must conserve and enhance:
- i valued landscape character, as identified in the Authority's *Landscape Strategy*, *Wooded Landscapes Plan* and *Nature Recovery Plan*; and
 - ii the other first purpose Special Qualities of the National Park.
- B Other than in exceptional circumstances, proposals for development in the Natural Zone will not be permitted.

Aim

4.23 To ensure that conservation and enhancement of the landscape and first purpose Special Qualities is the primary consideration and to ensure that the Peak District's moorland and wooded limestone dales (the Natural Zone) retain a quality of wilderness.

Justification

4.24 The policy is necessary to deliver National Park purposes. The Natural Zone is defined in accordance with principles established under Section 3 of the Wildlife and Countryside (Amendment) Act 1985 as an area:

- that retains a quality of wilderness and natural beauty, with largely self-sown vegetation that forms good wildlife habitat
- where there are few obvious signs of human influence such as field boundaries
- of open country associated with recreation, adventure and contact with nature.

Applying the Policy

4.25 Special Qualities are defined in the National Park Management Plan. Chapter 2 of the Local Plan sets out how they should be interpreted for planning purposes. Those Special Qualities directly related to the first purpose of national parks (to the conservation and enhancement of natural beauty, wildlife and cultural heritage) are identified.

4.26 All development must conserve (protect from harm or destruction) and enhance (intensify, increase, or further improve the quality, value, or extent of) valued landscape character and first purpose Special Qualities. Conservation and enhancement is given equal weight in law. Enhancement should be proportionate to the scale and type of development and in accordance with the value judgements and opportunities set out in the Authority's *Landscape Strategy*, *Wooded Landscapes Plan* and *Nature Recovery Plan* or their successors or updates.

4.27 All development should be informed by an understanding of the local landscape character and first purpose Special Qualities.

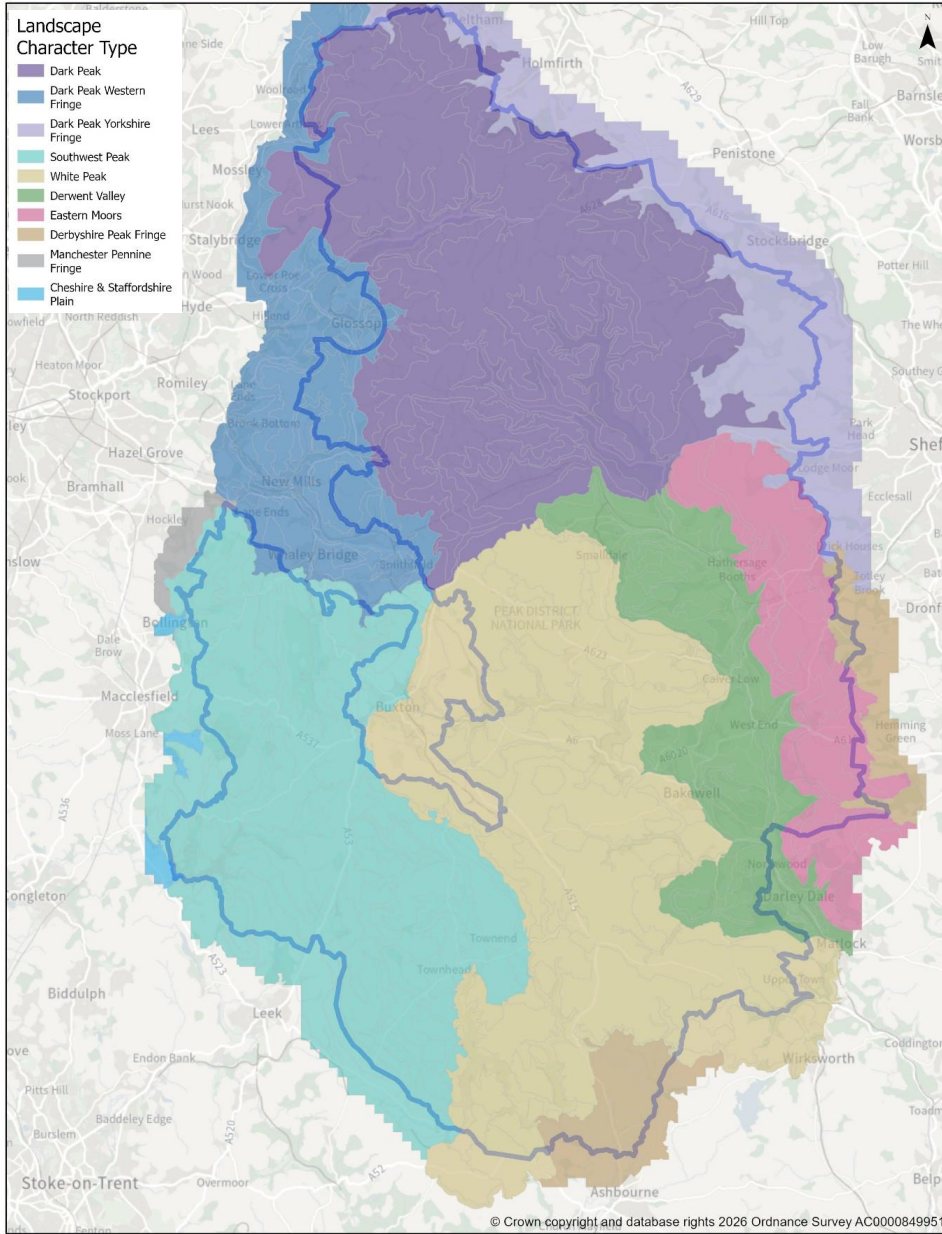


Figure 4: Landscape Character Areas

For further details please refer to www.peakdistrict.gov.uk/planning/policies-and-guides

Scale at A4: 1:250,000

Date: 23/06/2026



4.5 Conservation and enhancement of the landscape

Policy C5

Conservation and enhancement of the landscape (strategic policy)

- A Where there is a wide-scale landscape impact a landscape impact assessment informed by the *Landscape Strategy* must be provided. The assessment must be proportionate to the proposed development and clearly demonstrate how views, valued landscape character and first purpose Special Qualities will be conserved and enhanced taking into account:
- i the key characteristics and outcomes for the relevant Landscape Character Area and Landscape Character Type; and
 - ii the Peak District Nature Recovery Plan; and
 - iii any cumulative impact of existing or proposed development including outside the National Park boundary; and
 - iv the effect of the proposal on the elements and character of the landscape and if adverse, the scope to modify it to ensure a positive contribution to landscape character; and
 - v the availability of alternative sites in or outside the National Park.
- B If the conversion of buildings for business or residential use is permitted in principle by other policies, development is only supported where the building also:
- i contributes or can be made to contribute to the landscape character or historic environment; and
 - ii is structurally capable of conversion; and
 - iii is large enough to accommodate the proposed use without being substantially re-built, altered or extended; and
 - iv is easily accessible to the existing road network.
- C Where a building or structure is no longer needed or no longer 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.

Aim

4.28 To ensure that the impact of development on landscape and first purpose Special Qualities is properly considered, including when buildings are re-used.

Justification

4.29 An understanding of the impact of proposals on views and valued landscape character is profoundly important, especially when the development may result in adverse wide-scale landscape and visual effects.

Applying the Policy

4.30 This policy applies to any application with a wide-scale landscape impact. Development in the Natural Zone is not permitted unless in exceptional circumstances and Policies C4 and B1 apply. The *Landscape Strategy* is the starting point for understanding landscape character, value, impact and enhancement. The limestone plateau is particularly though not uniquely susceptible due to its open nature.

Defining wide-scale landscape impact

4.31 A wide-scale impact is one which goes beyond the site or immediate local area. It should be judged in relation to the relevant Landscape Character Area (LCA) and Landscape Character Type (LCT) and:

- the scale of the proposed development
- the distance from and extent of relevant viewpoints (from how far away would the development be seen, for example from rights of way or open access land)
- topography
- openness of landscape.

Demonstrating how views, valued landscape character and Special Qualities will be conserved and enhanced

4.32 If a wide-scale impact is established applicants should refer to the *Landscape Strategy and in order*:

- 1 Identify the key characteristics of the Landscape Character Type (LCT).
- 2 Identify the Landscape Outcomes relevant to the LCT by using Section 3 'Guiding landscape change in the Peak District' and Appendix 1 'Where landscape outcomes are important in the Peak District'.
- 3 Assess the impact of the proposal on the landscape and if necessary modify the proposal to ensure policy compliance and enhancement. The landscape impact assessment should be proportionate to the proposed development and if appropriate undertaken in accordance with the Landscape Institute's guidelines.³⁶
- 4 Assess the cumulative impact of existing and proposed development on the landscape and on the quality of people's experience of the landscape. Current applications and extant permissions within and outside the National Park boundary should be taken into account. Cumulative impacts may be experienced sequentially from different locations (for example when walking or cycling through the landscape) as well as simultaneously from one location.

Conversion of buildings for residential or business use

4.33 Adaptive re-use is a good way to conserve the Peak District's valued and traditional buildings. However when the buildings are isolated (outside of either a settlement or farmstead) there is greater potential for this to also cause adverse wide-scale landscape and visual effects, especially

³⁶ *Guidelines for Landscape and Visual Impact Assessment* (3rd Edition (GLVIA3) or successor).

if the proposed new use is as a dwelling. For example the introduction of curtilage, new openings, extensions and access tracks can harm the historic landscape and the relationship between the building and the historic field systems.

4.34 The significance of the building and the benefits and harms of conversion, including harm to the landscape, and the value of the building itself within its historic environment are all considered. It is accepted that not all traditional buildings should be converted and if not maintained in some other way they will eventually fall into ruin. This is entirely consistent with the Peak District's valued landscape character.

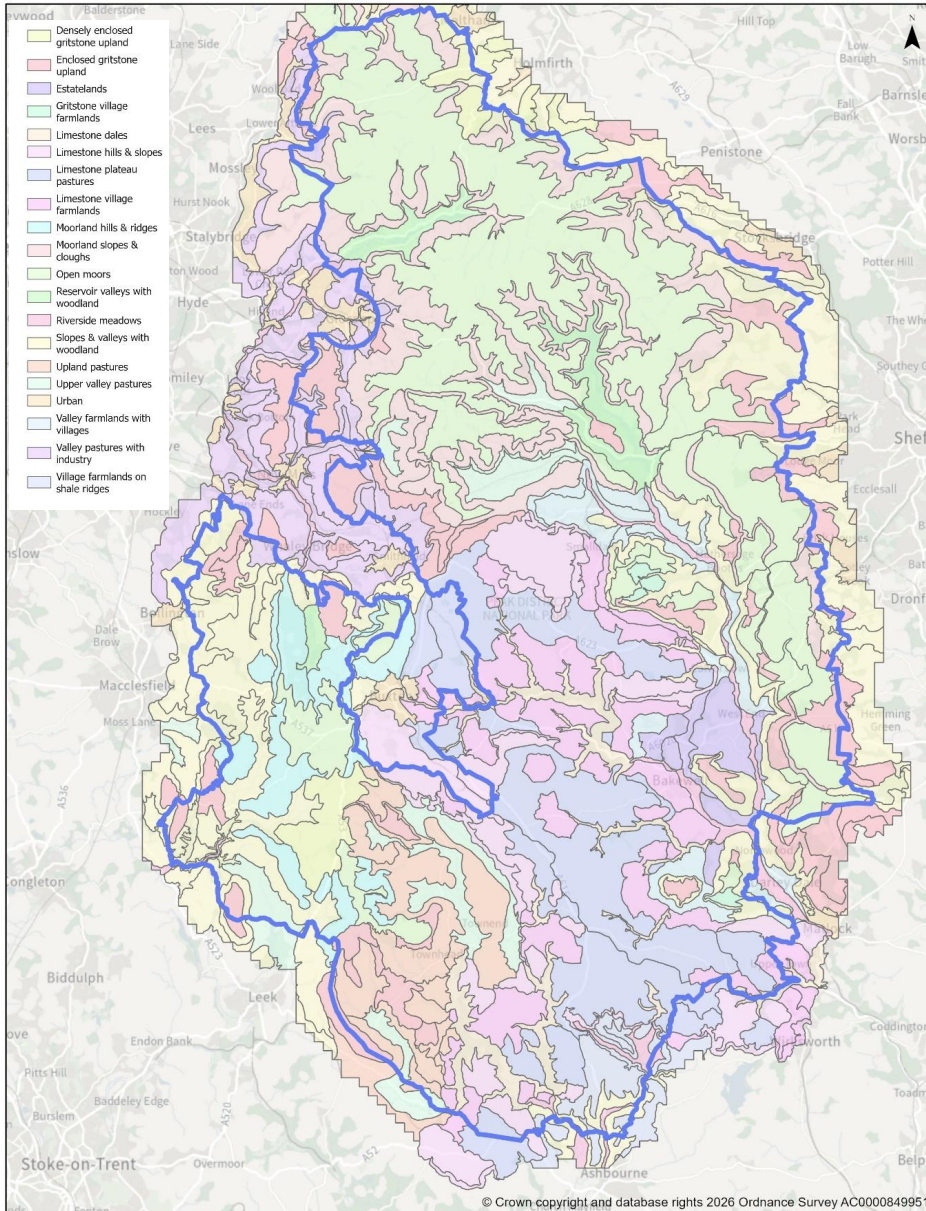


Figure 5: Landscape Character Types

For further details please refer to www.peakdistrict.gov.uk/planning/policies-and-guides

Scale at A4: 1:250,000

Date: 23/06/2026



4.6 Biodiversity and nature recovery

Policy C6

Biodiversity and nature recovery (strategic policy)

- A Development must conserve and enhance the National Park's ecological network including any sites, features or species of biodiversity importance, including their significance for nature recovery.
- B Other than in exceptional circumstances development will not be permitted where it is likely to have an adverse impact on any sites, features or species of biodiversity importance or their setting or their significance for nature recovery.
- C Development must contribute proportionately towards nature recovery in accordance with the Peak District Nature Recovery Plan.

Aim

To conserve and enhance the ecological network and maximise the contribution of development to nature recovery.

Justification

4.35 The UK has committed to protect 30% of land and sea for nature by 2030 ('30 by 30') to support the global target agreed at the UN Biodiversity Summit in 2022. The Government recognises that national parks are crucial for nature recovery and the achievement of the 30 by 30 target. National Parks England has estimated that collectively national parks can deliver 20% of this target.³⁷

4.36 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 delivering BNG through development within the National Park will be low because development overall is restricted. Therefore an approach that seeks to maximise this potential and require nature-friendly design and landscaping is justified. BNG at greater than 10% is viable for the housing development typologies commonly seen in the National Park and at significantly greater than 10% for mineral development.³⁸

³⁷ [National Parks England](#).

³⁸ Viability Report

Local Nature Recovery Strategies and the Peak District Nature Recovery Plan

4.37 The *National Planning Policy Framework* states that plans should identify, map and safeguard areas identified by national and local partnerships for habitat management, enhancement, restoration or creation.³⁹

4.38 Statutory Local Nature Recovery Strategies (LNRS) are prepared through local partnerships (involving all local planning authorities) to identify and map proposed areas for habitat management, enhancement, restoration and creation for biodiversity and the wider natural environment. The Peak District National Park is covered by 6 LNRSs.

4.39 Planning Guidance says local planning authorities should be aware of those areas mapped and identified in the relevant Local Nature Recovery Strategy and the measures proposed in them and consider how these should be reflected in their local plan.⁴⁰

4.40 The National Park Authority worked with LNRS responsible bodies to develop one coherent Nature Recovery Plan for the Peak District that both informs and is informed by the statutory LNRSs. The Peak District Nature Recovery Plan (PDNRP) is therefore the primary mechanism by which the Authority will meet its statutory duty to have regard to the LNRSs. Future iterations of the PDNRP will include spatial elements setting out appropriate nature recovery measures for each Landscape Character Type.

Applying the Policy

4.41 The following policies and accompanying supporting text show how this strategic policy should be applied.

B1 Protecting and managing the natural zone.

B2 Protecting sites, species and networks.

B3 Protecting irreplaceable habitat, trees, woodlands, hedgerows and walls.

B4 Delivering nature recovery.

³⁹ [Paragraph 192\(a\) of the National Planning Policy Framework](#)

⁴⁰ Paragraph: 046 Reference ID: 8-046-20250219 Revision date: 19 02 2025

4.7 Cultural heritage assets

Policy C7

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

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

Aim

4.42 To conserve and enhance the Peak District's unique cultural heritage.

Justification

4.43 The policy is necessary to deliver National Park purposes. The Government's view is that cultural heritage should be protected and enhanced because it is fundamental to quality of place and central to attractiveness, distinctiveness and diversity.⁴¹ The Peak District's cultural heritage is extraordinary and the landscape itself is multi-layered, revealing thousands of years of industry and occupation. There are sites and buildings of local historic value and of the highest national significance.

4.44 The National Planning Policy Framework requires that plans set out a positive strategy for the conservation and enjoyment of the historic environment and that heritage assets be conserved in a manner appropriate to their significance.

Applying the Policy

4.45 The following policies and accompanying supporting text show how this strategic policy should be applied.

CH1 Assessing the impact of development on designated and non-designated heritage assets and their setting.

CH2 Conversion of a cultural heritage asset

CH3 Listed Buildings

CH4 Conservation Areas

CH5 Registered Parks and Gardens

⁴¹ English National Parks and the Broads UK Government Vision and Circular 2010, paragraph 49.

4.8 Development strategy

Policy C8

Development strategy (strategic policy)

- A Development is acceptable in principle for:
- i local needs affordable housing, community facilities and small-scale retail and business premises in or on the edge of the settlements named in the table below; and
 - ii single unit local needs affordable homes in or on the edge of hamlets.
- B Applications must provide sufficient information to demonstrate how settlement capacity has been taken into account in accordance with Policy C9. Capacity means the extent of development that can take place without significant harm to first purpose Special Qualities.
- C The development of new-build homes under Policy C8Ai is only justified in relation to identified eligible local housing need arising in the parish or adjoining parish where the development is proposed. The development of new-build homes under Policy C8Aii is only justified in relation to identified eligible local housing need arising in the hamlet where the development is proposed. Applications for local needs affordable housing in those settlements indicated (**in bold***) should address appropriate wider housing needs if necessary.
- D In addition to the general scope for development set out above:
- i the conversion or change of use of appropriate buildings is permitted in accordance with principles and criteria set out in other Local Plan policies.
 - ii business development is permitted in Safeguarded and other Employment Sites and on farms to support farm diversification.
 - iii the range and integrity of Bakewell's Primary Shopping Area, village high streets and village centres will be protected.
 - iv housing and employment uses are acceptable in principle on previously developed land where this is well-related to a settlement and required in order to secure conservation and enhancement in accordance with Policy C3.
 - v the Authority will give positive regard to
 - a development proposals that are part of a Whole Estate Plan that aligns with Local Plan policies and has been endorsed by the Local Planning Authority.
 - b development proposals that are part of an Area Visitor Management Plan that has been approved by the Local Planning Authority.
 - c the redevelopment of Hope Valley Cement Works in accordance with a Supplementary Plan.
- E Development in the open countryside is not permitted except when appropriate and justified within other Local Plan policies.

Policy C8

Development strategy named settlements

Alstonefield	Edale (Grindsbrook)	High Bradfield	Sheen
Ashford	Edensor	Holme	Stanton in Peak
Bakewell*	Elton	Hope*	Stoney Middleton*
Bamford	Eyam*	Kettlethulme	Taddington
Baslow* & Bubnell	Fenny Bentley	Little Hayfield	Thorpe
Beeley	Flagg	Litton	Tideswell*
Biggin	Flash	Longnor*	Tintwistle
Birchover	Foolow	Low Bradfield	Tissington
Bradwell*	Froggatt	Middleton by Youlgrave	Wardlow
Butterton	Great Hucklow	Monyash	Warslow*
Calton	Great Longstone	Over Haddon	Waterhouses
Calver*	Grindleford & Nether	Parwich	Wensley
	Padley		
Castleton	Grindon	Peak Forest	Wetton
Chelmorton	Hartington	Pilsley	Winstar
Curbar	Hathersage*	Rainow	Youlgrave*
Earl Sterndale	Hayfield	Rowsley	

Aim

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

Justification

4.47 The policy provides for the scale and type of development, in sustainable locations, that is aligned to the Housing Requirement (Spatial Objective 6) and the Employment Land Requirement (Spatial Objective 7). New build development, conversions and the re-development of previously developed land is permitted. Development in the open countryside is not permitted.

4.48 Around 35% of the Peak District's Housing Requirement will be met through the development of new locally needed affordable homes. The vast majority will be located in or on the edge of the settlements named in Policy C8 but some may be located in or on the edge of hamlets or delivered as part of a conversion or enhancement.

4.49 The Policy sets out a flat settlement strategy that enables proportionate, small-scale and organic change so that all the Peak District's communities are able to sustain those aspects of family and community life that are important to them.

4.50 The Policy also acknowledges that this can be difficult to deliver especially for the very small schemes typically needed to address identified need. Finding sites and financial viability are both problematic. The Policy therefore identifies settlements (**in bold***) with good services and facilities and landscape capacity for a level of development that can address appropriate wider housing need where this is necessary.

4.51 National park authorities are not subject to nationally prescribed housing targets so sites are not allocated. Instead the Authority will maintain its long-standing and pro-active partnership with local housing authorities to find and deliver exception sites. This is the best way to suppress land value and ensure that the extremely limited resource of developable land addresses eligible need.

4.52 Around 65% of the identified Housing Requirement will be market housing delivered via conversion (of a heritage asset) or on previously developed land. This is an important aspect of the development strategy that directly meets National Park purposes.

Applying the Policy

Additional capacity for development

4.53 The settlements indicated (**in bold***) have good services and facilities and landscape capacity for a level of development potentially greater than the needs of the settlement. In these settlements any housing development proposal (including proposals for 100% affordable local needs homes, or mixed schemes) should address appropriate wider housing need if a suitable site cannot be found in the settlement where the need arises. Appropriate wider housing need should be determined in accordance with Policy H2 (Eligible housing need), Policy H3 (Local connection definition) and Policy H4 (First occupation of new affordable dwellings) but may be derived from an area that is greater than 'parish and adjoining parish'. The area will be agreed with the housing authority but should be well-related to where the need arises taking into account local authority boundaries and other relevant factors.

Justifying the development of local needs affordable homes

4.54 The Authority requires evidence that the number of affordable homes proposed in a particular location is justified. The tables below set out justification and evidence required for the different types of affordable housing development permitted under Policy C8.

Affordable homes comprising schemes of 2 or more on exception sites in or on the edge of named settlements (C8Ai).

Justification and evidence required

- The number of homes needed will be determined by reference to an up-to-date (not more than 5 years old) Housing Needs Survey undertaken by or in consultation with the local housing authority.
- Eligibility for a new home will be identified in accordance with the criteria set out in Policy H2 (Eligible housing need), Policy H3 (Local connection criteria) and Policy H4 (First occupation of new affordable dwellings).
- Only housing need arising in the parish or adjoining parish where the development is proposed should be taken into account.
- In named settlements with additional capacity for development (**in bold***) housing need from an area that is wider than 'parish and adjoining' should be taken into account *if necessary*. The necessity and the wider area will be agreed with the housing authority taking into account local authority boundaries and other relevant factors. Development must be well-related to the area where the need arises.

Affordable homes proposed by people wishing to meet their own need on exception sites in or on the edge of a named settlement (C8Ai) or hamlet (C8Aii).

Justification and evidence required

- Applicants must satisfy the criteria set out in Policy H2 (Eligible housing need), Policy H3 (Local connection criteria) and Policy H4 (First occupation of new affordable dwellings).
- Housing need should be independently assessed (through Home Options or equivalent) or otherwise evidenced to the Authority. Individuals/households assessed as being within Housing Priority Bands A, B and C (or equivalent) are considered by the Authority to be in housing need.

Affordable homes provided as: part of a conversion or change of use (C8D); part of a mixed scheme (market and affordable) on previously developed land to secure enhancement (C8E iii); and at Hope Valley Cement Works (C8E iv c).

Justification and evidence required

Such homes are justified in relation to the identified strategic need for affordable homes as set out in Spatial Objective 6.

Affordable homes within a parish that is split by the National Park boundary (C8A)

Only the housing needs arising in the National Park part of the parish should be taken into account. In Rainow, Waterhouses and Rowsley the needs arising in the National Park part of the parish and in the *settlement* that is outside the National Park may be taken into account.

Retail and business premises

4.55 The small-scale retail and business premises permissible under Ai include those for:

- recreation, environmental education and interpretation (Policy RT1)
- shops and professional services (Policy S1).

Whole Estate Plans and Area Visitor Management Plans

4.56 Whole Estate Plans (WEPs) are prepared by individual landowning organisations. They look at land holdings and assets in their entirety, analyse opportunities and threats and set out future plans and projects. WEPs encourage open dialogue between land owning organisations and local planning authorities. They are most beneficial for estates:

- that are large (compared to average landholding) and diverse (for example containing farmland, cultural heritage assets, protected sites or species and areas important for nature recovery)
- where multiple, diverse activities take place (for example farming alongside recreation and sight-seeing)
- that employ staff (over and above for seasonal farm work)
- with a resident population.

4.57 Area Visitor Management Plans (AVMPs) are prepared by the National Park Authority. They look at specific areas with significant visitor and recreation pressure, analyse opportunities and threats and set out future plans and projects.

4.58 Policy C8 applies only to those endorsed WEPs and approved AVMPs that:

- have been produced in accordance with a brief agreed by the planning Authority and with the involvement of stakeholders and the local community
- provide clear baseline information and a commitment to significant overall enhancement related to national park purposes and duty
- align with Local Plan policy
- deliver objectives set out in the National Park Management Plan
- demonstrate a commitment to sustainable travel for visitors and employees
- deliver significant nature recovery.

Development in the open countryside

4.59 Forms of development that may be acceptable in the open countryside include:

- agriculture, forestry, and other rural enterprises requiring a rural location, including farm diversification and nature recovery (Policy E5)
- extensions to existing buildings (Policy H18 A)
- recreation and tourism (Policy RT2)
- mineral working (Chapter 12)
- conversion or change of use for housing (H1) or business (E1)

- renewable energy infrastructure (Policy CC2)
- utilities infrastructure (Chapter 14).

4.9 Settlement capacity and limits

Policy C9

Settlement capacity and limits

- A Planning applications in or on the edge of a settlement must:
- i have regard to the *Settlement Character Analysis and Landscape Sensitivity Assessment* where available; and
 - ii take account of the significance of Community Open Space, Local Green Spaces and Open Spaces in Conservation Areas shown on the Policies Map; and
 - iii provide sufficient information to allow proper consideration of the existing and proposed settlement edge, including with regard to the historic pattern of development and 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, will not be permitted.
- D 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

4.60 To provide detailed guidance on the application of Policy C8.

Justification

4.61 The Local Plan does not allocate development sites or set out development boundaries because there is no planned growth in response to nationally prescribed housing targets. The plan does support proportionate, small-scale and organic change to support thriving and sustainable communities. Therefore finding development opportunities in or on the edge of settlements is a key aspect of the development strategy.

4.62 Characteristic settlements *within* their historic landscape setting of ancient field systems is an essential and valued aspect of the Peak District. Great care is required to ensure the long-term conservation of entry points and edge characteristics.

Applying the policy

Defining Settlement Edge

4.63 The settlement edge is the boundary between the settlement built-up area and the immediate landscape setting. The settlement built up area is indicated on the Policies Map for the settlements listed below.⁴²

4.64 Development will need to be well-related and physically close to the settlement edge. New development should not be located in open fields distant from the immediate settlement edge as this is more likely to be harmful to valued character and create pressure for infill development. Clause C of Policy C9 applies even if the application relates to the development of land that is within the indicative settlement built-up area as shown on the Policies Map.

Settlement Character

4.65 Planning decisions must follow criteria and guidance aimed at respecting the prevailing settlement character by protecting important open spaces within, preventing undue sprawl and properly considering the importance of the existing and any newly created settlement edge.

Satellite building groups

4.66 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 homogeneous whole which then loses the readability of such features and edge characteristics in the landscape.

Using the Settlement Character Analysis and Landscape Sensitivity Assessment (SCA/LSA)

4.67 The *Settlement Character Analysis & Landscape Sensitivity Assessment (SCA/LSA)* ('*The Assessment*') should where available guide planning applications and decision-making for development that is in and on the edge of a settlement.⁴³

4.68 The Assessment comprises 2 parts for each settlement with particular detail on *settlement edge* where there is most pressure for development:

- Settlement Character Analysis (with maps)
- Settlement Edge Landscape Sensitivity Assessment (with maps).

Settlement Edge Landscape Sensitivity Assessment

4.69 Informed by the findings of the settlement character analysis and fieldwork, this is a high-level spatial assessment of the sensitivity of settlement edge landscapes to the type of development that is permitted in principle in the National Park. Landscape sensitivity is derived from a detailed assessment of landscape value and susceptibility. The analysis produces for each settlement a

⁴² Derived from the Townscape Character Area Maps from the Settlement Character Analysis and Landscape Sensitivity Assessment. In most cases the built-up area is readily apparent and straightforward to indicate. However in some places a judgement is made regarding whether to include or exclude buildings.

⁴³ [Settlement Character Analysis & Landscape Sensitivity Assessment](#) (2026) CBA.

set of unique *Local Landscape Character Areas (LLCAs)* with an associated overall landscape sensitivity assessment. LLCAs are shown on the Policies Map and their landscape sensitivity (Very High - High - Moderate) is set out in Appendix 1.

Very High Sensitivity

The settlement edge landscape is assessed as being of very high value with very high susceptibility to built development. Even small-scale development may cause substantial harm to valued characteristics/features and designations that contribute to the settlement's character and sense of place.

High Sensitivity

The settlement edge landscape is assessed as being of high value with high susceptibility to built development. It may be possible to accommodate sensitively located and designed small-scale development in some settlement edge locations without harm to valued characteristics/features and designations that contribute to the settlement's character and sense of place.

Moderate Sensitivity

The settlement edge landscape is assessed as being of moderate value with moderate susceptibility to built development. It is likely that the landscape could accommodate sensitively located and designed small-scale development in some settlement edge locations without harm to valued characteristics/features and designations that contribute to the settlement's character and sense of place.

Using the Settlement Character Analysis & Landscape Sensitivity Assessment SCA/LSA

Step 1: Check there is an SCA/LCA

- Bakewell
- Tideswell
- Hathersage
- Bradwell
- Baslow
- Youlgrave
- Bamford
- Eyam

- Hope
- Calver
- Grindleford
- Great Longstone
- Castleton
- Winstan
- Stoney Middleton
- Ashford In The Water

- Taddington
- Elton
- Longnor
- Litton
- Hartington
- Warslow
- Kettleshulme

- *Use the clickable links on the contents page to navigate to the relevant settlement.*
- *Each introductory section has a useful overview of: settlement location; broad landscape setting; key views, approaches and gateways; settlement form; buildings; green space and archaeology.*

Step 2: Locate the proposed development on the relevant Townscape Character Area (TCA) Map or Local Landscape Character Area (LLCA) Map.

The settlement edge and LLCAs are also shown on the Policies Map.

Step 3: Read the relevant Townscape Character Area (TCA) or Local Landscape Character Area (LLCA) **description**.

Step 4: Read the relevant Local Landscape Character Area (LLCA) **assessment**.

- *Pay particular attention to the Overall Landscape Sensitivity Assessment (Very High – High – Moderate).*
- *Note any variations in sensitivity and locate on the LCA Map.*
- *Cross-reference with the Designations & Valued Features Map (this can be found at the end of each settlement chapter) and the Policies Map.*

4.10 Development management principles

Policy C10

Development management principles

- A All development proposals must where possible and appropriate:
- i promote neighbourliness and amenity for local residents/occupiers.
 - ii promote the re-use of land and buildings.
 - iii make efficient use of land including by building at an appropriate density and facilitating the use of upper floors.
 - iv minimise the impact of vehicles and vehicle parking, particularly on the street scene and wider landscape.
 - v address any risks posed by contaminated and unstable land.
 - vi 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.
 - vii prevent or minimise pollution to soil, air and water including by the achievement of nutrient neutrality where applicable.
 - viii include nature friendly design and landscaping referring to the Peak District Nature Recovery Plan.
 - ix include energy efficiency measures and small-scale energy generation.
 - x include measures to promote active and sustainable travel.
 - xi include links to the Active Travel Network and other green and blue infrastructure.⁴⁴
- B Applications will only be approved where infrastructure is available or can be provided in time to meet the needs of the development.

Aim

4.70 To set out the principles that must be taken into account in all cases.

Justification

4.71 To ensure that development meets nationally and locally prescribed outcomes.

⁴⁴ The Active Travel Network is as shown on the Policies Map and as set out in the Authority's [Active Travel Plan](#) or successor. 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.

Applying the policy

4.72 The policy applies to all development where it is relevant, appropriate and possible, at a scale that is proportionate to the application. Other policies in this plan set out detailed requirements and guidance.

4.11 Design, siting, layout and landscaping

The Peak Tradition

4.73 The siting and appearance of buildings, farmsteads and villages, both large and small, are intimately related to the surrounding landscape. All had a purpose, such as farming or mining which depended on and shaped the land. Drystone walls and occasionally hedgerows link buildings together and also link villages into the wider landscape. Overall this gives a strong local identity to the Park as a whole.

4.74 Traditional buildings in the Peak District have their own distinct character. Stone is likely to be part of the picture. Whether on moorland edges, in limestone dales or in the Southwest Peak, the net of field walls, the buildings themselves and the sheer commonality of material give a superb visual unity. The nature of the local stone - its durability, strength and how easily it is worked - has shaped how the buildings look. It is also what distinguishes Peak District buildings from the vernacular architecture of other regions.

4.75 Climate is the other important factor in determining how buildings look. The weather in the Peak can be harsh. Houses were generally sited in sheltered locations and orientated so that their fronts faced south to capture most of the light and solar gain. By contrast, the rear (north) elevations were largely blank. Add the two factors of climate and materials together and the result is a building style characterised by three qualities:

- robustness
- simplicity
- horizontality of form.

4.76 The buildings are strong, solid and well proportioned. Their form has a horizontal emphasis which readily harmonises with the landscape. The detailing is generally simple, with a minimum of decoration. The smaller the building, the plainer it is.

Policy C11

Design, siting, layout and landscaping

- A **All development** must be of the highest quality, inspired by and responding to first purpose Special Qualities of the Peak District National Park.
- B **All development** must respect, conserve and enhance the valued character of the site, buildings, setting and landscape that are subject to or may be impacted by the development proposal and have regard to:
- i the Peak District National Park Authority Design Guides.⁴⁵
 - ii the *Farmsteads Character Statement, Farmsteads Assessment Framework* and where available the *Settlement Character Analysis & Landscape Sensitivity Assessment*.⁴⁶
 - iii the Peak District Design Vision and Principles set out in Appendix 2. Where a Design and Access Statement is submitted it should show how development proposals have regard to the Vision and Principles. Where appropriate, proportionate and justified development should conform to the Design Principles.
 - iv the principles set out in the *Design and Placemaking Planning Practice Guidance* and the *Green Infrastructure Framework* or successors.⁴⁷
- C Where development creates a new settlement edge particular attention will be paid to setting, historic landscape character and key approaches and vantage points.
- D Ecologically appropriate landscaping and screening is required to mitigate any adverse impact. (A landscape impact assessment is required where there is a wide-scale landscape impact in accordance with Policy C5.)
- E Where **development for employment purposes, including agriculture or forestry and recreation development** is acceptable in principle, particular attention will be given to the height and visibility of buildings including from key approaches and vantage points. Attention will also be given to:
- i site access, vehicular circulation and parking; and
 - ii site layout and use of open space surrounding buildings; and
 - iii storage of vehicles or other equipment; and
 - iv noise and proposed times of operation
 - v lighting and impact on dark skies.
- F New **agricultural and forestry buildings**, structures and associated working spaces must make use of the least obtrusive or otherwise damaging possible location that is close to the farmstead or main group of farm buildings and:

⁴⁵ Building Design Guide Technical supplement (1987); Agricultural Development SPD (2003); Design Guide SPD (2207); Climate Change and Sustainable Building SPD (2013); Shop Fronts SPD (2014); Alterations and Extensions SPD (2014); Transport Design Guide SPD (2019); Residential Annexes SPD (2021) and Conversion of Historic Buildings SPD (2022). To be replaced by a revised Peak District National Park Design Guide.

⁴⁶ [Farmsteads Character Statement](#), [Farmsteads Assessment Framework](#), [Settlement Character Analysis & Landscape Sensitivity Assessment](#). The Local Landscape Character Areas described in the Landscape Sensitivity Assessment are shown on the Policies Map.

⁴⁷ [Green Infrastructure Framework](#). At the time of writing the [Design and Placemaking Planning Practice Guidance](#) is available in draft following a public consultation.

- i relate well to, and make best use of, existing buildings, trees, walls and other landscape features; and
- ii 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.

Isolated agricultural and forestry buildings that would require obtrusive access tracks, roads or services will not be permitted.

G Security features and outdoor advertising must be of a scale, design and method of fixing that does not harm the building and its setting.

H Design and materials associated with transport related infrastructure must as far as possible be in keeping with local character. Hedges, walls and roadside trees should be retained or replaced and where appropriate incorporated into the development.

Aim

4.77 To provide clear guidance on design, siting, layout and landscaping that is applicable to all development and that conserves and enhances first purpose Special Qualities.

4.78 To establish Peak District National Park specific Design Principles so that development is: resilient and adapted to climate change effects; ready for energy transition and generation; contributing to nature recovery and creating places for people.

Justification

4.79 The Policy gives local expression to the 'ten characteristics of good design' as set out in the *National Design Guide*.

Applying the Policy

4.80 It is expected that all development proposals will be in conformity with the Policy and the stated guidance documents or their successors.⁴⁸

4.81 The particular requirements regarding: agricultural and forestry buildings; development for employment purposes; security features and outdoor advertising and transport related infrastructure should be followed.

4.82 Particular attention will be paid to the Design Principles set out in Appendix 2.⁴⁹

⁴⁸ The Authority will produce a revised Design Guide and/or Code following adoption of this Local Plan.

⁴⁹ The Design Principles will form the framework for the new Design Guide.

4.12 Local infrastructure and developer contributions

Policy C12

Local infrastructure and developer contributions

- A Applications for development must demonstrate, with regard to any additional requirements arising from the proposal, either that existing local infrastructure is sufficient or that additional local infrastructure will be provided. The National Park Authority will be advised in this regard by constituent authorities and infrastructure providers.
- B To aid the achievement of Local Plan Outcomes and Spatial Objectives the National Park Authority may seek developer contributions through condition or Section 106 agreement with regard to:
- i affordable housing and other forms of restricted occupancy housing;
 - ii health and social care;
 - iii education;
 - iv open space, sports and recreation facilities;
 - v digital connectivity;
 - vi transport and transport infrastructure, including for public transport, walking and cycling;
 - vii green infrastructure, including for the maintenance and enhancement of access routes and the ecological network;
 - viii mitigation of recreational impacts on protected areas.

Aim

4.83 To ensure that new development is adequately supported by appropriate infrastructure.

Justification

4.84 New development will need to be supported by adequate infrastructure. Where existing capacity would not be adequate to make development acceptable in planning terms, new infrastructure will need to be provided either by the supplier or paid for by the developer. New or enhanced infrastructure must be provided sensitively with respect to the landscape.

Applying the Policy

4.85 The Authority will use legal agreements with developers and planning conditions to remedy infrastructure shortfalls which arise from new development. Infrastructure gaps can be filled as part of the new development proposals or else through payments in kind from a developer or cumulative development projects. On larger schemes such as housing sites, local authorities may require funding contributions towards essential infrastructure such as highway junction improvements, bus services, footpath connections, safe routes to school and flood mitigation.

5 Biodiversity, nature recovery and geodiversity

5.1 The Authority's *Landscape Strategy* (with the associated *Wooded Landscapes Plan*) is the starting point to understand the National Park's valued landscape character. The Authority's *State of the Park Report* and *Nature Recovery Plan* are the starting points to understand the National Park's biodiversity and ecological network. The Peak District's Regionally Important Geodiversity Sites (RIGS) are notable for geology, geomorphology and soils with scientific, educational, historical and aesthetic qualities.

5.2 In comparison to the surrounding countryside, the National Park still has a variety of high quality intact habitats. However, recent trends have seen a decrease in the number, quality and extent of habitats and species. Limestone heath, species-rich meadows and wetland habitats like wet woodland have declined in extent, many other habitats have declined in condition and several species are in decline and on the brink of extinction in the Peak District.⁵⁰

5.3 The National Planning Policy Framework in Section 15 sets comprehensive guidelines for protecting and enhancing sites, species and networks, including through Biodiversity Net Gain.

5.4 Outcome 3 of the Local Plan is that the Peak District is a place where nature recovers and biodiversity flourishes. Spatial Objectives focus on delivery of the Peak District Nature Recovery Plan, maximising the potential for biodiversity within development and the built environment and managing and mitigating conflicts arising from increased recreation and tourism.

Core Policy C6 establishes the strategic principle that development must conserve and enhance the National Park's ecological network and contribute proportionately towards nature recovery.

Policy B1 sets the exceptional circumstances in which development is permissible in the Natural Zone.

Policy B2 protects sites, species and networks.

Policy B3 protects irreplaceable habitat, trees, woodlands and hedgerows.

Policy B4 sets the requirements for nature recovery.

⁵⁰ State of the Park Report.

5.1 Protecting and managing the natural zone

Policy B1

Protecting and managing the Natural Zone

- 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 reasons of overriding public interest or benefit; or
 - ii management of the Natural Zone for nature recovery and the conservation and enhancement of relevant first purpose 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 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

5.5 The Natural Zone is the wildest and least developed part of the National Park. It has high wildlife value, minimal obvious human influence and is particularly important for recreation, adventure and contact with nature. Policy C4 establishes that development should not take place other than in exceptional circumstances. This policy sets out those circumstances.

Applying the Policy

5.6 The extent of the Natural Zone is shown on the Policies Map.

Management for nature recovery and the conservation and enhancement of relevant first purpose Special Qualities

5.7 The intent of policy is to support development where it is essential for management that promotes nature recovery *and* the conservation and enhancement of the Peak District's Special Qualities that are directly related to the first Purpose of a national park. It is not the intent of policy to support management practices that do not promote nature recovery. It is not the intent of policy

to support development for nature recovery if this does not also conserve and enhance relevant Special Qualities. The Natural Zone should retain its undeveloped character and where existing, open skylines and long views.

Access

5.8 Although much of the Natural Zone is inaccessible by vehicles (other than specialised all terrain vehicles) it is dissected by utilities infrastructure and major roads with associated access tracks, laybys and car parks. Development for new or improved access or new or enlarged car parks is only justified for reasons of overriding public interest or benefit. In addition, in accordance with Policy T12, any proposed new or enlarged car park is only justified if following an assessment of alternatives, there is no other option.

5.9 Development associated with improvements to rights of way or other public access is justified if it also contributes to nature recovery and the area's conservation and enhancement.

Farming

5.10 There is a small number of existing farmsteads within the Natural Zone and on its borders. The National Park Authority will take a pragmatic approach to existing farming operations. It is not the intent of policy to curtail farming activities or make farms unviable. Applications for essential development will be considered on their merits. The Authority may seek to facilitate or negotiate management agreements that promote nature recovery as part of any planning approval. Siting and design of any structures will need careful integration into these sensitive landscapes to be acceptable.

Permitted Development

5.11 Permitted development rights associated with approved applications will be excluded if it is considered that the development or activity would adversely affect relevant first purpose Special Qualities.



5.2 Protecting sites, species and networks

Policy B2

Protecting and enhancing sites, species and networks

Nature is critical national infrastructure. The ecological network across the National Park will be protected and enhanced as follows.

- A Development proposals will be required to demonstrate, with proportionate up-to-date ecological information, that they include reasonable measures to enhance biodiversity and avoid harm to wildlife, having regard in order of importance to the following mitigation hierarchy:
- i enhancing existing habitat/wildlife features and/or creating additional biodiversity value;
 - ii avoiding adverse impacts altogether;
 - iii minimising adverse impacts;
 - iv mitigating the residual impact;
 - v 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.

Internationally protected sites

- B Development proposals that are likely to adversely affect **internationally protected sites** (Special Areas of Conservation, Special Protection Areas, Ramsar Sites or candidate and formally proposed versions of these designations) will be refused permission except where there are imperative reasons of overriding public interest why the proposal should proceed and adequate compensatory provision is secured. A Habitats Regulations Assessment is required where there is potential for development proposals to cause a significant adverse effect.

Sites, features and species of national importance

- C Development proposals that are likely to adversely affect **sites, features or species of national importance**, including Sites of Special Scientific Interest, National Nature Reserves and irreplaceable habitat 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 increasing nature connectivity and creating ecological stepping stones; or
 - iii the conservation or enhancement of the National Park's first purpose Special Qualities; or
 - iv for imperative reasons of national public interest or benefit.

Other sites, features or species of wildlife importance

- 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 (listed in B and C above) or stepping stones or land corridors, will need to be considered in relation to its potential harmful effects on wildlife habitats and species.

Aim

5.12 To protect important sites and the wider ecological network.

Justification

5.13 To align with statutory requirements, including the National Planning Policy Framework at paragraph 188, with regard to the conservation and enhancement of ecological networks and the evidence that must be submitted with an application.

Applying the Policy

5.14 The Authority will need to understand the ecological implications of planning applications. A proportionate precautionary approach will be taken to establish whether significant effects are likely. Some applications may be assessed on the basis of reasonable likelihood. Where more certainty is required the Authority will request a more detailed survey. If a development is judged by the Authority to risk significant local ecological impact an ecological survey and assessment must be submitted. The situations where ecology is likely to be affected by development includes, but is not limited to:

- 1 internationally, nationally and locally designated statutory sites
- 2 European and nationally protected species
- 3 non-statutory designated sites for example Local Wildlife Sites.⁵¹
- 4 habitats and species of 'principal importance'⁵²
- 5 significant populations of national or locally threatened species⁵³
- 6 ancient woodland.

⁵¹ Formerly known as Areas of Natural History Interest.

⁵² Listed under S41 of the Natural Environment and Rural Communities Act 2006.

⁵³ Red List species defined by the International Union for the Conservation of Nature or locally defined.

5.15 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.

5.16 Development that affects sites of national or international environmental importance or give rise to complex environmental impacts are likely to require an Environmental Statement under the Environmental Impact Regulations.

Internationally protected sites

5.17 Any proposal affecting internationally protected sites must be undertaken in accordance with Habitats Regulation Assessment Regulations. Development that could impact on the protected site and/or its qualifying interests (the species or habitats listed in the site's reasons for designation or 'citation') is subject to Screening and then if necessary Appropriate Assessment and Derogation. Derogation is a three-step legal process allowing plans or projects to proceed despite negative impacts. In order it must be determined that:

- 1 there are no feasible alternative solutions that would be less damaging or avoid damage to the site
- 2 the proposal needs to be carried out for imperative reasons of overriding public interest
- 3 the necessary compensatory measures can be secured.

Protected Species

5.18 A number of plants and animals within the National Park are *Protected Species* under UK and European law. Their presence is a material consideration in decision-making. Those most affected by developments in the Peak District include (but are not limited to): badgers; bats; great crested newts; water voles; white clawed crayfish, otters and nesting birds.

5.19 If a site has or is likely to have the habitat of or is used by a protected species, a (sometimes licensable) survey from a specialist ecological consultant will be needed. Applicants and decision-makers should refer to the Authority's *Conservation and Development Practice Note* (or successor).⁵⁴

Ecological Surveys

5.20 The Authority will advise whether a full ecological survey and report or an individual species survey and report is required. Applicants should consider that some surveys can only be undertaken at specific times of year. Surveys should be submitted with an application and:

- be carried out by appropriately qualified personnel using best-practice guidance⁵⁵
- be up-to-date (ideally from the most recent survey season although this can vary depending on the species)
- demonstrate how the mitigation hierarchy has been followed.

⁵⁴ [Conservation and Development Practice Note](#)

⁵⁵ [Chartered Institute of Ecology and Environmental Management](#) or equivalent.

Bat surveys

5.21 The Authority has a legal duty to consider whether bats are present and likely to be affected by a proposed development.⁵⁶ A bat survey is needed if one or more of the following applies:

- distribution and historical records suggest bats may be present
- the development site includes buildings, other built structures or trees that provide roosting opportunities for bats
- the proposals include flood lighting of buildings or green space close to habitats that bats tend to use
- the proposals are close to water bodies, quarries or natural cliff faces
- it is a wind farm proposal close to a site designated for bats or close to habitats that bats use for commuting and foraging.

5.22 The Authority will advise whether a Preliminary Ecological Assessment (PEA) and/or a Preliminary Roost Assessment (PRA) is required. Either of these may require a nocturnal survey to be undertaken and in all cases seasonal effects must be considered.⁵⁷ If recommended bat survey reports are not provided, a refusal on the grounds of insufficient information is likely.

5.23 If bats are found during the course of work, work must stop and a protected species license application submitted to Natural England.

- All applications flagged as requiring a bat survey on the Peak District National Park Protected Species Form must include a Preliminary Ecological Appraisal (PEA) that has been undertaken by a suitably qualified ecologist.⁵⁸ Such surveys can be carried out fairly rapidly at any time of year and should not add significant cost or create undue delay.
- Where the PEA assesses suitability as 'none' no further survey or measures are required. (Nevertheless the Authority would advise that applicants consider implementing other measures to enhance the site for wildlife.)
- Where the PEA assesses suitability as 'negligible' or 'low' the requirement for a more detailed survey could be waived provided:
 - the Authority is satisfied that measures are in place to protect bats (usually a Method Statement will be required that sets out a timed schedule of works); and
 - the application incorporates measures which would increase the post-development suitability to at least 'moderate'.
- Where the PEA assesses suitability as 'moderate' or 'high' a more detailed survey is required to inform bespoke avoidance/mitigation/compensation measures.

⁵⁶ Information about this duty is at [GOV.UK: Bats](https://www.gov.uk/bats).

⁵⁷ It is recommended that surveys are undertaken in accordance with the [Bat Conservation Trust Survey Guidelines](#) or successor.

⁵⁸ See *Bat Surveys for Professional Ecologists: Good Practice Guidelines - Guidance for Professionals* (4th edition); Bat Conservation Trust (pages 43-46).

5.3 Protecting irreplaceable habitat, trees, woodlands and hedgerows

Policy B3

Protecting irreplaceable habitat, trees, woodlands and hedgerows

- A Planning applications must include sufficient information to enable the impact on irreplaceable habitat, trees, woodlands and hedgerows to be properly considered.
- B Proposals must:
 - i include appropriate measures to prevent harm to the roots, rooting soils and crowns of all retained trees.
 - ii 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.
 - iii account for the expected growing and final size of trees and their root systems.
- C If the Authority considers that the loss of any 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.
- D Development that would result in the loss or deterioration of irreplaceable habitat, ancient woodland, ancient trees and veteran trees will be refused permission unless both of the following requirements are met:
 - i there are wholly exceptional reasons that clearly outweigh the loss of the trees and habitat; and
 - ii a suitable compensation strategy is in place that conforms with Natural England and Forestry Commission guidance.
- E Trees, woodlands and other landscape features should be protected during the course of development.

Aim

5.24 To set out detailed criteria for determining applications and the information to be submitted with an application with regard to trees, hedgerows and irreplaceable habitat.

Justification

5.25 Trees and hedgerows can be particularly susceptible to development and great care should be taken to avoid their removal where possible and ensure their long-term health. Veteran and ancient trees and irreplaceable habitat are of exceptional significance. Policy aligns with statutory requirements including the National Planning Policy Framework at paragraph 193.

Applying the Policy

Tree and hedgerows

5.26 The Authority will need to understand the implications of planning applications on trees and hedgerows. Where possible they should be retained, protected and enabled to thrive. Tree and shrub stock should be sourced from nurseries registered with the Plant Healthy Certification Scheme and proposals should be in accordance with the following guidance or their successor:

- BS 5837: 2012 'Trees in relation to design, demolition and construction'.
- 'BS: 8545: 2014 'Trees: from nursery to independence in the landscape'.

Irreplaceable habitat

5.27 Irreplaceable habitat is very difficult (or takes a very long time) to restore, create or replace once it has been destroyed. This may be due to its age, uniqueness, species diversity or rarity. Examples in the Peak District include ancient woodland, ancient and veteran trees, blanket bog, Calaminarian grassland, and grassland with waxcaps and allied species. The Authority will need to understand the implications of planning applications on irreplaceable habitat.

5.4 Delivering nature recovery

Policy B4

Delivering nature recovery

- A Proposals exempt from statutory Biodiversity Net Gain (BNG) will be expected to retain and/or create ecological features and incorporate provisions to maximise opportunities for biodiversity, proportionate to the nature and scale of the development and the likely opportunities, with reference to the Peak District Nature Recovery Plan.
- B Proposals not exempt from statutory Biodiversity Net Gain should enhance biodiversity by 10% or greater compared to the pre-development situation and be in accordance with the Peak District Nature Recovery Plan.
- C Non-significant on-site BNG and the retention and/or creation of non BNG ecological features will be secured via a suitable planning condition and/or legal agreement using a proportionate Landscape and Ecological Enhancement Plan (or similar) alongside a Biodiversity Gain Plan.
- D Significant on-site BNG will be secured via planning conditions and/or legal agreement that provides for:
 - i a Biodiversity Gain Plan; and
 - ii approval and implementation of a Habitat Management and Monitoring Plan (HMMP) which is prepared in accordance with the Biodiversity Gain Plan; and
 - iii the Authority to be notified when the habitat creation and enhancement works set out in the HMMP have been completed and when development can proceed in relation to the HMMP; and
 - iv the submission of BNG monitoring reports, at intervals agreed through the HMMP; and
 - v a BNG monitoring fee.

Aim

5.28 To set out how new development should contribute to nature recovery in accordance with the Lawton Principles to:

- improve the quality of current sites by better habitat management
- increase the size of current wildlife sites
- enhance connections between, or join up, sites, either through physical corridors, or 'stepping stones'
- create new sites
- reduce the pressures on wildlife by improving the wider environment, including through buffering wildlife sites.⁵⁹

⁵⁹ [The Lawton Report](#).

Justification

5.29 National Planning Policy requires that the Ecological Network should be identified and then targeted for wildlife enhancement. Core Policy C6 establishes the principle that all development should contribute proportionally to nature recovery. This may be achieved by incorporating design and landscaping features and /or statutory Biodiversity Net Gain (BNG). BNG at greater than 10% is viable for the housing development typologies commonly seen in the National Park and at significantly greater than 10% for mineral development.⁶⁰

Applying the policy

General principles

5.30 The Peak District National Park is characterised by a diverse range of distinctive landscapes and habitats, including upland moorland, limestone grasslands, wooded valleys and pastoral farmland. These landscapes form an integral part of the National Park's natural beauty, ecological value and cultural heritage.

5.31 Nature recovery should be landscape-led so that site context determines the habitats to be created and enhanced. The Peak District Nature Recovery Plan is the starting point for this approach. Habitat creation or enhancement that conflicts with established landscape character, cultural heritage significance or the first purpose Special Qualities of the National Park will not be supported, even where a numerical biodiversity net gain can be achieved.

5.32 Proportionate biodiversity evidence should inform the earliest stages of the design process and Biodiversity Net Gain.

5.33 All enhancement measures are in addition to the mitigation and compensation that must be agreed for Protected and Priority species.

Local Nature Recovery Strategies

5.34 The Peak District is covered by six Local Nature Recovery Strategy (LNRS) areas led by six different Responsible Authorities. The National Park Authority is a Supporting Authority for each LNRS providing Peak District specific advice and information.

- Derbyshire (Derbyshire County Council)
- South Yorkshire (South Yorkshire Mayoral Combined Authority)
- West Yorkshire (West Yorkshire Combined Authority)
- Greater Manchester (Greater Manchester Combined Authority)
- Cheshire (Cheshire West and Chester Council)
- Staffordshire & Stoke-on-Trent (Staffordshire County Council)

5.35 LNRSs identify areas where development could have the biggest adverse impact on nature and where habitat creation, restoration or enhancement are most beneficial. They do not protect land or compel landowners to deliver the works identified although existing nature

conservation designations remain. Developers and planning authorities can use the spatially mapped measures/interventions to identify strategic priorities and guide the biodiversity enhancements to be provided.

Peak District National Park Nature Recovery Plan

5.36 The Peak District National Park *Nature Recovery Plan* sets out the Authority's nature recovery priorities linked to 10 themes.⁶¹ The priorities are also linked spatially to Landscape Character Types (LCTs).⁶² Nature recovery options apply to any land within that LCT. The associated interactive map will allow users to:

- locate a relevant LCT and its nature recovery priorities
- find any LCT where any particular measure (creating a new oak woodland, for example) is recommended.⁶³

Biodiversity Net Gain

5.37 All development proposals must deliver a minimum of 10% Biodiversity Net Gain in accordance with statutory requirements and follow the principles, guidance and Peak District National Park priorities set out below.

BNG hierarchy

5.38 The BNG hierarchy for the Peak District National Park is set out below.

- 1 Proposals must follow the mitigation hierarchy by:
 - a Avoiding impacts on biodiversity where possible;
 - b Mitigating unavoidable impacts;
 - c Compensating for residual impacts through on-site or off-site Biodiversity Net Gain.
- 2 BNG must be delivered in accordance with the following spatial hierarchy:
 - a On-site, within the development boundary;
 - b Within the same Landscape Character Type (LCT) as the impact site (in accordance with the Landscape Strategy), within the National Park as close as possible to the development site;
 - c Within an adjacent or closely related LCT within the National Park, where it can be demonstrated that this will deliver equivalent or greater ecological benefit;

⁶¹ [Peak District Nature Recovery Plan](#)

⁶² Landscape Character Types are defined in the Landscape Strategy.

⁶³ At the time of writing the interactive mapping element of the Peak District Nature Recovery Plan is in development.

- d Within areas identified as priorities in relevant Local Nature Recovery Strategies;
 - e Outside the National Park only in exceptional circumstances, where no suitable opportunities exist within the Park.
- 3 Where BNG is proposed off-site and outside the relevant Landscape Character Type (ie does not comply with a and b above), proposals must provide clear ecological justification that:
- a no suitable on-site or LCT-compliant options are available; and
 - b the proposed approach delivers equal or greater biodiversity benefit.

Peak District Nature Recovery Priorities

5.39 BNG must align with the Peak District Nature Recovery Plan and the nature recovery priorities set out for the relevant LCT by:

- supporting the restoration, enhancement, or creation of habitats characteristic of that LCT; and
- strengthening the National Park's ecological network.

Alignment with Local Nature Recovery Strategies

5.40 Proposals should where possible, align with priorities and opportunity areas identified in the relevant LNRS. Greater weight will be given to nature recovery priorities set out in the Peak District *Nature Recovery Plan* if the Authority considers these conflict with the LNRS. While alignment with LNRSs may increase the biodiversity unit value generated by a proposal within the statutory metric, this does not override the requirement for Biodiversity Net Gain to be delivered in locations that are appropriate to the Landscape Character Type of the National Park.

5.41 Proposals related to 2 or more LNRSs must have regard to all relevant strategies and demonstrate that the selected off-site provision contributes to the most ecologically appropriate strategy or combination of strategies.

Information to be submitted

5.42 In addition to the National requirements, applicants must submit:

- A Statement outlining how the proposed development will achieve Biodiversity Net Gain including an indication of whether BNG will be delivered on or offsite or through the purchase of statutory credits. If offsite provision is proposed an indication of where and how it is intended that these will be secured should be provided. A commentary of how the proposals comply with the Biodiversity Net Gain Hierarchy should also be included.
- A draft compensation plan for any impacted irreplaceable habitats.
- A draft Habitat Management and Monitoring Plan (HMMP) for any application with 'significant' on-site BNG (significance as defined by the Authority below) or that includes off-site habitat creation as part of its BNG or ecological mitigation or compensation strategy. The plan should include how habitats will be created, retained, managed to meet the condition required (as shown within the biodiversity metric) and monitored for 30 years. This is likely to result in the requirement for a legal agreement.

Biodiversity Net Gain: on-site delivery

5.43 A palette of locally appropriate landscape and nature enhancements should be generated and incorporated so that the site will form part of the wider ecological network and contribute to the provision of green and blue infrastructure.⁶⁴ BNG of at least 10% should be delivered and the following elements also considered:

- protecting and enhancing water quality
- connecting woodlands
- providing shade and shelter
- flood risk mitigation.

Definition of 'significant on-site enhancements'

5.44 National legislation and guidance set out that Biodiversity Net Gain can be achieved by:

- offsite delivery
- non-significant onsite delivery
- significant onsite delivery.

5.45 The distinction is important (in part) because of the different monitoring arrangements that apply. Significant enhancement must be maintained and monitored (with monitoring reports submitted periodically to the Authority) for at least 30 years after the development is completed. National guidance defines significance broadly so that the vast majority of planning applications requiring BNG in the Peak District National Park would qualify regardless of the scale of the development proposed. This creates an undue and disproportionate cost and time burden on applicants and the Authority, particularly for on-site delivery.

5.46 The Authority has therefore developed local criteria to determine 'significant on-site enhancements'. The criteria are designed to enable the creation and maintenance of ecologically appropriate habitat through BNG in a manner that is reasonable and proportionate for developers (to deliver) and for the Authority (to monitor).

5.47 Significant on-site enhancements are:

- 1 Any proposal that contains habitats of high or very high distinctiveness, as determined by the metric. (This criterion is included because these habitats are high in biodiversity value (and units) and therefore most likely to positively impact on the achievement of 10% net gain. They are also more complex, difficult to create and take much longer to reach a higher condition. They are also therefore the habitats most likely to fail and negatively impact on the achievement of the required 10% net gain.)
- 2 Any proposal where the increase in Biodiversity Units is 0.5 or more or the gain relates to habitats of high or very high distinctiveness.⁶⁵
- 3 Major development where the gain relates to habitats of medium distinctiveness.⁶⁶
- 4 Habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development. This would generally equate to:

⁶⁴ Local Nature Recovery Strategies describe the wider ecological network.

⁶⁵ Units refer to Habitat Units, Hedgerow Units and Watercourse Units.

⁶⁶ Major development as defined in NPPF glossary.

- a the onsite creation of 1.5 or more units of low distinctiveness habitats; or
- b the onsite enhancement in condition of low distinctiveness habitats that results in an increase of 1.5 or more units.

Exceptions to the above criteria for medium and higher distinctiveness habitats

5.48 The Authority will retain discretion over the final determination of whether any on-site net gain is significant. Any exception to the criteria set out above may be considered on a case-by-case basis in order for the Authority to take a reasonable and proportionate approach to BNG monitoring. For example it may be appropriate to secure a habitat of 'low' distinctiveness in the metric, such as a Sustainable Urban Drainage feature, because it is strategically important in that particular location, and if managed correctly could be valuable wetland and amphibian habitat.

Retention of habitats

5.49 In government guidance 'significant' habitat on site does not include retention of existing habitats of 'medium' distinctiveness or above. However, the Authority's view is that maintaining these habitats can require management that is equivalent to that required for the creation or enhancement of 'significant' habitat. The Authority may therefore also seek to secure management of these areas for 30 years. These instances will be assessed on a case-by-case basis.

Curtilage

5.50 Biodiversity Units cannot form part of a private curtilage such as private gardens or hedgerows forming part of private boundaries. This is because delivery cannot be secured as part of a management plan through planning conditions.

BNG: off-site delivery

5.51 Where an offsite gain site is to be created specifically for the development, details of location and suitability of site for the proposed habitats will be needed. The following details will not be required until the Biodiversity Gain Plan is approved (post permission):

- completed metric showing final values
- final details of off-site units purchased
- proof of registration of the gains site on the Biodiversity Gains Register
- allocation of gains to the development on the Biodiversity Gains Register.

Biodiversity Gain Plan

5.52 The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved by the planning authority to discharge the biodiversity gain condition prior to the commencement of development. The Biodiversity Gain Plan sets out how the biodiversity gain objective of at least a 10% gain will be met for the development granted planning permission. It must contain a number of matters to enable the planning authority to determine whether the biodiversity gain objective has been met. The final Biodiversity Gain Plan needs to be submitted

after planning permission and should build on what has already been provided so as to give sufficient certainty on how BNG associated with the proposal will be delivered. Failure to comply with this requirement by commencing development without approval of the Biodiversity Gain Plan will be a breach of planning control and subject to enforcement action.⁶⁷

5.53 A Biodiversity Gain Plan is required for all applications subject to BNG regardless of the significance.

5.54 The deemed BNG condition does not on its own secure implementation of any BNG proposals. For significant on-site enhancements Government guidance sets out the requirement for applicants to demonstrate how the habitat enhancement will be maintained and monitored through a Habitat Management and Monitoring Plan.⁶⁸ For non-significant BNG a Landscape and Ecological Enhancement Plan may be used.

Landscape and Ecological Enhancement Plan and proportionate provision

5.55 Where a proposal includes the provision of non-BNG ecological features (under policy B4A) or non-significant on-site BNG (under policy B4B) a Landscape and Ecological Enhancement Plan (LEEP) (or similar) should be provided. It should set out, proportionate to the nature and scale of the proposed development and the likely opportunities, how long-term conservation management of habitats will be achieved and how additional wildlife features will be delivered.

5.56 The Peak District National Park *Nature Recovery Plan* (and the associated interactive map that sets out detailed interventions for each Landscape Character Type) should be the starting point for nature-friendly building and landscaping. The LEEP should also consider local species records where available and include:

- a plan showing the location of features (on site plan and elevations drawings)
- details on the specification of the features, including if boxes are to be integrated or retrofitted
- details on the height and aspect for installation
- management requirements for the features
- a brief summary of how the proposed features support local wildlife.

5.57 Where non-BNG ecological features are provided the Authority considers proportionate provision to be:

- 2 features per individual dwelling (whether newly built or by conversion)(or similar sized building); or
- 4 to 10 features for a larger development.

Why are the different plans needed?

5.58 A Biodiversity Gain Plan is a document that presents an overview of the Biodiversity Net Gain uplift to be achieved in relation to the deemed condition. It must include the metric calculation, condition assessment and habitat creation/management prescriptions. It does not in itself set out *how* this will be achieved. For significant uplift a Habitat Monitoring and Management Plan is

⁶⁷ [Biodiversity net gain - GOV.UK](#)

⁶⁸ [Creating a habitat management and monitoring plan for BNG - GOV.UK](#)

required that sets out how the uplift will be achieved. For non-BNG ecological features (under policy B4A) or non-significant on-site BNG (under policy B4B) a Landscape and Ecological Enhancement Plan (LEEP) (or similar) is required to set out how the enhancement will be delivered or uplift will be achieved.

6 Cultural heritage

6.1 Cultural Heritage is all the evidence of past human history. It includes things that are tangible such as landscapes, buildings, and monuments. It also includes the less familiar such as archives and collections, and intangible elements such as customs and traditions. The extent and diversity of cultural heritage in the Peak District is extraordinary. The landscapes that tell a story of thousands of years of people, farming and industry and the characteristic settlements that developed through time and reflect the local environment are Special Qualities of the National Park. Within them are myriad individual cultural heritage assets.

6.2 The National Planning Policy Framework recognises that heritage assets are an irreplaceable resource and requires their conservation in a manner appropriate to their significance. Designated heritage assets receive a greater degree of protection within the planning system than non-designated heritage assets.

6.3 Outcome 4 of the Local Plan plan is that cultural heritage and the built environment are conserved and enhanced as part of an ever-changing landscape. Core Policy C7 requires development to conserve and where appropriate enhance or reveal the significance of heritage assets and their setting. Cultural Heritage Policies guide how this will be achieved by setting out detailed criteria on:

- Assessing the impact of development on designated and non-designated heritage assets and their setting (CH1)
- Conversion of a cultural heritage asset (CH2)
- Listed Buildings (CH3)
- Conservation Areas (CH4)
- Registered Parks and gardens CH5).

6.1 Assessing the impact of development

Policy CH1

Assessing the impact of development on designated and non-designated heritage assets and their setting

- A Planning applications for development affecting a heritage asset, including its setting, must clearly assess its significance and demonstrate how any identified features of value will be conserved and where possible enhanced or revealed.
- B The supporting evidence must be proportionate to the asset's importance and sufficient to assess potential impacts. It may be included as part of a Heritage Statement, Planning Statement or Design and Access Statement. If applicants fail to provide adequate or accurate information the application will be refused.
- C Development proposals that affect sites or heritage assets with, or with reasonable potential for, archaeological interest must be accompanied by a supporting statement prepared in accordance with national archaeological standards and guidance as set out by the Chartered Institute for Archaeologists and Historic England. The statement should be informed by a Desk Based Assessment, a site evaluation (if required by the Authority) and the Peak District Historic Environment Research Framework. It should:
 - i set out the nature of the archaeological potential and interest of the site, including the nature, level and extent of significance; and
 - ii identify the likely nature of any harm or impact resulting from the proposed development; and
 - iii set out strategies to minimise harm and impact including where necessary regarding the design and implementation of the development proposal; and
 - iv identify opportunities for enhancement of significance, including but not limited to physical or intellectual access, provision of interpretation, community engagement and other public benefit.
- 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 Development affecting a **designated** heritage asset will not be permitted if it would result in any harm to, or loss of, its significance, character or appearance (from work affecting the asset or from development within its setting). Exceptionally development may be permitted where clear and convincing justification is provided, that either:
 - i in the case of substantial harm to, or the total loss of the significance of the designated heritage asset, this is necessary to achieve substantial public benefits that outweigh that harm or loss; or
 - ii in the case of harm to the significance of a designated heritage asset, the harm can be justified when weighed against the public benefits of the proposal and where appropriate the securing of long-term re-use.
- F Development affecting a **non-designated** heritage asset will not be permitted if it would result in any harm to, or the total loss of, its significance, character or appearance (from work affecting the asset or from development within its setting). Exceptionally development may be permitted where the development is considered to be acceptable following a balanced judgement that takes into account the significance of the heritage asset and the importance of maintaining the asset.

Aim

6.4 To ensure that cultural heritage assets are identified and their significance properly considered.

Justification

6.5 The National Planning Policy Framework requires local plans to set out a positive strategy for the conservation and enjoyment of the historic environment and take into account the desirability of achieving conservation through alternative long-term uses.

Designated and non-designated heritage assets in a cultural landscape

6.6 Human activity in the Peak District can be traced back for more than 300,000 years in the landscape itself and its monuments, buildings and structures. The rich tapestry of historic farmsteads, unique field patterns and criss-crossing dry stone walls are obvious examples. Core Policy C7 requires development to conserve and where appropriate enhance or reveal the significance of heritage assets and their setting. Adaptive re-use is a good way to do this and decisions must carefully weigh significance, benefit and harm, including on the setting of a cultural heritage asset and on the wider landscape (Core Policies C4 and C5).

Applying the Policy

6.7 The Authority will use the definitions and process set out below in the application of Policy CH1. Less than 5% of the Peak District National Park's cultural heritage is protected by designation.⁶⁹

Heritage asset

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. It includes but is not limited to designated heritage assets and assets identified by the local planning authority (including local listing).⁷⁰

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

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.

⁶⁹ The number of designated and non-designated heritage assets is summarised in periodic *State of the Park* reports.

⁷⁰ National Planning Policy Framework

Non-designated heritage asset

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.⁷¹

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.⁷²

Non-designated assets may be identified in several ways including: local heritage lists; local and neighbourhood plans, conservation area appraisal/review; via the planning decision-making process, and through other research.

Any building that is in the local Historic Environment Record (HER) is highly likely to be a non-designated heritage asset and if so Policy CH1 applies.⁷³

Significance

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.⁷⁴

The Authority considers significance to be a collective term for the sum of all the heritage values attached to a place. It may refer to other published guidance in its consideration.⁷⁵

The Authority's Special Qualities, *Landscape Strategy*, Farmstead Character Statement and Farmstead and Landscape Statements will also be used to assess significance. This enables the assessment to be made with a deeper understanding of wider context, for example whether and how a heritage asset is significant in its landscape setting. The forthcoming Historic Environment Research Framework (in production 2025-27) will also provide important area-specific context.

Scheduled Monuments

The legal system for protecting nationally important archaeological sites and monuments is to designate them as Scheduled Monuments under the Ancient Monuments and Archaeological Areas Act 1979. There are currently 472 Scheduled Monuments in the National Park. The significance of Scheduled Monuments derives from their physical presence and setting. Planning applications involving a Scheduled Monument and/or its setting will be determined in accordance with policy CH1.

71 PPG Paragraph: 039 Reference ID: 18a-039-20190723

72 PPG Paragraph: 040 Reference ID: 18a-040-20190723

73 The National Park is currently covered by six Historic Environment Records (Derbyshire, South Yorkshire, Staffordshire, Cheshire East, Greater Manchester and West Yorkshire). Contact details for all English HERs can be found on the [Heritage Gateway](#)

74 National Planning Policy Framework.

75 For example *Conservation Principles* (2008)

Process for defining non-designated heritage assets

When considering applications for development and giving planning advice the Authority will use the following process for assessing significance and determining whether a building, monument, site, place, area or landscape is a non-designated heritage asset.

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

Step 2a: Assess significance using sector guidance⁷⁶

Step 2b: Assess significance using the Peak District National Park Authority criteria set out in Appendix 4.

Step 3: Record the decision (for example through a planning consultation response). Plot spatially in PDNPA GIS mapping system heritage layers. Include in data updates to the relevant Historic Environment Record.

⁷⁶ 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.

6.2 Conversion of a cultural heritage asset

Policy CH2

Conversion of a cultural heritage asset

- A Conversion of a heritage asset will be permitted provided that, in consideration of all aspects of harm, significance and benefit under CH1:
- i the benefits of conversion outweigh the harm; and
 - ii 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
 - iii the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and
 - iv 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
 - v 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 first purpose Special Qualities of the National Park.
- B Proposals under H1Cib and H1Cii 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.
- C In all cases attention will be paid to:
- i the importance of maintaining the building's contribution to valued landscape character; and
 - ii the impact of domestication and urbanisation on valued landscape character and other first purpose Special Qualities brought about by:
 - a the supply of utility and infrastructure services, including lighting, electricity, water and waste disposal to support residential use;
 - b the provision of safe vehicular access;
 - c the provision of adequate amenity space and parking;
 - d the introduction of a domestic curtilage;
 - e the alteration of agricultural land and field walls;
 - f any other engineering operation associated with the development.

Aim

6.8 To promote the adaptive re-use of heritage assets where the new use will not cause harm to the character, significance and landscape setting of the building.

Justification

6.9 Adaptive re-use is supported by the National Planning Policy Framework as part of a strategy to support the conservation and enhancement of heritage assets and deliver sustainable growth. Policies in this plan support the use of such buildings for homes (including holiday homes in some circumstances) and businesses.

Applying the policy

6.10 Applicants should follow the steps set out below.

- Determine whether the building is a heritage asset and if so its significance (Policy CH1). Most planning applications for change of use or conversion are for buildings that are not designated. For each such application the Authority must therefore decide whether and to what extent a building's heritage interest should be taken into account. This will determine whether the building is a 'non-designated heritage asset' and if so, its level of significance.
- Determine whether the development proposal is in the open countryside with a wide-scale landscape impact. If yes, Policy C5 applies and a proportionate Landscape Impact Assessment must be provided.
- Determine whether there are any ecological implications (Policy B2).
- Ensure that design, siting, layout and landscaping are in accordance with Authority Design Guides (Policy C11) and deliver proportionate biodiversity enhancements (Policy B4).
- Ensure that the new use can be accommodated without changes that adversely affect the character or significance of the heritage asset, its setting, any valued landscape character, and any valued built environment (Policy CH2).

6.11 It should be noted that:

- A large number of the National Park's buildings are traditionally built (for example a building with solid stone walls). They can often make a strong contribution to landscape character. However they may not always be identified as non-designated heritage assets, especially when domestic in nature.
- It may not be appropriate to convert a building even if it has been identified as a non-designated heritage asset. This is because the benefit does not outweigh the harm (in accordance with Policy CH1) or because there is an unacceptable landscape impact (in accordance with Policies C4 and C5.)

6.12 In both such cases it is accepted that a long-term viable use may be more difficult to secure and that as a consequence some buildings may be lost.

Capable of conversion

6.13 The Authority will need to be sure that the heritage asset is capable of conversion. This will be determined by:

- 1 The nature of the building in relation to its form and function, location, floor levels, existing openings, context and setting. Buildings that require significant and harmful changes may be judged as 'not capable of conversion.'
- 2 Current condition. The building must be *structurally* capable of conversion in that only minor structural works are needed and the conversion is achieved within the shell of the building. Where this is in question, the Authority may require a structural assessment by an appropriately qualified person.

Accommodate the new use

6.14 It is important that any new use can be accommodated without adverse impact. Changes may be brought about by the physical changes or by the new use. Any adverse impact should be considered and this may go beyond the site and its immediate setting, for example on valued landscape character, tranquility or any of the National Park's first purpose Special Qualities. Intensity of use is an important consideration. High intensity uses are more likely to create adverse impact.

Low intensity uses

- storage
- stabling
- camping barns

High intensity uses

- facilities for recreation, environmental education and interpretation
- serviced or self-catered holiday accommodation
- provision or improvement of community facilities and services
- shops and business
- local needs affordable housing or aged persons assisted accommodation
- housing for key workers in agriculture, forestry or other rural enterprises
- open market housing required to achieve the conservation or enhancement of the heritage asset
- a group of buildings in a single planning unit

6.3 Listed Buildings

Policy CH3

Listed Buildings

- A Planning applications for development affecting a Listed Building and/or its setting will be determined in accordance with Policies CH1 and CH2.
- B Development must not adversely affect the significance, character, scale, proportion, design or detailing of a Listed Building, including by, but not limited to:
 - i loss of or irreversible change to original features or other features of importance or interest;
 - ii removal of original walls, stairs, or entrances;
 - iii subdivision of large interior spaces;
 - iv removal, alteration or unnecessary replacement of structural elements including walls, roof structures, beams and floors;
 - v the unnecessary removal, alteration or replacement of features such as windows, doors, fireplaces and plasterwork;
 - vi the loss of curtilage features which complement the character and appearance of the Listed Building (for example boundary walls, railings or gates);
 - vii repairs or alterations involving materials, techniques and detailing inappropriate to a Listed Building;
 - viii the replacement of traditional features other than with like for like, authentic or original materials and using appropriate techniques;
 - ix the detailed design of any extension.
- C Extensions to the front of Listed Buildings and extensions of more than one storey to the rear of listed small houses or terraced properties will not be permitted.
- D Where development is acceptable, an appropriate and proportionate record of the building will usually be required to a methodology approved in writing by the Authority prior to any works commencing.

Aim

6.15 To set out detailed policy for applications that affect Listed Buildings and their setting.

Justification

6.16 There are around 49 Grade I, 105 Grade II* and 2,745 Grade II Listed Buildings in the National Park. A local planning authority must have special regard to the desirability of preserving the building or its setting or any of its features of special architectural or historic interest.⁷⁷

77 Planning (Listed Buildings and Conservation Areas) Act 1990

Applying the Policy

Building, curtilage and setting

6.17 The Listed Building, its curtilage and setting are protected. This applies to direct effects and any adverse effects of nearby development. The setting may include structures such as freestanding buildings, garden steps or boundary walls within the building's curtilage as well as beyond it.

6.18 Preservation in this context means 'to prevent harm to the building's interest'. It does not imply that the building must remain unchanged.

Information to be provided

6.19 Applicants should provide sufficient and proportionate information to allow, in the judgement of the Authority, proposals to be fully assessed. This will inform the decision on both the principle of development and on design. Information provided should set out:

- why the works are desirable or necessary
- assessment of the architectural or historic significance of the Listed Building, its features and setting
- relevant floor plans, elevations, sections and details at an appropriate scale
- specifications regarding materials and detailing
- where external work is proposed, plans and elevations showing the context of the Listed Building
- evolution of the building as originally built and subsequently altered.

Owners' role and responsibility

6.20 Owners should maintain Listed Buildings in good condition. The Cultural Heritage Team will advise on appropriate materials and techniques. If a Listed Building is not maintained such that damage or loss is likely (in the Authority's view) then legal action may be taken.

6.21 A record must be made of any changes to a Listed Building and supplied to the Authority and the appropriate county Historic Environment Record. The record must use an appropriate methodology agreed by the Authority.

6.22 Development proposals should seek to rectify any previous inappropriate changes.

Appropriate uses

6.23 Applications that affect a Listed Building will be considered in accordance with Policies CH1 and CH2 so that significance, harm and benefit are weighed. The following principles are particularly relevant to Listed Buildings.

- The best use for an historic building is very often that for which it was designed. Any conversion from the original use involves some loss of character.
- The more significant a building, the greater the effort needed to ensure its conservation.
- Conversion of non-residential Listed Buildings to residential use is rarely appropriate. There are often large open internal spaces (for example in barns and chapels) where sub-division to achieve residential use would harm the character and significance.
- Where conversion is accepted, the types and levels of use of the building itself or its setting will be strictly controlled to minimise harm and loss of character.
- Domestication of outside areas with gardens, washing poles and new outbuildings is often wholly inappropriate because it would fail to conserve and enhance the heritage asset and its setting.

Listed Building Consent

6.24 Most works to Listed Buildings will require Listed Building Consent even if planning permission is not needed. Examples include internal alterations and minor external works. If planning permission is required Listed Building Consent will always also be required; concurrent applications should be made in such cases. Planning permission may be refused if there is an adverse impact on features separately considered under Listed Building Consent.

6.4 Conservation Areas

Policy CH4

Conservation Areas

- 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, appearance and significance of the Conservation Area will be conserved and enhanced. The application will be determined in accordance with CH1 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/structure (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/structure 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 and/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.

Aim

6.25 To set out detailed policy for applications that affect Conservation Areas.

Justification

6.26 The Authority is required to designate as Conservation Areas those areas which are valued for their special architectural or historic interest – the character and appearance of which it is desirable to preserve or enhance.⁷⁸

6.27 There are 109 Conservation Areas in the National Park, many of national historic interest and significance. Other reasons for designation include: topography and layout; building materials; character, quality and relationship of buildings; and trees and other landscape features. The historic farmed landscape of stone walls and barns which connect villages and their setting is particularly rich and significant in the Peak District and an important consideration in Conservation Area designation.

Applying the Policy

6.28 Conservation Areas are shown on the Policies Map and listed in Appendix 3. More information and a searchable interactive map is available on the Authority's website.⁷⁹

6.29 *Conservation Area Appraisals* identify the special qualities that make a place worthy of designation and how character can be preserved or enhanced. They should be used to inform planning applications and development management.⁸⁰ Appraisals undertaken since 2008 are based on Historic England's recommended methodology and format. Older Appraisals will be reviewed in due course. Where there is no Appraisal or only an older Appraisal applicants should contact the Authority's Cultural Heritage Team for advice.

6.30 Conservation Areas are Designated Heritage Assets and the impact of proposed development will be assessed in accordance with CH1. Significance is determined by the sum of all features that contribute to its valued character, appearance and reason for designation.

Open Spaces in Conservation Areas

6.31 Important open spaces in a Conservation Area are shown on the Policies Map. Policy C9 requires that their significance is considered in determining applications for development. The significance of open spaces may be in relation to historic settlement form, sense of place, street scene and important views (localised and wider) into and out of the Conservation Area.

6.32 Conservation Areas may also include other types of open space such as sport and recreation facilities (Policy S5) and Local Green spaces (Policy S6).

⁷⁸ Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69.

⁷⁹ [Conservation Areas](#)

⁸⁰ [Conservation Area Appraisals](#)

Demolition

6.33 Planning permission is needed for relevant demolition.⁸¹ Buildings, walls and fences are included within the scope of legislation so it is recommended that applicant seek early advice from the Authority. Demolition is acceptable only where the building or structure involved does not make a positive contribution to the Conservation Area.

Trees in Conservation Areas

The Authority must be given 6 weeks notice in writing of any intent to fell, lop or top trees in a Conservation Area. The Authority will decide whether to prevent or control the work via a Tree Preservation Order.⁸²

⁸¹ [Planning \(listed Buildings and Conservation Areas\) Act 1990 c9 Part II.](#)

⁸² 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.

6.5 Registered Parks and Gardens

Policy CH5

Registered parks and gardens

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 Policy CH1, the National Register compiled by Historic England and to other historic, botanical or ecological information.

Aim

6.34 To set out detailed policy for applications that affect Registered parks and gardens.

Justification

6.35 Historic England compiles a register of parks and gardens that are of special historic interest.⁸³ Those in the Peak District National Park are shown on the Policies Map:

- Chatsworth House (Grade I)
- Haddon Hall (Grade I)
- Lyme Park (Grade II*)
- Thornbridge Hall (Grade II).

Applying the Policy

6.36 Applications will be considered under Policy CH1 and by reference to the National Register compiled by Historic England and other historic, botanical or ecological information. Where necessary, agreement may be sought with the owner of the property to strengthen the certainty about the future of a park or garden as a whole before land use decisions are made.

⁸³ Historic Buildings and Ancient Monuments Act 1953.

7 Recreation and tourism

7.1 National Parks are treasured, beautiful landscapes, rich in cultural heritage and wildlife. They were born of a post-war consensus that holds true today; that they should be conserved and enhanced and that they are for all to visit and enjoy. The Peak District is rich in natural and cultural heritage attractions that are visited by millions of people. Part of the Authority's role is to promote opportunities for the public to understand and enjoy these Special Qualities.⁸⁴

7.2 The tourism industry makes up a significant portion of all employment in the area, with particularly high employment in the food and beverage industry. The wider Peak District and Derbyshire attract over 42 million visitors annually generating £2.9 billion per year into the local economy.⁸⁵

7.3 Recreation and tourism development must be sustainable. Activities or development must not harm protected sites (for example internationally designated habitats), landscape or other first purpose Special Qualities. The Authority's long-standing approach is to support development that relies on and whose purpose is related to the National Park's beauty, wildlife and cultural heritage. Large scale tourism development or accommodation is not appropriate. Where this is proposed close to the National Park boundary, the Authority will work with the local planning authority to ensure that the landscape setting of the National Park is properly considered and any impacts assessed and mitigated.

7.4 Policies for recreation and tourism must be considered alongside those for travel and transport. Most visitors arrive by private vehicle and this continues to be a major source of concern (see also Section 13 Travel and Transport).

7.5 Outcome 5 of the Local Plan is that the Peak District is a welcoming place where all are inspired to enjoy, care for and connect to its special qualities. Local Plan Objectives for recreation support: the rights of way network; multi-user recreational trails and development in settlements and the wider countryside where there is environmental capacity. Local Plan Objectives for tourism support the provision of a range of visitor accommodation.

RT1 supports recreation, environmental education and interpretation in and on the edge of settlements.

RT2 supports recreation, environmental education and interpretation in certain countryside locations where this can be achieved within environmental capacity.

RT3 supports the provision of hotels, bed and breakfast and self-catering accommodation in specific circumstances and locations.

RT4 sets limits on the Holiday occupancy of self-catering accommodation.

RT5 supports caravans and camping in specific circumstances and locations.

RT6 sets limits on the holiday occupancy of camping, campervan and caravan sites.

RT7 permits facilities for keeping and riding horses in specific circumstances and locations.

⁸⁴ National Parks and Access to the Countryside Act (1949) as amended by the Environment Act (1995).

⁸⁵ [Peak District Economic Development Needs Assessment](#) (2025), Icini Projects Ltd. STEAM is the standard model used to analyse the visitor economy.

7.1 Recreation, environmental education and interpretation in and on the edge of settlements

Policy RT1

Recreation, environmental education and interpretation in and on the edge of settlements (strategic policy)

- A Proposals for new or improved facilities which enable recreation, environmental education and interpretation will be permitted in and on the edge of settlements listed in Policy C8 if:
 - a they encourage understanding and enjoyment of the National Park; and
 - b they are proportionate in scale to the character and function of the settlement, valued landscape character and other first purpose Special Qualities; and
 - c the location is justified in relation to the wider environmental capacity, scale and intensity of use or activity.
- B Applications will be assessed with regard to the site's location, accessibility and size. Particular attention will be paid to:
 - i the demand for new facilities, existing provision and any current levels of use; and
 - ii the impact on local residential amenity (existing and potential); and
 - iii the wider visitor management or impact (existing and potential); and
 - iv likely effects on internationally protected areas (existing and potential).
- C Wherever possible proposals must re-use existing buildings that are heritage assets. However, where no suitable heritage asset exists, the reuse of other existing buildings or their replacement with a new building may be acceptable provided that suitable enhancement is delivered. If it is demonstrated to the satisfaction of the Authority that none of these options is possible, the construction of new buildings may be acceptable.
- D Opportunities for access by sustainable means, including by active travel and public transport must be fully explored and where feasible and proportionate, incorporated. The Authority may require a travel plan.
- E Development must not on its own, or cumulatively with other development and uses, prejudice or disadvantage people's enjoyment of other existing and appropriate recreation, environmental education or interpretation activities, including the informal quiet enjoyment of the National Park.

Applications considered under RT1 will also be considered under Policy B2 protecting sites, species and networks.

Applications considered under RT1 will also be considered under C8Eivb (Authority approved Area Visitor Management Plan)

Applications considered under RT1 for, or that include, new or increased visitor parking will also be considered under T12.

Aim

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

Justification

7.7 The Peak District is a very popular location for leisure visits and active recreation. The National Park is also an outstanding resource for environmental education, with many visits by school children and other groups.

7.8 Locating facilities within or on the edge of settlements is the best way to enable people to understand and enjoy the National Park while at the same time conserving and enhancing its natural beauty, cultural heritage and wildlife.

7.9 There are negative impacts of recreation and tourism such as wildlife disturbance, litter, erosion, and wildfires. The risk of such impacts is increased in proportion to visitor numbers.

Applying the policy

7.10 Policy RT1 supports the provision of recreation, environmental education and interpretation development within or on the edge of settlements named in Policy C8.⁸⁶ Development must be appropriate to the understanding and enjoyment of the National Park's first purpose Special Qualities and to their conservation and enhancement under Policy C4. The criteria focus on the site, the size of development, accessibility, levels of use, carrying capacity, wider environmental capacity, existing visitor management issues and local amenity. Policy C9: *Settlement capacity and limits* and Policy 4 *Conservation and enhancement of the landscape* are also relevant to the consideration of such applications.

7.11 Policy gives preference to the reuse of buildings that are heritage assets and then to the re-use or replacement of other buildings if enhancement can be delivered. The Authority must be satisfied that these options have been fully explored before new-build development is considered.

7.12 In some locations, the intensification of a particular activity can have a detrimental impact the enjoyment of the National Park by others. For example, some recreational uses may impact on the quiet enjoyment of the National Park by others. Where proposals for development come forward, they must not detrimentally impact on other recreational activities.

Environmental capacity

7.13 Environmental capacity is the maximum level of activity that a specific environment can sustain without degrading its natural resources or ecosystems. It includes the capacity of the site, the immediate area and wider area. Degradation may occur as a result of the development itself or as a result of the increase in visitor pressure brought about by the development.

⁸⁶ Policy RT2 deals with established recreational sites in the open countryside.

Access by sustainable means

7.14 The majority of visitors to the National Park arrive by car, and over recent years the availability of public transport to many popular Peak District locations has declined. However, generally, existing public transport provision serves a number of National Park settlements. Development of facilities for recreation or environmental education within or on the edge of settlements offers the best opportunities for these to be accessed by public transport. Where possible, we would wish to ensure that development under this policy provide links to the local walking, wheeling and cycling network which in turn links to public transport facilities where they are available. If such facilities are expected to attract a significant number of visitors, then the application should be accompanied by a Travel Plan and Transport Assessment / Statement.

7.2 Recreation, environmental education and interpretation in the countryside

Policy RT2

Recreation, environmental education and interpretation in the countryside (strategic policy)

- A Proposals for new, improved or expanded recreation, environmental education and interpretation in the open countryside must be informed by the Landscape Strategy and supported by an industry standard Landscape and Visual Impact Assessment where in the judgement of the Authority there is likely to be a wide-scale landscape impact.
- B At existing sites*, proposals for new, improved or expanded recreation, environmental education and interpretation will be supported only where all of the following criteria are met. The development:
- i is appropriate to the current nature, character and purpose of the site; and
 - ii will promote understanding and enjoyment of the National Park; and
 - iii is justified in relation to the environmental capacity of the site and the surrounding area and the scale and intensity of use or activity is appropriate in terms of the site's location, accessibility and size taking into account:
 - a the demand for new facilities, existing provision and any current levels of use; and
 - b the impact on local residential amenity (existing and potential); and
 - c the wider visitor management or impact (existing and potential); and
 - d likely effects on internationally protected areas (existing and potential).

Where appropriate, opportunities for access by active travel and/or public transport must be fully explored and if feasible and proportionate, incorporated. The Authority may require a travel plan.

- C In other locations in the open countryside:
- i proposals for new, improved or expanded recreation, environmental education and interpretation will not be permitted unless there is compelling evidence of exceptional circumstances that demonstrate the need for that development in that location.
 - ii small-scale development that seeks to reduce visitor pressure or mitigate harms caused by visitor pressure may be permitted at sites that in the judgement of the Authority provide access to nearby recreation opportunities or that are used to access the wider countryside for active recreation.
- D Wherever possible proposals must re-use existing buildings that are heritage assets. However, where no suitable heritage asset exists, the reuse of other existing buildings or their replacement with a new building may be acceptable provided that suitable enhancement is delivered.
- E Development must not on its own, or cumulatively with other development and uses, prejudice or disadvantage people's enjoyment of other existing and appropriate recreation, environmental education or interpretation activities, including the informal quiet enjoyment of the National Park.

Applications considered under RT2 will also be considered under Policy B2 protecting sites, species and networks.

Applications considered under RT2 will also be considered under C8Eivb (Local Planning Authority approved Area Visitor Management Plan).

Applications considered under RT2 for, or that include, new or increased visitor parking will also be considered under Policies T9 and T12.

Proposals for new or increased floorspace for Use Class E (a) and E (b) uses at recreation and visitor facilities in the countryside will be considered under Policy S2 E.

*An indicative list of existing sites is in Appendix 11.

Aim

7.15 To set detailed criteria for the consideration of applications for recreation, environmental education and interpretation facilities in the countryside outside settlements named in Policy C8 so that development is within environmental capacity and delivers significant overall benefit.

Justification

7.16 It is estimated that the Peak District receives up to 26 million visits per year. There are a number of sites and locations in the open countryside where these visits are concentrated. They are destinations and/or bases from which visitors go on to access footpaths, trails and other active recreation. Data collected from various surveys suggests that up to 85% of visits are made by private car or van. The availability of public transport to, and that links, many popular Peak District locations has declined and inconsiderate (and sometimes) illegal parking is taking place in some locations even to the extent of restricting the highway. The Covid-19 pandemic led to many popular recreational sites becoming busier and social media has driven the popularity of some unexpected sites.

7.17 There are negative impacts of recreation and tourism such as wildlife disturbance, litter, erosion, and wildfires. The risk of such impacts is increased in proportion to visitor numbers.

Applying the policy

7.18 Policy RT2 supports the provision of recreational, environmental education and interpretation developments at existing sites in the open countryside, within environmental capacity. Core Policies, and other thematic policies on biodiversity and traffic and transport are important in the consideration of such development. Where there is a conflict, conservation and enhancement of natural beauty, wildlife and cultural heritage of the National Park takes priority over the promotion of the understanding and enjoyment of its Special Qualities.

Environmental capacity

7.19 Environmental capacity is the maximum level of activity that a specific environment can sustain without degrading its natural resources or ecosystems. It includes the capacity of the site, the immediate area and wider area. Degradation may occur as a result of the development itself or as a result of the increase in visitor pressure brought about by the development.

Existing sites

7.20 Clause B applies to existing sites.⁸⁷ They vary in nature, character and purpose and are owned or managed by different organisations and private individuals. Larger sites provide a range of facilities including car parks, cafes, cycle hire, visitor centres and shops. Smaller sites may include for example car parks with toilet facilities and interpretation. Development is acceptable in principle at these sites if it promotes understanding and enjoyment of the National Park. Development must also be appropriate to the site's existing nature, character and purpose, within its environmental capacity and in accordance with the strict criteria set out. All development should include facilities that help to direct users to the footpath and trails network. Development at larger sites should explore the provision of facilities that promote active travel and public transport use.

Traffic and visitor parking

7.21 The majority of visitors to the National Park arrive by car. The authority acknowledges the issues this can cause and travel and transport policies are in Chapter 13. Where proposals being considered under RT2 include new or increased visitor parking Policy T12 will also apply.

Area visitor management plans

7.22 The National Park Authority is working with partner organisations to develop Area Visitor Management Plans.⁸⁸ These will address visitor and traffic management over a wide area in a holistic way. Local Plan Policy C8E iv b states that development proposals that are part of an Area Visitor Management Plan that has been approved by the Local Planning Authority will be given positive regard.

Other locations

7.23 Clause C applies to locations in the open countryside outside of existing sites. In such cases development may be acceptable if a clear and evidenced justification for the need to use such a location can be demonstrated. However, such developments would only be permitted in exceptional circumstances. Road-side lay-bys and roadside areas commonly used for parking are not considered to be 'existing sites'.

⁸⁷ An indicative list of existing sites is in Appendix 11.

⁸⁸ At the time of writing a trial Plan is being established for the Mam Nick/Castleton Area.

7.3 Hotels, bed and breakfast and self-catering accommodation

Policy RT3

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.

- A The change of use of a building that is a heritage asset to serviced or self-catering holiday accommodation will be permitted if it does not create unacceptable landscape or ecological impact and:
 - i it supports farm diversification; or
 - ii it is ancillary accommodation; or
 - iii it is otherwise not suitable for use as a primary residence.
- B The change of use of modern agricultural barns where development (whether through prior notification or planning permission) is justified only for agricultural purposes, will not be permitted.
- C Minor developments which extend or make quality improvements to existing holiday accommodation will be permitted.
- D New hotel accommodation may be acceptable at well-located sites on previously developed land or through the conversion of a heritage asset. Development must not create unacceptable landscape or ecological impact and will be assessed in accordance with the following criteria:
 - i The location of the site
 - ii The accessibility of the site
 - iii The size of the proposed hotel
 - iv Demand for new hotel facilities
 - v Landscape or environmental constraints on the site
 - vi Impact on local residential amenity.

Aim

7.24 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

7.25 The policy supports the re-use of heritage assets (aligned to the first purpose of national parks) and the provision of different forms of overnight accommodation to enable people to enjoy the Peak District (second purpose). Farm diversification is directly supported. Tourism is a vital industry in the Peak District with around a quarter of total employment in this sector. ⁸⁹

Applying the policy

7.26 Clause A supports the development of serviced or self-catering holiday accommodation through conversion or change of use of buildings which are cultural heritage assets. Proposals for the conversion of buildings that are not heritage assets are not supported by this policy and should be refused.

7.27 Planning policies prioritise the conversion of heritage assets for use as permanent homes rather than holiday homes, except in the specific circumstances set out in Policy H17 and RT3A. Policy H17 requires all new housing to be used as a primary residence unless:

- it is holiday accommodation to support farm diversification; or
- it is ancillary accommodation; or
- it supports the conversion of a heritage asset that is otherwise not suitable for use as a primary residence.

7.28 'Not suitable for use as a primary residence' means in relation to residential amenity, including but not limited to insufficient indoor or outdoor living space or inappropriate relationship to nearby dwellings. It does not mean in relation to any adverse impact on Special Qualities because 'serviced or self-catered holiday accommodation' and 'open market housing required to achieve the conservation or enhancement of the heritage asset' are both considered to be 'high intensity uses' and of equal likelihood to create adverse impact, as set out in supporting text for Policy CH2.

7.29 The requirement for Nutrient Neutrality applies to applicable development in the relevant catchment. Applicants should seek early advice. ⁹⁰

7.30 Any increase in overnight stays could have an impact on protected sites via an increased impact on local water phosphate levels. Policy C2 applies that requires all development to conserve the quality and quantity of natural resources, including water, air, soils, biodiversity and geodiversity. Policy B2 applies that protects sites, species and networks.

⁸⁹ [Peak District Economic Development Needs Assessment](#).

⁹⁰ [Nutrient Neutrality Map Derbyshire Dales SAC](#)

7.4 Holiday occupancy of self-catering accommodation

Policy RT4

Holiday occupancy of self-catering accommodation

- A In all cases, the owner/operator of self-catering holiday accommodation shall maintain an up-to-date register of the names and addresses of the occupiers of the accommodation and shall make the register available at all reasonable times to the the Authority upon request.
- B Where self-catering accommodation is acceptable, its use will be restricted to no more than 28 days per calendar year by any one person.
- C Applications to remove any condition that stipulates either months of occupation, or occupation of no more than 28 days per annum by any one person will be permitted provided that the building is suitable for use as a primary residence and there would be no adverse impact on:
 - i the building, it's setting, valued landscape character or any other first purpose Special Qualities; and
 - ii residential amenity.

The Authority will consider removal of permitted development rights to ensure that any intensification of use (from holiday to permanent occupancy) does not harm any features listed in Ci.

Aim

7.31 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

7.32 In cases where a property is unsuitable as a full time residence (where there is, for example, poor outdoor or indoor living space or an inappropriate relationship to adjoining houses) and self catering accommodation is acceptable it is necessary to ensure that occupancy is restricted.

Applying the policy

7.33 Where a property is provided for self-catering accommodation, there will be an assumption that its occupancy will be restricted to no more than 28 days per annum by any one person. The owner of the property will be required to maintain an up-to-date register of the names and addresses of the occupiers of the accommodation. This should be made available to officers of the National Park Authority on request.

7.34 Where the property is suitable for permanent occupation, the removal of the occupancy condition will be supported provided that doing so will not adversely impact the first purpose Special Qualities of the National Park or the amenity of local residential properties. Suitable means in relation to having satisfactory indoor and outdoor space and in relation to any planning considerations or conditions.

7.5 Caravans and camping

Policy RT5

Caravans and camping (strategic policy)

- A Small touring camping, motorcaravan (campervan) and caravan sites (up to 30 pitches) or a small extension to existing sites (up to 30 pitches in total) will be permitted provided that the site is or can be made well screened, there is appropriate access to the road network and its use or intensification of use does not adversely affect residential amenity. Decisions will take into account:
- i scale; and
 - ii location; and;
 - iii accessibility; and
 - iv landscape setting; and
 - v impact on the wider environment, including on any nature or heritage designations; and
 - vi impact on neighbouring uses; and
 - vii impact on nutrient neutrality.
- B Static caravans, chalets, lodges and other structures designed or intended to be used for holiday accommodation will not be permitted except for the structures listed in part C below. Any permitted structures should be designed and coloured in a style appropriate to the location.
- C Wooden pods and a single shepherd's hut are permitted only if all of the following criteria are met.
- i Wooden pods must:
 - a be in a woodland location with negligible landscape impact; and
 - b by their location or use, not cause undue harm to first purpose Special Qualities; and
 - c be small in relation to the number of rooms and it's overall size, when considered against the range of products available on the market; and
 - d be simple in relation to the design and internal and external features, with decking and hardstanding kept to an absolute minimum; and
 - e not require connection to fresh or foul water supply.
 - ii The single shepherd's hut is to support farm diversification (Policy E6), is located close to the facilities of a farmstead and complies with parts b to e of the criteria listed above.
- D 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 C above.
- E Where permitted, none of the structures referred to in C and D shall be replaced by any other structure(s) differing from the approved details, unless and until details of the size, design and colour of such replacements have first been approved in writing by the National Park Authority.
- F New or improved facilities at existing sites 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.

(Proposals for new or increased floorspace for Use Class E (a) and E (b) uses are considered under Policy E2 D.)

G Developments that improve the appearance of existing sites will be encouraged.

Aim

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

Justification

7.36 Camping and caravanning is popular, allowing flexibility and a cheaper form of accommodation for visitors, and for farmers the opportunity to diversify income streams. The policy aligns with national parks' second purpose and socio-economic duty by permitting small touring sites and camping pods and shepherd's huts in specific locations. The policy aligns with national parks' first purpose by restricting the type and location of permanent structures so that negative impact on valued landscape character is minimised.

Applying the policy

7.37 Touring camping and caravanning are historically the most popular types of visitor accommodation and considerable provision already exists within the National Park.

7.38 The policy stresses the need for development to integrate well with and not dominate its surroundings. In terms of integrating development into the landscape, this is often a challenge. Much of the quieter landscape is very open, whilst the busier valleys and dales are often narrow and ecologically sensitive and already feel the pressure from day visitor use of small roads. Many of these roads are steep, narrow and poorly aligned. If the scale is appropriate and the impact on location, access, setting, the wider environment and local amenity are satisfactory then new low-key sites may be acceptable.

7.39 What is an appropriate size of site will vary from case to case but, for the scale of development or activity to be considered appropriate, it should in no circumstance dominate its surroundings. Sites of up to 30 pitches are more likely to be acceptable than those which are larger.

7.40 Part B of the policy is clear that static caravans, chalets and lodges are not acceptable features in the National Park. The open character of large parts of landscape particularly in the National Park means that the non-traditional and permanent presence of such forms of accommodation is incompatible with the conservation purpose of the National Park. However, the previous Local Plan allowed for the provision of small and simple structures such as camping pods and shepherd's huts in small numbers and in appropriate locations. This approach recognised the both demand for such structures and the harm to the landscape of the uncontrolled proliferation of such structures.

7.41 Since the adoption of this approach, there has been a significant growth in the scale and complexity of such structures to the point where they are effectively static caravans and wooden lodges; which the Plan does not permit. In order to address this, the policy provides clarity on what will be acceptable within the National Park. In effect, these structures will need to effectively

offer alternatives to tents, with better protection from the weather, but with little else in the way of luxury. The policy supplies criteria that camping pods and shepherd's huts will be required to meet.

7.42 Part D of the policy recognises that new 'glamping' structures will come onto the market during the life of the Plan. Such products will be subject to the same criteria as camping pods and shepherd's huts.

7.43 Small structures such as camping pods and shepherd's huts are usually wooden and over time, the Peak District weather can lead to their deterioration. Where the owner wishes to replace an existing structure with one that differs from the originally permitted structure in size or detail written approval from the National Park Authority will be required.

7.44 For many village facilities, visitor spend is an essential part of the owner's income and helps sustain the facility for the benefit of the community year-round. Therefore, the provision of facilities (including shops, restaurants, sports and leisure facilities) on camping and caravan sites will only be permitted when there will be no significant adverse effect on the vitality and viability of existing facilities in surrounding communities. Nevertheless, there may be circumstances where the introduction of small-scale facilities on a camping or caravan site may actually provide a useful contribution to community services where they are not otherwise available locally.

Temporary campsites

7.45 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.

7.46 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.

7.47 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.

7.48 There are two options that could be pursued: -

- 1 A reversion to the situation before 2023 where permitted development allowed for temporary campsites to operate for up to 28 days per year.
- 2 The requirement for all temporary campsites to require planning permission.

7.49 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.

Extensions to existing sites for static caravans, chalets, lodges

7.50 Applications to extend existing sites that contain static caravans, chalets, lodges will be dealt with under Core Policies.

7.6 Holiday occupancy of camping, campervan and caravan sites

Policy RT6

Holiday occupancy of camping, campervan and caravan sites

- A Where the development of a camping, or caravan site is acceptable for overnight accommodation within tents, caravans, motorcaravans (campervans), camping pods, shepherd's huts or other accommodation types:
- i use of the accommodation 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 (at the time of first use) and there would be no adverse impact on valued landscape character, protected sites, other first purpose 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 A(ii). If permitted, occupancy conditions limiting occupancy to no more than 28 days per year by any one individual will be required.

Aim

7.51 To ensure that camping, caravan and motorcaravan 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

7.52 Camping, caravan and motorcaravan sites allow for a 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 for full-time residential use and should not be used for this purpose.

7.53 The demand for facilities (including for 'glamping' accommodation) has grown significantly and the traditional holiday 'season' is extended throughout the year, aligning with the general growth in demand for staycations and short breaks.

7.54 However the year-round visual intrusion of camping, caravan and motorcaravan sites and the associated activity can affect the wider enjoyment of the National Park, especially in the winter landscape. In addition, where campsites are in close proximity to settlements, downtime for the site can offer relief to residents from noise and other amenity impacts.

7.55 Having a break in operations may also help the site to recover, especially grassed areas where continual operations during winter may lead to erosion and loss of vegetation.

Applying the policy

7.56 The policy will be applied to new sites or those seeking extensions. Site owners are able to apply for a removal of the restrictions, subject to meeting the criteria listed within Part A(ii) of the policy.

7.57 **The potential additional impact of year-round occupancy on nutrient pollution must be taken into account. Where the application affects a protected site the impact of potential nutrient pollution must be considered and mitigated in accordance with Policy B2. For applications in relevant catchments, nutrient neutrality requirements apply and applicants should seek early advice.**

7.7 Facilities for keeping and riding horses

Policy RT7

Facilities for keeping and riding horses

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

- i is specifically designed to accommodate horses or is agricultural in nature; and
- ii is constructed to a scale and design and uses materials that are appropriate to the function of the building; and
- iii is located adjacent to existing buildings or groups of buildings where possible; 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 does not have a negative impact on first purpose Special Qualities, protected sites or neighbouring amenity, and
- vi is not likely to cause road safety problems; and
- vii 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 relevant first purpose Special Qualities of the area or their enjoyment by others.

Aim

7.58 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

7.59 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 manège 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.

Applying the policy

7.60 Horse riding provides opportunities for quiet enjoyment of the National Park. Planning permission is not normally required for the use of land for grazing horses, but stables, exercise rings (or manège) and the recreational use of land usually do require permission. The popularity of horse riding creates pressure for stabling and exercise rings in places where it is not always easy to find a good design and fit to valued landscape character and other first purpose Special Qualities of the National Park. The combination of buildings and exercise areas, security lighting and paddock style fencing can create an over-managed feel to relatively simple pastoral landscapes. This is particularly the case where the landscapes are relatively open.

7.61 The design and construction of such facilities, including the demand for major changes to landform to create exercise areas has caused some concern. Experience has shown that where stables are built too high, even to domestic standards, there can be subsequent pressure for conversion to domestic use. As such it is considered that simpler construction methods offer a more functional solution, although the acceptability of individual designs will depend always on the character and appearance of the surrounding area.

7.62 The impact may also be lessened by siting stables or facilities adjacent to existing groups of buildings, and using materials which reflect the valued character of the area. Consideration should also be given to issues such as the ease of access to an adequate local bridleway network, likely traffic generation, and possible nuisance to local residents, landowners or farmers.

7.63 Where the application may affect a protected site the impact of potential nutrient pollution must be considered and mitigated in accordance with Policy B2.

7.8 Aires for motorcaravans (campervans) in car parks

7.64 The popularity of motorcaravans (campervans) has increased significantly over recent years; and in particular in the aftermath of the Covid-19 pandemic. Motorcaravans are usually able to use existing camping and caravan sites, and in most cases temporary sites as well.

7.65 Many visitors using motorcaravans choose to park in laybys and in existing car parks rather than using official camping and caravan sites. This can cause issues because roadside motorcaravan parking is visually intrusive and parking spaces that might otherwise be used by short stay visitors are lost. In some cases, anecdotal evidence suggests that some motorcaravans act as a semi-permanent residence.

7.66 The roadside parking of motorcaravans can be obstructive, damaging to roadside verges and result in the inappropriate disposal of litter and human waste. The popularity of motorcaravans is unlikely to reduce in the near future and the availability of alternatives to roadside parking can support local business and reduce the negative effects of roadside parking.

7.67 The General Permitted Development Order allows for sites of up to 5 caravans and motorcaravans units to be operated without requiring planning consent through the successful application for an exemption certificate.

7.68 The National Park Authority recognises the value of such facilities in offering overnight parking motorcaravans for up to 48 hours. When located in the car parks of existing businesses, such as pubs and hotels, they can help to support the business. However, it is important that this use does not lead to the displacement of vehicles belonging to other business users onto the surrounding highway network.

7.69 Where Aire facilities have a negative impact on the first purpose Special Qualities of the National Park or on neighbouring residential amenity, consideration will be given to bringing them under planning control through an Article 4 Direction.

8 Climate change, flood risk and sustainable drainage

8.1 Climate change will affect the National Park's natural beauty, wildlife and cultural heritage. The Special Quality most vulnerable to climate change is 'internationally important and locally distinctive wildlife and habitats'.⁹¹ The effects of climate change have become increasingly apparent with severe weather events, flooding, drought and an increase in average annual temperatures.⁹²

8.2 The UK is among the world's biggest current and historic emitters of greenhouse gases worldwide. The 2008 Climate Change Act establishes the legal framework for mitigation (reducing emissions) and adaptation (increasing resilience to climate change). Local communities have made it very clear to the Authority that they want to play their part.

8.3 The National Planning Policy Framework says that plans should take a proactive approach to mitigating and adapting to climate change (paragraph 162). New development should reduce vulnerability and help reduce greenhouse gas emissions reflecting Government national technical standards for buildings (paragraph 164). Plans should provide a positive strategy for energy from renewable and low carbon energy sources (paragraph 165) but major development should not take place other than in exceptional circumstances of national public interest (paragraph 190).

8.4 The National Planning Policy Framework says that strategic policies should be informed by a strategic flood risk assessment, manage flood risk from all sources (paragraph 171) and apply a sequential, risk-based approach to the location of development (para 172.) More information on flood risk and the Peak District Strategic Flood Risk Assessment is in supporting text for Policy CC3.⁹³

8.5 The Local Plan Spatial Outcome 8 is that the Peak District National Park is more resilient and net-zero by 2040 through its exemplary response to climate change. Spatial Objectives support the positive management of landscape change including by carbon sequestration, making space for water and nature recovery. Sensitive-sited, small-scale renewable energy infrastructure is supported as well as building design, construction and adaptation that enables energy transition and generation. Critically, Objectives are also aligned to national park purposes so that this can be achieved in a way that is responsive to the Peak District's distinctive cultural landscape character and other first purpose Special Qualities of the Peak District. Open skylines and long views are protected. The built tradition and character of settlements is respected.

Policy C2 promotes sustainable development by minimising greenhouse gas emissions, maximising carbon sequestration and promoting resilience and adaptation to climate change effects, including flood risk. Policies in this chapter give more detail on:

CC1 Sustainable design and construction

CC2 Low carbon and renewable energy development

CC3 Flood risk

⁹¹ [Climate Change Vulnerability Assessment](#).

⁹² [Climate Change and the Peak District](#)

⁹³ [Peak District Strategic Flood Risk Assessment](#)

CC4 Sustainable drainage

8.1 Sustainable design and carbon reduction

Policy CC1

Sustainable design and carbon reduction (strategic policy)

- A Proportionate to the scale, type and viability of the proposal and other policy constraints, all development must:
- i minimise energy demand through passive design and a fabric-first approach, ensuring each of the fabric elements of the building are performing to the highest standards of reducing energy demand;
 - ii incorporate efficient low carbon heating and energy systems;
 - iii maximise on-site renewable and/or low carbon energy generation where technically feasible and visually acceptable;
 - iv use sustainable, low embodied carbon materials where practicable;
 - v integrate measures to address climate change adaptation, including overheating risk, water efficiency, sustainable drainage and biodiversity enhancement.
- B Development proposals must submit a Climate Statement outlining mitigation and adaptation measures.
- C The retrofitting of existing buildings to improve energy efficiency and reduce carbon emissions is supported in principle. Where development affects a Listed Building or Conservation Area, energy efficiency and renewable measures will be supported where they:
- i conserve and enhance the significance of the heritage asset; and
 - ii minimise harm to historic fabric and character; and
 - iii adhere to relevant national guidance, including that of Historic England; and
 - iv are reversible where practicable.

Aim

8.6 To achieve national and local objectives for climate change mitigation and adaptation through design, construction and retrofitting.

Justification

Derbyshire Spatial Energy Study

8.7 The Derbyshire Spatial Energy Study (2022) identifies the scale of decarbonisation required across the County and the potential role of different technologies. While its findings are not directly transferable to the National Park due to the different geography, protected landscape constraints, extensive Conservation Areas, and the high proportion of buildings which are heritage assets, it provides a broad indication of regional potential.

- Rooftop solar PV could meet up to 19% of Derbyshire’s electricity demand if deployed widely across domestic, commercial and industrial rooftops.
- Rooftop solar thermal could meet 18% of heat demand, although historic trends suggest solar PV is likely to remain dominant.
- Derbyshire would require approximately 3,635 MW of heat pump capacity to decarbonise heat, leading to increased electricity demand due to electrification.
- Improving all properties to EPC rating C (69 or above) could reduce annual heat demand by approximately 743 GWh and reduce aggregate energy bills by over £58 million per annum across 292,574 properties.

8.8 Energy efficiency is therefore critical to demand reduction and heat decarbonisation. A fabric-first approach reduces long-term costs, improves resilience and supports wider net zero objectives.

National Park Context

8.9 The National Park has distinctive characteristics including sensitive landscapes, heritage assets, traditional building stock and high environmental quality. Policy must therefore balance carbon reduction with conservation purposes. The approach taken:

- prioritises fabric efficiency and demand reduction
- supports rooftop renewable energy where visually acceptable
- applies flexibility for heritage assets
- ensures requirements are viable and proportionate.

Applying the Policy

8.10 The Future Homes Standard and Future Buildings Standard will apply from March 2027. Development proposals must apply the following energy hierarchy:

- 1 Reduce energy demand.
- 2 Supply energy efficiently.
- 3 Generate renewable or low carbon energy on site.

8.11 Policy requirements will be applied proportionately, having regard to:

- the scale and type of development
- site constraints, including heritage and landscape sensitivities
- viability considerations
- national policy and regulatory standards.

8.2 Low Carbon and Renewable Energy Development

Policy CC2

Low carbon and renewable energy development (strategic policy)

- A Proposals for renewable and low-carbon energy generation, energy storage and supporting infrastructure will be supported in principle where they contribute to net zero and national energy security, provided that:
- i they conserve and enhance the landscape character, cultural heritage assets, **biodiversity** and other first purpose Special Qualities of the National Park; and
 - ii any adverse impacts (including cumulative and cross-boundary impacts) are avoided, minimised or appropriately mitigated; and
 - iii they are of a scale and design appropriate to their location.
- B Proposals will be assessed positively, giving significant weight to the contribution renewable and low-carbon development makes to climate change mitigation. Economic, social and wider environmental benefits will be taken into account in the planning balance.
- C If in the view of the Authority a proposal is considered to be large-scale renewable energy development it will be subject to the major development test set out in national policy. Small-scale and community-led schemes, including domestic-scale solar, wind, hydro and battery storage, will be supported where impacts are acceptable.

Aim

8.12 To achieve national and local objectives for renewable and low-carbon energy generation.

Justification

8.13 National policy requires a positive strategy that supports renewable and low-carbon energy and gives significant weight to its role in meeting net zero targets. The National Park has high landscape sensitivity and internationally important and protected wildlife conservation designations meaning careful siting, scale and design are essential.

8.14 Evidence such as the Derbyshire Spatial Energy Study highlights opportunities for small-scale hydro, anaerobic digestion (where feedstock is locally sourced), district heating, solar PV, battery storage and low-carbon transport infrastructure. Landscape sensitivity is particularly high for ground-mounted solar and onshore wind, but this does not justify a blanket ban. Each proposal must be assessed on its merits, including cumulative effects.

8.15 Energy storage, grid resilience and decentralised generation are increasingly important, including to address local capacity constraints. Supporting appropriate renewable generation alongside conservation of landscape character is consistent with the long-term environmental, social and economic wellbeing of the National Park.

Applying the Policy

8.16 The Climate Change and Sustainable Building Supplementary Planning Document (or successor) should be used.

8.17 The National Planning Policy Framework sets out that plans should consider identifying suitable areas for renewable and low carbon energy sources. The *Settlement Character Analysis and Landscape Sensitivity Assessment* ('the Assessment')⁹⁴ defines (for the 23 Peak District settlements included in the study) Local Landscape Character Areas (LLCAs). LLCAs include the immediate settlement edge landscapes where new development (for example housing and community facilities) could take place. They are shown on the Policies Map. Each LLCA is assessed for landscape value and for susceptibility and sensitivity to harm from development. This is set out in Appendix 1. The Assessment should be used for applications in and on the edge of applicable settlements. Supporting information for Policy C9 *Settlement capacity and limits* gives more detail about out how the Assessment should be used.

⁹⁴ [Settlement Character Analysis and Landscape Sensitivity Assessment](#)

8.3 Flood risk

Policy CC3

Flood risk (strategic policy)

- A All new development must be located in areas identified as being at the lowest risk of flooding from all sources.
- B 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).
- C 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.
- D Development classified as ‘highly vulnerable’ will also not be permitted in **Flood Zone 3a**, under any circumstances.
- E Development classified as ‘essential infrastructure’ and/or ‘water compatible development’ will only be permitted where the three policy tests in B 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.

Aim

8.18 To steer development away from areas at risk of flooding, ensure flood risk is properly managed for the lifetime of development, and support nature recovery and climate resilience.

Justification

8.19 Flood risk is increasing as a result of climate change, more intense rainfall events and pressure on drainage infrastructure. National policy requires a sequential, risk-based approach to the location of development, directing new development to areas at the lowest probability of flooding and ensuring that flood risk is not increased elsewhere.

Applying the policy

8.20 The Plan is accompanied by an updated Level 1 Strategic Flood Risk Assessment (SFRA) for the National Park. It should be used as set out.⁹⁵

Developers and consultants

- identify the requirements of a site-specific flood risk assessment
- inform site-specific flood risk assessments
- inform surface water management approaches, particularly with regard to implementing Sustainable Drainage Systems (SuDS)
- provide evidence to support sequential and exception tests for individual applications, where necessary
- identify opportunities for development in reducing the causes and impacts of flooding.

Emergency planners, the emergency services and local resilience forums

- understand the risk of flooding to existing and proposed communities for emergency planning
- advise on the impact of future development on emergency planning, including any extra resources that may be needed
- advise on measures to be included in future development to avoid or minimise further impacts on emergency planning.

Risk management authorities (RMAs)

- inform their assessment and management of sources of flood risk that they are responsible for
- identify opportunities where development may help to reduce the causes and impacts of sources of flood risk they are responsible for.

PDNP's constituent authorities within the area to inform their work

- highways, transport, public health, local design guides or codes, economic growth, infrastructure planning, green infrastructure strategies, local nature recovery strategies, GIS and data management, parks & recreation
- inform the SFRA of other local planning authorities and constituent authorities, particularly in relation to cross-border risks and opportunities.

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

⁹⁵ [Strategic Flood Risk Assessment](#)

8.22 A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3 at the applicant's expense. If there are any concerns regarding whether a site sits within Flood Zone 3a or 3b this should be appropriately assessed within the site-specific assessment.⁹⁶

8.23 The requirement for Nutrient Neutrality applies to applicable development in the relevant catchment. Applicants should seek early advice.⁹⁷

⁹⁶ The NPPF sets out that a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3.

⁹⁷ [Nutrient Neutrality Map Derbyshire Dales SAC](#)

8.4 Sustainable Drainage

Policy CC4

Sustainable drainage (strategic policy)

- A Development must protect water quality and manage surface and foul water sustainably.
- B Within Source Protection Zones, Safeguard Zones and Water Protection Zones, proposals must demonstrate that water quality will be protected during construction and operation. Development that poses a risk of pollution will not be permitted unless adequate control, mitigation and remediation measures are secured.
- C All development must provide separate foul and surface water systems. Connection to the public foul sewer network is required wherever feasible. Where this is not possible, a package treatment plant or other modern wastewater treatment system approved by the Environment Agency must be provided. Septic tanks will only be supported in exceptional circumstances where no reasonable alternative exists.
- D All development (except very minor development) must incorporate Sustainable Drainage Systems (SuDS) to maximise on-site surface water retention and minimise the volume and rate of discharge off-site. Proposals must demonstrate measurable betterment in runoff rates. Impermeable hardstanding will only be permitted in exceptional circumstances, and parking areas for new homes must use permeable materials unless an alternative approach can be fully justified.
- E SuDS must be integrated with biodiversity enhancement and multifunctional green infrastructure and explained within the Design and Access Statement.
- F Watercourses within development sites must be safeguarded and enhanced. Culverted or modified watercourses should be restored to open, natural channels unless demonstrated to be unfeasible, with works undertaken in consultation with relevant authorities.

Aim

8.24 To prevent water pollution.

Justification

8.25 The Peak District National Park lies largely over Carboniferous Limestone, which forms a Principal Aquifer. This aquifer feeds the Rivers Wye and Lathkill, and ultimately the River Derwent. It also provides part of Derbyshire's public water supply and supports a range of agricultural and commercial abstractions.

8.26 Because limestone is highly permeable, pollutants can move quickly into groundwater and watercourses. Development therefore needs careful control to avoid harm to water quality, river ecosystems and drinking water supplies. The policy sets clear expectations for foul and surface water management to reduce these risks.

Applying the policy

8.27 The Plan is accompanied by an updated Level 1 Strategic Flood Risk Assessment (SFRA) for the National Park which should be used to:

- inform surface water management approaches, particularly with regard to implementing Sustainable Drainage Systems (SuDS)
- identify opportunities for development in reducing the causes and impacts of flooding.⁹⁸

8.28 Applicants should:

- Demonstrate how water quality will be protected, particularly within Source Protection Zones, Safeguard Zones and Water Protection Zones.⁹⁹
- Follow the drainage hierarchy, prioritising connection to the public sewer where feasible.
- Clearly justify any non-mains drainage solution and show that it meets Environment Agency requirements.
- Provide a drainage strategy showing how SuDS will manage runoff rates and volumes and contribute to biodiversity where possible.
- Safeguard existing watercourses and consult relevant bodies where alterations are proposed.

8.29 Early discussion with the Environment Agency, water companies and the Lead Local Flood Authority is encouraged.

⁹⁸ [Strategic Flood Risk Assessment](#).

⁹⁹ Source Protection Zones (SPZs), Safeguard Zones (SgZs), and Water Protection Zones (WPZs) are designated areas in England used by the Environment Agency to protect groundwater and surface water quality for drinking supplies, limiting activities that risk contamination.

9 Housing

9.1 This chapter sets out the housing policies for the Peak District National Park and explains how they contribute towards delivering the Local Plan Outcome 6; that Peak District National Park communities are thriving and sustainable places where all generations can live healthy and fulfilled lives. The chapter cover all aspects of housing policy, taking its lead from the spatial objective for thriving and sustainable communities; supporting thriving and sustainable communities, to retain homes as primary residences, to enable the delivery of 1740 new homes spread across the constituent authorities and at a scale that is proportionate to the need and capacity of the settlement.

9.2 It is not appropriate to permit new housing simply in response to the significant open market demand to live in its sought-after environment. The limited number of opportunities for new residential development emphasises the importance of providing affordable homes for local people in eligible affordable housing need who cannot compete in the open housing market rather than catering for a wider catchment area. It is a justifiable reason for new housing provided there is no harm to the National Park and its first purpose Special Qualities. It can help people who move away from the National Park (e.g. for further education and early careers), but maintain a connection, to return within a reasonable period. Key worker accommodation is supported where a continued presence is essential to the function of the business. Assisted accommodation is supported where a need is identified and is directed towards the larger settlements.

9.3 The provision of new housing is spread across the three main landscape character areas of the National Park and aligns closely with all intents and purposes with constituent Local Authority areas. The most populated and accessible area of the National Park is the White Peak and consequently the majority of the housing requirement over the plan period is directed to this area. The Dark Peak and the South West Peak landscape areas have much lower populations, smaller communities and accessibility is not as good, as such the housing requirement for these areas is much lower.

9.4 Housing policy supports:

- the provision of affordable housing for local people in housing need (policies H1 – H7)
- housing that is required to achieve conservation and enhancement (policy H1)
- people to stay within their local community and for communities to be resilient (policies H3, 4, 5, 8,15, 16,17)
- adaptation and extension of homes so that people can respond to their changing needs (policies H9, 11, 18)
- effective use of land (policies H9, 10, 14).

9.5 Policy H1 sets out the routes to new housing in the National Park whilst complying with national park purposes. The emphasis is placed on affordable housing; when open market housing might be appropriate; and what should happen when aged persons' accommodation is proposed.

9.6 Housing provision for agriculture, forestry, and rural enterprise key workers (Policy H6) that require a rural location, can sometimes justify a new home in open countryside in addition to the general provision. A rural enterprise must be acceptable in its location before a new home is considered. It will often be more sustainable for workers to live in nearby towns or villages or in suitable existing buildings. Justifying a new home outside of a settlement depends on the essential

functional and financially sound needs of an enterprise for full-time employees and not on personal preferences or circumstances. Proposals for succession farming should be addressed through the conversion of existing heritage farm buildings or subdivision of existing dwellings.

9.7 Policy H7 deals with accommodation for Gypsies, Travellers and Show people, and whilst there is no identified need, the Local Plan retains an approach which accepts that exceptional circumstances might justify small scale provision. This is unlikely to exceed 1 or 2 pitches. Planning permission will not be permanent and need for a site will be kept under review.

9.8 As stated above, there are a limited number of opportunities for new residential development in the National Park. In addition to the routes to new housing set out above, the Authority supports the provision of new housing created through the sub-division of dwellings to provide residential accommodation that better responds to a local community's needs (Policy H9), and in residential gardens in settlements (Policy H12).

9.9 The Peak District has a large proportion of the population that live in properties that are bigger than they need, and a significant number of these are detached properties. Where appropriate there may be opportunities for dwellings to be sub-divided or new housing built within their gardens to make more effective use of land and better respond to local housing need in support of thriving and sustainable communities.

9.10 In Policy H10, the Authority has introduced a presumption in favour of refurbishment, extension and/or remodelling existing dwellings and only in exceptional circumstances will a replacement dwelling be acceptable. This is in recognition of the impact that unnecessary demolition and rebuild has on the environment and the contribution that single storey and one and two bedrooled dwellings make to the available housing stock. There has been a trend to replace these types of properties with much larger dwellings in the name of enhancement because the replacement dwelling is built out of stone and references local vernacular. However, they are gradually eroding the availability of a much-needed type of housing that responds positively to local housing need and their enhancement of the National Park has been limited to visual at most. The Local Plan does not accept that a replacement dwelling is an enhancement (Policy C3) in delivering first purpose Special Qualities.

9.11 Land available for housing is in limited supply, therefore when it does become available it must be used to provide homes that are restricted to primary occupancy (Policy H17). There has been a continued and sustained growth in holiday or second home accommodation across the National Park, and whilst this contributes to meeting the National Park second purpose, it has become a concern for our resident communities who are living with the consequences that occur as a result; rising house prices, closing schools, shops and pubs, and reduced services. By restricting occupancy local communities can be reassured that new housing is built for people who are in local affordable housing need or in the case of market housing, for people who genuinely want to be part of the community and contribute to thriving and sustainable communities.

9.12 The Local Plan requires development of more than one dwelling to contribute towards the provision of local affordable housing. This approach was established in previous iterations of the Local Plan and is carried forwards. In response to the NPPF, which requires development plans to be up front what is expected of development, Policy H13 sets out the thresholds for the amount of affordable dwelling required on site as part of a development. Economic viability testing established two value areas; a main market value area, and the rest of the National Park value area. This is to acknowledge the variation in build costs that can occur across the National Park, most notably with respect to development of housing as a result of conversion. In all situations,

on-site delivery of affordable housing is required unless the Authority is satisfied that there are exceptional circumstances to justify the receipt of a financial payment in lieu of on-site provision for it to be delivered elsewhere within the National Park.

9.13 To occupy an affordable dwelling a person must be in affordable housing need and have a local connection to the National Park. For a person to be considered to have a local connection they must meet the criteria set out in Policy H3; the requirements are different depending on whether it relates to first occupation of an affordable home or second and subsequent occupation. For first occupation of an affordable home (Policy H4) a person is required to have 10 years residency in the national park, with allowances for people that have temporarily moved away or have a need for a carer. A ten-year requirement is considered an appropriate length of time to establish one's self within, and contribute to, a community in a meaningful way and prevent the policy approach being abused due to the fact that the Peak District National Park is a very sought after place to live due to its easy commutable distance to nearby towns and cities.

9.14 For second and subsequent occupation of affordable housing (Policy H5) a cascade mechanism to the policy is introduced based on the strength of the local connection a person has. People with a 10-year local connection are prioritised in the first instance, and following on from that the eligibility for occupation of affordable housing is widened to people with a reduced local connection of 5 years and then 2 years. The reason for this approach is to maintain the position that to justify new affordable housing a person must have a strong local connection of 10-years, and then for subsequent occupation a person is still required to have local connection but to a lesser degree. This ensures that properties are not at risk of being left empty for long periods of time.

9.15 The effective use of land is important in the National Park where land for housing is in limited supply. The Authority has set a target of 30 dwellings per hectare in Policy H14, which reflects the average densities of recently built out developments. This is a target and there may be occasions where the local character or land constraints (e.g. flood zones) require a different density. In all cases the developer should work to the target as a minimum and consider using different housing size or type, subject to other Local Plan policies, to meet the target in the first instance.

9.16 To ensure that new housing in the National Park is appropriate and responds to what is needed locally over the plan period, the Authority requires development to accord with housing mix (Policy H15) and size (Policy H16) requirements. These policies ensure that new housing is built to deliver what is needed by our National Park communities.

9.17 In many cases people are either unable, or do not want to move house. The Authority understands that householders may wish to extend their homes to improve the standard of the living accommodation, or to accommodate changing personal and family needs. Policies H18 (householder development) and H11 (ancillary accommodation) set out the principles of when extensions, alterations, outbuildings and ancillary accommodation is acceptable. Details on design and impact on amenity, highways, landscape and heritage are set out in Core Policies.

9.1 Housing

Policy H1

Housing (strategic policy)

- A The overriding consideration for all housing development is the conservation and enhancement of natural beauty, wildlife and cultural heritage
- B Provision is not made for housing solely to meet open market demand and housing land is not allocated in the development plan.
- C Exceptionally, new housing (whether newly built or from re-use of an existing building), including self-build and custom-build, is accepted in principle:
 - i in or on the edge of settlements in accordance with Policy C8:
 - a on rural exception sites where it addresses eligible local needs and homes remain affordable with occupation restricted to local people in perpetuity*.
 - b where it is required in order to achieve conservation and enhancement.
 - c where it is created by the redevelopment of a residential garden.
 - d where it provides assisted accommodation for people with a local connection and it can be demonstrated that adequate care or assistance cannot be provided within the existing housing stock.
 - ii where it is required in order to achieve conservation and enhancement of a heritage asset.
 - iii where it is created by the subdivision of an existing residential building.
 - iv where it is created by the redevelopment of an existing dwelling.
 - v where it provides tied accommodation for an essential rural worker in agriculture, land management, forestry or other rural enterprises.

*Occupation restricted to local people in perpetuity refers to the requirement in policy H3 to have a local connection and policies H4 and H5 that set out the criteria for occupation.

Aim

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

Justification

9.19 With limited opportunities for new residential development the Authority will continue its the long-standing policy position that new housing will be in response to local affordable housing need and to support the conservation and enhancement of the National Park. The Authority does not permit housing in response to the open market demand to live in the National Park.

9.20 The Local Plan directs the majority of new housing development towards Bakewell and existing settlements. In the open countryside new housing is acceptable in principle through the conversion of a heritage asset to secure its long term future or for a genuine need to support farming, forestry or rural enterprise.

Applying the Policy

Rural Exception Sites

9.21 Rural-exception sites are not defined or allocated on the policy map. National policy is clear that they should be used for 100% affordable housing.

Enhancement Sites

9.22 There are occasions in or on the edge of a settlement where the significant enhancement and conservation of the landscape or settlement can only be achieved through housing development. Examples are assessed on a case-by-case basis. Core Policy C3 sets out the parameters within which this could occur.

Heritage Assets

9.23 The Authority will continue to support the conservation and enhancement of heritage assets for housing in or on the edge of a settlement or in the open countryside where housing is needed to secure the long-term use of a heritage asset and opportunities for enhancement are maximised. Proposals for the conversion of buildings that are not heritage assets are not supported by this policy and should be refused.

Sub-division

9.24 The sub-division of existing residential buildings into more than one dwelling unit requires planning permission. In the National Park detached properties comprise 45.7% of all properties, which is above the regional and national average.¹⁰⁰ The National Park Authority supports the principle of sub-division of existing residential buildings if it would help deliver a better mix of housing or respond to a particular housing need, for example older persons housing. Proposals to sub-divide existing dwellings will be considered as an application for two or more new dwellings rather than an existing dwelling plus new dwelling(s) and will be expected to deliver affordable housing in accordance with Policy H13.

¹⁰⁰ Population Projections and Housing Needs Assessment, 2023.

Residential Gardens

9.25 The NPPF requires Local Planning Authorities to set out in Local Plan policy their approach to new housing development in existing residential gardens. In the National Park development is directed towards settlements therefore the principle to redevelop residential gardens is accepted in settlements, subject to all other relevant Local Plan policies. The redevelopment of gardens for new housing in the open countryside is not acceptable.

Rural worker dwellings

9.26 Housing policy continues to support new rural worker dwellings where there is an essential business need for a rural worker to live permanently at or near their place of work that cannot be met by existing housing already on the site or in a nearby settlement. An essential rural worker is someone that has primary employment which requires them to live at or in close proximity to their place of work in the countryside. This on-site presence is deemed essential for the effective operation of agriculture, forestry, or similar rural land-based businesses. A prerequisite for planning permission for an essential rural worker dwelling is that the house is tied to the business by planning obligation to ensure the dwelling operates as permitted.

Assisted accommodation

9.27 Housing policy continues to support the provision of assisted accommodation when adequate care or assistance cannot be provided within the existing housing stock. Assisted accommodation is the provision of 24-hour care that cannot be provided in a normal domestic residential setting. It is also referred to as extra care housing or very sheltered housing, or sheltered housing for disabled people. The two main issues affecting delivery are economic viability and the provision of staff. Extra care accommodation usually needs to be provided at scale for it be viable, be in a location where there is sufficient local need to sustain it and accessible for staff. Residential and nursing accommodation should be located in Bakewell or the settlements indicated (*) in Policy C8 where existing population and infrastructure could support provision.

Cross-subsidy

9.28 The NPPF requires Local Planning Authorities to consider allowing some market housing on rural exception sites if it would help the delivery of affordable homes. The Authority has determined that such cross-subsidy is not appropriate because a disproportionately high number of market homes would be needed to deliver a small number of affordable homes.¹⁰¹

9.29 It may be acceptable to consider market housing cross-subsidy for community-led affordable housing schemes, subject to a viability appraisal and consideration of the relative proportion of market homes and affordable homes that could be delivered. However, in such schemes the Authority would first consider whether flexibility on affordable housing tenure and issues such as but not limited to layout, density and design details could make a scheme viable.

¹⁰¹ Viability Report.

Redevelopment of an existing dwelling

9.30 Every effort should be made to retain the existing dwelling before redevelopment is considered. In the event of a new dwelling being built it should be of a size, scale, and placement similar to the one that exists or existed unless the site is being redeveloped to create more than one dwelling in which case the development will be assessed against all relevant policies within the Local Plan on this basis.

9.2 Eligible housing need

Policy H2

Eligible housing need

Affordable housing will only be permitted if there is a proven need for the dwelling, the need cannot be met by purchase or rent on the open market and current accommodation is overcrowded or otherwise unsatisfactory.

Aim

9.31 To define eligible housing need for the operation of Policy C8 Development Strategy and H1 Housing.

Justification

Housing and housing land remains a relatively limited and precious commodity in the National Park. The National Planning Policy Framework and Government guidance for national parks require local planning authorities to support housing development that responds to local needs.¹⁰² Spatial Objectives set out that if we plan for the provision of around 30 affordable homes each year this will address housing need, support thriving and sustainable communities and align with the National Park's first purpose.

Applying the policy

Housing Need

9.32 There is no 'planning definition' of housing need. In principle need is an indicator of existing deficit, for example individuals or 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. For the operation of relevant local plan policies the following components must be present and corresponding evidence supplied to the satisfaction of the Authority for a person (and their dependants) to be considered 'in housing need'.

- Current accommodation is overcrowded or otherwise unsatisfactory. This aligns with the definition of need in the Housing Act (1996). Accommodation may be overcrowded or unsatisfactory in relation to:
 - medical or social needs

¹⁰² NPPF (2024) para 82 and National Parks Vision and Circular (2010) para 78.

- additional bedrooms being required
 - living with family, friends or ex-partner.
- Need cannot be met by purchase or rent on the open market. The Authority accepts that affordability is a serious problem in the Peak District. Evidence shows that for many local people on average or lower quartile incomes, the majority of housing stock in the National Park is not affordable.¹⁰³ What is affordable on a case by case basis depends on up-to-date evidence in relation to prices, income and mortgage availability.

Evidence required to demonstrate need

9.33 Development comprising affordable homes of 2 or more on exception sites in or on the edge of a named settlement (Policy C8Ai and H1A) must be justified by an up-to-date (not more than 5 years old) Housing Needs Survey undertaken by or in consultation with the local housing authority.

9.34 The justification for the development of a local needs affordable home in or on the edge of a named settlement (C8Ai) or hamlet (C8Aii) by people wishing to meet their own need will be determined by reference to an independent assessment undertaken by *Home Options* or equivalent (Policy C8 restricts development in hamlets to single units). Individuals/households assessed as being within Housing Priority Bands A, B and C are considered by the Authority to be in housing need. A *Home Options* or other independent assessment is strongly preferred, but if not provided the Authority must otherwise be satisfied that the individual/household falls within these Bands. Housing Priority Bands are set out in full in the *Home Options Policy* and in summary in Appendix 5.¹⁰⁴

9.35 People who do not wish to register on Home Options will need to submit evidence that sets out their current living arrangements and the reason why they are no longer suitable; any medical needs; their weekly household income; and any equity they have. The Authority will then make an assessment of whether a person is in housing need based on the strength of the evidence submitted and in consultation with the Local Housing Authority and their Home Options Policy or equivalent policy.

Policy implications

- People that already own a home (outright or with significant equity) would normally be expected to resolve their housing preference by rent or purchase on the open market.
- Young people and others wishing to enter into home ownership for the first time would usually be considered to be in housing need.

¹⁰³ [Population Projection and Housing Needs Assessment](#) (2022)

¹⁰⁴ [Home Options](#) is a partnership of several local housing authorities for the management of the housing register and the allocation of tenancies comprising Amber Valley, Derbyshire Dales, Erewash, High Peak and Staffordshire Moorlands. The associated [Home Options Policy](#) sets out the operational details for the partnership. Housing Priority Bands are described on pages 40-50. The Authority accepts that individuals applying for permission to build their own homes do not wish to bid for tenancies. However Registration and Assessment can still take place.

Policy implications for downsizing

9.36 Some people that own their own homes may want, as they get older to move to smaller properties and remain in and contribute to their communities. People that already own a home (outright or with significant equity) would normally be expected to resolve their housing preference by rent or purchase on the open market.

9.37 People whose needs have changed can adapt their property through extension, alteration, subdivision or the creation of an annex. Or they may choose to downsize. The preference in the first instance is to adapt a property to meet changed needs. The Local Authority can provide a free care needs assessment, usually by an Occupational Therapist or similarly qualified practitioner who can advise on suitable adaptations. The Local Authority can also advise on Disabled Facilities Grants that can help towards the costs of structural adaptations (means tested).

9.38 There is normally an expectation that in downsizing, a person will have considered and forward planned for personal, health or financial changes that come with age. There may be circumstances where adapting their home is not realistic, they cannot move to an existing dwelling within the parish and their only option is to build a new dwelling in accordance with C8Ai and C8Aii to meet their needs. To support this justification the Authority will look at the full circumstances of the applicant and will need to be satisfied through the submission of evidence that no suitable alternatives are available on the open market or through social housing that can meet their changed circumstances. The Authority will require that:

- the area of search for an alternative dwelling includes the parish in which they currently reside and the adjoining parishes; and
- the period of time given to the search for an alternative property to meet their changed needs is no less than the 5 consecutive years prior to the submission of a planning application for a new dwelling unless the Authority is satisfied there are material considerations to justify a shorter period of time; and
- the occupancy is restricted in perpetuity to those with a local connection (H3); and
- primary occupancy is applied (H17); and
- it is built to M4(3) standards.

9.3 Local connection definition

Policy H3

Local Connection Definition

First occupation of affordable housing

Group A

- i A person who is living in the Parish or the adjoining Parish within the National Park and has done so for the previous 10 years. Or,
- ii A person not now resident in the Parish but who has lived for at least 10 years out of the last 20 years in the Parish or an adjoining Parish inside the National Park and has retained a connection to their former National Park community. Or,
- iii A person who has an essential need to live close to another person who has lived in a Parish inside the National Park for the previous 10 years, the essential need arising from infirmity.

Second and subsequent occupation of affordable housing (in the following order of priority)

Group A as set out above. Then,

Group B

- i A person who is living in the Parish or the adjoining Parish within the National Park and has done so for the previous 5 years. Or,
- ii A person who has an essential need to live close to another person who has lived in a Parish inside the National Park for the previous 5 years, the essential need arising from infirmity. Then,

Group C

A person whose legal parents, siblings or adult children are living in the Parish or the adjoining Parish within the National Park and have done so for the previous 5 years. Then,

Group D

- i A person who is living within the National Park and has done so for the previous 2 years and who has permanent paid employment within the Parish or adjoining Parish within the National Park and that employment requires them to live close to their place of work, for example an essential local worker. Or,
- ii A person who is living within the National Park and has done so for the previous 5 years. Then,

Group E

A person who is living in a National Park Parish and has done so for the previous 5 years that lies partly outside the National Park boundary or a rural parish entirely outside the National Park but shares its Parish boundary with the National Park boundary.

Aim

9.39 To support thriving and sustainable communities.

Justification

9.40 Affordable housing is a relatively limited and precious commodity in the National Park, therefore to occupy affordable housing a person must have an eligible local housing need and a local connection.

9.41 National Park communities want local people to be able to stay in the area, for grown up children to set up home for the first time, for families to stay together, for people to return who have moved away for education or to start their career, for people who have a business need to live close to work. In support of this the Authority requires people who occupy affordable housing to have a local connection. The strength of the local connection is set out in Policy H3. Group A have a strong local connection and priority access for all affordable housing. Groups B, C, D, E have a local connection to a lesser degree and priority to apply for and occupy affordable housing is given in that order to reflect the strength of the local connection.

Applying the policy

9.42 The first occupation of new affordable housing is restricted to people who qualify for Group A and have a strong local connection. This means a person lives or has lived in the Parish where a house is located or proposed to be located (or in an adjoining Parish within the National Park) for a period of at least 10 years in the last 20 years.

9.43 The Authority supports people to return to their community after a period of time away. Returners are people that currently live outside of the National Park but can provide evidence they have lived in the National Park for at least 10 years over a 20 year period and have retained a connection with their former National Park community, for example regularly return to see family or friends or actively contribute to local community activities. People who return following a period of serving in the armed forces will not be disadvantaged as a result of their time away.

9.44 For a person to meet the requirements in Group A iii, evidence of the need for daily care from the patient's doctor or other qualified health practitioner is required.

9.45 There may be exceptional circumstances whereby people cannot fulfil the 10 years over a 20 year residency requirement but are close to it and can demonstrate they have (or have retained) a connection with their National Park community, for example through family ties, work, or their contribution to the local community wellbeing. These connections will be taken into account.

9.46 For second and subsequent occupants of affordable housing the local connection is reduced to 5 years for people living in the Parish, adjoining Parish, or within the National Park, or who have close legal relatives that meet these requirements.

9.47 Person(s) in Group Di will need to submit written evidence from their employer justifying why they have an essential need to live close to their place of work. Examples of an essential need may include people that work in the public sector and who provide frontline services in areas including health, education and community safety. In all cases the Authority must be satisfied there is an essential need rather than a preference to live close to a place of work.

9.4 First occupation of new affordable dwellings

Policy H4

First Occupation of New Affordable Dwellings

- A New affordable housing must be first occupied by persons satisfying at least one of the criteria in Group A of the Local Connection definition and be in housing need (policy H2)
- B Prior to first occupation new affordable dwellings must first be valued by the District Valuer and offered for sale or rent at that price. Details of the valuation, marketing and any transfer of ownership must be submitted to the Authority.

Aim

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

Justification

9.49 Affordable housing is a relatively limited and precious commodity in the National Park. First occupants must be eligible local persons in housing need (policy H2) and with a strong local connection (policy H3 Group A). If housing providers are in any doubt about the eligibility criteria they should contact the Authority for clarification. Requiring occupants to be living within the Parish or adjoining Parishes subject to the development responds to a strongly held community view that new affordable houses should be lived in by local people.

9.50 To ensure affordable housing is affordable it must be valued by a District Valuer as an independent arbiter to avoid any situations where S106 Agreements are being flouted.

Applying the Policy

Legal Agreements

9.51 All new affordable dwellings will have a Section 106 agreement to ensure the first occupant of the dwelling is in housing need (policy H2) and has a strong local connection (policy H3 Group A).

9.52 To ensure affordable dwellings remain affordable in-perpetuity they must be valued by the District Valuer as an independent arbiter and marketed for sale or rent at the valuation given.

9.53 To avoid situations where Section 106 Agreements are being flouted, or temporary relaxations that have not been formally agreed, the terms of the legal agreement will state that the property must be valued by the District Valuer and the Authority reserves the right to request evidence of the valuation, proper marketing of properties at the confirmed valuation, transfer details, and confirmation that those occupying those properties have the necessary local connection.

This may be necessary to monitor the effectiveness of the system in addressing local housing need and to give communities confidence that the system is operating as intended. The Authority reserves the right to take appropriate and proportionate action to ensure the houses are occupied by eligible people.

9.54 Requiring occupants to be living within the Parish subject of the development, or adjoining Parishes, responds to a strongly held community view that new affordable houses should be lived in by local people. However, where a housing provider or individual has followed the procedure described in policy H4 and has failed to find an eligible tenant, the provider or individual is encouraged to explore with the Authority the possibility of a temporary relaxation of the Section 106 Agreement requirements. The Authority will treat each case on its merits and offers no guarantee that a temporary relaxation will be granted.

9.55 For the avoidance of doubt, the National Park Authority's role is to ensure legal agreements are in place specifying eligibility criteria to live in the houses. The choice of occupants is decided by housing providers and managers. The allocation of the property is determined by other factors relevant to housing need and for a particular type and size of property. Therefore locational qualification is only one part of the allocation process.

Justification for new affordable housing

9.56 The justification for new affordable housing permitted by policy H1 must be evidence of housing need from within the National Park, as set out in Policy C8. The reason for this clarification is that some Parishes, for example Hayfield and Bradfield, lie both sides of the National Park boundary, but have the majority of their population living outside the National Park. The Authority considers it is unsustainable to accommodate all the Parish housing need inside the National Park. However in Rainow, Waterhouses and Rowsley where the boundary splits the settlement, the needs arising in the National Park part of the parish and in the settlement that is outside the National Park may be taken into account. This recognises that an administrative boundary through a settlement should not work against people's sense of community and belonging.

9.57 Where an application for privately built dwelling(s) is approved (policy H8), the first occupant must still meet the policy criteria for need (policy H2) and local connection (policy H3 Group A).

9.58 For affordable housing built to meet a strategic need (provided as: part of a conversion or change of use (Policy C8D); or part of a mixed scheme (market and affordable) on previously developed land to secure enhancement (Policy C8E iii); or at Hope Valley Cement Works (Policy C8E iv c) priority for first occupation will be given to people within the Parish and adjoining Parishes where the development is being built with a Policy H3 Group A local connection. Only after everyone that is in eligible housing need with Policy H3 Group A local connection has had the opportunity to apply to occupy the housing, will eligibility cascade through to Groups B - E in that order.

9.59 To assist in applying the policy Appendix 7 has a list of each Parish and their adjoining Parishes.

9.5 Second and subsequent occupation of affordable dwellings

Policy H5

Second and Subsequent Occupation of Affordable Housing

- 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 set out below until an eligible occupant is found.
- 1 For Registered Social Landlord owned and managed homes and privately owned and managed schemes of more than one affordable home, owners and managers must ensure that occupants are in eligible housing need (H2) and have a local connection (H3) then in accordance with Policy H3:
- i sell or rent the property in the first instance to persons in housing need in Group A; then
 - ii after a minimum period of 2 weeks, widen the search to include people in Group A, B, C, and D with preference given in that order; then
 - iii after a minimum period of 8 weeks widen the search to include persons in Group E.
- 2 For privately owned and managed affordable housing including self-build units (under Policy H8) owners and managers must ensure that occupants have a local connection (H3) then in accordance with Policy H3:
- i sell or rent the property to a person in Group A; then
 - ii after a minimum period of 12 weeks widen the search to include (in order of preference) persons in Groups B and C with preference to buy given in that order; then
 - iii after a further 4 weeks (minimum 16 weeks total) widen the search to include persons in Group D; then
 - iv after a further 8 weeks (minimum 24 weeks total) widen the search to include persons in Group E.
- B 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 areas should be advised of the vacancy as soon as houses become vacant.
- C Each and every time a previously occupied affordable home is offered for sale or rent it must be valued by the District Valuer and marketed for sale at that price.

Aim

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

Justification

9.61 To ensure that affordable housing is occupied in perpetuity by people in eligible housing need with a local connection (policy H3) with priority always given to people with the strongest local connection in Policy H3 Group A.

Applying the Policy

9.62 When a house becomes vacant after first occupation it is important to the Authority and local communities that it is made available to and is occupied by an eligible person in housing need with a local connection (policy H3). The occupancy cascade is set out in Policy H5, re-stated in Section 106 Agreements, and must be followed every time a house becomes vacant. The Authority expects housing providers and owners to comply with this approach because it is only the affordable housing need of those with a strong local connection that has justified the houses being built in the National Park at all.

9.63 To avoid situations where Section 106 Agreements are being flouted, or temporary relaxations that have not been formally agreed, the terms of the legal agreement will state that the property must be valued by the District Valuer and the Authority reserves the right to request evidence of the valuation, proper marketing of properties at the confirmed valuation, transfer details, and confirmation that those occupying those properties have the necessary local connection. This may be necessary to monitor the effectiveness of the system in addressing local housing need and to give communities confidence that the system is operating as intended. The Authority reserves the right to take appropriate and proportionate action to ensure the houses are occupied by eligible people.

9.64 Policy H3 sets out the local connection definition and the order of priority in which a person's local connection is considered for the allocation of affordable housing. The policy prioritises access to people in Group A with the strongest local connection in the first advertisement of vacancy and then to Groups B- E based on a person(s) length of time spent living in the National Park or whether they have family or work commitments in the National Park.

9.65 The property advertisement time in Policy H5 reflects modern and up-to-date mechanisms of advertising through Home Options and Estate Agent websites.

9.66 The length of the advertisement process for the sale of affordable dwellings ensures that people living within the Parish or adjoining Parish are prioritised before a property is made available to people living in the remaining area of the National Park.

Privately built dwellings

9.67 Where an application for privately built dwelling(s) is approved (policy H8), the first occupant must still meet the policy criteria for need (policy H2) and local connection (policy H3). However, homes to address an individual need are generally built by individuals and do not benefit from public sector subsidy. Therefore, once single homes have been built to satisfy an individual's need and have been occupied by the first occupant for at least three years the house can be sold or rented (at least 20% below local market sale or rent) to those with the local connection, but not necessarily a housing need (as outlined in Policy H2). This ensures that such houses can continue to fulfil a useful role for the community in perpetuity. These houses are considered to be affordable houses under the NPPF definition Annex 2, affordable housing (d) as they provide other affordable

routes to home ownership (at a price equivalent to at least 20% below local market value). The local connection requirement for second and subsequent occupants will be included in the Section 106 Agreement and the house must be built within two years of permission being granted.

9.6 New dwelling for essential rural worker

Policy H6

Residential dwellings to meet an essential need for a rural worker

Planning applications for residential dwellings to meet an essential need for a rural worker must be accompanied by evidence from a Rural pathway RICS accredited person of the functional requirement of the business concerned and a financial test to justify the need for the development.

- A Development will be permitted by conversion, new build, or sub-division provided that:
- i a detailed business 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 residential building is within or immediately adjacent to the site of the existing building group and conserves and enhances the building group when considered in its landscape setting; and
 - vii the new residential building should be no larger than 97m² unless justified to support a functional need; and
 - viii the new residential dwelling will be a permanent residence secured by primary occupancy condition and will be tied to the land holding by planning obligation.
- B Where there is uncertainty about the financial sustainability of an otherwise acceptable proposal, permission will be granted temporarily, for up to 3 years to establish financial sustainability, for an appropriately coloured caravan or other temporary accommodation. Occupation will be restricted by condition to a rural essential worker and the temporary accommodation will be tied to the holding by planning obligation.

Aim

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

Justification

9.69 An essential business need for a rural worker to live permanently at or near their place of work constitutes an exceptional circumstance that justifies a new dwelling in the open countryside in accordance with the NPPF provided there is a proven business need that cannot be met by housing in a nearby settlement, or by use of housing already on the site.

9.70 In making a decision, the Authority will also take into account any adverse impact further intensification of farming would have on the first purpose Special Qualities of the National Park that may result from the provision of new residential accommodation.

Applying the Policy

9.71 A rural worker is a person working in agriculture, forestry or other land based rural enterprise operating in the locality who is engaged in actual physical work, actively contributing to the management of land.

9.72 The policy relates to dwellings to meet an essential need for a rural worker to live permanently at or near their place of work in the countryside where there is no housing or building that is capable of conversion or sub-division, or no existing housing in the locality to meet the business needs. Planning applications for a new dwelling will need to be accompanied by independent evidence from a Rural pathway RICS accredited person that justifies the need for the development. Policy H6Ai requires a detailed business appraisal to support the application. This should include a description of: the operation of the unit and its management; details of acreage (owned and rented); stock / flock numbers; the use of fields and buildings; details of any recent sale of land and the reason for the sale; the number and hours of current and proposed employees, the type of work they carry out, and where they live. Stated intentions of a business to employ a worker to engage in or further develop a land management business need to be genuine, reasonably likely to happen and capable of being sustained for a reasonable period of time.

9.73 When assessing applications for accommodation the Authority will consider the business unit as a whole, in accordance with Policy H6 A ii, including existing worker accommodation, any planning permission that has lapsed, and whether there are any properties nearby that could accommodate the housing need. The search area for existing housing will be dependent on how the enterprise operates and the maximum distance that could be travelled in an emergency and as such will be assessed on a case-by-case basis.

9.74 A prerequisite for planning permission for worker dwellings is that the house is tied to the business by a legal agreement. The legal agreement will help ensure the house operates as permitted and helps to prevent the legal separation of the worker accommodation from the business. Long-term control of a dwelling by a business ensures it can meet the future needs of that business.

9.75 Where the Authority is uncertain about the financial sustainability of an otherwise acceptable proposal, permission may be granted for an appropriately coloured caravan or other temporary accommodation. This offers a way for businesses to prove a need for a permanent worker dwelling. Temporary accommodation may also require planning permission, so businesses choosing this route to establish a business need for a permanent worker dwelling must assure themselves that any temporary accommodation has any permission required.

9.76 The Authority will consider the impact that any further intensification of farming, forestry or other land based activity has on the first purpose Special Qualities of the National Park that may result from the provision of new residential accommodation.

9.77 Succession planning in farming does not necessarily result in an essential need for a dwelling. Ancillary accommodation or subdivision may be the most appropriate way to provide further accommodation and is assessed under policies H11 and H9 respectively.

9.78 Planning conditions and legal agreements ensure that housing in the countryside supports rural enterprise and land management. Proposals to remove an occupancy condition or occupancy tie secured through a planning obligation 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 local connection occupation planning obligation and a primary occupancy condition.

9.7 Gypsy, Traveller and Travelling Show People

Policy H7

Gypsy, Traveller, and Travelling Show People

Gypsy, Traveller or Travelling Show People's caravan or mobile home sites shall be permitted only where there are exceptional circumstances of proven need for a small site in a particular location that can be met without compromising national park purposes, causing harm to first purpose Special Qualities or adversely affecting residential amenity.

Aim

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

Justification

9.80 National policy requires planning authorities to address the accommodation needs of Gypsies, Travellers and Travelling Show People. Policy supports the provision of suitably located caravan or mobile home sites where they meet a need established by an up-to-date Gypsy and Traveller Accommodation Assessment.

Applying the Policy

9.81 The Derbyshire Gypsy and Traveller Accommodation Assessment (2022) did not identify any need for pitches in the National Park. Nevertheless, the Authority accepts that over the plan period exceptional circumstances might justify small-scale provision of 1 or 2 pitches subject to identified need and in a suitable location. Planning permission will not be permanent and the need for a site will be kept under review.

9.82 The landscape impact of caravans and mobile homes is a key concern. The assessment of a suitable location will need to take into account variations in tree and hedgerow cover throughout the seasons.

9.8 Building and extending a dwelling(s) to meet a person's own housing need

Policy H8

Building and extending a dwelling(s) to meet a person's own housing need

- A For the construction of a new dwelling to meet a person's own eligible affordable housing need the following criteria will apply:
- i the new dwelling will not exceed a maximum total internal habitable floorspace of 97sqm; and
 - ii permitted development rights be removed for extensions, alterations and outbuildings; and
 - iii the new dwelling will have a primary occupancy condition attached to the planning permission; and
 - iv the applicant will be required to enter into a Section 106 agreement so that occupancy of the property is restricted as set out:
 - a the first occupant be in eligible housing need and have a local connection as set out in Policy H3 Group A; and
 - b the first occupant live in the property for no less than 3 years continuous; and
 - c the second and subsequent occupation be restricted to people in accordance with Policy H5; and
 - d the property is provided for sale at a price equivalent to at least 20% below local market value and the valuation to be determined by the District Valuer and details submitted to the Authority.
- B Proposals to create new habitable floorspace to a dwelling that has been built to meet a person's eligible affordable housing need, including floorspace for home offices, will be limited so that the total habitable floorspace of the property does not exceed 97sqm. This applies to extensions, alterations and ancillary accommodation, including the conversion of garages or storage areas.
- C New non-habitable outbuildings or garages will be permitted provided they are small-scale, subservient to and close to the main dwelling and are not capable of being made habitable.
- D The occupancy or use of any outbuildings or ancillary accommodation will be controlled by planning condition and where necessary shall be tied to the main dwelling by planning obligation.

Aim

- 9.83 To support local people own an affordable home and for it to remain affordable in perpetuity.

Justification

9.84 Over time planning permissions have shown that there are occasions where people with a strong local connection (Policy H3, Group A) and in eligible housing need (Policy H2) have been in a financial position to acquire land and build their own home. This is usually with the help of family or local connections.

9.85 There are two planning mechanisms available to the Authority to ensure properties remain affordable; controlling the size of the dwelling and to restrict occupation to local people. Controlling the size of a dwelling and imposing a local connection occupancy restriction can help suppress house values to the extent that houses remain more affordable than market housing for people in eligible housing need locally (at least 20% below market sale values). It is considered the most reliable and practical way to achieve this objective because a planning authority can employ size as a way to control price but cannot use prevailing land and property values to indicate appropriate size.

9.86 To avoid situations where Section 106 Agreements are being flouted the terms of the legal agreement will state that the property must be valued by the District Valuer and the Authority reserves the right to request evidence of the valuation, proper marketing of properties at the confirmed valuation, transfer details, and confirmation that those occupying those properties have the necessary local connection. This may be necessary to monitor the effectiveness of the system in addressing local housing need and to give communities confidence that the system is operating as intended. The Authority reserves the right to take appropriate and proportionate action to ensure the houses are occupied by eligible people.

9.87 The requirement for the first occupant to live in the property for the first three years is intended to encourage only those in genuine housing need to apply for new housing. The period is seen as long enough to enable genuine need to be met but not so long that it would unfairly restrict the owner's ability to move in the event that their circumstances change. Planning restrictions also require the property to be owner occupied and to be their primary residence to prevent renting out or use as holiday accommodation.

Applying the policy

9.88 For the purpose of this policy, the gross internal area of a dwelling is defined as the total floor space measured between the internal faces of the perimeter walls. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The gross internal area should be measured and denoted in m².

9.89 The maximum gross internal floor area of 97m² is derived from the National Described Space Standard. The purpose of imposing a maximum space allowance is to balance functionality with affordability. If a house is built at or just below 97m² there is rarely justification for the creation of more habitable floorspace unless there is an eligible need, for example to accommodate a family of 6 would require a property of up to 106m². This is because in all likelihood a larger dwelling would render the house unaffordable and risk the property being lost to the open market.

9.90 Where accommodation is required to meet a particular circumstance such as disability the Authority encourages applicants to work within size limits wherever possible. This also helps protect the affordability of such accommodation in perpetuity making it more accessible for future persons with disability and others in need of affordable housing.

9.91 For the avoidance of doubt, a person building a house to live in to meet their own eligible housing need must have a Policy H3 Group A local connection and subsequent occupants must accord with Policy H5.

9.9 Subdivision of dwellings to create multiple dwellings

Policy H9

Subdivision of residential buildings to create multiple residential units

- A The subdivision of a residential building and the creation of new residential units will be permitted:
- i provided that the building and the subdivision would not prevent or undermine the use of the original residential building 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 residential building; or
 - c use as an essential worker residential building; or
 - d use by those either requiring or providing care; or
 - e joint use of the building for residential and business use; and
 - ii it would not prevent or undermine the use of any outbuilding as an ancillary residential building where it is already subject to a condition or legal agreement restricting its use.
- B Applications to alter a S106 agreement relating to the occupancy of essential worker residential buildings must justify the change or removal of the relevant conditions.
- C Policy H17 (primary occupancy) will apply and a Section 106 agreement will be required to restrict new dwellings to a local connection occupancy.

Aim

9.92 To support thriving and sustainable communities.

Justification

9.93 The subdivision of an existing dwelling into more than one dwelling unit requires planning permission because subdivision changes the planning status of the original dwelling to a new dwelling unit. Proposals will therefore be considered as applications for two or more new dwellings rather than an existing dwelling plus new dwelling(s).

9.94 Whether or not subdivision is acceptable will depend on the sensitivity of the building to accommodate change and the standard of accommodation that can be created. It also depends on the landscape setting and neighbour amenity. In exceptional circumstances permitted development rights may be removed by condition. This would be to protect the quality of the development, the setting of the development, and the residential amenity of neighbours.

9.95 In cases where the existing dwelling is restricted by legal agreement to a particular residential use removal of the occupancy restriction will not be permitted unless the Authority is provided with compelling evidence to suggest there is no legal justification to restrict occupancy. It is incumbent on the applicant to make such a case.

Applying the Policy

9.96 Applications to sub-divide large dwellings into residential units to better serve the identified housing needs of local people are supported in principle. All new dwellings are required to be built to M4(2) standards (homes that are accessible, adaptable, and inclusive) in accordance with the Peak District Design Vision and Principles set out in Appendix 2 .The Authority supports the provision of new dwellings adapted to M4(3) standards that would support people to downsize where there is no adverse impact.¹⁰⁵

9.97 Development will be required to deliver affordable housing in accordance with Policy H13. New residential units will be subject to local connection requirements through Policies H3, H4, H5 and primary occupancy through Policy H17.

9.98 To ensure new residential units respond to the type of housing required in the locality the applicant will need to work as close as possible to the criteria set out in Policy H15 (housing mix) and Policy H16 (housing size) subject to the constraints of the existing layout and character.

9.10 Replacement dwellings

Policy H10

Replacement Dwellings

- A The presumption is in favour of refurbishment, extension and/or remodelling existing dwellings.
- B In exceptional circumstances the replacement of an existing dwelling will be permitted providing:
- i the replacement dwelling is as close to the position of the existing dwelling as possible unless it can be demonstrated that in response to the surrounding landscape or the layout of utilities an alternative position is more acceptable; and
 - ii the replacement dwelling is of an appropriate design that responds to the character of the surrounding area and maximises opportunities to incorporate sustainable design; and
 - iii the replacement dwelling has a footprint (of the habitable area), volume, scale and curtilage less than or the same as the existing dwelling; and
 - iv the demolition of the existing dwelling and the construction of a new dwelling maximises opportunities to reuse and recycle existing carbon, minimise new embodied and operational carbon consumption; and
 - v in the event that the proposed replacement dwelling is on another footprint, the existing dwelling shall be removed from the site within 3 months of the first occupation of the new dwelling; and
 - vi the replacement dwelling does not result in the loss of a single storey or small 2 or 3 bedroom dwelling.
- C Permitted development rights may be removed if it is considered necessary to protect the character of the area.
- D This policy does not relate to mobile or static caravans or other temporary residential accommodation.

Aim

9.99 To support thriving and sustainable communities by maintaining or adding to the stock of smaller dwellings.

Justification

9.100 Replacing a property (mainly 20th Century) with a larger dwelling designed to respond to local vernacular is not uncommon in the National Park. However, cumulatively over time these developments have started to change the character of an area and the choice and number of smaller or single-storey properties available to local people has been reduced.

9.101 The Local Plan seeks to resist the loss of smaller and single-storey properties, which make an important contribution to the housing mix, by ensuring any replacement dwelling is the same size or less than what exists/ed. In response to the need to adapt to and mitigate climate change development is required to maximise opportunities to reuse/recycle existing materials, minimise the impact of new materials in the rebuild (embodied carbon) and reduce operational carbon consumption through the building process and throughout the lifespan of the new dwelling.

Applying the Policy

9.102 Core Policy C3 sets out that development which includes the erection of a replacement dwelling will not on its own be considered an enhancement.

9.103 A replacement dwelling must produce a significant overall benefit (positive impact) to local character, climate change and protect housing stock choice. A replacement dwelling would need to respond to the character of the surroundings, which requires skilful design and placement and an understanding of any valued settlement pattern.

9.104 Details of how a new dwelling seeks to maximise opportunities to reuse and recycle carbon (from the existing development and as part of the new development), minimise new embodied and operational carbon consumption will be required as part of the planning application. Proposals that do not seek to maximise opportunities will not be supported. Recommended reading: The Future Homes Hub's Future Homes Carbon Assessment Tool is a guide that supports small developers to understand whole life carbon assessments.¹⁰⁶

9.105 Some ancillary buildings may be valuable for their design and materials and therefore their positive contribution to the built environment; in which case it may be undesirable to lose them. In cases where it is agreed to lose buildings, the Authority will consider whether loss of such buildings will create pressure for additional buildings in the future for example for garaging or other storage purposes.

9.106 In all cases, if it is considered that further changes would undermine the positive impact achieved by the replacement dwelling the Authority will remove permitted development rights.

9.107 The Authority will not permit the replacement of housing that has cultural heritage significance in the terms described in Appendix 4. For such houses the only options are the repair and possibly extension of the building.

9.108 For avoidance of doubt, this policy applies only to the demolition of a dwelling and its replacement with a dwelling (no net increase).

9.11 Ancillary accommodation

Policy H11

Ancillary accommodation

- 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 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 does not require new access points and tracks from highway to building or new services and utilities infrastructure; and
 - v 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.

Householder development relating to building a dwelling to meet one's own housing need is assessed under Policy H8.

Aim

9.109 To set detailed criteria for the development of ancillary accommodation.

Justification

9.110 It is important that ancillary accommodation respects valued character and does not lead to over-development.

Applying the policy

9.111 In the first instance ancillary accommodation should be achieved through the extension of an existing house or through the re-use of an existing outbuilding(s). However, new ancillary buildings for residential use may be the only option. Any new building must be of a design and

size that conserves and enhances any heritage significance or positive built character of the existing building group and be subsidiary to the main dwelling house in terms of size, scale, appearance and function. In permitting such accommodation the Authority requires applicants to consider the valued building pattern of any farmstead or other building group and to aim to enhance that pattern where possible by the removal of unsympathetic modern buildings. Such accommodation would also be linked to the main dwelling house, where expedient, by a condition or legal agreement, to ensure ancillary status endures legally in perpetuity.

9.112 The purpose of the conditions or legal agreement will be to enable future families to benefit from the same arrangement and reduce the risk of separation. This offers continuity to communities where otherwise the opportunities to live in the area remain limited. The policy objective is the long-term benefit to the community rather than the particular individual or family grouping.

9.113 Where permitted development rights might otherwise facilitate unsympathetic changes to the ancillary building they may be removed as part of the conditions of planning permission. This does not necessarily prevent further development, but enables the planning authority to control future changes through the planning system and ensure its ancillary appearance and relationship endures in perpetuity.

9.114 Proposals to develop ancillary accommodation to an affordable dwelling will be limited in size to ensure the total habitable floorspace of the affordable dwelling together with ancillary accommodation does not exceed 97m².

Ancillary primary living accommodation

9.115 For many reasons, some families want or need ancillary accommodation. Common examples are the need to care for relatives unable to remain in their own home, but not wanting to move to care homes or for younger generations want to 'flee the family nest but not the tree'.

9.116 The ancillary relationship of primary living accommodation to an existing dwellinghouse depends on who occupies the accommodation and the reliance of those occupants on the existing dwellinghouse for their day-to-day needs. The ancillary primary living accommodation together with the existing dwellinghouse must still fall under the definition of a Class C3(a) dwellinghouse, as outlined in the Use Classes Order and therefore it must be occupied as a whole by: a single person or family (a couple, whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care, or a foster parent and foster child.

Holiday accommodation

9.117 Holiday accommodation does not allow for the occupation of part of a dwellinghouse as self-contained accommodation by someone who is not related to, or employed by, the occupiers of the main dwellinghouse. If the main dwelling is occupied by the family and an outbuilding or part of the main dwellinghouse is rented out as self-contained holiday accommodation planning permission will be required. This is because the self-catering holiday accommodation would be considered a dwelling in its own right independent of the main dwellinghouse.

9.118 Planning applications involving an interchangeable mix of both ancillary accommodation and self-contained holiday accommodation need to be carefully controlled as there can be difficulties in knowing whether the accommodation is being occupied as one or the other at any given point in time. A Section 106 Agreement, rather than a planning condition, may be preferable in these circumstances.

Succession farming and business

9.119 Proposals for ancillary accommodation for succession farming or businesses will be assessed against the range of accommodation that already exists on a site and the physical scope and need to provide more on site. For example, the Authority will not be able to permit separate ancillary accommodation for every son or daughter of a farming family because in many cases that would extend development beyond what can reasonably be considered, in planning terms, ancillary.

9.120 There may be a natural desire to make space for younger generations to remain at home or return home, for example to assist with or take on a family-run business. The Authority believes that such reasons may become increasingly common as the population becomes characterised by older generations taking a step back from full time work, but continuing to support the business.

9.121 In many cases, the pattern of working part-time or seasonally for a business will not justify a worker dwelling under policy H6. However, it may be possible to create ancillary accommodation. Such accommodation would be tied to the main house, but not the business. The Authority believes this is a positive approach to succession planning for families, especially where the outcome can reasonably be expected to bring long-term benefit to the landscape, the community and the rural economy.

9.12 Residential gardens

Policy H12

Residential Gardens

- A Residential gardens in the National Park are not considered to be previously developed land.
- B In or on the edge of a settlement the development of residential gardens for housing is permitted for new local needs affordable housing providing there is no adverse impact on local settlement or landscape character, settlement form, biodiversity, or amenity.
- C Development will be expected to make effective use of land and respond to any up-to-date local housing needs survey on size and mix of affordable dwellings provided.
- D All new housing will:
 - i be subject to a primary occupancy condition, and
 - ii require a Section 106 agreement to restrict occupancy to people with a local connection.
- E Open-market housing will not be permitted on residential garden land.
- F The development of residential gardens for housing in the open countryside will not be permitted.

Aim

9.122 To protect the first purpose Special Qualities of the National Park and to support the provision of local needs housing for thriving and sustainable communities.

Justification

9.123 The NPPF states Local Plans should set out policies to resist the inappropriate development of residential gardens. In the National Park suitable sites for housing development are limited. Development for new housing is directed towards existing settlements and opportunities for new housing may present themselves through the release of large residential gardens in settlements. However, National Park settlements have Conservation Areas and most have a Conservation Area Appraisal, therefore not all residential gardens will be appropriate for redevelopment and any new housing must be sensitively designed to respond to settlement character and the existing character and setting of the original dwelling and the garden within which any new housing is located.

9.124 The open countryside is excluded from this approach to residential garden redevelopment. The open countryside is not an appropriate location to support new residential development in gardens as further domestication of land or intensification of residential activity would be harmful to the surrounding landscape unless it could be sensitively achieved to conserve and enhance a heritage asset (Policy CH2) or is to provide an essential worker dwelling (Policy H6).

Applying the Policy

9.125 New affordable dwelling(s) in residential gardens must respond positively to the character of the surroundings, including any valued settlement pattern. Where appropriate, development will be expected to make effective use of land (Policy H14).

9.126 Where housing development is justified the Authority expects applicants to respond to wider housing needs in the community set out in an up-to-date housing needs assessment or through Policies H15 and H16.

9.127 The Authority will remove the permitted development rights of affordable dwellings to control any further development and ensure they remain affordable in perpetuity. The Authority may remove permitted development rights for the existing dwelling if necessary.

9.128 The Authority will not permit affordable dwellings in the residential gardens of housing that has cultural heritage significance in the terms described in Appendix 2 where it would adversely impact the significance and setting of the heritage asset.

9.13 Provision of affordable housing

Policy H13

Provision of Affordable Housing

A Where the principle of residential development is accepted it will be required to provide affordable housing on site as set out below.

On **rural exception sites** 100% of the housing development must be affordable housing.

On **previously developed land**:

- i developments of between 2-9 residential units will be expected to deliver 20% of the housing development as affordable housing on-site.
- ii developments of 10 or more residential units will be expected to deliver 30% of the housing development as affordable housing on-site.

For the **conversion of heritage assets, the redevelopment of other redundant or disused buildings and sub-division of existing residential buildings**:

- i development of 2 or more residential units in the main market value area will be expected to deliver 40% of the housing development as affordable housing.
- ii development of 2 or more residential units in the rest of the National Park value area will be expected to deliver 30% of the housing development as affordable housing.

On **enhancement sites**:

- B The expected split of affordable housing will be 80% social rented and 20% other forms of affordable housing, unless there is an up-to-date local needs housing assessment that can justify an alternative split.
- C The required mix and size of housing is set out in Policies H15 and H16.
- D All social or affordable rent dwellings will be managed by an appropriate accredited body, for example a Registered Provider or Community Land Trust.
- E Affordable housing will require a Planning Obligation to ensure it remains affordable in perpetuity and be occupied by eligible local persons in housing need in accordance with Policy H3 (local connection), Policy H4 (first occupation), and Policy H5 (second and subsequent occupation).
- F All new dwellings will be subject to a primary occupancy condition in accordance with Policy H17.

The Authority will consider variations to B and/or C if evidence to the satisfaction of the Authority is provided in an up-to-date local needs housing assessment by, or approved by, the Local Housing Authority.

Aim

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

Justification

9.130 Provision will not be made for housing solely to meet open market demand. The Local Plan supports opportunities for affordable housing and this aligns with the Government expectation that new housing in National Parks will be focused on meeting affordable housing requirements.¹⁰⁷

9.131 The NPPF states that Local 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. Affordable housing is as defined in the NPPF and set out in the Glossary.

9.132 Evidence from the *Economic Viability Assessment* (August 2025 and updated May 2026) sets out the viability of housing developments across the types of development that occur in the National Park. The assessment took into account developer and Local Housing Authority experience of providing housing in the National Park, and followed advice in the PPG and RICS industry Professional Standard.¹⁰⁸

Rural exception sites

9.133 Rural exception sites for 100% affordable housing in the National Park rely on Government grant funding and monies from S106 financial contributions and any other Local Authority budget available to support it. Evidence in the *Economic Viability Assessment* supports the continued approach by the Authority that cross-subsidy to help deliver these sites is not appropriate as market housing would account for a disproportionate amount of the development.

Previously developed land, conversion of heritage assets, the redevelopment of other redundant or disused buildings and sub-division of existing residential buildings

9.134 Even with high build costs that prevail across the National Park evidence suggests that development of more than one dwelling on previously developed land or through conversion of existing buildings is capable of contributing towards the delivery of affordable housing for local people at the level prescribed in Policy H13.

Enhancement sites

9.135 Enhancement sites are sites where, to further National Park purposes, significant conservation and enhancement of the National Park can be achieved through the provision of housing and landscaping. No two enhancement sites are the same and very few examples exist because their acceptability is based on their material, site specific and exceptional circumstances. As such it is not possible to categorise them in Policy H13. Instead, where the Authority accepts a site is an enhancement site, a viability appraisal will be required to support a planning application to establish the amount of affordable housing the site can deliver. Unless abnormal site costs indicate otherwise, enhancement sites will be expected to deliver between 40-90% affordable

¹⁰⁷ English National Parks Circular, 2010.

¹⁰⁸ <https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/land-standards/assessing-viability-in-planning-under-the-national-planning-policy-framework-2019-for-england-rics-guidance-note-1st-edition>.

housing because they are considered to sit somewhere between rural exception sites and previously developed land. Pre-application discussions with the Authority are imperative to establish the approach to these sites.

Value Area

9.136 The *value area* describes the prevailing market value of residential property in a specific area. It is an important consideration in understanding profitability, viability and setting the proportion of affordable homes to be delivered. There are two value areas that operate in the National Park. The main value area is an area of higher prevailing property values so this is reflected in the affordable contribution requirement of the policy. The value area for rest of the National Park is the area of lower prevailing property values. Some flexibility may be afforded in the value area for the rest of the National Park if a viability assessment that has been independently verified (at the cost of the developer) demonstrates a different contribution is justified.¹⁰⁹

Applying the Policy

9.137 Rural exception sites are expected to deliver 100% affordable housing. The justification is in relation to identified eligible need as set out in Policy C8. It is standard practice for accredited bodies (for example Registered Providers and Community Land Trusts) to manage affordable housing for rent. This ensures affordable properties are managed in accordance with the relevant regulations and are not at risk of being taken out of the affordable housing market.

9.138 Where market housing is delivered, affordable housing must also be provided on site in accordance with the typologies and percentages set out in Local Plan policies as this is known to be viable. The justification is in relation to the strategic need for affordable housing as set out in Policy C8. On previously developed land in the rest of the National Park value area flexibility on affordable tenure mix and size may be acceptable subject to a viability appraisal and after all other aspects of the development have been considered first including design, materials and house size.

9.139 There are the odd occasions in or on the edge of a settlement where the enhancement of the landscape or settlement can only be achieved through housing. Examples are assessed on a case-by-case basis but may include, for example, the redevelopment of a site where an inappropriate use has been established or to support the removal of ageing agricultural buildings that are an eyesore. Core Policy C3 sets out the parameters within which this could occur.

9.140 It is a requirement for all new affordable housing to have a Section 106 agreement in accordance with Policy H17 to ensure it remains affordable in-perpetuity.

Viability

9.141 A viability appraisal must be submitted as evidence to justify any departure from policy. It must be done on an independent and open-book basis, and must be undertaken by a professionally qualified member of the Royal Institution of Chartered Surveyors (RICS) to establish the appropriate form and level of contribution. Where the Authority does not agree that the appraisal has been undertaken robustly and fairly, it must be independently audited at the cost of the developer and subsequently reviewed if necessary.

¹⁰⁹ Appendix 8 shows the value areas, and provides information of viability appraisals and affordable housing contributions.

Cross-subsidy

9.142 For community-led development (NPPF definition) the Authority may consider a very small amount of market housing be used as cross-subsidy to aid delivery, but only when flexibility on size and tenure has been considered and all other options to make the site 100% affordable housing have been exhausted.

Off-site delivery

9.143 Affordable housing should be delivered on-site. In exceptional circumstances where it is demonstrated to the satisfaction of the Authority that affordable housing cannot be delivered on site, a financial contribution is required. This will be equivalent to the market housing value minus affordable housing transfer value. Details of how this would be calculated are set out in Appendix 8.

9.14 Making effective use of land (development density)

Policy H14

Making effective use of land for housing (development density)

- A To optimise the use of land new housing sites are expected to meet a gross minimum density of 30 dwellings per hectare unless a different density is necessary to respond to landscape and local character.
- B Planning permission will not be granted for development that does not seek to make effective use of land, including prejudicing the development of a larger area of land to deliver affordable housing.

Aim

9.144 To make best use of land that is available for development to support thriving and sustainable communities and conserve the National Park settlement and landscape character.

Justification

9.145 The NPPF recommends Local Planning Authorities consider using minimum density standards to optimise the use of land.

9.146 The Authority supports housing development densities appropriate to the character of the National Park whilst ensuring land is developed prudently. The expectation of development at 30 dwellings per hectare is based on a range of past planning permissions that have taken account of local character both in terms of settlement form and local vernacular. In some cases, a different density may be more appropriate to respond to character, but the expectation is that development will align with or as closely as possible to the expectations in Policy H14. Imposing a minimum build density ensures development makes effective use of land, delivers important infrastructure to support thriving and sustainable communities, and respects the surrounding landscape and local character. Land for housing development is limited in the National Park, therefore it is important that when land is available, suitable and deliverable it is developed at a density that makes effective use of land, supports the housing needs of communities, and responds to local character.

Applying the Policy

9.147 Land resources are finite within the National Park and the extent to which development may occur is restricted by national park purposes. Any developable land should be put to the most efficient use and not restrict or prejudice the development of adjoining or nearby land that is potentially developable.

9.148 Any attempt by applicants to use piecemeal re-development of sites or buildings to avoid providing important community infrastructure such as affordable housing may be refused planning permission. The reasons for refusing permission would be that piecemeal development fails to support the Local Plan's spatial objectives for thriving and sustainable communities (Issues Outcome 6) and the delivery of affordable homes in line with Policy H13.

9.149 Development that proposes a different density will be expected to set out in the Design and Access Statement the reason for this, which may include settlement and landscape character and any physical constraints of the site.

9.15 Housing mix

Housing mix

Developments must include an appropriate mix of dwelling sizes to address local housing needs whilst taking into account the nature of the development and character of the location.

- A For developments of 9 units or fewer the majority of market and affordable properties provided shall be 2 and 3-bedroom properties.
- B For developments of 10 units or more the mix of affordable properties shall accord with the table below.

	Percentage mix Social rented affordable housing	Percentage mix Other forms of affordable housing
1 bed property	20%	-
2 bed property	40%	75%
3 bed property	35%	25%
3-4 bed property	5%	-
5 bed property	-	-

- C Market homes should respond positively to housing need and deliver the mix identified in the strategic need.
- D Other forms of affordable housing can comprise of shared ownership, discounted market housing or other routes to home ownership at 30% below market value.

The mix of properties in a housing development must accord with this policy unless the Authority is satisfied that evidence in an up-to-date local housing needs assessment or a viability appraisal justifies the need for an alternative mix.

The Authority will support the provision of five bedroomed affordable properties where a need can be demonstrated.

Aim

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

Justification

9.151 To align with the NPPF, housing development will be expected to deliver a mix of housing sizes that respond to an overriding need for 2 and 3-bedroomed properties to meet projected future household needs for the local area as evidenced in the Population Projection and Housing Needs Assessment (2023) and updated in (2026).

9.152 Evidence from the *Economic Viability Assessment* (August 2025 and updated May 2026) identifies that the value of a shared ownership property is similar to that of a discounted market sale home with a 30% discount. Therefore it is reasonable to expect either type of affordable dwelling or any other routes to home ownership to be valued at a price equivalent to at least 30% below local market value.

Applying the Policy

9.153 The mix of affordable homes should be as set out unless an up-to-date local housing needs survey indicates otherwise.¹¹⁰

9.154 The Authority may also exercise some flexibility if a viability appraisal that has been independently verified and accepted by the Authority demonstrates there are exceptional circumstances for an alternative housing mix of affordable dwellings, for example in the lower value area. This must not adversely affect the overall housing mix and all other aspects of the development must be acceptable to the Authority.

Market Housing

9.155 Market homes should respond to identified strategic need and aim to deliver the mix set out below. This mix has been market tested and aligns with other policies on the provision of affordable homes (Policy H13) and making effective use of land (Policy H14).

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

¹¹⁰ Up-to-date is within 5 years and supported by Home Options data at the time the application is made. The survey must be undertaken or approved by the Local Housing Authority.

9.16 Housing size

Policy H16

Housing size

A New affordable housing will be built in accordance with the following size thresholds to ensure the delivery of appropriately sized dwellings to meet local community housing needs.

Number of bedrooms	Gross internal habitable floor area m ²
1 bed maisonette or house	39-58 m ²
2 bed house (3 - 4 person dwelling)	70-79 m ²
3/4 bed house (4-5 person dwelling)	84-97 m ²

Where there is a genuine need for a 4 or 5 bed house it will not exceed 106m² unless exceptional circumstances can be demonstrated to the satisfaction of the Authority.

B New market housing must align closely with Nationally Described Space Standards.

C The Authority will exercise some flexibility on the size of new dwellings created through conversion where existing walls and openings dictate the layout of the property. However, applicants will be required to align as closely as possible with the standards set out in this policy to ensure the delivery of appropriately-sized dwellings to meet local community housing needs and to make efficient use of land.

D Any storage requirements that cannot be contained within the dwelling must be met within small-scale and ancillary non-habitable buildings/structures located close to the main dwelling.

The acceptable house size floor area for people building a dwelling to meet their own housing need is assessed separately under Policy H8.

Aim

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

Justification

9.157 In accordance with the NPPF, housing development will be expected to deliver a mix of house sizes to meet current and projected future household needs for the local area. The size thresholds align with National Described Space Standards and are used to ensure new housing is of an acceptable size to address local need and for affordable dwellings to remain affordable in perpetuity.

Applying the Policy

9.158 The affordable house sizes reflect Nationally Described Space Standards for two-storey dwellings with the exception of 1 bed maisonette of 39m². Affordable housing will be expected to align as closely as possible to the house sizes set out in policy and market housing will be expected to align closely with Nationally Described Space Standards. The Authority would have to be persuaded there are exceptional circumstances to not work within the policy.¹¹¹

9.159 If garages are provided as part of affordable housing, permitted development rights will be removed to prevent their conversion into habitable accommodation. This is to ensure the property as a whole remains affordable in-perpetuity.

9.160 New dwellings created through the conversion of existing buildings may have existing features that prevent them from complying with the standards set out in the policy. In these cases the impact on the significance of the building will be taken into account, but where practicably possible conversions should align with space standards..

¹¹¹ Nationally Described Space Standards are set out in Appendix 9 and <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

9.17 Primary occupancy

Policy H17

Primary Occupancy

All new housing including the conversion of buildings to residential use will be subject to a primary occupancy condition unless:

- A it is holiday accommodation to support farm diversification; or
- B it is ancillary accommodation; or
- C it supports the conversion of a heritage asset that is otherwise not suitable for use as a primary residence.

Aim

9.161 To support thriving and sustainable communities.

Justification

9.162 Homes become vacant for many reasons but it is reasonable to infer that use as second homes and holiday lets are the main reasons why in the Peak District National Park, many properties are not permanently lived in. The 2021 Census identified that 11.6% of the total number of dwellings in the National Park are unoccupied as a primary residence. The percentage varies across the National Park, with the White Peak and South West Peak having the highest rates of unoccupied dwellings at over 12%. Some Parishes may suffer less in terms of overall percentages but the impact can be just as great with whole streets given over to holiday accommodation.

9.163 Over a 15 year period (2006-2020) a total of 274 dwellings or 25% of all housing completions were for holiday accommodation and since 2022 holiday rentals in the Peak District have increased by 24% (this includes holiday park lodges). Whichever way it presents itself, many local people are priced out of buying or renting housing because of the reduced availability of housing stock or inflated values. This then has a knock on effect on whether a settlement has a large enough population to support shops, services and facilities.¹¹² The amount of land available for housing development is limited, therefore when it does become available it should contribute to providing genuine local housing.

9.164 Through Local Plan consultations local communities have shown their strong support for the introduction of a primary occupancy condition.

Applying the Policy

9.165 For clarification this policy relates to all new housing including new dwellings, conversions, and replacement dwellings.

9.166 Exceptions to this policy are:

¹¹² See Shops and Community facilities Topic paper.

- the conversion of heritage assets that provide holiday accommodation to support farm diversification and the ownership is maintained within the same planning unit; or,
- accommodation ancillary to but within the planning unit of a main residential building; or
- the conversion of heritage assets that are not suitable for permanent residential use. 'Not suitable' means in relation to residential amenity, including but not limited to insufficient indoor or outdoor living space or inappropriate relationship to nearby dwellings. It does not mean in relation to any adverse impact on Special Qualities because 'serviced or self-catered holiday accommodation' and 'open market housing required to achieve the conservation or enhancement of the heritage asset' are both considered to be 'high intensity uses' and of equal likelihood to create adverse impact, as set out in supporting text for Policy CH2.

9.18 Householder development

Policy H18

Householder development

Extensions and alterations

- A Extensions and alterations to dwellings will be permitted provided that:
- i together with any previous extensions and/or alterations they are subservient in scale and form to the original dwelling and would not result in the overdevelopment of the property or an inadequate standard of accommodation or amenity space; and
 - ii they do not amount to the creation of a separate independent dwelling; and
 - iii if the dwelling is an affordable dwelling it does not exceed an internal habitable floor area of 97m².

Outbuildings

- B New or converted outbuildings to be used as ancillary floorspace to the main dwelling will be permitted provided that they together with any existing outbuildings are small-scale and subservient in form, located within close proximity to the host dwelling, and do not result in unacceptable clutter or loss of residential amenity space.
- C The construction of outbuildings will not be permitted if it would result in an affordable dwelling and any previous development exceeding an internal habitable floor area of 97m².
- D The use of any outbuilding will be controlled by planning condition and where necessary shall be tied to the main dwelling by planning obligation.

Householder development for dwellings that have a S106 agreement to restrict occupancy to people with a local connection are assessed under Policy H8.

Ancillary accommodation is assessed under Policy H11.

Aim

9.167 To support local people to remain within their communities and adapt to changing personal circumstances.

Justification

9.168 The Authority understands that householders may wish to extend their homes to improve the standard of the living accommodation, or to accommodate changing personal and family needs. Most householders generally benefit from permitted development rights, which means that some alterations and extensions do not require planning permission.

9.169 The reuse of buildings close to existing residential buildings can provide additional living or storage 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.

Applying the policy

Extensions and alterations

9.170 This policy applies to properties where permitted development rights have been removed as a condition of previous permissions, or where extensions and alterations do not fall within the definition of permitted development, or where a property has exceeded its permitted development allowance. It is the householder's responsibility to establish whether planning permission is needed. Applicants should refer to Policies C10 and C11 and the Authority's overarching Design Guide and technical design guidance in the adopted Supplementary Planning Document for Alterations and Extensions, or any superseding design documents, when designing an extension to understand the Authority's expectations on good design and how to prevent any harm to neighbours' amenity or conservation interests. If a building is a heritage asset, applicants should refer to policy CH2 and CH3.

9.171 The Authority will expect an extension to be subservient to the main dwelling and will assess the physical relationship of the extension to the host dwelling to ensure there is no detrimental impact on the character and architectural proportions of the main dwelling and/or the character and setting of the wider built environment and landscape. The Authority will take into account any previous development from other extensions and/or alterations in the decision-making to ensure that the dwelling plot is not overdeveloped.

Outbuildings

9.172 Where extensions or alterations to the house are either impractical or undesirable applications for additional outbuildings may be acceptable. However, plans should avoid detailing that may be tantamount to residential character. Care should be taken with dimensions, openings, internal spaces, floor layouts, staircases, walling and roofing materials, pipework, access roads and tracks, hard standing areas or any other feature, which is more reasonably associated with residential use. Where dual use is proposed for example garaging and storage (often over two floors), the Authority considers that designs should have the minimum of features required and, where appropriate in the landscape setting, use simpler construction methods offering a more functional solution. The impact may also be lessened by locating buildings adjacent to existing groups of buildings.

9.173 New, altered or extended outbuildings can be used in various ways and most incidental uses would not pose a detrimental impact on their surroundings. However, there may be some instances whereby a particular use may have an adverse impact (such as on residential amenity or parking). In these instances, the Authority may impose planning conditions that would restrict the use of the building(s) either to the specific use applied for (for example as a garage for the parking of vehicles) or to be ancillary/tied to the existing dwelling house.

9.174 If the development is for a habitable room, for example a home office or additional accommodation, it would be assessed under Policy H11.

Householder development for affordable dwellings

9.175 It is important that affordable dwellings remain affordable in perpetuity and controlling the size of an affordable dwelling, including any householder development is an effective planning tool to ensure this policy requirement endures. If a house is built at or very close to the 97m² there is rarely justification for an extension because in all likelihood the extension would render the house unaffordable.

10 Rural economy

10.1 This chapter sets out the rural economic policies for the Local Plan that contribute towards delivering Local Plan Outcomes 2, 3, 4 and 6.

10.2 In rural areas, national policy and guidance require Local Plans to be positive towards economic development that can occur in sustainable locations. Plans are required to provide suitable and appropriate land for economic development to meet current and future needs. The Local Plan supports economic development on brownfield sites in or on the edge of settlements. In the open countryside the focus of economic development is in support of farm diversification through the reuse of existing buildings, in particular heritage assets, in accessible location that deliver enhancement opportunities and where the scale and impact is acceptable within its rural location.

10.3 Many businesses within the National Park derive direct and indirect economic benefits from their unique location and relationship with its landscapes. It is this relationship that the Authority seeks to foster and build upon in order to deliver National Park purposes and at the same time boost the economy and create local jobs. This aligns with the aims of the National Parks Circular (2010), which emphasises the need to support high-value, knowledge-intensive jobs and accommodate economic growth that is tied to recreation, tourism and local food processing.

10.4 Local Plan Policy E1 enables economic development in a number of ways. It allows for new sites and buildings for business development in and on the edge of Policy C8 named settlements, provided they are of a scale that is consistent with the needs of the local population. The preference, wherever possible, is for re-use of existing traditional buildings of historic significance or re-use of previously developed sites, to achieve their enhancement. Where this is not possible, new buildings may be permitted where enhancement can be achieved by the removal and replacement of existing buildings and to the wider area.

10.5 In the open countryside Local Plan Policy E1 specifies that businesses in the countryside should be located in existing traditional buildings of historic significance in settlements, on farmsteads, and in groups of buildings in sustainable locations. Where no such suitable building exists, and depending on which option offers greatest scope for enhancement, the reuse of modern buildings, or removal of an existing building and construction of a more appropriate replacement building may be acceptable.

10.6 The Authority is required to plan for the provision of suitable employment sites to meet business needs over the Plan period. Policy E2 safeguards sites for Use Class B and E(g) use to ensure the Authority has a portfolio of employment sites in suitable locations that respond to a range of business needs, from high quality office, manufacturing and warehousing space through to lower quality more affordable space, and large business sites that are harder to come by in a National Park. Sites are safeguarded because they are considered to be well located in relation to the resident population and employing people locally, have good road access, and are in locations that do not adversely impact residential areas. The Authority will resist the use of safeguarded employment sites for other business uses to ensure there is sufficient land and buildings for Use Class B and E(g) uses over the Plan period. Details on how the Authority plans for business relating to retail, leisure and community services and facilities are set out in Chapter 11.

10.7 Safeguarded sites are located in the White Peak and Derwent Valley where the majority of the National Park population resides and where most of the B and E(g) uses are situated. It would not be appropriate to safeguard employment sites in the Dark Peak and Moorland Fringes or the South West Peak where the resident population is much lower and where a small proportion of jobs relate to employment sectors (E(g)/B2/B8). However, Policy E4 protects existing employment/business sites from other uses unless it can be demonstrated there is no demand to retain them, and Leekfrith Neighbourhood Plan provides protection to business uses in Upper Hulme.

10.8 There is a requirement for an additional 5.1ha of B2, B8 and E(g) use employment land and 0.4ha of office space over the Local Plan period. In addition to Policy E1, which sets out where new business development is acceptable, Policy E3 sets out when it is acceptable to support the intensification, redevelopment, and possible extension of existing employment/business sites.

10.9 Policy E8 supports home working at an appropriate scale to protect both the surrounding and residential amenity.

10.10 Digital connectivity is important to businesses, which is why the Local Plan requires all new non-residential development provides superfast broadband connection, or an equivalent alternative technology, installed on an open access basis. Details can be found in Chapter 14.

10.11 Farming and land management are essential to shaping the look of the National Park, for example field patterns, miles of dry stone walls, local buildings, grassland and moorland. Policy E5 supports development proposals that support farm and land management operations and Policy E7 supports farmers to manage their agricultural waste to prevent environmental harm.

10.12 There is an increasing emphasis on diversification to enable the overall viability of farms and other estate businesses. A large proportion of farmers reported declining profitability and anticipate further decline. Diversification will therefore be essential to the survival of some businesses and securing an economic return from environmental goods and services will play a key role in this. Policy E6 supports small scale business development on farmsteads, or groups of estate buildings, provided that it supports an existing agricultural or other primary business responsible for estate or land management. The Local Plan requires the primary land management business to retain ownership and control of the site and building, so that money from the business will help fund landscape conservation, and the countryside does not become blighted by incongruous business development that has no link to the primary land management business.

10.13 In order to conserve first purpose Special Qualities such as tranquillity and dark skies, the Local Plan does not support businesses in existing isolated buildings, or new buildings in the open countryside.

10.1 Business development

Policy E1

Business development (strategic policy)

- A Opportunities to support business development are acceptable in principle through any of the following routes:
- 1 On safeguarded employment sites
 - 2 On existing employment sites
 - 3 Within existing buildings or on previously developed land in or on the edge of settlements named in Policy C8
 - 4 On farms to support farming, farm diversification and nature recovery
 - 5 Through sensitive conversion of a heritage asset
 - 6 Homeworking of an appropriate scale and operation.
- B Wherever possible proposals must re-use existing buildings that are heritage assets. However, where no suitable heritage asset exists, the reuse of other existing buildings or their replacement with a new building may be acceptable provided that suitable enhancement is delivered.
- C In exceptional circumstances new business development may be acceptable on greenfield land in or on the edge of settlements named in Policy C8 if it is demonstrated to the Authority's satisfaction that:
- i there is a strategic need for the business space; and
 - ii an assessment of other existing business sites has been undertaken and none are suitable or available; and
 - iii there is business need for that location; and
 - iv development does not exceed a size and scale that is proportionate to the size and character of the settlement.
- D Proposals for business development in the countryside outside the Natural Zone and settlements named in Policy C8 must be in accordance with the following principles.
- 1 Businesses must be located in smaller settlements, on farmsteads, and in groups of buildings in sustainable locations and within a building that is a heritage asset. However, where no suitable heritage asset exists in these locations, the reuse of other buildings or their replacement with a new building may be acceptable provided that suitable enhancement is delivered.
 - 2 On farmsteads, or groups of estate buildings, small-scale business development will be permitted provided that it supports an existing agricultural or other primary business responsible for estate or land management. The primary business must retain ownership and control of the site and building, to ensure that income will be returned to appropriate management of the landscape.
 - 3 Any adverse effect on a building with cultural heritage significance, other first purpose Special Qualities or the amenity of the area must be mitigated including, but not exclusively, by the application of the following criteria where relevant.
 - a Restriction to the specific activity applied.
 - b Removal of permitted development rights.
 - c Specified scale, intensity and type of activity, including vehicular movements and hours of operation.

- d Specified arrangement of parking and/or storage of vehicles, equipment and materials.
 - 4 If the Authority is concerned about the impact of the development it may limit planning permission in order to monitor its effect by specifying a temporary period of 2 years and/or by restricting the permission to the personal benefit of the building's occupant.
 - 5 If any combination of these mechanisms proves to be ineffective in practice, a further permission will not be granted.
 - 6 In all cases, proposals to accommodate growth and intensification of existing businesses will be considered carefully in terms of their impact on the appearance and character of valued landscape character, other first purpose Special Qualities, highways and general amenity.
- E The Authority reserves the right to impose conditions with regard to operation times, noise, storage, lighting, signage, and any other activity or development pertinent to the function of the business or site to prevent or minimise the impact on first purpose Special Qualities and residential or general amenity.
- F Appropriate improvements to make existing employment sites more attractive to businesses are welcomed.
- G Business use in an isolated existing or new building in the open countryside will not be permitted.

Aim

10.14 To meet the Outcomes and Spatial Objectives for the National Park rural economy by supporting business development that contributes to thriving and sustainable communities while protecting and enhancing first purpose Special Qualities.

Justification

10.15 The NPPF (2024) and NPPG require plans to provide suitable and appropriate land for economic development to meet current and future needs, and to be flexible enough to allow for changes in the economy. It supports development in or on the edge of settlements where employment, housing and services can be provided close together. It advises strict control of economic development in open countryside. Farm diversification is supported where the scale and impact is acceptable within its rural location.

10.16 Many businesses within the National Park derive direct and indirect economic benefits from their unique location and relationship with the landscape. It is this relationship that the Authority seeks to foster and build upon in order to deliver National Park purposes and at the same time boost the economy and create local jobs.

10.17 Spatial Objectives set out that the Authority will plan for around 5.5 ha of business space, comprising 5.1ha industrial and 0.4ha office in accordance with the evidence set out in The Peak District Economic Development Needs Assessment (2025).¹¹³

113 [The Peak District Economic Development Needs Assessment](#), Icini Projects Limited, July 2025.

10.18 The assessment sets out that it is unlikely that new suitable greenfield sites will be identified, available, suitable or viable, therefore new employment space should be brought forward through:

- safeguarding of existing employment sites
- redevelopment of existing sites (which may become more important due to future higher EPC rating requirements for commercial stock)
- extensions to existing units and sites where suitable
- conversion of agricultural and other buildings to employment space including work hubs and other forms of innovative, shared and flexible workspace where suitable.

Applying the policy

10.19 The Local Plan encourages local product or service development, particularly where the activity or product demonstrates a positive appreciation of the National Park as a special place. New small scale business operations can sometimes be acceptable, but new larger, more general development is less likely to be so. The scale of an activity and any intentions for its future will be important considerations when deciding whether employment use of sites and buildings is acceptable.

10.20 The preference wherever possible is for the re-use of existing buildings that are heritage assets or re-use of previously developed sites, to achieve their enhancement. Where this is not possible, new buildings may be permitted, particularly where enhancement can be achieved by the removal and replacement of unsightly existing buildings.

10.21 National policy and guidance require Local Plans to be positive and flexible towards economic development, particularly in or on the edge of settlements. Town or village locations are the most sustainable locations in the National Park because they are more likely to be served by public transport and allow workers easy access to services and facilities.

10.22 Policy E1 directs businesses to:

- safeguarded employment sites (Policy E2)
- existing employment sites (Policy C8)
- within existing buildings or on previously developed land in or on the edge of named settlements (Policy C8)
- on farms to support farming, farm diversification and nature recovery (Policy E5 and E6)
- heritage assets that can be sensitively converted (Policy CH2)
- homeworking of an appropriate scale and operation (Policy E8).

10.23 In all cases businesses should preferably be located in existing buildings that are heritage assets or where enhancement can be achieved, such as on previously developed sites. The construction of a new building for employment uses may also be possible in some circumstances.

10.24 To accord with Policy E1.C for new development on greenfield land, business owners should instruct a RICS approved consultant who is experienced in commercial development in rural areas to provide evidence in support of their application to demonstrate that genuine attempts have been made to find suitable existing premises to move before submitting a planning application to build on greenfield land. Details should include correspondence with local commercial property

agents and regional business support networks including their Local Authority Economic Development Team, Business Peak District, and East Midlands Combined County Authority Growth Hub. The search area for suitable premises should include sites outside of the Peak District National Park Authority area unless there are demonstrable reasons that require a location within the National Park and the Authority is satisfied with the reasoned justification made.

Business in the open countryside

10.25 Government policy recognises agriculture's vital national role including for the conservation and enhancement of protected landscapes. In the open countryside, the intention of Policy E1 is to support opportunities for farming and farm diversification and offer scope for rural businesses and rural enterprise including that which supports nature recovery. Policy E1 specifies that businesses in the countryside should be located in existing buildings that are heritage assets, in smaller settlements, on farmsteads, and in groups of buildings in sustainable locations. (Please refer to policy CH2). Where no such suitable building exists, and depending on which option offers greatest scope for enhancement, the reuse of other buildings, or removal of an existing building and construction of a more appropriate replacement building may be acceptable if siting and design can achieve enhancement. In such circumstances the existing building must be removed before construction of the new building commences and agreements will be sought to prevent construction of additional new buildings. Decisions will take full account of factors including the character of the surrounding landscape, the degree of separation from other buildings or settlements, and the nature of road access. Proposals to redevelop a business site or building in the open countryside for other uses are not likely to be acceptable unless enhancement can be achieved (see policy C3).

10.26 Farming and farm diversification is considered under Policy E5. Any new business that supports farm diversification must maintain a formal/legal link with the primary land management business (ownership and control of the site and building through legal agreements) to ensure that income supports land management. Businesses need not necessarily be related in type to the produce of the farm, but activities could include the development of new agricultural opportunities or adding value to primary produce. Land management for nature recovery is considered a form of rural enterprise and considered under Policy E5. Small-scale business to support a nature recovery rural enterprise may be supported and this is set out in Policy E6.

10.27 Other developments in the countryside are covered elsewhere in the Local Plan: recreation, environmental education and interpretation development (policy RT1 and RT2), visitor accommodation and camping and caravan sites (policies RT3, RT4, RT5 and RT6), and retail operations (policy S2).

Growth and intensification of business in the countryside

10.28 Although a particular level of business activity may be acceptable in a countryside location, its growth and intensification could have a more significant impact on the appearance and character of landscapes. Successful businesses may require an increased scale of operation not in keeping with the character of the National Park. A small-scale business may be established on a farm, but as it grows and increases employees, deliveries etc it should consider moving to a more sustainable location in an appropriate town or village.

10.29 Planning conditions, and where necessary, legal agreements will be used to discourage inappropriate growth of a business and give the Authority the tools to prevent, or remedy that eventuality. This may include the removal of permitted development rights. Permissions may be granted for a specified period, with renewal of permission dependent on the acceptability of the impact in the initial operating period. In some circumstances it may be appropriate to restrict permissions to specified occupants (personal permissions). In such cases, a specified time period may or may not be appropriate in addition to personal use.

10.30 The temporary granting of permission enables business persons to allay any fears that the Authority and neighbours may have, but which were insufficient at that stage to justify a wholesale block on the development. If, after the temporary period, the fears prove well founded, the Authority is unlikely to offer an extended period of operation. The Authority may also remove permitted development rights (those rights conveying permission for certain types of development without the requirement to obtain planning permissions) if that is felt necessary to make the development otherwise acceptable.

10.31 Business use in existing or new isolated buildings in remote areas of the countryside will not be permitted.

Home working

10.32 People will continue to be able to work from home in accordance with Policy E8 provided that they do not adversely affect their neighbours or the surrounding area.

10.33 Additional housing related to business use is covered by policy H6 and H11.

10.2 Safeguarded employment sites

Policy E2

Safeguarded Employment Sites

The following sites are identified on the Policies Map and will be safeguarded for employment uses relating to Use Classes B2 general industry, B8 storage and distribution, and E(g) office, research and development of products or processes, or an industrial process that is acceptable within a residential area.

Aston Industrial Estate

Aston, Station Road

Bakewell, Deepdale Business Park, Ashford Road

Bakewell, Riverside Business Park (incorporating Lumford Mill)

Bakewell, Station Road

Bakewell, Aldern House

Bakewell, Mill Street

Bamford, Station Road

Bradwell, Newburgh Site

Bradwell/Brough, Stretfield Mill

Brough, Vincent Works

Calver Sough Industrial units

Castleton, Cambion Works

Great Hucklow Cartledge House Business Centre

Great Longstone Industrial Estate

Hathersage, Hall Farm

Hathersage, Station Road

Hope, Eccles House business centre

Tideswell, Whitecross Industrial Estate

Aim

10.34 To support the strategic and local rural economy by ensuring a good range of sites are safeguarded for specific employment uses and to support thriving and sustainable communities by protecting opportunities that may be available for local employment.

Justification

10.35 The Authority is required to plan for the needs of the National Park economy over the Local Plan period to ensure there is a good range of employment space to meet business needs and to support the provision of jobs. The Authority does this by safeguarding employment land to support the existing economy and for projected economic growth that will occur through the expansion of existing businesses and new business investment.

10.36 The Authority safeguards a range of existing employment sites to enable it to maintain a diverse portfolio of land/property specifically for B2, B8 and E(g) uses. The sites that are safeguarded are considered to be the best employment sites in the National Park based on their size, type, quality, provision, location and their contribution to the local and regional economy. It is important these sites are maintained for B2, B8 and E(g) uses because business with these uses have specific operations requirements, which can limit where they can and cannot locate. Sites that are already in B2, B8 and E(g) use have the built infrastructure to support these employment uses and good vehicular access away from residential use.

10.37 It is important that sites safeguarded for B2, B8 and E(g) use employment are protected from other types of development that would compromise the Authority's ability to ensure sufficient employment space is available for local businesses over the Local Plan period. The Authority will resist other employment uses on safeguarded sites that could be located elsewhere. This includes any cumulative creep by compatible uses over time that would reduce the availability of B2, B8 and E(g) employment space and change the character of the site for employment uses.

10.38 The Employment Development Needs Assessment (2025) supports safeguarding a range of existing employment sites to enable the National Park to maintain a diverse portfolio of land/property specifically for B2, B8 and E(g) uses, including a stock of larger premises to support business needs as new large-scale business development is unlikely to be acceptable. The assessment identified a healthy demand for small premises and premium and affordable space.

10.39 The Employment Development Needs Assessment (2025) identifies a strategic need for a further 5.1ha of employment land and 0.4ha of office space over the lifetime of the Local Plan. This is most likely to be delivered through the redevelopment or intensification of existing stock for new units, infill of sites and extension of existing buildings or sites.

10.40 For the purposes of this policy, employment use refers to Use Classes B2, B8, or E(g) unless an alternative mix of employment generating uses can be created through use of other parts of the site by mutual agreement through a Neighbourhood Plan process.

Applying the policy

10.41 Use classes referred to are:

- B2 General industry
- B8 Storage and distribution
- E(g) i) Office; ii) the research and development of products or processes; or iii) any industrial process which can be carried out in any residential area without causing detriment to the amenity of the area.

10.42 Applications for Use Class B2, B8 and E (g) development will be supported in principle on safeguarded employment sites. Opportunities to improve the provision of employment space on safeguarded sites and in accordance with the strategic need will be welcomed.

10.43 Applications for non Use Class B2, B8 and E(g) will be assessed in accordance with Policy E4. The Authority will consider their compatibility with B2, B8 and E(g) and the capacity of a site to accommodate them, including the reason for why the site has been safeguarded. Proposals for town centre uses that provide employment will be assessed against policies in Chapter 11.

10.44 Other employment generating sites may be safeguarded through a Neighbourhood Plan provided there is a strategic need for such sites.

10.3 Extensions, alterations or intensification of existing employment or business space

Policy E3

Extensions, alterations, or intensification of existing employment or business space

- A Previous extensions, alterations and increased activity that have required planning permission will be taken into consideration in order to prevent unrestricted creep into the countryside that is harmful to the National Park's first purpose Special Qualities.
- B Extension, alterations, or intensification of an existing employment or business site will be permitted provided that:
- i opportunities to rationalise or reconfigure the existing space have been realised; and
 - ii opportunities to relocate or operate part of the business from another site have been explored before further extension, alteration or intensification is considered; and
 - iii opportunities to expand on previously developed land are realised before greenfield land is considered; and
 - iv it is operating in an appropriate location, including in relation to amenity and the road network and capacity; and
 - v the new development is small-scale and subservient in scale, massing and function to the existing development and the resulting site can be accommodated without harm to the landscape or townscape; and
 - vi opportunities to improve access on foot, by cycling or by public transport are maximised.

Extensions, alterations or intensification of an existing employment or business site that seeks to expand on to greenfield land under part B.iii will also be assessed under Policy E1.C.

Notwithstanding the above, new development will be required to accord with the relevant strategic and design policies within the Local Plan.

Aim

10.45 To support the long term provision of employment space that meets the needs of the local rural economy without harming the first purpose Special Qualities of the National Park.

Justification

10.46 Local Plan policy E1 sets out the policy principles for businesses, directing the economic development of employment space to existing buildings in settlements, farmsteads and groups of buildings or previously developed land in sustainable locations. It makes clear that businesses creating new employment space in an isolated existing or new building in the open countryside

will not be permitted unless it is to support farm diversification or is required to conserve and enhance a heritage asset by conversion and even then any new use will be strictly controlled to prevent harm to first purpose Special Qualities.

10.47 Safeguarded employment sites are identified in *The Employment Development Needs Assessment (2025)* as being able to contribute nearly 2ha of additional B2, B8 and E(g) use employment space to help meet business needs over the Local Plan period through the intensification of undeveloped land and open storage. On non-safeguarded sites, where appropriate extension, alteration, or intensification would support the delivery of new employment space and contribute towards the additional 5.1ha of B2, B8 and E(g) use space or 0.4ha of office space required over the lifetime of the Local Plan.

Applying the policy

10.48 In order to support a rural economy within a protected landscape, the Authority will assess the potential impacts of the scheme and consider whether it should be classed as major development.

10.49 National policy establishes that major development should not take place in a national park unless exceptionally it is in the public interest.¹¹⁴ Applicants are therefore encouraged to explore, at the pre-application stage, the likelihood of a proposal being considered 'major'. This enables the applicant to understand what policy tests will be applied. This can help an applicant make an informed choice on business expansion rather than incurring potentially abortive costs on planning applications for development that may have little prospect of success.

10.50 Policy E3 sets out the principles for where new employment space is acceptable to support existing businesses to grow or adapt. The Authority understands that when businesses are successful, site operators will desire expansion, alteration, or intensification in and around the existing buildings rather than move to other locations. It is not sustainable to permit either the establishment or expansion of business operations in the National Park countryside, simply because it is cheaper for the business. The Authority considers that a business person, having located within the National Park, can reasonably foresee, for reasons of conserving the environment, that expanding a business in the National Park may not be possible. Persons proposing to establish businesses in the National Park should be very clear from the start what potential for business expansion exists under Local Plan policies before they choose to invest in a site or building(s). The Authority does not therefore consider protection of investment; lower business start-up or expansion costs; or in the case of existing sites in the open countryside the desire to operate away from other built up areas, as justifiable reasons to permit expansion of development.

10.51 Safeguarded employment sites in policy E2 demonstrate that the Authority and communities are keen to protect business space. Businesses are encouraged to use such sites, either for all or part of their business. The Authority does not accept that business expansion away from business sites is necessary for planning reasons because there is no under-provision of employment space.

10.52 Proposals to re-develop sites should pay heed to the current availability of and demand for employment premises, and seek to plug gaps in provision, rather than add to types for which there is no shortage. The hospitality and tourism sectors are the main employers in the National Park, as such the area is characterised by low wage Park-based jobs. There is a need for higher

¹¹⁴ NPPF (2024) paragraph 190.

wage jobs in the National Park to improve the employment offer to a highly educated and skilled resident population. It is important to the Authority that the National Park is able to attract businesses which contribute positively to the conservation and enhancement of the National Park whilst providing high quality jobs for local people. This is in accordance with the planned outcome of the Local Plan in relation to the rural economy which seeks to respond to the need for an additional 5.1 ha of B2, B8 and E(g) employment space and 0.4ha of office space.

10.53 The first consideration is always the potential impact on first purpose Special Qualities. Businesses will be expected to provide robust evidence that they have fully explored with reasoned justification the requirements set out in Policy E3 i-iii before considering expansion and explain how business expansion at the existing location conserves and enhances first purpose Special Qualities. In all cases, the Authority would expect to see evidence of rationalisation, use of existing previously developed land and the consideration of relocation of a business in part or full to another site in preference to expansion into greenfield land. Proposals to develop greenfield land will be assessed under Policy E1.C.

10.54 In all circumstances, the Authority will assess whether expansion can be accommodated without harming first purpose Special Qualities or the general amenity of the area. Some employment and business sites will, through cumulative development over time, have reached or exceeded a level of development where the landscape or local amenity is no longer able to successfully accommodate further development or where opportunities to improve site sustainability are not sufficient to support further development. In such cases the business will need to relocate to a more appropriate location, which may be outside of the National Park.

10.55 Policy C11 assesses the design, layout and neighbourliness of employment sites. Where a business is in a built up area, the impact on residents' amenity is a particularly important consideration. If expansion, alteration or intensification of the business would harm residential amenity, businesses may be refused planning permission for that reason alone, irrespective of the extent to which other environmental impact can be satisfactorily addressed.

10.56 Some existing businesses are located in areas of countryside where, if planning permission were to be applied for today, it is unlikely to be granted since Policy E1 is clear that employment use in an isolated existing or new building in the open countryside will not be permitted. Existing sites may well benefit from new investment and more efficient use, but business owners should consider if this can be better located in or adjacent to a settlement, or in a suitable location outside the National Park. In some cases, sites outside the National Park might be nearer and therefore more commutable for the majority of the workforce than the existing site in a National Park settlement.

10.57 Where planning permission is approved for business expansion in countryside locations, for example where it has been demonstrated that there are no other options and where the proposed development results in no harm to first purpose Special Qualities, it will be subject to a Section 106 Agreement. The agreement will tie the business into a local landscape management agreement and require money from the business to be made available for specified work to maintain and enhance valued landscape character. Such work will be required to be carried out for at least as long as the business continues to operate from the site.

10.4 Change of use of employment/business sites

Policy E4

Change of Use of employment/business sites

- A There is a strong presumption against the change of use of employment sites to non-employment uses.
- B On safeguarded employment sites strategic evidence will be required to demonstrate that there is no demand for B2, B8 or E(g) uses on the site to the satisfaction of the Authority.
- C On all employment sites, the change of use to non B2, B8 or E(g) uses will be permitted subject to independent evidence provided by a RICS accredited agent experienced in rural commercial surveying, which demonstrates to the satisfaction of the Authority that the site or building(s) are no longer required for B2, B8 or E(g) use. The evidence:
 - i must include advertisement details for the site or building(s) including sales particulars with a guide price to reflect the market value of the site/building(s); and
 - ii must show that the site or building(s) have been marketed for B2, B8 and E(g) uses for a continuous period of 12 months prior to the date of the planning application and that all advertising and marketing material is honest, decent and truthful; and
 - iii must include written detail regarding enquiries received and the reasons why potential buyers/occupiers found the site/buildings to be unsuitable.
- D Subject to A and/or B the Authority will support the redevelopment of a site/building(s) for alternative employment if it also satisfies other relevant Local Plan policies.
- E If it is demonstrated that the site and/or buildings are no longer viable for employment use, the reuse/redevelopment of the site for community uses including affordable housing will be favoured in the first instance.

The Authority reserves the right to withdraw Permitted Development rights to prevent loss to non-business uses.

Aim

10.58 To support the National Park economy and to foster economic growth by protecting the availability of employment land to meet current and future strategic and local business needs over the Local Plan period.

Justification

10.59 The Peak District National Park does not have an excess of employment space. *The Peak District Employment Development Needs Assessment (2025)* identifies a strategic need for a further 5.1ha of B2, B8 and E(g) use employment land and 0.4ha of office space over the life time of the Local Plan. This is likely to be delivered on existing sites through intensification and/or (where appropriate) extension because, as a National Park there is very limited brownfield land in suitable locations to develop for employment use. Therefore, the Authority must consider very carefully

the loss of any employment land in B2, B8 or E(g) use to another employment use, or to a non-employment use. The Authority must be satisfied that a site and/or building(s) can no longer contribute to the rural economy as an employment site with priority given to B2, B8 and E(g) uses in the first instance, then other employment uses. For the purposes of applying this policy proposals for town centre uses are assessed against the relevant policies in Chapter 11.

10.60 Safeguarded sites are afforded an additional level of policy protection as they are considered to be the best employment sites in the National Park based on their size, type, quality, provision, location and their contribution to the local and regional economy.

Applying the policy

10.61 Use classes referred to are:

- B2 General industry
- B8 Storage and distribution
- E(g) i) Office; ii) the research and development of products or processes; or iii) any industrial process which can be carried out in any residential area without causing detriment to the amenity of the area.

Evidence required: safeguarded site

10.62 For applications to change the use of a safeguarded site or building(s) (part of or whole) from B2, B8 and E(g) use employment space to another use, including another employment use, the Authority will need to be convinced that the site is no longer required to contribute to the strategic need and demand for B2, B8 and E(g) use employment space. The applicant should employ the services of a suitably qualified RICS agent experienced in rural commercial surveying to evidence to the satisfaction of the Authority and with justifying reasons why the site should no longer be safeguarded, and where relevant include consideration of the effect any loss of employment land will have on the wider employment site, with regards to its current and future contribution to the Peak District economy over the Local Plan period..

Evidence required: all sites

10.63 In order to meet the requirements of Policy E4.B applicants must submit evidence provided by a RICS accredited estate agent that they have marketed the premises to the Authority's satisfaction. Details should include evidence of how site owners have made use of regional business support networks to help find suitable tenants or buyers including the Local Authority Economic Development Team (or similar), Business Peak District, and East Midlands Combined County Authority Growth Hub. Applicants should not take for granted that business demand doesn't exist or that another business is not viable, even if the premises are no longer required or suited to their own business needs.

10.64 Evidence must include a copy of the letter of instruction to the property agent(s), and demonstrate that the asking price or market rent is the market value as defined by the RICS 'Appraisal and Valuation Standards' ('The Red Book'), which must take into account the structural condition of the property and the planning constraints affecting it. The methodology used by the surveyor in arriving at a valuation should show what figure, if any, has been allowed for the goodwill of a business, for any fixtures and fittings, and for the building itself. The floor area must also be

identified so that a value per unit area can be established for comparison with the local market. Evidence must include details of a thorough marketing exercise over at least 12 months by a RICS accredited commercial property agent with a good knowledge of the property, and the appropriate local, national, or niche market for the existing use(s) permitted. Marketing should include advertising on local and regional commercial property websites and through the Local Authority Economic Development Team, with readvertising occurring every three months. If after the first three months the property is not attracting any commercial interest the marketing exercise should be reviewed and advice sought from the Local Authority Economic Development Team (or similar) on how to amend the marketing exercise to improve commercial interest. Evidence must include written details of all enquiries received, the reasons why potential buyers/leaseholders found the site/building(s) to be unsuitable, and why any offers were not accepted. Evidence must demonstrate what efforts were made to make the site or building(s) more attractive commercially in response to feedback from enquiries.

10.65 The reason the Authority requires the property to be valued and marketed by a RICS approved agent is to ensure the process is carried out to a recognised professional standard that is transparent, fair and honest in accordance with guidance set out in the *UK Commercial Real Estate Agency* or any replacement RICS document.¹¹⁵

10.66 The National Park Authority may seek the opinion of the District Valuer as to whether a realistic sale price or leasehold rent has been set.

10.67 In assessing the evidence submitted in support of an application, the Authority will take advice from the Local Authority Economic Development Team, the East Midlands Combined Authority (or their regional counterpart) and will consult with the local business community through Business Peak District with regard to any proposed development.

10.68 A business may make representation to the Authority if it considers and can demonstrate with reasoned justification that 12 months marketing is too long a period for the type of business concerned.

¹¹⁵ [October 2016 UK Commercial Real Estate Agency 1st Edition.pdf](#)

10.5 Agricultural, forestry or rural enterprise operational development

Agricultural, forestry or rural enterprise land management operational development

- A New development including buildings and structures (including their extension), storage, associated working spaces, tracks, or other development relating to agriculture, forestry, or rural land management will be permitted provided that, to the Authority's satisfaction, the development is demonstrably required to support the business operation and is of an appropriate size and scale required for the purpose intended. The Authority will require information to be submitted in support of the development on all relevant criteria:
- i location and size of farm, forestry holding, or rural land management area;
 - ii type of agriculture, forestry, or rural land management;
 - 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.
- B Development that satisfies part A of this policy must also satisfy policy C11 regarding siting design, layout and landscaping.
- C Conditions will be imposed to require the removal of a building, structure or development when no longer needed for their intended land management purpose, and for the appropriate restoration of land, if this is necessary for the development to be considered acceptable and in the interest of conserving and enhancing first purpose Special Qualities and protecting amenity.

Aim

10.69 To support the rural economy in a way that conserves or enhances first purpose Special Qualities.

Justification

10.70 The Authority recognises the importance of and the contribution made by agriculture, forestry and rural enterprise development in delivering National Park purposes and duty.

Applying the policy

10.71 Planning applications for new development that consists of a building or structure will need to be accompanied by proportionate evidence that justifies the scale and need for the development. For new buildings on bare land not associated directly with a working farmstead, on farm start ups, or in isolated locations, evidence should be provided by a Rural pathway RICS accredited person to justify the development. In all cases evidence should include reference to the policy criteria set out in part A of Policy E5.

10.72 Where new agricultural, forestry or land management buildings are demonstrably required, they should be located, designed and of a colour, to respect the landscape and first purpose Special Qualities. Particular care must be taken regarding size, massing and colour of new buildings. Dark coloured buildings are usually less obtrusive. Whilst considerable flexibility exists within the planning system for agricultural development, great care is still required and larger buildings are unlikely to be permitted where these cause adverse impacts to first purpose Special Qualities. The Landscape Strategy should be used to determine landscape quality and any development expectation for that landscape type, including that which will result from new afforestation or agriculture.

10.73 The policy principles will be used as guidance on proposals which are subject to 'prior notification' procedures (permitted development) but will carry more weight as policy on those that require full planning permission.

10.74 For the avoidance of doubt a rural enterprise land management business is a land-based operation with a business need to be located in a specific rural location.

10.75 Applications must follow national guidance on animal welfare, waste management, the storage and processing of agricultural slurry/by-products, pollution control and requirement for Environmental Impact Assessment. Positive weight will be given to applications that deliver high animal welfare, nature recovery, climate change mitigation and improved soil health subject to Policy E5 and other Local Plan policies.

10.76 The Authority may apply conditions to require the removal of any building or structure that is no longer needed for its original land management purpose where its continued presence is having an adverse impact on the valued landscape character or amenity.

Detailed design

10.77 Applications must follow guidance set out in the *Agricultural Developments in the Peak District Supplementary Planning Document* (or successor).¹¹⁶ Openings must be the minimum necessary for operational use. Features that are not ordinarily required for such business use and more commonly associated with other uses should be avoided. In some circumstances it may be preferable to incorporate simple stone work to lower levels in order to tie the modern building more successfully into the historic farmstead and surrounding landscape.

¹¹⁶ [Agricultural Developments in the Peak District National Park](#)

10.6 Farm diversification

Policy E6

Farm Diversification

- A Development either through the conversion or the replacement of a building to support farm diversification will be permitted provided there is evidence, to the satisfaction of the Authority, that the new business use will remain ancillary in function and operation to the agricultural operation of the farm.
- B Where the purpose of a land-based rural enterprise business includes nature recovery, and the application is in relation to a farm owned or managed by that rural enterprise for nature recovery, business use that is ancillary in function and operation to the main business will be permitted through the conversion or the replacement of a building.
- C Development of new business, including extensions to existing business uses, should be accommodated successfully within the building group without adversely affecting the operational function and management of the farm as the primary business, the valued character of the landscape, or any other first or second purpose Special Qualities.
- D Where proposals for farm diversification are otherwise acceptable, the Authority will consider removing permitted development rights to limit the range of uses permissible where to do so would be necessary, reasonable, and consistent with national policy.
- E This policy does not apply to buildings justified for agricultural purposes, which either through the prior notification procedure or a planning application are legitimate forms of development on farms.

This policy does not apply to buildings justified for agricultural purposes, which, either through the prior notification procedure or a planning application are required to be removed when their use for agricultural purposes is no longer required.

Aim

To support conservation and enhancement of the National Park and the rural economy.

Justification

10.78 The Local Plan gives scope for business development in the countryside provided it serves land management business directly and helps to conserve and enhance first purpose Special Qualities. This includes scope for enterprises that can only operate from a rural location. It is vital however that the income from any other business is invested in land and buildings so they are conserved and enhanced as a positive asset to the National Park. The policy aim is to support sustainable farming that achieves benefits for the environment and the economy. Business uses that break this essential link are unlikely to be supported.

10.79 Economy policies focus investment towards settlements and safeguarded employment sites where landscape impact can be minimised. Agriculture is an exception because it occurs largely outside settlements, maintains farming traditions, can conserve and enhances landscape character and biodiversity, and can help sustain the viability and vitality of the landscape. However,

it is not considered appropriate in a National Park to permit growth of general economic activity in the countryside because it is incompatible with, and would be detrimental to, the quality of the landscape.

Applying the policy

10.80 The preference is to use existing buildings that are cultural heritage assets but it may be acceptable to reuse other buildings or to replace a building as set out in Policy E1. This will be dependent on the location, scale and type of building and whether enhancement can be delivered, for example by the removal of unsightly buildings.

10.81 Business uses in the countryside can negatively affect many of the National Park's Special Qualities. For example noise and light pollution causing disturbance to the tranquillity of the landscape and the amenity of people who live locally or visit the countryside. If so, this may justify refusal of permission.

10.82 Modern agricultural buildings are usually very large portal framed buildings, constructed off-site and assembled on the farm. They are functional by design and their presence in a National Park landscape is justified *only in relation to their agricultural purpose*. Such structures are not otherwise acceptable. Policy is clear that change of use of buildings justified for agricultural purposes is not supported. Some modern agricultural buildings incorporate natural stone, this may have merit in landscape terms but their change of use is no more acceptable.

10.83 Core policies relating to new development and its design in the countryside, and any relevant supplementary planning documents or technical notes will be used to consider the impact of proposed new buildings. Local Plan policy E1 is applicable in the assessment of Use Class B2 or B8, and E(g) uses. Farm diversification often includes the conversion of buildings to provide accommodation for tourists. The Chapter 6 of the Plan includes policies that assess proposals to convert heritage assets. Proposals for holiday accommodation and its occupancy, camping and caravanning, and the keeping of horses are located in the Recreation and Tourism chapter. Farm shop development is covered by Policy S2 in Shops, town centre uses, community services and facilities chapter.

10.84 Planning obligations may be required to create a tie between the proposed use and agricultural units in order to make the development acceptable in planning terms by providing certainty of future use. The National Park Authority welcomes the opportunity to work with land managers to create forward looking farm plans because they can provide clarity and re-assurance as to the longer term future intention of the business.

Ancillary in function

10.85 To retain a reasonable likelihood that valued landscape character will be conserved and enhanced, new business activity should only be permitted where the link between the new activity and primary land management business is maintained. For example, sustained rental income to support (not replace) the farm business is more appropriate than short term capital gain through the sale of land or buildings, as it is more likely that the long term responsibility for the site, and the commitment to land management, remains with the farm business or the farmer.

10.86 Where a non-agricultural business is contributing to the costs of land management but further growth of that non-agricultural business is detrimental to the landscape, it will be resisted. This is logical in a protected landscape because financial support to land management operations can only offer net benefit to landscape if the non-agricultural business providing that support is not itself undermining the quality of the landscape.

10.7 Onsite farm anaerobic digestion and agricultural waste management

Policy E7

Onsite farm anaerobic digestion and agricultural waste management

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 development associated with the appropriate and environmentally sensitive management of nutrients, slurry, manure and ammonia are supported in principle
- B Single on-farm anaerobic digester units, and any associated development for the 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
- C 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.

Aim

10.87 To enable the appropriate management of farm waste.

Justification

10.88 The management of agricultural waste is important in the National Park where over 87% of the land is farmed for agriculture, the National Park is a Nitrate Vulnerable Zone (NVZ) and some specific areas are designated Nutrient Neutrality Catchments.

10.89 Policies seek to protect the environment and help farmers to manage agricultural waste. Small-scale waste management facilities on farms may be permitted provided that waste arises from the farm or farms concerned, and provided that any development can be accommodated without harm to first purpose Special Qualities or other established uses of the area.

10.90 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.¹¹⁷

¹¹⁷ [Derbyshire Spatial Energy Study](#)

10.91 Agricultural waste (animal faeces, urine, slurry and spoiled straw) will not ordinarily present significant issues for disposal. Most is distributed naturally around pasture and moorland, or collected from barns and agricultural sheds and managed in slurry pits. Alternatively, it is composted on the farm, and subsequently spread on the land as a natural fertiliser. Restrictions on spreading may increase the need for either more storage facilities, or for treatment by methods such as anaerobic digestion and the spreading of digestate on the land holding. For NVZs, guidance is given by Defra and the Environment Agency on the storage of organic manure based on the requirements of the Nitrate Pollution Prevention Regulations. There is also a Code of Good Agricultural Practice for farmers, growers and land managers.

Applying the policy

10.92 Development of new farm waste equipment such as pits or tanks are normally permitted development, but in some circumstances will require planning permission usually because of proximity to housing or highways. The Environment Agency advises that manure and slurry used in an anaerobic digestion process is waste, and that waste regulatory controls therefore apply. Any biogas produced from manure and slurry is also considered to be waste and is also subject to waste regulatory controls. Anaerobic digestion can protect the environment by processing animal faeces, urine, slurry and spoiled straw into digestate for spreading on the land.

10.93 Single on farm units are more likely to be acceptable in terms of scale in the designated landscape. However, Policy E7 recognises that farms in close proximity may wish to group together to achieve functional and economic viability and ensure that there is sufficient feedstock for the digestion process. This will be permitted provided that a comparative analysis of single on-farm proposals shows that a shared facility is beneficial. The National Park Authority would expect to see individual waste management plans or NVZ records.

10.94 Anaerobic digestate produced from waste material from individual farms or from groups of farms, where environmental impact is satisfactorily addressed, can also generate biogas for use as a fuel. Regulations specify the type and volume which can be classed as an exempt waste operation at premises used for agriculture, and the procedures to register an exemption. The legislation and procedures do not form part of the planning application process. Anaerobic digester proposals dealing with a mixed waste stream including agricultural waste or manure and slurry are dealt with under management of commercial and industrial waste in Policies W1 and MW2.

10.8 Homeworking

Policy E8

Homeworking

- A Permission for home working will be restricted to a specified activity within Use Class E(g) and restricted to a scale that can be accommodated within the dwelling, or ancillary buildings, without creating a need or demand for further ancillary buildings, or an extension of a dwelling beyond that which would normally be permitted by policies H11 and H18.
- B Planning conditions and/or legal agreement will be used as necessary and appropriate to control any aspects of the business activity likely to adversely affect the valued characteristics, residential character or amenity of the area. The conditions and/or legal agreement may include:
- i the exclusion of permitted development rights for further buildings or structures;
 - ii control of the scale, intensity and type of activity, including vehicular movements and hours of operation; and
 - iii control of the arrangement for the parking and/or storing of vehicles, equipment and materials.

Aim

10.95 To support the socioeconomic wellbeing of National Park communities.

Justification

10.96 The Authority supports a flexible approach to working from home (Policy E1) and recognises that in rural areas it is common that people work in or around their homes, because the space to do so is more commonly available than it is in more built-up areas. Also, in more recent times, the impact of COVID19 on working arrangements, escalating costs of travelling to work, coupled with improved communication technology, makes working from home an attractive option and in some cases a requirement.

Applying the policy

10.97 The key issues are the scale and nature of the business and its impact. In many cases, home working requires no more than good broadband connectivity and in many cases does not require planning permission. But where planning permission is required, it is reasonable to require clear limits to the type and size of activity where the aim is to protect residential amenity and conserve and enhance the built and natural environment.

11 Shops, other town centre uses, community services and facilities

11.1 In support of Local Plan Outcomes 1, 2 and 6, this chapter sets out the policy position for new development in relation to shopping and community services and facilities; the provision of open space, sport and recreation facilities; local green space; and outdoor advertising.

11.2 Bakewell is the only town within the Peak District National Park and therefore acts as the main service centre for local residents and people visiting the Peak District. Bakewell has a designated Primary Shopping Area that protects the core area of Bakewell for retail and town centre uses, and policy directs these uses to this area. The convenience and comparison retail offer is strong with a good presence of 'anchor' national brands that occupy the larger retail units alongside the smaller more traditional sized units, many of which are independent retailers. A weekly street market and twice weekly agricultural market at the Agricultural Business Centre also contribute towards the local economy and bringing people into Bakewell. In terms of community facilities the town is well served with a town hall, library and leisure centre with swimming pool, and a community centre.

11.3 Bakewell supports two supermarkets, which are the main convenience shopping locations in the National Park of this scale. All other supermarket shopping is based outside of the National Park. There is no quantitative need for further shopping provision over the Plan period and any qualitative improvements should be considered carefully (Employment Development Needs Assessment, Icenii, 2025). As most National Park settlements lie within commutable reach of larger towns and cities beyond its boundary it is reasonable to limit retail development to that which serves the needs of the local community together with a limited allowance for a settlement's visitor population. In this way the natural beauty and cultural heritage of the National Park can be conserved and enhanced.

11.4 Many of the larger settlements in the National Park have a core service area of convenience and comparison shops that provide day-to-day essentials and 'top up shopping' alongside community facilities and services such as a church, school, and village hall. The presence of shops and community facilities and services in smaller villages is more ad hoc. The Local Plan does not identify boundaries to these rural service areas, instead it directs retail and community uses to where there are recognisable clusters of shops, services and facilities in the first instance, followed by locations within the settlement and then on the edge of a settlement.

11.5 Shops and services in settlements are a valued source of convenience and comparison goods and community support and wellbeing. It is important to residents that their settlements can thrive and be sustainable. The location of shops and services often reflects the historic development of a settlement and it is important to retain these aspects of a settlement's identity and character of place. Maintaining a core area or cluster of shops and services enables linked trips (which benefits both the business and the resident) and opportunities for social interaction, which in turn

supports a person's health and wellbeing. It also reduces the need to travel both within a settlement and beyond, particularly for older or less able people, people who don't have their own transport, or where the public transport service is poor.

11.6 In accordance with the NPPF and the need to apply a sequential approach to the location of town centre uses, Local Plan Policy S1 directs town centre uses towards Bakewell Primary Shopping Area and clusters of existing retail and service provision in settlements.

11.7 Local Plan Policy S2 sets out where and when shops and town centre uses are acceptable in the open countryside to support existing farms, businesses, and opportunities to enjoy the National Park.

11.8 In order to protect the vitality and viability of Bakewell Primary Shopping Area and the clusters of existing provision in settlements, Policy S3 introduces a requirement for an impact assessment for all retail development of more than 200sqm on the edge of or outside of Bakewell Primary Shopping Area and named settlements. This is to reflect the character and scale of retail provision in the National Park where the majority of retail premises are small and vulnerable to competition.

11.9 In support of thriving and sustainable communities, the Authority will strongly resist the loss of retail provision and community services and facilities where it would reduce the community's ability to meet its day-to-day needs. This is reflected in Policy S4, which sets out strict criteria required to justify the change of use of a community facility, service or shop. The new use must, wherever possible, meet another community need or offer alternative community benefit such as local needs affordable housing. Evidence of reasonable attempts to secure such a use must be provided before any other use is permitted

11.10 Open space, sport and recreation facilities are vital for communities and these mapped across the National Park and available to view on the Policies Map. There may be more that are not mapped by the PDNPA but are mapped by our constituent authorities. As the Local Planning Authority (LPA) for the Peak District area, the Authority has planning responsibility for the retention of facilities and permitting new ones. Constituent authorities have responsibility for the use and maintenance of public recreation space and can request financial contributions from new development towards the upkeep of facilities within the National Park area.

11.11 The provision of open space across the three main constituent authorities can be summarised as meeting the required quantity in terms of provision across all types of greenspace with the exception of allotments in the Derbyshire Dales and High Peak local authority areas, and amenity space in the Staffordshire Moorlands local authority area.

11.12 The provision of sports facilities across all authority areas requires protection or replacement and therefore cannot be deemed surplus to requirements.

11.13 In support of open space, sport and recreation provision in the National Park, Policy S5 states 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 in which case another community use is required. The Authority supports the objectives and outcomes of the respective constituent authorities open space, sport and recreation studies, which collectively are to protect all existing provision or to deliver an equivalent or better quality and quantity facility to offset any loss. The Authority will continue with this approach subject to there being no harm to first purpose Special Qualities.

11.14 Local Green Spaces contribute to the setting of a place and can have significant meaning to the local community. Policy S6 lists the Local Green Spaces designated in the Local Plan.

11.15 The quality and character of the landscape and townscape of the National Park is sensitive to outdoor advertising. To ensure outdoor advertising does not harm first purpose Special Qualities Policy S7 sets out a clear framework for decision making.

11.1 Shops, other town centre uses and community services and facilities in settlements

Policy S1

Shops, other town centre uses, community services and facilities in settlements

- A In accordance with Policy C8Ai, shops and other appropriate town centre uses* and community services and facilities will be permitted on ground and upper floors within the Primary Shopping Area of Bakewell subject to consideration of any other relevant Local Plan policies. Other uses such as residential, may be permitted on upper floors of commercial development in Bakewell Primary Shopping Area where these would not harm the vitality and viability of the centre to provide services to residents and visitors.
- B In accordance with Policy C8Ai and in order to maintain the vitality and viability of Bakewell town centre and named settlements, shops and other appropriate town centre uses* and community services and facilities will be directed in the sequential order as follows:
- 1 **In Bakewell towards:**
 - a the Primary Shopping Area of Bakewell; then
 - b adjacent to the Primary Shopping Area; then
 - c within **300m** of the Primary Shopping Area.
 - 2 **In named settlements listed in Policy C8 towards:**
 - a the recognisable cluster(s) of existing Use Class E and Use Class F uses; then
 - b within the settlement; then
 - c edge of settlement.
- C There is no quantitative planned need for new commercial development so all new development that contributes to the qualitative improvement of the existing commercial offer will be expected to follow the sequential test set out in S1.B.
- D Development proposals will be expected to be of a size, scale and function that is no greater than what is considered to be compatible with what is required to meet the needs of the settlement(s) it serves (and in the case of Bakewell its function as a tourist destination), the size of the settlement it is located in, and the historic character of the place.
- E Development must ensure there are adequate facilities and access for the storage and disposal of goods, waste, and delivery of stock.
- F Development for Use Class E that exceeds 200sqm of gross internal floorspace will be subject to the requirements of Policy S3.

Proposals for new shops and other appropriate town centre uses that accord with S1.B will nevertheless be resisted if the Authority considers the development would adversely draw activity away from Bakewell Primary Shopping Area or the historic core of a named settlement (Policy C8) where shops and community services and facilities are traditionally clustered. In order to protect the vitality and viability of existing shops and town centre uses, the settlement's valued character and the well-being of communities.

*Appropriate town centre uses are defined for this Local Plan as: retail; professional services; public houses or drinking establishments; offices; leisure, entertainment, arts; culture and tourism whose purpose, in accordance with Policy RT1, is to encourage the understanding and enjoyment of the National Park.

A cluster is considered to be two or more similar uses that are located close to each other.

Aim

11.16 To support thriving and sustainable communities and the viability and vitality of Bakewell town centre and other named settlements by directing retail and other town centre uses, community services and facilities to Bakewell Primary Shopping Area or where there are existing clusters of shops and community facilities and services in other named settlements.

Justification

11.17 The NPPF states that new main town centre uses should be directed to existing town centres, then edge of centre and only out of centre if no suitable centre sites are or will be available. It also states that Local Plan should promote healthy and safe communities by supporting the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

11.18 The review of retail provision across the National Park in *The Peak District Economic Development Needs Assessment (2025)* identified that there is no quantitative need to plan for new commercial provision over the Local Plan period. The Authority supports the principle of sensitive qualitative improvements that support existing provision to develop, modernise and be retained, in order to protect the vitality and viability of Bakewell Primary Shopping Area and the historic core of settlements where there are identifiable clusters of shops and services.

Applying the policy

11.19 Use classes referred to are:

E Commercial, Business and Service

- E (a) Shop other than for the sale of hot food
- E (b) Food and drink which is mostly consumed on the premises
- F Local community uses.

11.20 The Economic Development Needs Assessment (2025) identified no further quantitative retail need and that the only situation that could change this position would be a qualitative reason to enhance provision. The scale and impact of this would need to be carefully considered to protect the vitality and viability of existing provision.

11.21 Bakewell is the only town centre within the National Park. It has a clearly defined Primary Shopping Area and its boundary is defined on the Policies Map. Policy S1 directs new town centre uses, community services and facilities towards Bakewell Primary Shopping Area and towards existing clusters of shops, services and facilities in named settlements. These locations all play a vital role in the retail economy of the National Park at different levels.

11.22 The majority of shops and commercial premises across the National Park are less than 200 sqm, which is representative of the historic character of Bakewell and National Park settlements. In Bakewell there are a few larger units of around 500 square metres occupied by national retailers, which together with the supermarket on the market square, 'anchor' the smaller units. Overall, the existing range of commercial units offer a good range of choice, interest, and space for national and independent retailers.

11.23 Hathersage, Hope, Castleton, Tideswell, Bradwell, Baslow, and Calver are identified as settlements that provide day-to-day essential and top-up shopping facilities for the residents of the parish and the surrounding area.

11.24 In the rural settlements of the National Park shops and other town centre uses tend to cluster together in the historic core. This clustering is important to both the narrative of a settlement's historic form and character, and the community benefit that clustering facilities brings; enabling people to walk short distances, link trips, and meet friends and neighbours easily. This is particularly important for the ageing population of the National Park and to support residents' health and wellbeing. Maintaining and supporting the location of these facilities within the core administrative area of the settlement is essential to the healthy and safety of the community and in support of thriving and sustainable communities.

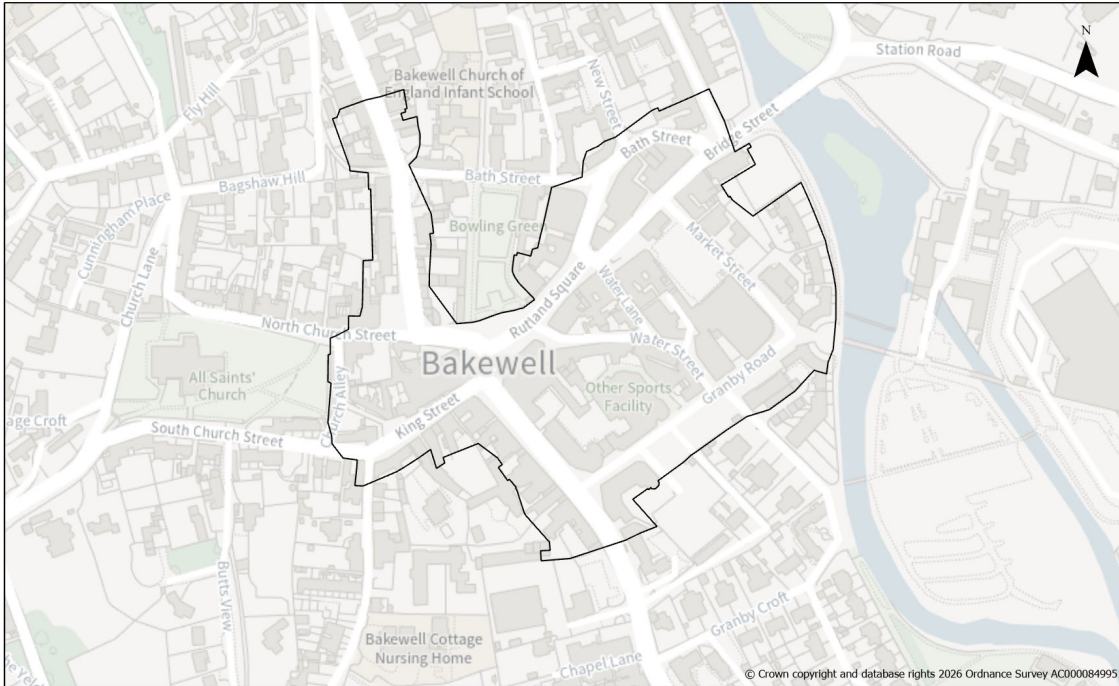
11.25 There is a growing presence of new postal service provision in the form of collection and drop 'boxes'. Where planning permission is required, development should follow the sequential test requirements in Policy S1 and ideally be located within a retail/commercial unit or on the forecourt/ under the canopy of a petrol station or existing shop.

11.26 For the avoidance of doubt, appropriate town centre uses are uses for retail, professional services, public houses and drinking establishments; offices, leisure, entertainment, arts and culture that are in accordance with Policy C8Ai, and for tourism development whose purpose, in accordance with Policy RT1, is to encourage the understanding and enjoyment of the National Park.

11.27 In relation to Bakewell Primary Shopping Area, the edge of centre is as defined in the NPPF as: For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

11.28 Gross internal retail floorspace (or gross external area) is the total built floor area measured internally which is occupied exclusively by a retailer or retailers.

11.29 In the open countryside proposals for new shops and other town centre uses, community services and facilities outside of settlements will be assessed against Policy E1 and/or Policy S2 and S3.



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S1 - BAKEWELL PRIMARY SHOPPING AREA

For further details please refer to www.peakdistrict.gov.uk/planning/policies-and-guides

Scale at A4: 1: 1:2,500

Print date: 17/06/2026



11.2 Shops and other town centre uses in the open countryside

Policy S2

Shops and other town centre uses in the open countryside

- A Where retail development is associated with an **industrial or business unit, or a farm**, it will be small-scale and restricted to ancillary sales only and consist of 70% goods produced on the unit and 30% goods produced locally.
- B At **petrol stations**, new or increased floorspace for retail or other town centre use ancillary to the function of the petrol station, will be permitted provided that:
- i it is small-scale and does not reduce the size of the petrol forecourt, marginalise the petrol station, or be of a scale or type of activity that becomes a destination in itself; and
 - ii there is no additional demand for car parking or associated infrastructure.
- C New or increased floorspace for shops or other town centre uses at **existing garden centre sites or nurseries** will not be permitted unless it is small-scale and related to the primary function of the site. Any additional shop/town centre use must not on its own or cumulatively be of a scale or type likely to be a destination in itself. If the resulting floorspace dedicated to other commercial, business and service uses (Use Class E) exceeds 200 sqm of gross internal floorspace it will also be required to satisfy Policy S3 (impact assessment).
- D New or increased floorspace for Use Class E (a) and E (b) uses will not be permitted on **camping or caravan sites or any other site that provides temporary accommodation** unless it is small-scale and related to the primary function of the site. Any additional shop/town centre use must not on its own or cumulatively be of a scale or type likely to be a destination in itself. If the resulting floorspace dedicated to these uses exceeds 200 sqm of gross internal floorspace it will also need to satisfy Policy S3 (impact assessment) unless the use is located within or close to a settlement with no local community shop (Use Class F2) and the use would serve that settlement.
- E New or increased floorspace for Use Class E (a) and E (b) uses at **recreation and visitor facilities in the countryside** will only be acceptable where proposals are small-scale and ancillary to recreation and tourism facilities. Any additional shop/town centre use must not on its own or cumulatively be of a scale or type likely to be a destination in itself.
- F In all cases, if the development is for a Use Class E (a) use and is located within 1km of a local shop (Use Class F2a), it will not be permitted to sell every day essentials beyond what it produces on site.

Shops and town centre uses for the purposes of this Local Plan Policy are defined as being retail; public houses and drinking establishments; offices; leisure, entertainment, arts; culture and tourism whose purpose, in accordance with Policy RT1, is to encourage the understanding and enjoyment of the National Park.

Aim

To support appropriate levels of sustainable development in the open countryside and to protect the vitality and viability of Bakewell, named settlements and local shops.

Justification

The majority of commercial, business and service development will be focused in the settlements named in Policy C8. Exceptions may be appropriate for small-scale retail of goods grown, produced or processed on the farm; where proposals are small-scale and ancillary to an acceptable business (Policy E1); or where they are related directly to and are ancillary to recreation and tourism facilities (Policy RT1).

Applying the Policy

11.30 Use classes referred to are:

- E Commercial, Business and Service
- E (a) Shop other than for the sale of hot food
- E (b) Food and drink which is mostly consumed on the premises
- F2 (a) A shop of not more than 280 square metres, mostly selling essential goods, including food, where there is no other such facility within 1000 metre radius of the shop's location

11.31 Retail development as part of farm diversification may be acceptable provided that farm shops principally sell goods grown, produced or processed on the farm. To ensure a fair and proportionate approach the Authority has adopted the Campaign to Protect Rural England definition for local produce, which is anything made within a 30 mile radius of the site.¹¹⁸

11.32 Other retail uses in the countryside will only be acceptable where proposals are small-scale and ancillary to a business acceptable under Policy E1 or where they relate directly to and are ancillary to recreation and tourism facilities.

11.33 Retail sales from existing factory units may be acceptable where the goods sold are manufactured on the site and retailing is ancillary to the main use.

11.34 Commercial uses related to the needs of motorists and the local community are acceptable at existing petrol stations provided, that in land use terms, they remains ancillary to the main use of the site and do not adversely impact nearby local shops.

11.35 Development on existing garden centre sites or nurseries must be related to the primary function of the site or be limited in scale and offer to avoid any adverse impact on the commercial, business and service offer in nearby settlements.

11.36 Retail provision linked to a recreational development must remain closely related and secondary in scale to the primary recreational use, including refreshments and food sales.

11.37 For all proposals it is important that the inappropriate generation of traffic does not occur as a result of the development on small country lanes that could compromise highway safety and/or be harmful to first purpose Special Qualities.

118 [CPRE - Rural Economy - Local Foods - CPRE Cambridgeshire & Peterborough](#).

11.38 Where relevant, proposals should take into account the impact on settlements (Policy S3) and should not be of a scale or nature to become significant attractions in their own right or threaten the retail vitality and viability or potential of nearby settlements. To protect local community shops, any development for the sale of day-to-day essentials within 1km of a community shop (Use Class F2) will be refused planning permission.

11.39 For the avoidance of doubt, Policy E1 is clear that a business use in an isolated existing or new building in the open countryside will not be permitted. Policy S2 does not override the policy approach to business set out in Policy E1.

11.3 Impact assessment for shops, other town centre uses and community services and facilities

Policy S3

Impact assessment for shops, other town centre uses and community services and facilities

- A Proposals for Use Class E(a), (b) and other appropriate town centre uses of more than 200 sqm of gross internal floorspace on sites on the edge or outside of the defined Primary Shopping Area of Bakewell will require an impact assessment.
- B Proposals for Use Class E(a), (b) and other appropriate town centre uses of more than 200 sqm of gross internal floorspace on sites located on the edge of or outside of settlements listed in Policy C8 will require an impact assessment.
- C For the avoidance of doubt, proposals for A or B will require a thorough and proportionate assessment of their impact on:
 - i existing, committed and planned public and private investment in a centre or settlement in the catchment area of the proposal; and
 - ii town centre and/or settlement vitality and viability, including local consumer choice and trade in the town centre or settlement and wider area, up to five years from the time the application is made.
- D Development will be refused if the Authority is not reasonably satisfied by evidence set out in the impact assessment that the development would not have an adverse impact on the vitality and viability of shops and community services and facilities in Bakewell Primary Shopping Area or named settlements.

Appropriate town centre uses are defined for this Local Plan as: retail; professional services; public houses or drinking establishments; offices; leisure, entertainment, arts; culture and tourism whose purpose, in accordance with Policy RT1, is to encourage the understanding and enjoyment of the National Park.

Aim

To promote thriving and sustainable communities by protecting the retail, leisure and community offer in Bakewell Primary Shopping Area and in named settlements.

Justification

11.40 The NPPF states that shops and other town centre uses must be directed to existing town centres, then edge of centre and only out of centre if no other sites are or will be available. Local planning authorities are encouraged to impose proportionate locally set floorspace thresholds and require an impact assessment if development is over the set threshold.

11.41 Bakewell is the only town centre in the National Park and has a good range of shops and services. It has one medium sized supermarket located within the Primary Shopping Area and a further medium sized supermarket out of centre.

11.42 Rural settlements have shops and services that play a vital role in serving local communities day-to-day needs both in terms of convenience and comparison shopping offer and the range of community services and facilities available. They all contribute positively to thriving and sustainable communities.

11.43 A proportionate assessment of high street and retail matters was carried out as part of *The Peak District Employment Development Needs Assessment* (Iceni, 2025). In accordance with the recommendations, the Local Plan through Policy S3, imposes a locally set threshold for proposals relating to Use Class E (a) and (b) and other town centre use development of more than 200sqm (gross internal floorspace) on the edge and outside of Bakewell Primary Shopping Area and on the edge and outside of named settlements across the National Park.

11.44 The 200sqm threshold is justified to protect the vitality and viability of existing provision within Bakewell Primary Shopping Area and named settlements (Policy C8) across the National Park, where the majority of shops and services are located in small historic buildings with less than 200sqm internal gross floorspace. The *The Peak District Employment Development Needs Assessment* (Iceni, 2025) noted that town centre uses in Bakewell Primary Shopping Area are unlikely to withstand impacts from larger store developments and existing provision in settlements across the National Park may struggle to withstand the impact from new stores of a similar size to those around the Sunday Trading Threshold.¹¹⁹

11.45 The Local Plan does not plan for further quantitative Use Class E (a) or (b) or other town centre uses over the Plan period. This is in accordance with the recommendations made in *The Peak District Employment Development Needs Assessment* (Iceni, 2025), which stated there is no need for further quantitative need over the period of the Local Plan. There may be opportunities to enhance qualitative provision but the Authority would need to see compelling evidence to support the need and for the Parish Council to support such a proposal. Any enhanced qualitative provision would be expected to be delivered within Bakewell Primary Shopping Area or within a named settlement in accordance with Policy S1 and accord with other relevant Local Plan policies.

Applying the Policy

11.46 Use classes referred to are:

- E(a) Shop other than for the sale of hot food
- E(b) Food and drink which is mostly consumed on the premises
- Appropriate town centre uses are defined for this Local Plan as: retail; public houses or drinking establishments; offices; leisure, entertainment, arts; culture and tourism whose purpose, in accordance with Policy RT1, is to encourage the understanding and enjoyment of the National Park.

11.47 For avoidance of doubt, in assessing retail or other town centre use development in Bakewell, the edge of centre is the Primary Shopping Boundary in accordance with the NPPF definition for for assessing retail impact. Please refer to the Glossary for the definition in full. In assessing Use Class E (a), (b) and other town centre use development in named settlements that do not have designated centres, an impact assessment is required for any development of more than 200 sqm gross retail floorspace that is located on the edge of or outside of the settlement and the impact on the settlement and the catchment area as a whole should be considered.

119 [Trading hours for retailers: the law - GOV.UK](#).

11.48 The impact test relates Use Class E (a), (b) and other town centre use development that would be located on the edge of or outside of Bakewell Primary Shopping Area and named settlements (Policy C8). It is important that the impact is assessed in relation to all affected settlements within the catchment area.

11.49 An impact assessment must be carried out in accordance with NPPF guidance and the NPPG checklist. The impact test applies to proposals exceeding 200 square metres gross floorspace. In accordance with NPPG the impact must be assessed on their most comparable competitive facilities and applicants should discuss with the Authority at the earliest opportunity the scope, key impacts for assessment, and the level of detail required prior to applications being submitted. This is to ensure the assessment is proportionate and locally appropriate.

11.50 Failure to submit a thorough impact assessment that aligns with the guidance in the NPPG may result in automatic planning refusal.

11.51 An impact assessment that demonstrates the proposed development has no impact on the vitality/viability of existing uses within a centre or settlement does not imply planning permission will be granted. The development must accord with all other relevant Local Plan policies and any other material considerations in determining the application.

11.4 Change of use of shops, other town centre uses, community services and facilities

Policy S4

Change of use of shops, other town centre uses, community services and facilities

- A The Authority will strongly resist the unnecessary loss of shops, other appropriate town centre uses, community services and facilities valued by the local community particularly where this would reduce the community's ability to meet its day-to-day needs.
- B Proposals for the change of use of a shop, other appropriate town centre use, community service or facility to a non-community use must be supported by:
- i evidence of consultation with the Town Council, Parish Council or Meeting to establish whether the use is valued by the local community in meeting its day-to-day needs or whether the use is no longer needed; and
 - ii independent evidence, to the satisfaction of the Authority, of a thorough viability assessment by a RICS accredited surveyor setting out why the business or property is not viable as an ongoing concern or no longer required as a shop, other appropriate town centre use, community service or community facility including:
 - a that the site/property has been marketed for sale or let for at least 12 months at a value or rate commensurate with local property values for the same or other permitted use through a RICS accredited commercial property agent; and
 - b written evidence setting out all enquiries received and the reasons why potential buyers/occupiers found the site/buildings to be unsuitable.
- C The loss or change of use of existing public services, including existing health facilities, will be acceptable if it can be demonstrated to the satisfaction of the Authority that this forms part of a wider estate reorganisation programme to ensure the continued delivery of services. Evidence of such a programme will be accepted as a clear demonstration that the facility under consideration is neither needed nor viable and that adequate facilities are or will be made available to meet the ongoing needs of the local population. In such cases Clause B would not apply and no viability or marketing information will be required.
- D Wherever possible, the new use must either meet another community need or offer alternative community benefit. Evidence of reasonable attempts to secure such a use must be provided before a non-community use is permitted subject to the requirements of Policy S3 where relevant. The Authority will consider favourably proposals for mixed use developments for shops, community services and facilities, workspace, and affordable housing where they help provide or sustain the provision of local services.

Appropriate town centre uses are defined for this Local Plan as: retail; professional services; public houses or drinking establishments; offices; leisure, entertainment, arts; culture and tourism whose purpose, in accordance with Policy RT1, is to encourage the understanding and enjoyment of the National Park.

Community open space, sport and recreation sites and facilities are assessed under Policy S5.

Aim

11.52 To support thriving and sustainable communities and foster the economic and social wellbeing of local communities.

Justification

11.53 To support the retention and ongoing provision of community services and facilities for local communities and to prevent the need to travel.

11.54 Shops, other town centre uses, community services and facilities are crucial to the sustainability of the communities that they serve. Many are multi-functional in that they provide not just a wide range of products – often from small local suppliers - but also essential services like the Post Office, prescription collections and banking services. Rural shops are increasingly acting as miniature high streets in their own right.¹²⁰

Applying the Policy

11.55 Use classes referred to are:

- E Commercial, Business and Service
- F1 Learning and non-residential institutions
- F2 Local Community Uses

11.56 Shops and town centre uses generally fall within Use Class E with the exception of pubs, drinking establishments, and take-aways (*sui generis*). Community services and facilities including community shops, fall within Use Classes F1 and F2.

11.57 The Authority will strongly resist the change of use of shops, other town centre uses, community services and facilities to another use if it is considered to undermine the vitality and sustainability of a settlement and the community's ability to meet its day-to-day needs, including the needs of residents who do not have access to private transport. The Authority will also strongly resist the change of use of a community shop (Use Class F2) to another use unless provision can be secured elsewhere within the locality.

11.58 Only where it can be shown that the use is no longer needed by the community and either there is provision elsewhere in the settlement that will satisfy the same community need or that the use can no longer be viable as a going concern, will change of use be permitted. Any approved new use must in the first instance seek to provide for another local community need or offer alternative community benefit such as affordable housing. Any new dwelling(s) created will have a primary occupancy condition attached (Policy H17) and will be assessed for the need for affordable housing provision (Policy H13) and any other relevant housing policies.

Evidence required

11.59 The Authority applies the same approach to any proposed change of use of a shop, other town centre use, community facility and service that is applied to proposals for a change of use of an employment site.

11.60 For applications to change the use of a shop, other town centre use, community facility and service, the Authority will need to be satisfied that the site is no longer required for these uses. The applicant should employ the services of a suitably qualified (RICS or other accredited body) independent agent to evidence, in accordance with Policy S4.B, with justifying reasons why the site is no longer viable for the use it has as a shop, town centre use, community service or facility. Applicants should not take for granted that demand for the site to be used as a shop, town centre use, community service or facility does not exist even if the premises are no longer required or suited to the current user's business needs. Neither should applicants assume that the presence of another business with the same or similar use elsewhere within the settlement is justification for its loss.

11.61 In order to accord with Policy S4, applicants must submit evidence provided by a RICS accredited estate agent that they have marketed the premises to the Authority's satisfaction. The evidence must include a copy of the letter of instruction to the property agent(s) and evidence that the asking price or market rent is the market value as defined by the RICS 'Appraisal and Valuation Standards' ('The Red Book'), which must take into account the structural condition of the property and the planning constraints affecting it. The methodology used by the surveyor in arriving at a valuation should show what figure, if any, has been allowed for the goodwill of a business, for any fixtures and fittings, and for the building itself. The floor area must also be identified so that a value per unit area can be established for comparison with the local market. Evidence must include details of a thorough marketing exercise over at least 12 months by a RICS accredited commercial property agent with a good knowledge of the property, and the appropriate local, national, or niche market for the existing use(s) permitted. Marketing should include advertising on local and regional commercial property websites and through the Economic Development Team of the appropriate administrative Local Authority, with readvertising occurring every three months. If after the first three months the property is not attracting any commercial interest the marketing exercise should be reviewed and advice sought from the Local Authority Economic Development Team (or similar) on how to amend the marketing exercise to improve commercial interest. And finally, evidence must include written details of all enquiries received, the reasons why potential buyers/leaseholders found the site/building(s) to be unsuitable, and why any offers were not accepted. Evidence must demonstrate what efforts were made the site or building(s) more attractive commercially in response to feedback from enquiries.

11.62 The reason the Authority requires the property to be valued and marketed by a RICS approved agent is to ensure the process is carried out to a recognised professional standard that is transparent, fair and honest in accordance with *UK Commercial Real Estate Agency* or any replacement RICS document.¹²¹

11.63 The National Park Authority may seek the opinion of the District Valuer as to whether a realistic sale price or leasehold rent has been set.

¹²¹ [October_2016_UK_Commercial_Real_Estate_Agency_1st_Edition.pdf](#)

11.64 A business may make representation to the Authority if it considers and can demonstrate with reasoned justification that 12 months marketing is too long a period for the type of business concerned.

11.65 In assessing the evidence submitted in support of an application, the Authority will consult with the constituent Local Authority Economic Development Team and may also seek advice from the East Midlands Combined Authority (or their regional counterpart).

11.66 The loss or change of use of existing public services, including existing health facilities, will be acceptable if it is shown that this forms part of a wider estate reorganisation programme to ensure the continued delivery of services. Evidence of such a programme will be accepted as a clear demonstration that the facility under consideration is neither needed nor viable and that adequate facilities are or will be made available to meet the ongoing needs of the local population. In such cases Policy S4.A and S4.B would not apply and no viability or marketing information will be required.

11.67 Community sports and recreation sites and facilities are dealt within policy S5.

11.5 Provision and retention of community open space, sport and recreation sites and facilities

Policy S5

Provision and retention of community open space, sport and recreation sites and facilities

- A Development that would lead to the loss or would prejudice the continued use of community open space, sport and recreation sites and facilities (including those identified on the Policies Map), will not be permitted unless:
- i a robust and up to date assessment has been undertaken which has clearly shown the site or facility to be surplus to requirements for sport and physical activity; 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 of the current or former use.
- B Proposals for new community open space, sport and recreation sites and facilities, or proposals to enhance existing community facilities will be supported providing:
- i the proposal can be demonstrated to meet an identified local need; and
 - ii has been demonstrated to meet relevant design guidance for the facility proposed; and
 - iii there is appropriate access for all, including by active means; and
 - iv it accords with other policies within the Local Plan.
- C In all cases, the Authority will expect the applicant to consult with the relevant Town Council, Parish Council or Meeting and adjoining Parish Councils, to understand the current use and the aspirations of the community towards the site.
- D Exceptionally where sites can be shown to be no longer required, new uses must 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

11.68 To promote thriving and sustainable communities and retain and protect community open space, sport and recreation sites and facilities in accordance with the open space, sport and recreation strategies of constituent Local Authorities.

Justification

11.69 The NPPF emphasises the importance of open space, sport, and recreational facilities for community use. Policy S5 aligns with the NPPF, Sport England's Playing Fields Policy and Guidance, and the open space, sport and recreation strategies of the constituent Local Authorities.

11.70 Taking into account the National Park's rural nature and the facilities in surrounding towns and cities, the current provision of community open space, sport and recreation sites and facilities available to National Park communities is generally good and must be safeguarded. The Authority seeks to support new provision and retain existing provision, unless it can be demonstrated with compelling evidence, including consultation with Parish Councils and the constituent Local Authority, that it is no longer required and a satisfactory replacement is provided and located in or on the edge of the settlement in question.

Applying the policy

11.71 The Authority will refer to Sport England Playing Field Policy and Guidance when assessing proposals that affect playing pitch development¹²² and Sport England Planning for Sport Guidance¹²³ for all other proposals that affect sports provision within the National Park, or any update that supersedes these documents.

11.72 For sustainability reasons, new or improved community facilities must be located within the settlements listed in Policy C8. In smaller Peak District villages new facilities may be provided by changing the use of buildings or via enhancement schemes. In all cases, a clear need must be demonstrated. The Authority will encourage sharing of new or existing buildings between user groups and clusters of smaller settlements could jointly develop community facilities in the most sustainable location.

11.73 The Authority will consult with the constituent Local Authority regarding any proposals for new provision or the redevelopment of existing provision for new uses. Constituent Local Authorities hold the most up-to-date evidence on open space, sport and recreational facilities and as such are well placed to advise accordingly on provision.

11.74 For avoidance of doubt, Policy S5 applies to the following open space and sport typologies: parks and gardens; civic space; recreation grounds; amenity space; natural and semi-natural green space; sports courts, greens, pitches, fields, and structures; allotments; cemeteries and churchyards. Exceptionally, where sites (buildings only) can be shown to be no longer required, new uses must meet another community need (including those for affordable housing for local people). Evidence of reasonable attempts to secure such another community use will be required before alternatives are considered.

¹²² [Playing Fields Policy and Guidance](#)

¹²³ [Planning for Sport Guidance](#)

11.6 Local Green Spaces

Policy S6

Local Green Spaces

The sites listed below and as shown on the Policies Map are designated as Local Green Spaces.

Buxton Road Green, Ashford

Court Lane Recreation Ground, Ashford

Holy Trinity Church Churchyard, Ashford,

Scot's Garden, Bakewell

Castle Hill, Bakewell

Rutland Recreation Ground, Bakewell

All Saints' Church Churchyard, Bakewell

Bath Gardens, Bakewell

Bamford and Thornhill Recreation Ground, Bamford

Our Lady of Sorrow Church Graveyard, Bamford

Parish Council Allotments off Joan Lane, Bamford

Parish Council Allotments off Old Ashopton Road, Bamford

St John the Baptist's Church Graveyard, Bamford

Ground Gore Lane, Recreation Ground, Bradwell

Bradwell Cemetery, Bradwell

Brookside Recreation Ground, Bradwell

St Barnabas's Church Churchyard, Bradwell

Church Street Green, Bradwell

Calver Cricket Ground, Calver

Calver Bridge Green, Calver

Town Ditch, Castleton

St Edmund's Church Churchyard, Castleton

Peveril Castle Approach, Castleton

Great Hucklow Green, Great Hucklow

St Michael's Church Land, Hathersage

Litton Cross, Litton

Priestcliffe Green, Priestcliffe

High Well, Taddington

St Michaels and All Angels Church Churchyard , Taddington

Thornhill Methodist Graveyard, Thornhill

St John the Baptist's Church Churchyard, Winster

Hunters Court, Youlgrave
Village Green, Stanton
Cricket Ground, Stanton,
Recreation Ground, Birchover

Aim

11.75 To designate as Local Green Spaces (LGS) those open spaces that hold particular significance for local people.

Justification

11.76 The National Planning Policy Framework, through the local or neighbourhood plan process, allows communities to identify and protect green areas of particular importance to them.¹²⁴ LGS 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, tranquillity or richness of its wildlife.

11.77 If land is already protected by designation (for example it is in a protected landscape) then consideration must be given to whether any additional local benefit would be gained by designation as LGS.¹²⁵ The Authority and the majority of stakeholders believe there is additional benefit because designation can indicate to decision-makers which open spaces are particularly significant to local people.¹²⁶

11.78 Local Green Spaces meet the prescribed criteria. Parish Councils, local residents and landowners have been closely involved in their nomination and assessment.

Applying the policy

11.79 National policy sets out that decisions for managing development within a Local Green Space must be consistent with national policy for Green Belts.¹²⁷ The significance of Local Green Spaces must also be taken into account when considering planning applications under Policy C9 of the Local Plan.

¹²⁴ NPPF (2204) Paragraphs 106-107.

¹²⁵ Planning Guidance paragraph: 011 Reference ID: 37-011-20140306

¹²⁶ Regulation 18 *Issues and Options* consultation (2024).

¹²⁷ NPPF (2024) paragraph 108.

11.7 Outdoor advertising

Outdoor advertising

- A Advertisements will be granted consent provided they:
- i are as near as possible to the business or activity concerned (an exception may be made for community information boards or finger-post schemes) in the settlements of Core Strategy policy DS1); and
 - ii do not result in a proliferation of signs inappropriate to the building or locality; and
 - iii do not pose a hazard to public safety or unduly harm the amenity of neighbouring properties.
- B Internal illumination will not be granted consent (except for single illuminated pole signs essential to road safety at petrol stations on main roads). External illumination must be designed and operated to minimise harm to wildlife and dark night skies. It will not be granted consent unless it is in a predominantly commercial area; or for public houses, restaurants or similar premises that are rely on evening trade.
- C In all cases, development will be required to refer to guidance set out in the adopted Shop Fronts SPD.¹²⁸

Aim

11.80 To provide clear guidance on the control of outdoor advertisements to conserve and enhance first purpose Special Qualities.

Justification

11.81 The display of advertisements is dealt with by the Town and Country Planning (Control of Advertisements) Regulations 2007 and 2012. The Peak District National Park is designated as an Area of Special Control under section 221(1) of the Town and Country Planning Act 1990 (as amended) and consequently some specific restrictions apply to advertisements over and above those that apply generally.

11.82 Signs in the highway and advance signing of businesses to assist traffic management are controlled by the appropriate Highway Authority. In doing so, these authorities are required to have regard to National Park purposes.¹²⁹

Applying the policy

11.83 Advice must be sought from the National Park Authority to check if consent is required and whether advertisements may be displayed on a building or land.

¹²⁸ peakdistrict.gov.uk/_data/assets/pdf_file/0021/71760/PDNP-ShopFronts-DesignGuide-2015-06.pdf

¹²⁹ Required under section 62(2) of the Environment Act 1995 and the Levelling-up and Regeneration Act.

11.84 Under the Regulations, control over advertising is more rigorous in areas such as Conservation Areas and National Parks and whilst some advertisements have deemed consent, others require the National Park Authority's 'express consent'. Some classes of advertisement (such as general poster hoardings and fluorescent signs) may not be displayed at all, and stricter controls on size and lettering apply. Control applies to both private and public signs, including village finger-post direction signs when these are not in the highway.

11.85 Businesses must avoid unnecessary proliferation of adverts and signs, bearing in mind that it is the special qualities of the National Park which attracts most paying visitors. Similarly, illumination where permitted, requires special care in order to avoid urbanisation of the area's character. Signs must be as near as possible to the business concerned and preferably on its own land or premises. Business managers are asked to consider the contribution that they can make to conserving and enhancing the National Park's special character and to discuss proposals with the National Park Authority at an early stage.

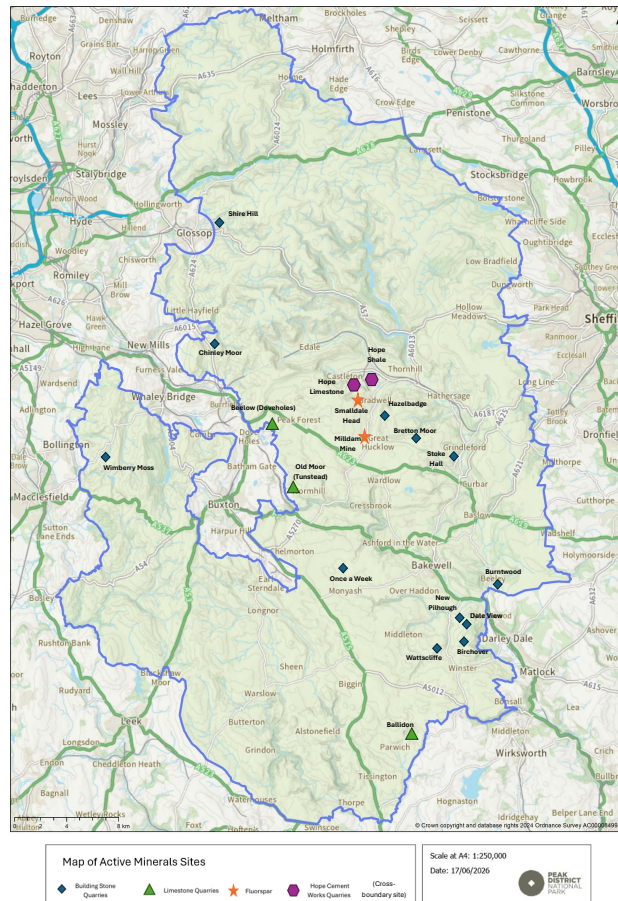
11.86 Where approval is required, Policy S7 sets the framework for decisions to ensure advertisement(s) relate to the land or building they refer to and do not harm first purpose Special Qualities. Applications must refer to the relevant parts of Local Plan policies C10 and C11 and the guidance in the adopted Shop Fronts SPD with regard to the size, location and design of new advertisements. Other Local Plan policies on landscape, heritage assets and Conservation Areas may also be relevant.

11.87 Where there is sufficient concern over advertising that does not normally require consent, the National Park Authority may seek to bring it within control and is able to create areas of special control where necessary.

12 Minerals and waste

Introduction

12.1 The landscape, scenic beauty, wildlife and cultural heritage features of the National Park are a unique asset for the people who live and work in the area and for the nation. The geology of the area has not only influenced the creation of these features, but has been exploited due to the type and extent of the minerals available and the proximity to markets. Mineral extraction within the National Park is one of the most contentious activities, since it conflicts with national park purposes set out in the Environment Act 1995. However, minerals can only be worked where they occur and there are currently 19 active mineral sites within the National Park as shown on the map below.



National Policy Context

12.2 The NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.¹³⁰

12.3 The NPPF seeks to protect the National Park by setting an overarching policy position that states planning permission should be refused for major development other than in exceptional circumstances. Given that mineral extraction constitutes major development, considerable protection against such development exists in a national context.¹³¹

12.4 The NPPF also states that in considering proposals for mineral extraction, mineral planning authorities should provide for the maintenance of landbanks of non-energy minerals from outside National Parks as far as is practical.¹³²

12.5 However, the NPPF also sets out that it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the county needs. Given that minerals are a finite resource and can only be worked where they are found, proposals for mineral extraction in the National Park may be capable of meeting the test for exceptional circumstances where it can be demonstrated that the development is in the public interest.¹³³

12.6 Considerations of such applications should include an assessment of:

- a 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;
- b the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

12.7 Mineral working proposals not considered ‘major’ are subject to lesser but still significant tests. Due to national park designation, internationally important wildlife areas and other constraints, there is a need for careful assessment of all schemes. Minerals development will be required to take account of the need to protect and enhance the environment but also presents significant opportunities for enhancements through the restoration and after use of worked out sites.

Aggregates

12.8 The provision of aggregates to meet the country’s needs is delivered through the plan-led system informed by the Management Aggregate Supply System (MASS) and disaggregated to the respective Aggregates Working Parties (AWPs).¹³⁴

¹³⁰ Paragraph 189 [National Planning Policy Framework](#)

¹³¹ Paragraph 190 [National Planning Policy Framework](#)

¹³² Paragraph 224 [National Planning Policy Framework](#)

¹³³ Paragraph 222 [National Planning Policy Framework](#)

¹³⁴ Planning Practice Guidance (Minerals) Paragraph: 060 Reference ID: 27-060-20140306 Minerals - GOV.UK

12.9 The Peak District National Park is a member of the East Midlands AWP and is required to produce a Local Aggregate Assessment (LAA).¹³⁵ It does so in conjunction with Derbyshire County Council. The LAA is ratified through the AWP, which is made up of Mineral Planning Authorities, mineral operators and industry representatives. The LAA measures annual production rates from both Mineral Planning Authority areas, utilising annual average sales data to calculate the remaining landbank. This approach has been adopted in the absence of any current national guidelines in regards apportionment after the expiry of the previous National and Sub National Guidelines on future aggregates provision in 2020.

12.10 The Derbyshire County Council, Derby City Council and Peak District National Park Authority LAA contains a forecast of the demand for aggregates based on both the rolling average of 10-years sales data and other relevant local information which allows for the calculations of landbanks.¹³⁶

12.11 The landbank for the PDNPA and DCC is based on a 3 year rolling average of aggregate crushed rock sales as agreed through the AWP as it is considered to represent a more accurate reflection of future demand than the 10 year average. This approach takes into account relevant local consideration as recommended by Planning Practice Guidance.¹³⁷

12.12 The NPPF requires Mineral Planning Authorities to maintain a minimum landbank of 10 years for crushed rock aggregates.¹³⁸ Based on the Derbyshire, Derby City and Peak District National Park Authority LAA 2025 a combined provision rate of 15.12mtpa (12.28mtpa for Derbyshire and 2.83mtpa for the PDNP) results in a remaining landbank across the LAA area of 48 years, significantly greater than the 10 year minimum requirement.

12.13 If considering the PDNPA alone, the provision rate of 2.83mtpa results in a remaining landbank of 39 years for crushed rock aggregates.

12.14 However, the three main aggregate producing sites in National Park are subject to planning permissions that will expire on, or before the 21st February 2042, with at least one site expected to have considerable remaining consented reserves at its current end date. Should consent not be granted for extensions of time to work the remaining previously consented reserves, the landbank would fall below the statutory 10 year minimum before the end of the plan period (2045). In order to address this matter, the Local Plan proposes a policy which includes in principle support for extensions of time at aggregate producing sites with previously consented reserves that make a meaningful contribution to the existing landbank.

12.15 Given the above approach, there remains no case for granting major planning permissions for additional aggregates working in the National Park. Existing permissions, subject to extensions of time, will allow significant output for many years. As sites are worked out or become time-expired, there is likely to be a natural rundown in output in line with national policy to provide for non-energy minerals outside of National Parks where practical.

12.16 There are enormous permitted reserves of rock suitable for crushing for aggregates outside the National Park, primarily in Derbyshire. Over time the likelihood is that these will progressively substitute for production within the National Park as sites naturally reach the end of their life. Although there will be redistribution of the location of workings over time, there does not appear

¹³⁵ Planning Practice Guidance (Minerals) Paragraph: 061 Reference ID: 27-061-20140306

¹³⁶ [Local Aggregate Assessment 2025](#)

¹³⁷ Planning Practice Guidance (Minerals) Paragraph: 064 Reference ID: 27-064-20140306

¹³⁸ Paragraph 226 [National Planning Policy Framework](#)

to be any risk to overall regional or national supply. This will be monitored through the joint LAA and the AWP in order to ensure a steady and adequate supply of aggregates is maintained and sufficient production capacity is available to meet the country's needs.

12.17 Given the reserves within the joint LAA area, including those within, active, inactive and dormant sites, it is considered that there are sufficient alternative options available to negate the need for further consents for additional aggregate extraction within the National Park over the plan period, however the possibility of new consents cannot be ruled out in exceptional circumstances and if demonstrated to be in the public interest.

Cement

12.18 Government policy in regards the provision of cement making material is set out in the NPPF and requires Mineral Planning Authorities to maintain a stock of permitted reserves to support the level of actual and proposed investment required for new or existing plant, and the maintenance and improvement of existing plant and equipment.¹³⁹ These reserves should be at least 15 years for cement primary (chalk and limestone) and secondary (clay and shale) materials to maintain an existing plant.

12.19 An overview on raw materials used in the cement industry has been provided by the British Geological Survey in their *Mineral Planning Fact Sheet: Cement*.¹⁴⁰

12.20 Hope Cement Works operated by Breedon Cement in the Hope Valley is the only cement plant within the National Park boundary and currently has primary reserves of limestone to sustain cement production at existing rates until around 2036. The Works has one of the highest production capacities of all plants currently operating within the UK and is a significant contributor to the market and national need. An application for an extension to the limestone quarry to release a further 13 million tonnes in order to sustain production at current rates until 2042 is currently under consideration by the Authority. Secondary reserves of shale exist to allow production to continue until at least 2042, but due to the high sulphur content of the remaining reserves, have been supplemented with consent to import alternative raw materials (ARM) by rail for use as a secondary kiln feed material.

12.21 When consent was granted for the importation of ARM, Breedon signed a Section 106 legal agreement committing to the cessation of mineral extraction and cement manufacture at the site by the 21st of February 2042 at the latest. In 2023 Breedon undertook a public consultation in regards the potential for redevelopment of elements of the cement works post cement manufacture. The extant consents for mineral extraction and cement production will expire in 2042 and the site will enter it's restoration phase. Given the extent of potential brownfield land (approximately 14,000 sq. metres) within the existing Works complex, some form of redevelopment is considered appropriate. As such, a broad policy which sets an overarching theme for potential redevelopment is included as part of the Plan. It is intended that a full site master plan will be developed in due course in the form of a Supplementary Plan to guide the redevelopment of the site post cement manufacture.

12.22 There are also two major cement works in very close proximity to the National Park boundary. The first is operated by Tarmac at Tunstead Works near Buxton, where industrial grade limestone is quarried for cement production from the Old Moor quarry extension, largely within the

¹³⁹ Paragraph 227 [National Planning Policy Framework](#)

¹⁴⁰ ([Mineral Planning Factsheet | Cement](#))

National Park. Considerable reserves exist to sustain the maintenance of the existing plant. Consent has been granted for a second kiln (within Derbyshire County Council MPA area) and technically implemented, although construction has not progressed any further.

12.23 The second is Cauldon Cement Works in Staffordshire operated by Holcim, close to the National Park boundary south of the village of Waterhouses. Considerable reserves of limestone exist at the site's associated two quarries (Cauldon and Cauldon Low) and an application is currently under consideration by Staffordshire CC for the release of further reserves which would result in the amalgamation of the two quarries.

12.24 There are currently 11 operational cement plants in the UK and no new facilities have been developed since the adoption of the PDNPA Core Strategy in 2011. The UK has been a net importer of cement since 1987 with imports reaching a total of 32% of national sales in 2024, up from 12% in 2008.¹⁴¹

12.25 Around 40% of indigenous UK cement is manufactured in the Peak District region. As such, it is expected that the cement industry will continue to have a presence in the region throughout the Plan period, despite its harmful impact on the National Park landscape, its Special Qualities and its setting.

Industrial Limestone

12.26 Government policy in regards industrial limestone is covered in the NPPF and requires MPAs to maintain a stock of permitted reserves to support the level of actual and proposed investment required for new plant and the maintenance and improvement of existing plant and equipment.¹⁴²

12.27 The *Industrial Minerals: Issues for Planning* report produced by the British Geological Survey (BGS) in 2004 and updated in 2024 highlights the importance of maintaining a supply of industrial minerals to support the UK economy and indicates that due to the specific requirements for particular industrial processes, suitable minerals are relatively scarce and often occur in areas covered by environmental designations, such as protected landscapes.¹⁴³

12.28 The Aggregate minerals survey for Great Britain 2023 published by the BGS states that 9Mt of limestone for industrial purposes was produced in the East Midlands (73% of UK total) in 2023.¹⁴⁴ A significant proportion of the total was derived from quarries within the PDNP and Derbyshire CC, meaning the region is a key supplier of industrial grade limestone to the UK market.

12.29 There are currently two quarries producing both industrial and aggregate grade limestone within the National Park; Ballidon and Old Moor, both operated by Tarmac. The sites have considerable remaining reserves, with end dates of 2035 and 2040 respectively. Planning Practice Guidance provides specific advice on how MPAs should plan for industrial minerals. It notes that recognition should be given to any marked differences in geology, physical and chemical properties, markets and supply and demand between different industrial minerals which can have different

¹⁴¹ Mineral Products Association Press Release. [Government building plans at risk as UK cement production falls to 75-year low](#)

¹⁴² Paragraph 227 [National Planning Policy Framework](#)

¹⁴³ [Industrial Minerals: Issues for Planning - Minerals UK](#)

¹⁴⁴ [Aggregate minerals survey for Great Britain, 2023 - GOV.UK](#)

implications for their extraction. It also stresses the economic importance of industrial minerals for downstream industries; the loss of supply of one mineral may jeopardise the whole manufacturing process.¹⁴⁵

12.30 Given the distribution of the industrial mineral resource and its economic importance, development proposals are potentially capable of meeting the exceptional circumstances test, if demonstrated to be in the public interest. However, it is worthy to note that there are also considerable reserves of industrial grade limestone within Derbyshire County Council MPA area, some within currently inactive sites.¹⁴⁶

Fluorspar

12.31 There is no national policy specific to Fluorspar but the resource is considered an industrial mineral and is noted as occurring largely within the confines of the National Park.

12.32 Fluorspar was not listed on the UK Critical Minerals List in 2023 which was published while domestic production was ongoing. However, the UK Minerals Criticality Assessment 2024 states that the UK is now totally reliant on imports to meet its Fluorspar needs.¹⁴⁷ In the risk and opportunities section, it identifies that the criticality of fluorspar for the UK is likely to change significantly given there is no longer any domestic production and notes that fluorspar is listed as critical by the EU, USA, Canada and Australia, with only the EU producing minor quantities.

12.33 As such, the national importance of the mineral is recognised in this Plan by the inclusion of a policy that supports extraction by underground means, such to meet a potential national need and preserve the protected landscape.

Building and Roofing Stone

12.34 Government policy in relation to building and roofing stone is set out in the NPPF and 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.¹⁴⁸

12.35 Planning Practice Guidance states: 'Mineral planning authorities should recognise that, compared to other types of mineral extraction, most building stone quarries are small-scale and have a far lower rate of extraction when compared to other quarries. This means that their local environmental impacts may be significantly less. Such quarries often continue in operation for a very long period, and may be worked intermittently but intensively ("campaign working"), involving stockpiling of stone.'¹⁴⁹

¹⁴⁵ Planning Practice Guidance (Minerals) Paragraph: 086 Reference ID: 27-086-20140306

¹⁴⁶ [Local Aggregate Assessment 2025](#)

¹⁴⁷ [UK 2024 criticality assessment](#)

¹⁴⁸ Paragraph 224 [National Planning Policy Framework](#)

¹⁴⁹ Planning Practice Guidance (Minerals) Paragraph: 016 Reference ID: 27-016-20140306 [Minerals - GOV.UK](#)

12.36 Natural stone is the traditional building material of Britain and Northern Ireland, and the built environment is perhaps the most visible aspect of our cultural heritage. Stone has been used for building and roofing purposes in the UK for over two thousand years and the diverse geology of the country has provided a variety of stone types that is probably unmatched anywhere else in the world. Production and usage of these stones has seen a decline since the industry's acme in the late 19th century, however, largely because of competition from cheaper manufactured alternatives such as brick, concrete, glass and steel and, more recently, the import of stone from overseas. As a result, many indigenous building stones are no longer available. This has created significant challenges for the conservation sector and also hampers attempts at maintaining a 'sense of place' with 'new-build' developments.

12.37 Large areas of Britain are now covered by national landscape and nature-conservation designations. Many of these designated areas coincide with building stone resources and the sites of current and former operations. Notable examples include granite on Dartmoor, slate in the Lake District, sandstone in the Peak District and limestone on the Isle of Purbeck. There is consequently concern in the industry that sterilisation of building stone resources by these designations may eventually prove to be a serious threat to future building stone supply and, as a result, the conservation of the country's stone-built heritage. Stone used in buildings, walling and other structures frequently makes a conspicuous contribution to the building and roofing stone visual character and cultural heritage of protected landscapes. As an objective of planning policy associated with such designations is to maintain and enhance that character, adequate provision of local building materials is a necessary function of the planning process. It is also arguably in the public interest that materials necessary to repair and restore buildings of national importance and maintain a 'sense of place' with local new-build developments and to cater for new prestige buildings both locally and further afield, continue to be provided from areas which may include National Parks.¹⁵⁰

Safeguarding

12.38 The requirement to safeguard mineral resources is set out by the NPPF.¹⁵¹ It aims to ensure that that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development. The NPPF also requires MPAs to set out policies to encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place. In addition, there is a requirement to safeguard existing, planned and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material.

12.39 Planning Practice Guidance provides further detail in regards the requirements for mineral safeguarding.¹⁵² Detailed advice on mineral safeguarding may be found in the British Geological Survey report.¹⁵³

¹⁵⁰ [Buildingstone_factsheet2024.pdf](#)

¹⁵¹ Paragraph 223 [National Planning Policy Framework](#)

¹⁵² Planning Practice Guidance (Minerals) Paragraph: 003 Reference ID: 27-003-20140306 [Minerals - GOV.UK](#)

¹⁵³ [Mineral safeguarding in England: good practice advice](#)

Restoration and Aftercare

12.40 The NPPF outlines the overarching requirement for the restoration of mineral sites at paragraph 224 and requires the MPAs to provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards, through the application of appropriate conditions.

12.41 Planning Practice Guidance states that Responsibility for the restoration and aftercare of mineral sites including financial responsibility, lies with the minerals operator and, in the case of default, with the landowner.^{154 155}

12.42 Further guidance is provided on restoration and aftercare which defines the scope of after-uses of surface mineral workings including amenity (including nature conservation, agriculture and forestry as prescribed by the Schedule of 5 of the Town and Country Planning Act 1990.¹⁵⁶

Waste Management

12.43 National Planning Policy for Waste (2014) (NPPW)¹⁵⁷ and the Waste management plan for England January (2021)¹⁵⁸ set out the overarching strategy for waste management for the country. National Planning Policy for Waste states that in the preparation of Local Plans, waste planning authorities should consider the need to protect landscapes or designated areas of national importance, such as National Parks.

12.44 NPPW requires all waste planning authorities to prepare Local Plans which identify sufficient opportunities to meet the identified needs of their area for the management of waste streams.

12.45 When formulating waste policy it is common practice to utilise the Environment Agency's Waste Data interrogator (WDI) tool to understand waste arisings and movements from and to specific local authority areas. However, the Peak District National Park is not defined within the tool, only the Park's constituent Boroughs and Districts, so it is not possible to accurately obtain data for the National Park in this regard given the main urban centres of the respective constituent Authorities lie outside of the National Park boundary.

12.46 Whilst the National Park Authority is a Waste Planning Authority, the waste disposal function for the majority of the National Park falls under the remit of Derbyshire County Council and to a lesser extent the other constituent waste disposal authorities. The relationship between these authorities and the National Park is explained in the Waste Topic Paper.

12.47 The East Midlands Regional Technical Advisory Body (RTAB) has previously exempted the National Park from the general obligation to make provision in the development plan for waste capacity equal to the amount of waste generated and requiring management in the area. The policy approach in this Local Plan has been drawn up on the basis of this exemption, and the role of larger settlements outside the National Park in continuing to serve their hinterlands including

¹⁵⁴ [aftercare of mineral sites](#).

¹⁵⁵ Planning Practice Guidance (Minerals) (Paragraph: 036 Reference ID: 27-036-20140306) [Minerals - GOV.UK](#)

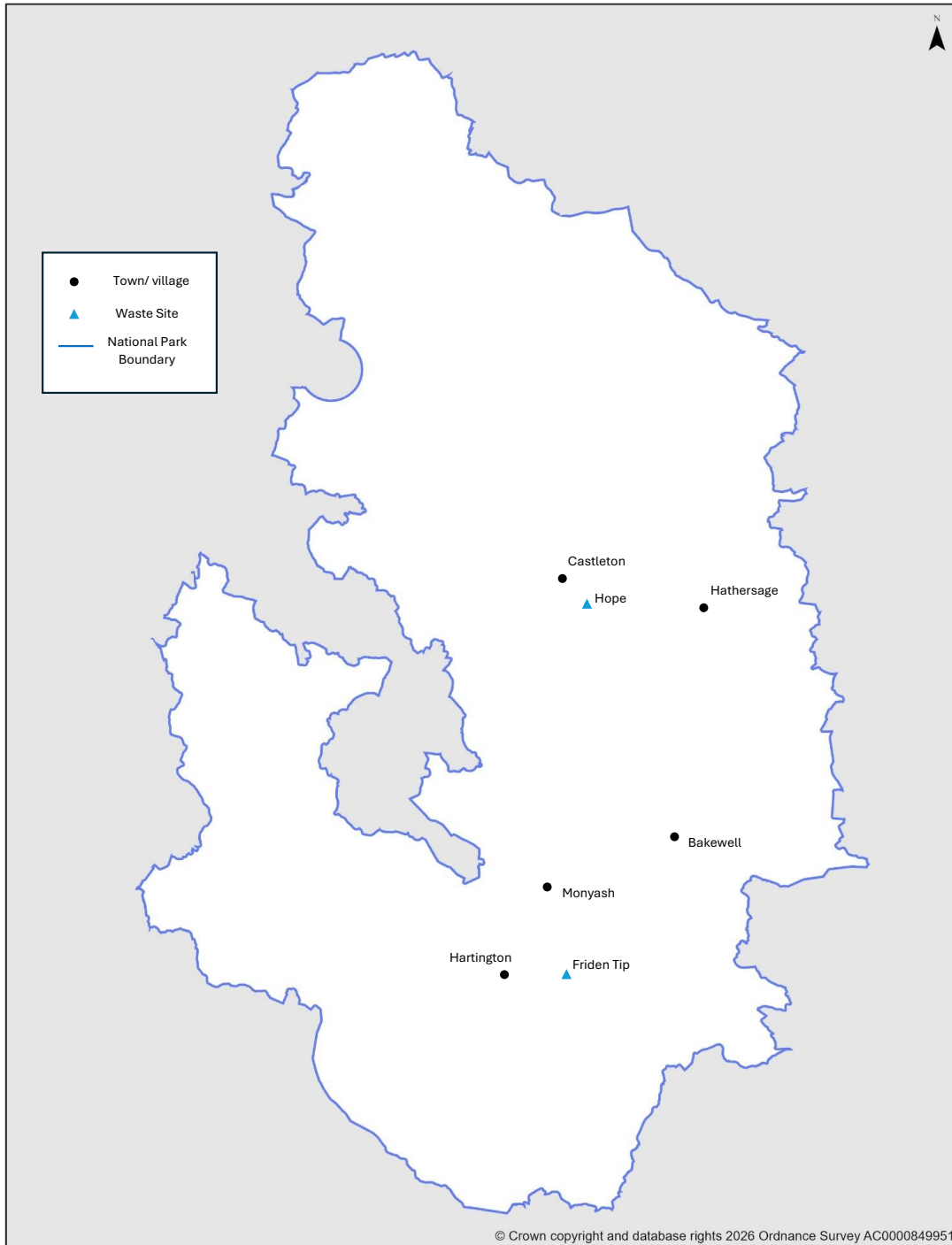
¹⁵⁶ [Town and Country Planning Act 1990](#)

¹⁵⁷ [National planning policy for waste - GOV.UK](#)

¹⁵⁸ [Waste Management Plan for England](#)

those within the National Park. The approach to concentrate facilities in towns and urban areas accords with the general principles of sustainable development. It is considered that the statutory designation, high-quality environment and smaller settlement size makes it inappropriate and unsustainable for the National Park to make a significant contribution to the sub-region's waste management infrastructure. Such facilities would be incompatible with National Park purposes due to their adverse impact on the environment. The National Park's small and dispersed populations mean that they would not be viable operations without significant importation of waste, which would also be contrary to National Park purposes. The Plan does however make provision for small-scale waste management facilities appropriate to serve the needs of individual communities.

12.48 There are currently two sites accepting waste within the National Park as shown on the map below. Hope Cements Works imports Pulverised Fuel Ash (PFA) for use in cement manufacture and also some Refuse Derived Fuel (RDF) to heat the kilns. DSF Refractories in Friden operate their own small scale waste disposal site which handles arisings from their own industrial process.



Waste Management Sites within the National Park (as at 2026)

For further details please refer to www.peakdistrict.gov.uk/planning/policies-and-guides

Scale at A4: 1:250,000

Date: 18/06/2026



12.1 Minerals development

12.49 The overall minerals strategy for the National Park needs to reflect national policy. It also needs to reflect the potential flexibility required over the plan period to allow proposals where the relevant exceptional circumstances exist.

12.50 The policies are generally restrictive, not allocating any further land or allowing working of mineral for aggregates, limestone and shale for cement manufacture, or limestone for industrial and chemical products other than in exceptional circumstances. Since sufficient permitted reserves are available in the National Park and reasonable alternatives are available elsewhere, the National Park can be protected from further mineral development of this nature.

12.51 However, it is recognised that the aggregates landbank is based upon consents that will have remaining unworked reserves when their existing consents expire. In order to address this, policy provides in principle support for extensions of time at aggregates sites with remaining reserves that make a significant contribution to the landbank at their existing end dates.

12.52 The National Park also contains a number of other minerals including coal, silica sand, barites and lead. However as there is no existing or known likely future interest in exploiting these minerals, no specific mention of these is made in the Local Plan; if any proposals do come forward they will be dealt with under policy M1. No licences have been issued in the National Park for new mineral-related technologies such as coal bed methane extraction or underground coal gasification. If any future proposal is made for such emerging technologies, any surface development required will be assessed against the major development and landscape policies in the NPPF and Local Plan.

12.53 Proposals for fluorspar will be considered against policy M2. Proposals for building and roofing stone will be considered against the criteria in Policy M3.

12.54 There are significant permitted reserves in the National Park and nearby Derbyshire for limestone for industrial and chemical purposes. There is therefore no case for identifying additional sites for these purposes. Prospective applications for planning permission are not expected to be able to demonstrate that this approach to identifying sites is unjustified.

12.55 The southern Peak District around Stanton Moor has historically been an area of key importance for the supply of Carboniferous Millstone Grit. Here there has been a concentration of active sites and intermittently worked sites, although two of the major producers will have ceased production by 2028. The sites, collectively, provided sandstone in a variety of hues and textures. The National Park Authority's policy on building and roofing stone is informed by competing environmental and economic considerations and the Authority will support proposals under policy M3 when an identifiable need can be demonstrated that cannot be met through other means. This policy approach is designed to support sites that meet the specific needs of the National Park and the nation's heritage assets, for example where this would help repair traditional buildings of local distinctiveness, historic buildings or Conservation Areas.

12.56 Total sandstone output for building stone was 27,000 tonnes in 2024. Sandstone reserves are in theory 3.9mt, with approximately 1.5mt considered suitable for use as building stone, though these are unevenly distributed: for example, more than half the total is at Shire Hill.

12.57 Building and walling stone is also obtained from the Carboniferous Limestone at the small Once-a-week quarry (Ashford), which has planning permission until 2043.

12.58 The restoration of mineral workings is a significant opportunity to achieve National Park Authority outcomes for achieving amenity (nature conservation) after-use for the sites, enhancing landscape and biodiversity and providing recreational opportunities, as well as the objectives of landowners, mineral operators and local people. The National Park Management Plan observes that restored sites may provide opportunities for increased biodiversity, geodiversity and cultural interest.

Policy M1

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 Policy M2 *Fluorspar proposals* and Policy M3 *Building and roofing stone* will not be permitted other than in exceptional circumstances in accordance with the criteria set out in the National Planning Policy Framework.
- B Proposals 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 net gain (where applicable), 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

12.59 To ensure the sustainable provision of minerals to meet the local, regional and national need whilst ensuring all development furthers National Park Purposes and prevents or minimises adverse impacts on the protected landscape and its Special Qualities.

Justification

12.60 To ensure the steady and adequate supply of minerals to meet the country's needs, including the provision of a minimum landbank for crushed rock aggregates of at least 10 years throughout the life and at the end of the Plan period in order to comply with the NPPF¹⁵⁹ and ensure Plan soundness, while also seeking to conserve the National Park and further its purposes.

Applying the Policy

12.61 Applicants must consider whether there is scope for development of this nature outside of the National Park in the first instance to accord with paragraph 224 of the NPPF and in the context of the exceptional circumstances test in the paragraph 190. Proposals capable of demonstrating exceptional circumstances and considered to be in the public interest will be required to further National Park purposes through the progressive and final restoration of sites to provide

¹⁵⁹ Paragraphs 222, 223 and 226 [National Planning Policy Framework](#)

long term enhancements through their afteruses. Where existing consented reserves which make a meaningful contribution to the landbank remain at aggregate sites at their existing end dates, in principle support will be afforded. It will be necessary to ensure compliance with the Plan as a whole and for extension of time applications to further National Park purposes.

12.2 Fluorspar proposals

12.62 Most of the higher grade fluorspar ore in the Peak District that is capable of being worked by opencast methods in environmentally acceptable locations has now been extracted. Following a long history of extraction, the National Park Authority considers that many of the major veins are depleted as sources of open pit fluorspar. This conclusion accords with that of the British Geological Survey (BGS) mineral resource report of 1999. However, the 2010 BGS Factsheet notes that such extraction had continued.¹⁶⁰ If the fluorspar ore industry in England, and the fluorine industries which rely on it, are to survive, there must be a transition to predominantly underground working.

12.63 There is currently one live consent for the underground extraction of fluorspar in the National Park at Milldam Mine, which expires in 2028. However, extraction ceased in 2024 after the operator became insolvent. Consented reserves remain, but are unlikely to be worked unless further exploration is undertaken with a view to releasing further additional reserves. Such a survey and operation would require significant capital investment from any potential operator. A further consent at Watersaw Mine on Longstone Edge expired in 2014 after resolution by the planning committee to approve an underground extension was never issued due to the operator's failure to sign a legal agreement requiring a restoration bond; indicating that a viable fluorspar resource may remain.

12.64 Opencast mining of fluorspar ore will be resisted unless the exceptional circumstances tests set out in the NPPF can be demonstrated and proposals are considered to be in the public interest. Based upon the understanding of where surface resources are located it is considered to be unlikely that proposals in those locations will be able to comply with all the exceptional circumstances, due firstly to the availability of the option of underground mining which could be expected to have less environmental impact, secondly to the considerable foreseeable difficulty of working likely sites in an environmentally acceptable manner and thirdly, due to a known resource in Weardale, County Durham.

12.65 The Authority acknowledges that major proposals for underground fluorspar ore mining may be able to demonstrate some of the exceptional circumstances in terms of policy in the NPPF in view of the limited availability of alternative sites in the UK, and the importance of fluorspar to the UK economy.

12.66 As fluorspar is increasingly worked out, and lower grades of mineral in the ground are targeted, there is a challenge to find this quantity of mineral and particularly to obtain it in an environmentally acceptable way. The Authority doubts that the quantity of fluorspar required by the fluorochemical industry can be obtained from opencast workings in the National Park in an environmentally acceptable way on an ongoing basis. The only sources capable of this are underground mines, topped up by limited quantities supplied from other incidental sources. Fortunately, the rising world price of fluorspar (which despite fluctuations due to economic conditions has risen significantly since 2000 provides a financial buffer to obtaining the mineral from more costly underground sources.¹⁶¹)

¹⁶⁰ ([mpf_fluorspar.pdf](#))

¹⁶¹ [Fluorspar Daily Price – Global & Regional Market Updates - Fluorspar Price](#)

Policy M2

Fluorspar proposals (strategic policy)

- A Encourage and support the 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

12.67 To set the principles for fluorspar extraction in the National Park.

Justification

12.68 The policy supports proposals for underground working should they come forward to meet a national demand. Underground method of working minimise visual impact on the landscape and on environmental amenity and therefore more aligned with the National Park's first purpose.

Applying the Policy

12.69 Applicants will be required to demonstrate the presence of an economically viable resource for extraction by underground methods without compromising surface integrity and assets. Proposals of this nature would conserve the protected landscape while contributing to the indigenous supply of minerals that may be necessary for national economic growth.

12.3 Building and roofing stone

Building and roofing stone

12.70 A shortage has been identified in the availability of sandstone roofing slates and to a lesser extent certain types of local building stone. It is important to ensure a long-term supply of these materials from suitable sources to sustain the vernacular built environment heritage of the National Park. Proposals for building and roofing stone operations will be considered against the criteria set out in policy M3 and the gritstone resource is safeguarded by policy M5 for local conservation purposes.

12.71 A significant aspect of the landscape quality of the National Park is the use of traditional stone materials in the built environment. The use of local materials and building methods gives each place its special vernacular characteristics, and this distinctiveness will be sustained as long as repair, maintenance, extensions and new buildings continue to use sympathetic stone building materials. However, matching currently available materials to those used in older buildings is a challenge because of the larger number of quarries and the variety of stone types originally used. In 1996 the National Park Authority commissioned a major research project into the potential to re-establish the roofing slate industry, the results of which remain the most comprehensive analysis of known sources of these sandstones.¹⁶²

12.72 There are two principle markets for building and roofing stone, firstly for new buildings and secondly to restore or repair existing buildings. Building and roofing stone within the National Park falls into the categories of carboniferous sandstone and limestone.

12.73 There are currently 10 building stone sites within the National Park considered to be technically active, although they are not all worked consistently. 1 site, New Pilhough ceased production of dimension stone in 2024 and is now in aftercare.

12.74 Of the active sites, 6 are permitted to sell stone on the open market, regardless of final destination. These sites include Birchover, Dale View, Wattscliffe, Shire Hill, Stoke Hall, and Wimberry Moss, with the latter three permitted to sell gritstone for use as construction aggregates as well as building stone. Dale view is no longer actively extracting stone and is working through material salvaged from the quarry tip, with final restoration likely to be complete before the site's current end date in 2028.

12.75 4 sites, Bretton Moor, Chinley Moor, Once-a-Week and Burntwood were granted under the former MIN3 policy in the Core Strategy that permitted very small-scale building stone sites on the basis of serving the National Park market only. The Policy approach delivered varying success. Once-a-Week is the only limestone building stone site in the National Park and has served a number of significant projects locally. Burntwood is worked on a campaign basis and serves the Chatsworth Estate solely and is restricted in this regard by condition and legal agreement to ensure a suitable reserve is maintained to repair and restore Chatsworth House and its associated buildings and structures. Chinley Moor is a very small-scale site, which has largely supplied sills and facings for projects in the National Park, its consent is set to expire in 2028. Bretton Moor was granted for the purposes of supplying gritstone roofing slates to meet local demand, but has encountered issues in regards economies of scale and the quality of the consented reserves, with the majority of that extracted being used only for walling stone.

¹⁶² (PPJPB, English Heritage and Derbyshire County Council (1996) The grey slates of the South Pennines)

12.76 Identifying the scale of demand for local building and roofing stone can be difficult in advance of opening up a supply. There may be evidence that a demand ought to exist, such as traditional buildings patched with inappropriate materials from elsewhere, theft of stone products, and a stock of buildings which will require maintenance and repair over the years if it is to survive. However, the absence of an existing source of a stone discourages architects from specifying it for new buildings and even for repair work. The scale of the second-hand market may also be a weak indicator: demand for recycled stone may be driven by availability rather than by independent measures of 'need'.

12.77 Total sandstone output for building stone in the National Park was nearly 100,000 tonnes in 2007, as opposed to 27,000 in 2024, representing a significant decline in production. Considering this decline in the context of the recent closure and imminent closure of two of the larger building stone sites, the overarching national policy position that recognises the small-scale nature of building stone sites and the cultural heritage needs of the National Park, the policy seeks to allow proposals for building and roofing stone extraction provided certain criteria can be met and the sites are restored for long term nature conservation.

Policy M3

Building and roofing stone (strategic policy)

- A Proposals will only be permitted for the working of building and roofing stone where:
- i they meet a fully evidenced 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 Where proposals constitute major development, they must meet the exceptional circumstances test defined by National Policy and be in the public interest.
- C Sites will be restored to mitigate landscape impact and for the purpose of long-term nature conservation and allow public access where appropriate.
- D Where necessary proposals will need to be accompanied by a suitable legal agreement to ensure that the above policies are met.

Aim

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

Justification

12.79 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 expressed economic viability as a key issue. This has an impact on the supply of material needed for the conservation of the local vernacular. We need to ensure that the 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 ¹⁶³. The 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 exportation 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.

Applying the Policy

163 Paragraph 224 [National Planning Policy Framework](#)

12.80 Applicants will be required to demonstrate alternative means of meeting market demand from outside the National Park are not available and that a suitable resource exists within the proposed extraction area and provide long term biodiversity gain and public access upon restoration of the site.

12.4 Restoration and aftercare

12.81 Although mineral working and waste disposal by landfill are temporary, the permanent legacy is the restored site. This can have a permanent negative effect on the landscape and other valued characteristics of the National Park if not properly controlled. In granting planning permission for mineral extraction or waste development the resulting permanent changes to the landscape must be understood and be acceptable. However, opportunities for enhancement can help to mitigate this landscape change (where the development is otherwise acceptable). In restoration, including during progressive restoration, sites can and should make a contribution to targets for biodiversity and to amenity and geodiversity in the National Park.

Policy M4

Restoration and aftercare

- 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 cultural/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 *Peak District Nature Recovery Plan* (PDNRP) linked to 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 feasible percentage Biodiversity Net Gain (where applicable) 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 an appropriate legal agreement to ensure that the above policy objectives are met.

Aim

12.82 To enhance the landscape, biodiversity and cultural heritage of the National Park whilst seeking to provide opportunities for education and recreation.

Justification

12.83 The effects of minerals and waste development, although temporary, but potentially long term, can have adverse impacts on the National Park and its Special Qualities. As such it is considered appropriate that the full potential for long term enhancement of the National Park is achieved through the restoration and aftercare of sites. The UK has committed to protect 30% of land and sea for nature by 2030 ('30 by 30') to support the global target agreed at the UN Biodiversity Summit in 2022. The Government recognises that national parks are crucial for nature

recovery and the 30 by 30 target. National Parks England has estimated that collectively national parks can deliver 20% of this target. 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.¹⁶⁴

12.84 Part of the National Park's 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. Delivering BNG through development within the National Park will be low because development overall is restricted. However, there is significant opportunity to deliver through the restoration of minerals development. Therefore, an approach that seeks to maximise this potential is justified.¹⁶⁵ BNG at greater than 10% is viable for applicable mineral development typologies commonly seen in the National Park.¹⁶⁶

Applying the Policy

12.85 Where relevant, applicants will be required to demonstrate the highest possible feasible level of BNG applicable to a specific site to support their planning application. In all cases, restoration scheme will be required to act upon the locally identified priorities contained within the Peak District Nature Recovery Plan (PDNRP) and contribute to the enhancement of biodiversity, geodiversity and amenity and be acceptable in the context of the Landscape Strategy for the National Park. In some instances, the statutory aftercare period of 5 years may not be considered adequate in order to achieve the conditions necessary to establish long term enhancements to the National Park. In these instances, legal agreements will be required for extended periods of aftercare and to potentially control the after use of a site in order to achieve a long term enhancement.

¹⁶⁴ [Home | State of the Park Report.](#)

¹⁶⁵ <https://nationalparksengland.org.uk/wildlife-and-nature-recovery>

¹⁶⁶ [Over 10_ BNG Examples Appendix.pdf](#)

12.5 Minerals safeguarding

12.86 The National Park Authority takes a mineral-by-mineral approach to safeguarding. The principle of safeguarding is a long-term planning policy which embeds a sustainable approach whilst preventing the unnecessary sterilisation of irreplaceable mineral resources. Safeguarding may be of limited value in areas like the National Park because little surface development is anticipated that would sterilise minerals and therefore the long term risk to the availability of mineral resources is not great. The minerals identified for safeguarding match the overall strategy for further extraction in the National Park, taking account of the economic importance of the minerals, together with the evidence of them being a proven resource. The Mineral Safeguarding Areas (Figure 8) have been defined in accordance with:

- the guidance set out in the BGS Guide to Mineral Safeguarding.¹⁶⁷
- information contained in the BGS map *The Mineral Resource Map for the Peak District National Park*.¹⁶⁸
- BGS Fact Sheets
- national policy in relation to safeguarding railheads.

12.87 In recognition of its strategic economic importance the Carboniferous Limestone resource, including the high purity limestone, is safeguarded (without implying that mineral working will be environmentally acceptable) by the Plan. The fluorspar resource proposed for safeguarding has been limited to the extant and former planning permission areas, and the vein structures associated with Watersaw and Milldam mines, which are considered to be of current or future economic importance. The gritstone resource is also safeguarded by the Plan due to its quality and characteristics which make it important to maintain the local vernacular and heritage assets. Fireclay, silica sand, chert and mudstone are unlikely to be viable or of future economic interest and are consequently not included in this policy.

12.88 Existing railheads within the National Park for the distribution of minerals and mineral products will also be safeguarded. These are present only at Hope Cement Works, though Old Moor, Beelow and Hillhead quarries are rail-served by the connections to the main quarries to which they are attached within the Derbyshire County Council area, at Tunstead, Doveholes and Hillhead respectively.

12.89 For the avoidance of doubt, safeguarding does not imply that future extraction will actually occur, nor does it imply that an application for extraction would automatically be permitted. However, the long term interest and economic needs of the Country as well as the heritage and conservation of the National Park is best served by ensuring that such resources could, if absolutely necessary, be made available in the future.

¹⁶⁷ British Geological Survey (2007) A Guide to Mineral Safeguarding in England [Mineral safeguarding in England: good practice advice - MineralsUK](#)

¹⁶⁸ British Geological Survey & DoE (1994) Mineral Resource Map for the Peak District National Park 1994 [Mineral Resources report for Peak District National Park](#)

Policy M5

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.
- 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.
 - iii The gritstone resource.
- B Other than domestic proposals within an existing residential curtilage, when considering applications for 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 provide a Mineral Viability Assessment 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

Aim

12.90 To safeguard the mineral resource taking into account economic importance.

Justification

12.91 The safeguarding policy aligns with the requirements of the NPPF.¹⁶⁹

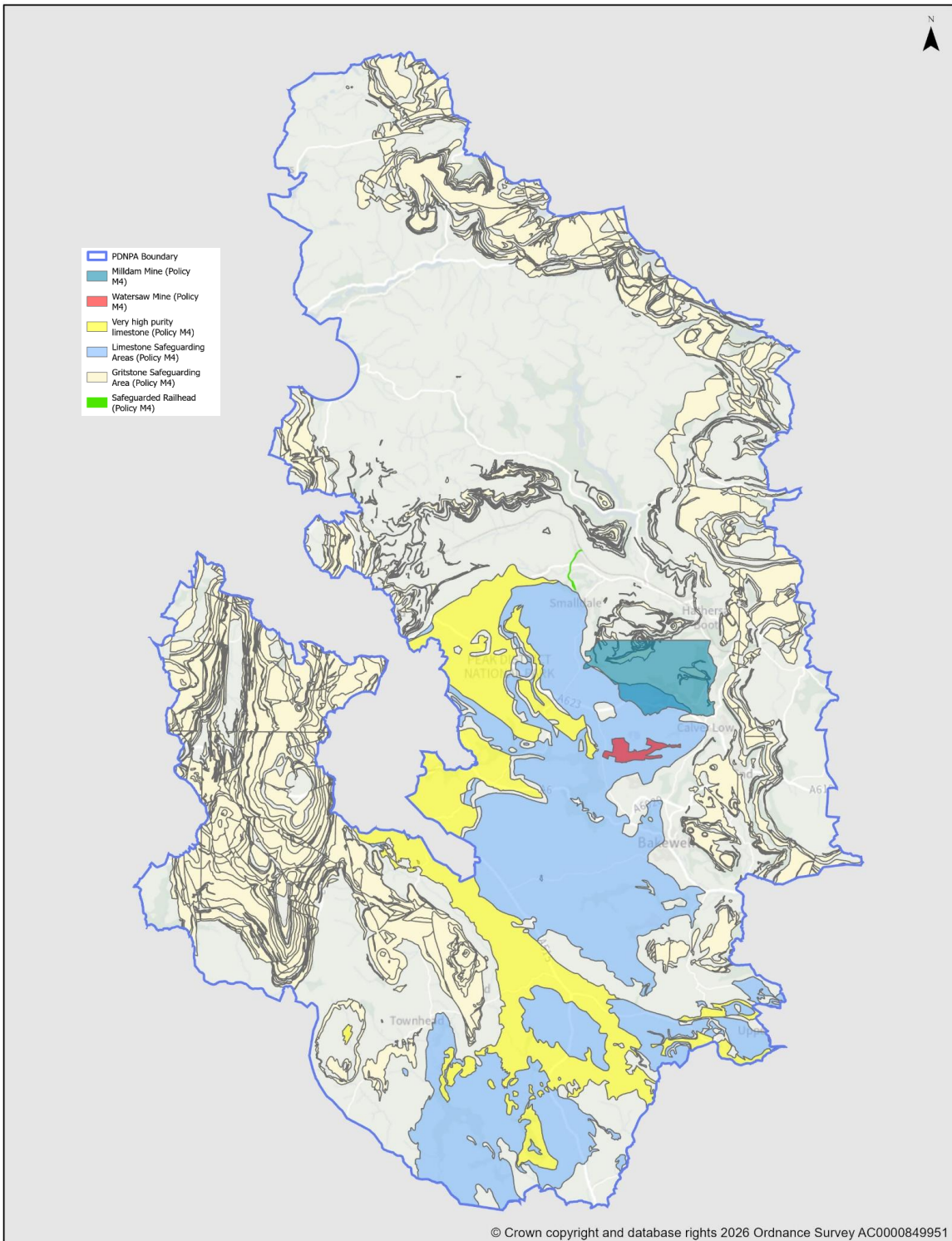
Applying the Policy

12.92 Within the defined Mineral Safeguarding areas, where relevant, applicants should conduct a Mineral Viability Assessment and if feasible, prior extraction before commencing development.

12.93 The Policy safeguards areas that are within protected sites. Any application would be considered under Policy B2 Protecting sites, species and networks. This sets out at Clause B that development proposals that are likely to adversely affect internationally protected sites (Special Areas of Conservation, Special Protection Areas, Ramsar Sites or candidate and formally proposed versions of these designations) will be refused permission except where there are imperative

¹⁶⁹ Paragraph 227 [National Planning Policy Framework](#)

reasons of overriding public interest why the proposal should proceed and adequate compensatory provision is secured. A Habitats Regulations Assessment is required where there is potential for development proposals to cause a significant adverse effect.



MINERAL SAFEGUARDING (POLICY M4)

For further details please refer to www.peakdistrict.gov.uk/planning/policies-and-guides

Scale at A4: 1:250,000

Date: 19/06/2026



12.6 Waste management

12.94 While the National Park Authority is a Waste Planning Authority, the waste disposal function for the majority of the National Park falls under the remit of Derbyshire County Council and to a lesser extent Staffordshire County Council. The relationship between the neighbouring constituent authorities with responsibility for waste management and this Local Plan is explained in detail in the Waste Management Background Paper.¹⁷⁰

Policy W1

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 achievement of Local Plan Core Policies and 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 values 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

12.95 To provide for the management of waste at a scale that is compatible with the needs of the communities within the National Park whilst protecting its purposes.

Justification

12.96 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 (Derbyshire and Derby City Joint Municipal Waste Management Strategy 2013-2026) identifies that National Park designation and geography mitigate against local provision of facilities.¹⁷¹ Facilities for the disposal of domestic, industrial and commercial waste are

¹⁷⁰ Ref Waste Background Paper

¹⁷¹ [Strategy for Dealing with Derbyshire's Waste](#)

incompatible with national park purposes because of their adverse environmental impacts. The small and dispersed population means that they would not be viable operations unless waste is imported. Policy therefore presumes against new waste facilities within the National Park, and no sites will be allocated. Specialised processing sites such as commercial composting and recycling plants will also be inappropriate, because of the likely landscape impacts and potential for air, land and water contamination. Local, very small-scale community-based waste projects which deal exclusively with the waste arising from that individual community may be supported.

Applying the policy

12.97 The National Park Authority recognises that its communities must make more sustainable use of resources and therefore measures which encourage recycling and responsible waste disposal will be facilitated where appropriate. Local, very small-scale community-based waste projects which deal exclusively with the waste arising from that individual community may be supported, in line with the other policies in this Plan. However, this will only be permitted with appropriate safeguards to ensure that no waste is imported from outside the local community (defined as the immediate and adjoining parishes to the proposed site), and also to ensure that there will be no significant adverse impact on the environment, the community, and the purposes of the National Park and its Special Qualities. Landscape and environmental impacts are likely to be greater in the open countryside outside settlements where this type of development is unlikely to be acceptable.

12.98 Applicants will be required to demonstrate that proposals serve identified local needs that are not already being met. In the application of this policy the Authority will consider small-scale in relation to the context of the locality in which the development is proposed, for example what may be considered small-scale in the context of Bakewell would probably be larger than what would be thought of as small scale in a small village or hamlet.

12.7 Redevelopment of Hope Works

Policy HW1

Redevelopment of Hope Works

Proposals for the redevelopment of brownfield elements of the Hope Cement Works complex post cement manufacture, will be considered in the context of the wider policies within this development plan. Proposals must not compromise the agreed restoration strategies for the limestone and shale quarries and be conservation led, with a focus on restoration, landscape enhancements, biodiversity, public and environmental amenity, cultural heritage and public access. Opportunities for affordable housing, employment, sustainable transport, renewable energy, recreation and education will be supported where considered to be of an appropriate scale.

Aim

12.99 To set an overarching plan led approach to the redevelopment of Hope Cement Works post cement manufacture that furthers National Park purposes whilst seeking to foster the social and economic wellbeing of the local community.

Justification

12.100 The extant planning permissions for mineral extraction and cement manufacture expire on the 21st of February 2042. Given that there is a significant brownfield land holding within the Works complex due to a number of existing planning permissions without restoration requirements, it is necessary to plan for their strategic redevelopment in the event that cement manufacture comes to an end at the anticipated end date. The current operator (Breedon Cement Ltd) conducted a public consultation in 2023 in relation to potential after uses and redevelopment of the site post cement manufacture.¹⁷²

12.101 A plan led approach will allow the Authority to guide any redevelopment such that it furthers National Park purposes and meets the social and economic needs of the local community. This will set the parameters for prospective developers to work within when considering proposals. It is anticipated that a master plan will be produced for the redevelopment of the site in the form of a supplementary plan in due course

Applying the Policy

12.102 The policy would allow for proactive planning to ensure any redevelopment furthers National Park purposes while also having regard to the Authority's duty to foster the economic prosperity of local communities. The current site operator/owner and prospective developers would need to have regard to the requirements of the policy when formulating future development proposals.

¹⁷² [Hope Cement Works - Consultation Summary.pdf](#)

12.8 The justification for minerals and waste development

12.103 Minerals development considered under Policy M1 is only permitted where the working is properly justified and demonstrates both exceptional circumstances, and to be in the public interest by applying the major development tests as set out in the NPPF (2024).¹⁷³ Minerals development will also require justification against the criteria in Policy MW1 below.

12.104 All proposals for waste management development considered under Policy W1 will be also require justification against the criteria set out in Policy MW1.

12.105 Fluorspar proposals approved under Policy M2 are only permitted where extraction of proven deposits takes place underground and extraction is environmentally acceptable.

12.106 Building and roofing stone proposals will only be permitted under Policy M3 where:

- i they meet a demonstrable need, which cannot be satisfied from existing permissions inside or outside the National Park;
- ii the individual and cumulative impacts of working on the environment, amenity and communities can be appropriately mitigated.

¹⁷³ Paragraph 190 [National Planning Policy Framework](#)

Policy MW1

The justification for minerals and waste development

- 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 details of its compatibility with a local vernacular and/or heritage assets.
- 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, ecology, the landscape and recreational opportunities, and the extent to which these can be moderated.
 - iv whether maximum feasible biodiversity enhancements or biodiversity net gain (where applicable) has been achieved upon final restoration and the completion of aftercare.

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

Aim

12.107 To set out the detailed criteria by which minerals and waste applications will be judged in order to ensure that their development within the national park has been considered in the context of alternative options and to ensure a robust assessment of the mineral resource proposed for extraction. The policy also defines the criteria which allow for an assessment as to whether the proposed development is in the public interest.

Justification

12.108 To ensure the appropriate assessment of alternatives to mineral and waste development within the National Park and a robust assessment of the mineral resource proposed for extraction. The approach is supported by the NPPF which seeks to provided for the maintenance of landbanks for non-energy minerals outside of national parks where practical. To conserve the National Park landscape and its special qualities.

Applying the Policy

12.109 Applicants will be required to meet the tests outlined in the policy if proposals for mineral or waste operations are to be supported. In order to fully address the principles of Policies M1 and W1 and the major development tests established in paragraph 190 of the NPPF (2024), applicants for minerals or waste development will be expected to provide a range of evidence. Policy MW1 provides the full list and explains that the need to demonstrate these requirements may vary in the case of applications for physical extensions to mineral workings, depending on their scale and nature or extensions of time.

12.9 Waste management facilities

12.110 Waste management facilities, accommodating only waste from the immediate area will be supported in principle subject to the requirements of Policy W1. Facilities that require the extensive importation of waste will be refused.

12.111 The policy outlines a sequential approach to the development of waste management facilities to ensure that, in accordance with the Policy W1, where they are developed they are in accessible sustainable locations with compatible surrounding land uses.

Policy MW2

Waste management facilities

- A Subject to conformity with Policy W1: *Waste Management*, 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 settlements named in Policy C8: Development Strategy; then
 - ii existing or allocated industrial land within Bakewell and settlements named in Policy C8: Development Strategy; then
 - iii previously developed land within Bakewell and settlements named in Policy C8: Development Strategy; then
 - iv industrial land or previously developed land outside settlements; then
 - v vacant or under-utilised agricultural buildings; then
 - vi greenfield sites or any other land.
- 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

12.112 To set out the sequential approach to the development of waste management facilities to serve the immediate local community.

Justification

12.113 The Joint Municipal Waste Management Strategy for Derbyshire and Derby City identifies the National Park designation and the geographical nature of the area as barriers to the local provision of facilities. Most of the waste generated in the National Park will continue to be dealt with outside the National Park given the proximity of existing facilities in nearby towns and the small population of the National Park itself. This approach to waste management will accord with National Park purposes and protect its Special Qualities while providing for sustainable means of local waste management.

Applying the Policy

12.114 Applicants will be required to have regard to the sequential strategy for the location of waste management facilities, which are to be of an appropriate scale relative to the community they seek to serve.

12.10 Impacts of minerals and waste development on amenity

Policy MW3

Impacts of minerals and waste development on amenity

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.

**Where impacts from short term noise would otherwise be deemed unacceptable but are necessary to facilitate mineral extraction, efforts should be made to reduce these as far as possible.*

Aim

12.115 To set out the detailed criteria against which the amenity impacts of mineral and waste development will be considered against.

Justification

12.116 The impact of mineral working can be long term, even though technically the operations themselves are temporary. The legacy of the operations means permanent changes to the landscape. This is relevant to the National Park's landscapes, biodiversity and cultural heritage and the communities living in it. It is also relevant to those coming to visit and enjoy the area. For this reason it is important that the proposed operating methodology is understood, and that sites are worked to the highest possible standards.

12.117 The policy will ensure the avoidance of unnecessary amenity impacts and/or their mitigation to a satisfactory level to protect public amenity, the purposes of the National Park and its special qualities in the interest of local communities and visitors. The policy is required to ensure compliance with the NPPF and National Park purposes.

Applying the Policy

12.118 Applicants will be required to demonstrate that adverse impacts on amenity can be avoided or appropriately mitigated such that adverse impacts on amenity do not cause an unacceptable impact.

12.119 Planning conditions will be imposed as appropriate to ensure proposals satisfactorily address the above issues. The Authority will also use planning conditions to control ancillary development. Use of conditions for this purpose helps prevent quarry sites becoming isolated industrial units unconnected with mineral extraction.

12.120 Planning obligations will be sought to address matters which cannot be dealt with by means of planning conditions, including where the extinguishment of existing planning permissions is appropriate and necessary.

12.121 Permitted development rights will generally be removed in order to control the design and siting of buildings, plant and machinery. This enables the Authority to conserve and enhance the special landscape of the National Park and other valued characteristics of the area, and also helps prevent conflicts with neighbour and visitor amenity that could otherwise be created by the exercise of permitted development rights.

12.122 The policy will be applied alongside other Development Management policies relating to landscape, biodiversity, wildlife and local amenity.

12.11 Impact of minerals and waste development on the environment

12.123 Mineral permissions will be reviewed periodically under the provisions of the Environment Act 1995, and the Authority will aim to negotiate the best possible package to protect the interests of the National Park. New conditions (and Section 106 Agreements where appropriate) will be sought to ensure working schemes will minimise the adverse effects of mineral working on the environment, and secure restoration and aftercare in accordance with other policies within the Plan. Where necessary, the Authority will amend submitted schemes through the imposition of conditions.

Policy MW4

Impact of minerals and waste development on the environment

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 harm on cultural heritage assets and their setting;
- 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

12.124 To set out the detailed criteria against which, applications for mineral and waste operations and their periodic reviews will be considered against with regard to their impact on the environment.

Justification

12.125 To ensure the avoidance of unnecessary environmental impacts and/or their mitigation to a satisfactory level to protect the environment, the purposes of the National Park and its special qualities in the interest of local communities and visitors. The policy is required to ensure compliance with the NPPF and National Park purposes and the special qualities.

Applying the Policy

12.126 Applicants will be required to demonstrate that adverse impacts on the environment can be avoided or appropriately mitigated.

12.127 When devising working schemes and conditions, proposals considered under the Review of Old Mineral Permissions (ROMP) and subsequent periodic review process will be generally assessed against the material considerations set out in this Plan, having regard to the existing consent(s).¹⁷⁴ The focus of review will be on minimising impacts on, and achieving significant enhancements for the environment and communities.

12.128 Applicants should undertake consultation with Statutory Consultees and the local community before applying for any new scheme, any extension to an existing scheme, any proposal for new phasing, or any other amendment to an existing scheme of mineral working involving an area of 1 hectare or more. The application should outline:

- i what consultation has been undertaken; and
- ii who has been consulted; and
- iii how the applicant has responded to the results of the consultation; and
- iv how the application responds positively to the views expressed by the local community.

12.129 If it is considered that development may affect a Protected Site (for example the operation of machinery) then Policy B2 *Protecting sites, species and networks must be applied*. This sets out at Clause B that development proposals that are likely to adversely affect internationally protected sites (Special Areas of Conservation, Special Protection Areas, Ramsar Sites or candidate and formally proposed versions of these designations) will be refused permission except where there are imperative reasons of overriding public interest why the proposal should proceed and adequate compensatory provision is secured. A Habitats Regulations Assessment is required where there is potential for development proposals to cause a significant adverse effect.

¹⁷⁴ www.gov.uk/guidance/minerals

12.12 Cumulative effects of minerals and waste development

12.130 There may also be situations where the impact of mineral or waste activity is unacceptable because of the cumulative harm it triggers. This could arise because of a concentration of sites in a particular locality or because of intensification or commencement of additional processing at a single site. Therefore, whilst individual applications may appear benign, the Authority will also consider the cumulative impact that individual schemes, when considered together, would trigger.

12.131 It is not possible to quantify the number of sites, or quantity of ancillary development that would trigger cumulative impact. This is dependent on the particular locality and will be assessed on a case by case basis. However, the cumulative effects of such developments can erode the very qualities of landscape, biodiversity and cultural heritage that underpin National Park designation and erode the tranquillity and quiet enjoyment that residents and visitors experience.

Policy MW5

Cumulative effects of minerals and waste development

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

12.132 To ensure that the cumulative effects of minerals and waste development are appropriately considered and mitigated where necessary.

Justification

12.133 To ensure that a combination of cumulative effects does not pose an unacceptable adverse impact on amenity or the environment in order to ensure compliance with National Park purposes and protect its special qualities.

Applying the Policy

12.134 Applicants will be required to demonstrate that any cumulative effects arising from minerals and waste development are of an acceptable level, with or without mitigation.

12.13 Ancillary minerals development

12.135 In certain cases mineral processing can cause considerable disturbance to local residents, especially due to noise from early morning or weekend working, or lorry despatch. Where on-site processes exist or new proposals are acceptable, they should cease when the parent operation ceases. Permitted development rights, under the General Permitted Development Order (2015), are removed by condition in order to safeguard the special landscape of the National Park and to allow input into the design and siting of buildings, plant and machinery. Together with policies MW3 and MW4, the following policy controls ancillary development to prevent quarry sites becoming isolated industrial units unconnected with mineral extraction.

Policy MW6

Ancillary minerals development

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 that in relation to the processing of building and roofing stone (dealt with under Policy MW7: Processing of building and roofing stone) including processing, stocking, storage or sorting of minerals, will not be permitted on sites which are not operational mineral extraction sites.

Aim

12.136 To confine ancillary minerals development to suitable locations and prevent the creation of isolated industrial development post mineral extraction in order to conserve the National Park and its special qualities.

Justification

12.137 To comply with National Park purposes and protect the special qualities by seeking to ensure appropriate restoration of sites post mineral extraction, while contributing to the duty to foster economic opportunities by allowing appropriate ancillary development during a site's operational life.

Applying the Policy

12.138 Applicants will be required to demonstrate a close link between the proposed ancillary development and the winning and working of minerals on site and commit to the removal of ancillary development upon the cessation of mineral extraction.

12.139 If it is considered that development may affect a Protected Site (for example the operation of machinery) then Policy B2 *Protecting sites, species and networks must be applied*. This sets out at Clause B that development proposals that are likely to adversely affect internationally protected sites (Special Areas of Conservation, Special Protection Areas, Ramsar Sites or candidate and formally proposed versions of these designations) will be refused permission except where there are imperative reasons of overriding public interest why the proposal should proceed and adequate compensatory provision is secured. A Habitats Regulations Assessment is required where there is potential for development proposals to cause a significant adverse effect.

12.14 Processing of building and roofing stone

12.140 Empirical evidence suggests that building and roofing stone is leaving the National Park to be processed and that there is a lack of suitable facilities within the Park that benefit from the appropriate planning consents to allow importation and processing. This has resulted in unauthorised processing facilities arising in unsuitable locations. The Plan seeks to address this by allowing for the processing of building and roofing stone at existing operational extraction sites and other industrial locations that may be deemed suitable should environmental effects be avoided or appropriately mitigated.

Policy MW7

Processing of building and roofing stone

The importation of building and roofing stone to active building/roofing stone quarries and suitable industrial locations within the National Park for processing and finishing 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

12.141 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

12.142 Indication of redundancies at building stone quarries, stone leaving the local area to be processed and the processing of building stone at unauthorised and inappropriate sites contrary to existing policy.

Applying the Policy

12.143 Applicants will be required to demonstrate that the importation of stone to the proposed location is sustainable, reduces CO₂ emissions compared with alternative locations for processing and that any adverse impacts arising from the development can be avoided or appropriately mitigated.

13 Travel and transport

13.1 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. It allows residents and visitors to experience the Special Qualities of the National Park and enables access to employment, education, shops and a range of leisure activities. Large amounts of traffic negatively affect the National Park's landscape, wildlife and cultural heritage and the amenity of residents and visitors. Impacts include visual, severance, noise and pollution.

13.2 National travel surveys undertaken annually by the Department for Transport indicate that the number of trips taken (and hours spent travelling/miles travelled) is slowly rising following the dramatic decrease in 2020 but levels have not risen to pre-pandemic levels. Travel associated with work, shopping and access to services has reduced corresponding to the rise in homeworking and on-line delivery. However, travel for leisure purposes has increased. In the National Park travel to work by car or van is higher than the national average and there has been an increase in car-borne leisure journeys. Many National Park residents and visitors make many relatively short journeys to and from a local urban catchment.

13.3 The Peak District National Park Authority is neither a highway authority nor a transport authority and therefore has no direct powers or responsibility for roads or public transport. However, as a Planning Authority we seek to influence travel and transport in the National Park and our surrounding catchment by negotiating and working with partners. The National Park is covered by six Local Transport Plans that set out constituent highway authorities' strategic goals and short-term actions.

13.4 Government guidance sets out that transport-related development must be located and managed so that it reduces the need to travel and reduces carbon emissions.¹⁷⁵ It should also where possible enhance the National Park.¹⁷⁶

13.5 The National Planning Policy framework (paragraph 109) requires the local plans to establish a vision-led approach and identify transport solutions that deliver well-designed, sustainable and popular places. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes, recognising that sustainable transport solutions will vary between urban and rural areas (paragraph 110).

13.6 The Local Plan Spatial Outcome for travel and transport is that residents, visitors and businesses can travel within and across the National Park in ways that conserve or enhance first purpose Special Qualities. Spatial Objectives aim to deliver a sustainable pattern of development, reduce cross-park traffic, facilitate the switch to low/zero carbon transport, safeguard and expand the strategic multi-user trails and protect the Park and people from the adverse impacts of vehicular traffic.

13.7 The policies contained within this chapter, seek to direct travel through the travel hierarchy and set out detailed guidance on roads, rail, routes for active travel, parking, air transport and electric vehicle charging.

¹⁷⁵ [Transport decarbonisation plan - GOV.UK](#)

¹⁷⁶ https://www.peakdistrict.gov.uk/_data/assets/pdf_file/0032/77765/EB25_DoE-Circular-4-76.pdf

13.1 Reducing the general need to travel by car and encouraging sustainable transport

Policy T1

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

- A Conserving and enhancing the National Park's first purpose Special Qualities will be the primary criterion in the planning and design of transport and its management.
- B There is a presumption against the growth in Cross-Park traffic (see policies T2 and T3).
- C Modal shift to sustainable transport will be encouraged (see Policy T2).
- D Public transport infrastructure will be supported where it does not cause harm to the first purpose Special Qualities of the National Park or negatively affect existing routes for walking, wheeling, cycling and horse riding.
- E Opportunities to create or improve routes for walking, wheeling, cycling and horse riding will be taken forward (see policies T7 and T8).
- F Improved connectivity between sustainable modes of travel will be sought.
- G Impacts of traffic within environmentally sensitive locations will be managed and where possible reduced (see policy T9).
- H Sustainable access for the quiet enjoyment of the National Park, that does not cause harm to the Special Qualities, will be promoted.
- I Demand management and low carbon initiatives will be sought where appropriate; EV charging will be required in new developments (see policies T9 and T14).

Aim

13.8 To reduce the need to travel and to enable realistic choices regarding the means of travel in accordance with the following hierarchy of:

- active travel
- public transport
- zero emission private vehicles
- traditional internal combustion engined vehicles.

Justification

13.9 Accessibility to, within and across the National Park requires travel and generates traffic. Associated infrastructure must be managed for its safe and effective use in a way that minimises harm. Large amounts of traffic negatively affect the National Park's landscape, wildlife and cultural heritage and the amenity of residents and visitors. Impacts include visual, severance, noise, disturbance and pollution. These issues will not be ameliorated by the predicted shift to electric vehicles.

13.10 Policy T1 reflects the general intent of national and regional advice for development and traffic management.

Applying the policy

13.11 This policy applies to all forms of transport and travel including by road, public right of way, greenway, rail, water and air.

13.12 Policy will be delivered largely through strong and effective partnerships and in combination with more detailed strategic or development management policies as set out.

13.13 The policy is clear in its ambition to achieve modal shift both for residents and visitors, many of whom are making relatively short journeys to and from a local urban catchment.

13.14 Where there is an opportunity to educate and inform visitors about the National Park in accordance with RT1 and RT2, information about of the impact the travel choices should also be provided.

13.2 Reducing and directing traffic

13.15 Road building and other transport infrastructure will usually constitute major development and in accordance with the National Planning Policy Framework should not take place in national parks except in exceptional circumstances where it can be demonstrated that the development is in the public interest taking into account:

- a 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;
- b the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.¹⁷⁷

13.16 Government guidance for national parks sets out that any investment in trunk roads should be directed to developing routes for long distance traffic which avoid the Parks.¹⁷⁸

13.17 The A57 Link Road (the most recent scheme) was opposed by the Authority due to the negative impact on the National Park of the predicted increase in traffic flow on roads within the National Park. The scheme to improve capacity on the Hope Valley Railway through the provision of a passing loop was supported by the Authority.

¹⁷⁷ [National Planning Policy Framework](#) paragraph 90.

¹⁷⁸ [National Parks Circular](#)

Policy T2

Reducing and directing traffic (strategic policy)

- A Transport developments which reduce the amount of cross-Park traffic, including development associated with traffic management schemes, will be supported if they can be accommodated without adverse impact on the National Park's first purpose Special Qualities.
- B Transport developments which increase the amount of cross-Park traffic or adversely effect the National Park's first purpose Special Qualities, the valued character of its landscape setting and the amenity and enjoyment of the National Park will not be supported unless there are exceptional circumstances of national public interest and there is a demonstrable long-term net environmental benefit within the National Park.
- C New road schemes that provide access to new business or housing development will be permitted. Other road schemes, including road improvements that fall outside of the Planning Authority's direct jurisdiction, are only supported where there are exceptional circumstances.
- D Road traffic entering or crossing the National Park must be first directed to the Strategic Road Network and then to the Secondary Network as required. Other roads must only be used for light traffic.
- E Transport development that supports sustainable travel options in settlements listed in Policy C9 will be supported in line with the transport hierarchy of:
 - i active travel; then
 - ii public transport; then
 - iii zero emission private vehicles; then
 - iv internal combustion engine private vehicles.
- F A Transport Assessment or Transport Statement will be required if a proposed development is likely to increase traffic flows on the surrounding highway network.
- G A Travel Plan will be required if a proposed development is likely to generate a significant number of travel movements. The requirement for a Travel Plan will normally be determined with reference to a Transport Assessment or Transport Statement.

Aim

13.18 To set out a strategic approach to reduce the overall amount of traffic within the National Park and to direct it onto the most appropriate roads.

Justification

13.19 The National Park is impacted by cross-Park, business, residential and visitor traffic. There is ongoing demand to improve east-west transport connections between Greater Manchester and the Sheffield city region and it is likely that proposals to improve capacity along the A628 corridor will come forward during the life of the Local Plan.

13.20 Confining road building to that necessary to serve new business and housing development is consistent with the Local Plan Strategic Outcome, Objectives and the Aims set out above. Any other approach would create demand for improvements and additions to the road network.

13.21 Traffic should be directed in accordance with the road hierarchy in order to minimise damage and ensure the safe operation of the network.

13.22 Sustainable transport development is directed to specific settlements with a range of services and facilities where such development is most likely to be effective.

13.23 Travel Plans are required by the National Planning Policy Framework (paragraph 118.)

Applying the policy

Exceptional circumstances

13.24 Development justified through exceptional circumstances under Clause B would need to offer a clear net environmental benefit for the National Park. It follows that transport developments outside the National Park will usually be opposed by the Authority if they increase traffic on roads inside the National Park or have other adverse impacts on the valued character of its landscape setting.

Strategic Road Network

13.25 Traffic will be guided first to the strategic road network and only to secondary and other roads as required. The road hierarchy comprises:

- 1 the Strategic Network (National Highways and most local A-class roads)
- 2 the Secondary Network (links between the Strategic Network and industrial sites, settlements and recreation areas; and all other roads)
- 3 all other roads

Transport Assessments and Travel Plan

13.26 A Transport Assessment will be required where new roads provide access to new business or residential development. The Assessment should cover the planning of the road and the management of traffic and include environmental criteria.

13.27 A Travel Plan will be required where a development is likely to generate significant numbers of travel movements. In most cases this will be determined by a Transport Assessment or a Transport Statement. Travel Plans should set out the steps to be taken to reduce traffic movements, safeguard transport infrastructure, encourage behavioural change and deliver the other requirements set out in the local plan policy and national guidance. Traffic management schemes proposed as part of a Travel Plan should include demand management and low carbon initiatives.

13.3 Cross Park Roads

13.28 The demand for connectivity between neighbouring city regions has led to calls for new or improved roads across the National Park. There is strong and consistent demand for improved east-west connections between South Yorkshire and Greater Manchester.

13.29 Mayoral Combined Authorities are likely to increase the pressure. Improved transport connectivity between major cities is seen as a key factor in driving economic growth. East-west connections through the southern Pennines are considered to be poor in comparison with other key transport corridors.

13.30 Successive Governments have adhered to the long standing approach established by the Department of the Environment in 1976. This is that no new or improved roads for long distance traffic should be built in National Parks unless there are compelling reasons that cannot be otherwise addressed. This approach is currently set out in the English National Parks and the Broads UK Government Vision and Circular 2010 (paragraph 85) and the National Planning Policy Framework (paragraph 190).

Policy T3

Cross-park roads (strategic policy)

New roads for cross-Park travel will not be supported and major alterations 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

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

Justification

13.32 The delivery of major road schemes within National Parks is in conflict with national policy and should only be permitted under exceptional circumstances.

Applying the policy

13.33 The major development tests set out in national policy apply. Policy T2B should also be applied. This makes it clear that transport developments which increase the amount of cross-Park traffic or adversely effect the National Park's first purpose Special Qualities, the valued character of its landscape setting and the amenity and enjoyment of the National Park will not be supported unless there are exceptional circumstances of national public interest and there is a demonstrable long-term net environmental benefit within the National Park.

13.34 Policy T3 sets out the specific presumption against new cross-Park roads and major alterations and also sets out more detail regarding the exceptional circumstances under which such development may be acceptable.

13.4 Local road improvements

Policy T4

Local road improvements

- A Remedial road safety or environmental improvement schemes will be supported or permitted if:
- i for schemes under the General Permitted Development Order the Authority receives early and appropriate consultation; and
 - ii their scale is the minimum required for the improvement needed and appropriate for the landscape setting; and
 - iii their design is appropriate for the landscape setting and immediate environment and in accordance with Transport Design Guide or successor; and
 - iv mitigation and where possible enhancement measures are included where negative impacts on the first purpose Special Qualities of the National Park are identified; and
 - v improvements to any local routes for active travel are considered and where possible delivered as part of the scheme.
- B Local road schemes where the only purpose is to increase capacity on the network will not be supported.

Aim

13.35 To set out the criteria that must be met in order for the Authority to support local road improvements.

Justification

13.36 The Peak District's road infrastructure is a historic legacy of routes linking farms and settlements with their surrounding market towns. In many cases the routes follow undulating terrain with steep and twisting sections and steep drops immediately adjacent to the highway boundary.

13.37 Over time and with prolonged periods of extreme weather retaining walls, road surfaces and safety infrastructure erode and deteriorate. Their timely repair and replacement is vital for the safe use of the road network.

13.38 Local road improvement schemes may be justified for reasons of road safety and environmental improvement. This includes for vehicle restraint systems and minor changes to route alignment to improve carriageway width or camber or alleviate the severity of a bend. The Authority will work constructively with Highway Authorities, Highways England and other bodies.

Applying the policy

13.39 Most local road improvement schemes are proposed through a General Permitted Development Order (GPDO). Highway Authorities have permitted development rights for any works required for the maintenance or improvement of the road on land within the highway boundary, or land adjacent to and adjoining the highway boundary.

13.40 Section 245 of the Levelling up and Regeneration Act (2023) places a statutory duty on Highway Authorities and other bodies in undertaking their duties to further the conservation and enhancement of the Peak District National Park's natural beauty, wildlife and cultural heritage. Large areas of the National Park are also subject to other conservation designations in relation to nationally and internationally important species and habitats; other regulations may apply in these locations.

13.41 Highway Authorities and their agents are expected to consult with the Authority. Prior consultation enables a better understanding of any potential impacts and is more likely to result in a sensitively designed scheme with appropriate mitigation and enhancement. Provided that remedial works are planned at a scale and in a manner sympathetic to the setting, designation and other valued characteristics of the National Park and are inclusive of appropriate mitigation and enhancement, the Authority will be supportive of such schemes. Policy T4A sets out the relevant criteria in relation to this.

13.42 A Schedule 2 Environmental Impact Assessment may be required for large-scale development or where a proposal would affect a designated site. In such cases planning permission may be required. The Authority will work constructively with Highway Authorities or Highways England to ensure that the planning application takes account of, and provides mitigation for, any impact on the National Park's first purpose Special Qualities. Where possible, an enhancement of the first purpose Special Qualities is required. Policy T4A also sets out the criteria to be met by the developers of such schemes.

13.43 In all cases, the Authority reserves the right to judge each scheme on its merits, and support should not be assumed by the promoting body. Core Strategy policy T1B states that cross-Park traffic will be deterred. Policy T4B builds on this by making it clear that local road schemes aimed specifically at increasing capacity on the road network within the National Park will not be supported.

13.5 Managing the demand for freight transport

Policy T5

Managing the demand for freight transport (strategic policy)

- A Freight facilities must be related to the needs of National Park-based businesses.
- B Freight facilities must be in a location that:
 - i does not compromise routes which are subject to weight restriction orders; and
 - ii does not harm the first purpose Special Qualities of the National Park, the local amenity of residents or the enjoyment of the National Park by visitors.
- C Infrastructure development that enables the transfer of freight from road to rail, including minerals freight, will be supported where appropriate.
- D Except for quarries or other businesses with site specific operational requirements, developments requiring access by Large Goods Vehicles must be located on the Strategic or Secondary Road Network or be readily accessible to it. Routing agreements will be delivered through planning conditions.
- E Weight restriction orders or length restriction orders will be sought where necessary to influence the routing of Large Goods Vehicles to avoid negative environmental impacts. This may be prior to operation or as a result of impact on communities.

Aim

13.44 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

13.45 Freight traffic, although vital, has a negative impact on the National Park's first purpose Special Qualities, on the amenity of residents and on the enjoyment of visitors. Impacts are exacerbated because of the historic nature of the Peak District's road network and the geometry and geography of those roads. Many cross high ground and/or follow river valleys. Freight traffic is slowed down due to significant and frequent elevation changes and road bends. It passes through historic settlements with no or narrow pavements and limited off-street parking.

13.46 Most transport overall is via the road network. The sources of freight traffic are cross-Park, service and locally-generated, particularly by the minerals industry. 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.

13.47 Recent rail improvements have led to a significant modal shift away from road at the Hope Valley cement works. In addition, the Hope Valley Railway Capacity Enhancement Scheme provided a passing loop between Bamford and Hathersage stations. This allows for laden freight trains

travelling eastwards along the route to be overtaken by faster passenger trains, freeing up capacity overall. However there appears to be limited scope to achieve modal shift for other freight without harm to the National Park.

13.48 There is not likely to be any significant change in service freight operations because the National Park population is declining, there is a presumption against major development and the location of facilities and routing of freight vehicles are problematic.¹⁷⁹

13.49 The long-standing policy position is that in order to conserve and enhance natural beauty, wildlife and cultural heritage, haulage operations should not be located in the National Park unless they service only National Park based industries. Inland waterway freight facilities are supported nationally but are unlikely to be developed within the National Park because the only canal is contained within a tunnel.

Applying the policy

13.50 Polices T1 and T2 address strategic routing around and across the National Park and to destinations within it.

13.51 The the National Park may be regarded as a convenient base for haulage operations but they should be located elsewhere unless they service only National Park based industries.

13.52 Developments requiring access by Large Goods Vehicles including road haulage operating centres should not be permitted unless they are readily accessible to the Strategic or Secondary Road Network. Weight restriction orders should be sought where it is necessary to influence routing to avoid negative environmental impacts, loss of amenity for residents or for road safety. Exceptions must be based on a proven need in relation to site-specific operational requirements.

13.53 For the avoidance of doubt, any proposals should conserve and enhance valued landscape character and the other first purpose Special Qualities of the National Park.

¹⁷⁹ The National Park's declining population is unlikely to have reduced the overall number of freight journeys. Parcel and food deliveries have replaced many of the day-to-day journeys made by residents due to the marked growth in on-line shopping.

13.6 Railway, light railway and guided bus development

Policy T6

Railway, light railway and guided bus development (strategic policy)

- A Applications for new railway, light railway and guided bus development within the National Park including tourist or heritage attractions must include compelling evidence that the development represents a sustainable transport solution where the benefits clearly outweigh the negative impacts on the landscape, wildlife, cultural heritage and existing recreational users of the National Park including that the provision of passenger services to, from and between stations within the National Park will, or would be likely to remove road traffic from parallel routes.
- B New railway, light railway and guided bus development within the National Park including tourist or heritage attractions must:
- i be a net environmental benefit to the National Park; and
 - ii protect and enhance biodiversity in accordance with Local Plan biodiversity policies, making a significant contribution to nature recovery; and
 - iii where the development affects existing footpaths, bridleways or multi-user trails, ensure the provision of alternative routes of equal or better quality that maintains or enhances their continuity in accordance with *Policy T8: Development affecting a public right of way*.
- C Applications for the development of a new passenger railway station or terminus within the National Park must include evidence that the development represents an overall environmental and economic benefit to the National Park. It will be permitted provided that:
- i it forms the destination of an acceptable 'Park & Ride' scheme, where the parking is located outside of the National Park; or
 - ii it is part of a traffic/visitor management project; or
 - iii it is principally used for local purposes.

Aim

13.54 To set out the Authority's approach to the development of new railways, new rail stations, light rail and guided bus routes.

Justification

13.55 Rail can sustainably transport large numbers of people and freight. The Peak District is crossed by the Sheffield to Manchester railway (known as the Hope Valley Line). There are also 'gateway' stations on the National Park boundary and on the nearby Trans Pennine Railway including at Buxton, Chapel-en-le-Frith, Glossop, Greenfield, Hadfield, Marsden, Matlock, New Mills and Slaithwaite. Mineral lines also run within or adjacent to the National Park for several kilometres.

13.56 There are national rail electrification programmes on lines close to the National Park, including the Trans Pennine and parts of the Midland Mainline routes. The Hope Valley Line may be electrified during the life of the Local Plan. There are clear benefits to this including to local air and noise pollution and to the longer-term sustainability and viability of the railway. Likely negative impacts include visual intrusion.

13.57 The Authority recognises the benefits of rail and rail improvements. In all cases a clear net environmental benefit to the National Park with significant mitigation and enhancement to Special Qualities is justified.

Applying the policy

13.58 Most applications will be major development and subject to the major development test set out in national policy. Core Policies should be applied. Policy T6 sets out the criteria that should be applied in consideration of the major development test, and in determining any non-major applications.

13.59 In all cases of rail development in the National Park, Network Rail, Transport for the North, Midlands Connect, Mayoral Combined Authorities and any agents acting on their behalf must act to further National Park purposes, as required by Section 245 of the Levelling Up and Regeneration Act (2023).

New railways

13.60 New railways may be proposed by a number of bodies including by Network Rail, sub-regional or devolved transport bodies, local authorities or as part of a tourist or heritage attraction. New railways may deliver sustainable transport but have negative impacts on the National Park landscape and its enjoyment. A balanced approach weighing both benefit and impact is required. All applications are assessed in accordance with Policy T6A regardless of promoting body or organisation to ensure that all benefits and impacts are weighed in a consistent manner.

13.61 Policy T6B clarifies that any new railway within the National Park will be expected to provide a net environmental benefit. These include, but are not exclusive to: -

- the removal of road traffic from parallel routes
- the provision of a sustainable transport solution
- the mitigation of any habitat loss and delivery of significant biodiversity net gain
- alternative route of equal or better quality.

13.62 Other benefits could include improvements to local air quality or improvements to amenity for National Park residents.

Route safeguarding

13.63 Under Local Plan Policy T7 the High Peak, Manifold, Monsal, Thornhill, Tissington and Trans Pennine Trails and other appropriate long-distance routes are protected from development that conflicts with their current recreational and active travel purpose. This approach is supported by public consultation and aligns with the *Peak District Walking, Wheeling, Cycling and Horse-riding Infrastructure Plan* which identifies a high level strategic active travel network.¹⁸⁰

Passenger railway station or terminus

13.64 The development of a new passenger railway station or terminus within the National Park forming the destination for a Park & Ride scheme or as part of a visitor/traffic management scheme or for principally local use could be deemed acceptable, but would need to demonstrate an overall environmental and economic benefit to the National Park. Policy T6C provides the criteria that would need to be met to justify the development of a passenger railway station or terminus within the National Park.

¹⁸⁰ [Active Travel Plan: Peak District National Park](#)

13.7 Routes for walking, wheeling, cycling and horse riding and inland waterways

Policy T7

Routes for walking, wheeling, cycling and horse riding and inland 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.
- B Where development occurs opportunities will be sought to provide better facilities for users of the rights of way network including where appropriate links between the development and the 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 In the event of any future rail reinstatement or other motorised transport scheme on the High Peak, Manifold, Monsal, Thornhill, Tissington or Trans Pennine Trails, their overall continuity will be retained, by realignment if required.
- E The use of disused railway lines for walking, wheeling, cycling and horse riding is permitted in principle where appropriate.
- F Land comprising the following routes will be safeguarded in its current alignment against development that would prevent its future use 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.

This safeguarding is non-prejudicial and does not represent support for any particular scheme.

- G The development of new or improved multi-user trails and routes for walking, wheeling, cycling and horse riding will be supported if it conserves and enhances the first purpose Special Qualities of the National Park. Where the development is intended to be, or likely to become, a destination in its own right applications should include appropriate visitor facilities. In any case the development must, where appropriate:
 - i be accessible to the widest range of different users; and
 - ii connect with the existing rights of way network; and
 - iii connect with settlements within and beyond the National Park boundary; and
 - iv be designed and constructed to a high standard.

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

- H In all cases where new or alternative routes for walking, wheeling, cycling and horse-riding are proposed, they will be required to manage any negative impacts on the first purpose Special Qualities of the National Park to deliver net benefit.
- I The Huddersfield Narrow Canal will be protected as an inland waterway.

Aim

13.65 To protect and enhance the National Park's existing public rights of way network, its multi-user Trails and the Huddersfield Narrow Canal.

Justification

13.66 The existing public rights of way and multi-user trail network are extremely popular. Over 60% of survey respondents walked or hiked as part of their visit with smaller, but significant numbers stating that they cycled or rode horses.¹⁸¹ Since the completion of the Pedal Peak Project in 2011 the Monsal Trail has become one of the most popular Trails in the country.

13.67 The National Planning Policy Framework advocates that development should be accessible by walking, cycling and public transport¹⁸² and that policies should provide for attractive and well-designed walking and cycling networks.¹⁸³

13.68 Demand for and provision of multi-user trails has increased. In most cases trails have been created within existing or disused transport infrastructure such as canal towpaths, former railways or within the boundary of the highway. The further development of active travel routes in the Peak District is challenging because road geometries do not often allow for new segregated routes along the highway and the required 3-metre width can impact on the setting and first purpose Special Qualities of the National Park.

13.69 The Authority's *Peak District Walking, Wheeling, Cycling and Horse-riding Infrastructure Plan* identifies a strategic high-level network for active travel.¹⁸⁴ The network comprises existing routes (trails, the National Cycle Network and elements of the Derbyshire Key Cycle Network) and aspirational routes. The High Peak, Manifold, Monsal, Thornhill, Tissington and Trans Pennine Trails and other appropriate long-distance routes are protected from development that conflicts with their current recreational and active travel purpose. This approach is supported by public consultation.

13.70 The Peak District is surrounded by canals, but because of the hilly terrain, most do not enter or cross the National Park. Instead, they transported goods to and from the mills and other industries that grew up on the edges of the area. However, one canal, the Huddersfield Narrow Canal, does run beneath the north-west corner of the National Park through the Standedge Tunnels and this is protected as an inland waterway.

Applying the policy

13.71 New development should include walking, wheeling and cycle connections to existing rights of way and to settlement centres where services and access to public transport are more likely to be found.

¹⁸¹ The Peak District Visitor Survey (2024)

¹⁸² NPPF (2024) paragraphs 89

¹⁸³ NPPF (2024) paragraph 111(d)

¹⁸⁴ [Active Travel Plan: Peak District National Park](#) The Plan was developed with input from constituent and neighbouring highway authorities, landowners and the Peak District Local Access Forum. The Plan was also informed by a public consultation.

13.72 Where appropriate, all former rail routes may be used for walking, wheeling, cycling and horse riding. 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.

13.73 In the event of any future rail reinstatement scheme or other motorised transport scheme coming forward that would conflict with their use as multi-user trails; the continuity of the High Peak, Manifold, Monsal, Thornhill, Tissington and Trans Pennine Trails Trail will be retained, by realignment if required. Other long-distance routes will be safeguarded and given improved connectivity where appropriate.

13.74 Policy T7G provides clarification of criteria whereby proposals for new routes for walking, wheeling, cycling and horse-riding that do not fall within the highway can be brought forward. All of the criteria should be met when delivering new and extended multi-user trails. However, in the case of small-scale improvements to existing rights of way, a less prescriptive approach may be acceptable. Where new routes are proposed on existing rights of way such as public footpaths, the amenity for existing users will be maintained.

13.75 If it is considered that development may affect a Protected Site then Policy B2 *Protecting sites, species and networks must be applied*. This sets out at Clause B that development proposals that are likely to adversely affect internationally protected sites (Special Areas of Conservation, Special Protection Areas, Ramsar Sites or candidate and formally proposed versions of these designations) will be refused permission except where there are imperative reasons of overriding public interest why the proposal should proceed and adequate compensatory provision is secured. A Habitats Regulations Assessment is required where there is potential for development proposals to cause a significant adverse effect.

13.8 Development affecting a public right of way

Policy T8

Development affecting a public right of way

- A Where a development proposal affects the route of a public right of way the the definitive line of the public right of way should be retained where possible. If this is not possible an alternative route must be provided that it:
- i is of equal or improved quality compared to the original, including with regard to its convenience and attractiveness; and
 - ii has similar or improved surface appropriate to its setting; and
 - iii benefits users with different needs, including those with disabilities
 - iv protects and enhances sites, species and networks in accordance with Policy B2.

Any alternative route should be available before the definitive route is affected. If this is not possible a suitable temporary route must be available.

- B Development that would increase vehicular traffic on footpaths, bridleways or byways open to all traffic to the detriment of their enjoyment by walkers, wheelers, cyclists and horse-riders, will not be permitted unless there are overriding social, economic or environmental conservation benefits arising from the proposal.

Aim

13.76 To set out criteria for ensuring the continuation of rights of way affected by development.

Justification

13.77 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 or 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.

13.78 The NPPF sets out that planning policies and decisions should protect and enhance public rights of way and access.¹⁸⁵

¹⁸⁵ NPPF (2024) paragraph 105.

Applying the policy

13.79 The continuation of the right of way, by an alternative route of equal or better quality if necessary, is required. Policy T8 sets criteria for any replacement route.

13.80 Development can sometimes lead to an increase in motor vehicle use on footpaths, bridleways or byways open to all traffic. This often has detrimental effects on the enjoyment of those routes by walkers, cyclists and horse riders. Therefore, unless there are overriding social, economic or environmental conservation benefits as a result of the development, it should not be permitted.

13.9 Traffic management

Policy T9

Traffic Management

- A Traffic Management Schemes must accord with policies T1 and T2 and aim to minimise adverse impacts on ecological and environmental receptors.
- B Where recreational development is proposed in or on the edge of settlements under Policy RT1 and in the countryside under RT2, or where development is proposed that is part of an Area Visitor Management Plan under Policy C8, it may be conditional on the delivery of a Traffic Management Scheme.
- C Park and ride schemes are encouraged where they can be accommodated without harm to first purpose Special Qualities and where they will provide a net environmental benefit to the National Park. Where possible parking facilities for park and ride schemes will utilise parking facilities outside of the National Park boundary.

Aim

13.81 To ensure that appropriate traffic management is considered for relevant development.

Justification

13.82 Millions of visitors to the Peak District come from a very local, highly populated catchment, mostly for a day trip. The ease of access by private car when compared to other modes of transport means that most visits are carborne. In popular destinations demand for parking has outstripped provision with consequent negative impacts on the local environment, road-safety, visitor experience and residential amenity.

13.83 A Traffic Management Scheme is a planned set of measures designed to improve road safety, reduce congestion, manage traffic flow and discourage unauthorised or illegal parking. It may be necessary where the cumulative impact of motor vehicles would harm the Special Qualities of the National Park.

13.84 The Authority is working with partner organisations to develop Area Visitor Management Plans for those areas most affected by recreational pressure and where travel patterns, including those of visitors, have a clear negative impact on the environment.¹⁸⁶ This approach will inform and may be accompanied by Traffic Management Schemes. If income is generated it will be reinvested to provide maintenance, additional facilities and alternative means of access.

Applying the policy

13.85 In all circumstances where traffic management is considered as part of a development, any Traffic Management Scheme should accord with Local Plan Policies T1 and T2 aimed at reducing the need to travel by private car and encouraging sustainable transport.

¹⁸⁶ Areas may include, but are not limited to Castleton/Mam Tor, the Goyt and Upper Derwent Valleys, Stanage and the Roaches

13.86 Core Policy C8 gives positive regard to development proposals that are part of an Area Visitor Management Plan that has been approved by the Local Planning Authority. Recreational development is permitted in certain circumstances in or on the edge of settlements under Policy RT1, or in the countryside under RT2. In such cases, development may be conditional on the delivery of a Traffic Management Scheme.

13.87 Schemes should avoid displacing impact to other sensitive areas and nearby settlements, or creating visitor use beyond the environmental carrying capacity, even when visits are made by sustainable transport. All schemes must make the best use of the road network, improve road safety and environmental and traffic conditions, and reduce conflict.

Park and ride

13.88 Park and ride schemes will be encouraged to serve the main visitor areas if there is a net environmental improvement to the National Park. Working in cooperation with Transport Authorities and bus or coach operating companies, the National Park Authority will ensure coach parking and drop off points are managed to ensure vehicles are neither intrusive in the landscape nor harmful to residential amenity.

13.10 Business parking

Parking

13.89 The provision of adequate and appropriate parking facilities is a key consideration for any new development. It is important that there is sufficient off-road parking provision to ensure that overspill parking from the development does not have a negative impact on the amenity of the surrounding area, or the smooth operation of the road network.

13.90 However, with the high levels of protection afforded to the National Park, and the limited availability of land for development, it is important that land given over to parking is used efficiently.

13.91 Different types of development require differing levels of parking provision. For example the parking requirements of a village shop are less than might be expected for a superstore on the edge of a larger settlement.

13.92 Parking is covered by three policies for the three main types of parking associated with development in the National Park:

- Policy T10 Business parking.
- Policy T11 Residential parking.
- Policy T12 Visitor parking.

Peak District National Park Authority Parking Standards

13.93 Peak District National Park Authority Parking Standards (Appendix 12) set the expected levels of parking provision for new developments. These standards follow national guidelines, but at a scale in-keeping with the National Park and the scale of development that might be reasonably expected. All references to Parking Standards within the following policies means Peak District National Park Authority Parking Standards.

Policy T10

Business parking

- A Business parking provision will be in accordance with the Peak District National Park Parking Standards, taking into account environmental constraints and future requirements.
- B New or enlarged car parks will not be permitted unless a clear demonstrable need can be shown.
- C Additional parking provision must be limited to that which is appropriate to the size of the development, its location, the visual impact of the car park and resultant parking, impact on designated sites, protected sites and any heritage assets.
- D Operational parking* will be the minimum required for operational purposes, taking into account environmental constraints and future requirements.
- E Non-operational parking** will be made available for public use where possible.
- F Cycle parking should be provided in an appropriate location that facilitates use.

*That required for service and delivery vehicles.

**That which is not necessarily essential to the smooth operation of the business and includes that used by commuting employees, shoppers or visitors to a business.

Aim

13.94 To set the guidelines for appropriate and sufficient business parking.

Justification

13.95 Most National Park businesses attract car-borne commuting by owners and staff. They also attract customers who arrive by private cars. It is necessary to provide off-street parking alongside business development to ensure that vehicles using the business do not spill out into the surrounding road network.

Applying the policy

13.96 Business parking space means the space required for cars and other vehicles regularly and necessarily involved in the operation of the business of particular buildings. This policy applies where planning permission is required for an expansion or alteration of a business, or for expansion or alteration of an operational car park. It also applies to the provision of parking facilities for commuting employees, shoppers and other visitors to the business.

13.97 The adequate provision of parking facilities is a key consideration for business developments. This provision includes parking associated with the smooth running of the business otherwise known as operational parking; and that which is used by members of staff and visitors to the business (non-operational parking).

13.98 It is important in both cases that these vehicles do not impede traffic flow in the vicinity of the development or negatively impact on residential amenity or the first purpose Special Qualities of the National Park. Therefore, the inclusion of business parking as part of a development can enhance the surrounding area.

- Policy T10A sets out the requirement for business parking provision to accord with the Peak District National Park Authority Parking Standards.
- Policy T10B sets out the requirement for there to be ‘a clear and demonstrable need for any new or enlarged car parks’. This applies to both operational and non-operational parking. This is a reasonable approach as land available for development within the National Park is limited; and car parks are land-hungry.
- Policy T10C provides criteria against which the provision of parking facilities should be judged, taking account of location, setting, size and any negative impacts.
- Policy T10D seeks to limit the provision of operational parking to that which is required and no more. Policy T10E advocates for operational parking to be made available for public use.
- Policy T10F seeks the provision of appropriate and usable cycle parking facilities within any new or expanded car park.

13.99 If it is considered that development may affect a Protected Site then Policy B2 *Protecting sites, species and networks must be applied*. This sets out at Clause B that development proposals that are likely to adversely affect internationally protected sites (Special Areas of Conservation, Special Protection Areas, Ramsar Sites or candidate and formally proposed versions of these designations) will be refused permission except where there are imperative reasons of overriding public interest why the proposal should proceed and adequate compensatory provision is secured. A Habitats Regulations Assessment is required where there is potential for development proposals to cause a significant adverse effect.

13.11 Residential off-street parking

Policy T11

Residential off-street parking

- 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 amenities 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 Peak District National Park Authority Parking Standards at Appendix 12.
- 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 create or 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 Special Qualities of the area, including street-scene, particularly in Conservation Areas.
- D Cycle parking should be provided in accordance with the Peak District Design Principles (Appendix 2)

Aim

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

Justification

13.101 Residents of National Parks have a high level of car ownership when compared with national and local figures. High levels of car ownership, coupled with the historic nature of most National Park settlements (with little off-street parking) have resulted in the majority of residents' vehicles being parked on the roadside. Large numbers of parked cars in village centres can be visually intrusive and compromise access to premises or for emergency vehicles. The popularity of some settlements as visitor attractions exacerbates the situation.

13.102 The Authority's overall approach to travel and transport is to discourage use of the private car in favour of more sustainable means. However it is important that sufficient parking is provided in order to reduce the visual, environmental, amenity and other impacts of overspill parking particularly within, but not restricted to, historic village centres.

Applying the policy

13.103 Policy T11 A directs developers to provide sufficient off-street parking for residential developments unless the provision of on-street parking meets highway and amenity standards. The policy then goes on to refer to the Peak District National Park Authority Parking Standards. These standards set the minimum that developers are expected to meet to ensure adequate provision. In locations where the availability of on-street parking is scarce, or the impacts of on-street parking on amenity are an issue, the Parking Standards allow for greater provision up to a maximum number of spaces as detailed in Appendix 12.

13.104 Where there is sufficient on-street parking available, and where there is no resulting impact on highway safety or residential amenity, development without bespoke parking facilities may be viewed favourably; however, this will require reasonable alternative parking to be available. Policy T11B offers protection to off-street parking provision within a development, where its loss would have negative impacts on local traffic flow. The Authority may seek to control loss of provision by means of appropriate conditions.

13.105 Policy T11C provides clarity with regard to the design and number of parking spaces within a residential development. Developers are directed to have regard to the valued characteristics of the surrounding area especially within Conservation Areas.

13.106 Policy T11D requires the provision of suitable cycle parking facilities.

13.107 There may be circumstances when additional parking could be considered to be of benefit, particularly in those settlements where the availability or practicality of on-street parking is limited, or where alternative forms of transport are either limited or unavailable. However, such provision should be in keeping with the size, scale and location of the development.

13.12 Visitor parking

Policy T12

Visitor parking (strategic policy)

- A The provision of new visitor parking will be limited and managed to ensure it does not by its nature in any way exceed the environmental capacity of its location.*
- B Proposals for new car parks will be assessed in relation to the following criteria for the proposed site:
- i location;
 - ii accessibility;
 - iii size, and size in relation to any existing site;
 - iv existing levels of use if applicable;
 - v demand for new or extended provision;
 - vi carrying capacity;
 - vii environmental capacity;
 - viii existing visitor management problems or impact;
 - ix landscape or environmental constraints
 - x direct or indirect impact on Protected Sites.
- C New or enlarged car parks will not be permitted unless there is clear and compelling evidence of need and significant local benefit would result from its provision. 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.
- D 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 or other measures to restrict on-street parking.
- E In considering proposals for new or enlarged car parks in the open countryside, designated sites and in Conservation Areas, the developer is expected to have assessed alternative sites in less environmentally sensitive locations that are capable of being linked to the related visitor destination either by a Park & Ride system or an accessible right of way.
- F EV charging facilities and cycle parking should be provided within the car park, the latter in a conspicuous and convenient location.

*The environmental capacity is the maximum level of an activity that a specific environment can sustain without degrading its natural resources or ecosystem.

Aim

13.108 To ensure that the provision of visitor parking responds to a demonstrable need and does not exceed environmental capacity.

Justification

13.109 The National Park receives up to 26 million visits per year, with the majority being made by private car or van. Social media is driving the popularity of a number of locations 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.

13.110 Over recent years there have been many calls for new or improved car parks at popular visitor destinations, including settlements and within the wider countryside.

13.111 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 current demand is focussed.

Applying the policy

13.112 Policy T12 applies to new visitor parking that is in a newly created visitor car park or in an extended existing visitor car park. Visitor parking space means the space allocated to members of the public visiting a particular location. In the context of the National Park, visitor parking is usually associated with recreational visits.

13.113 Evidence of need for new visitor parking must be provided. For existing visitor car parks there may be evidence of the impact caused by unofficial overflow parking or inappropriate parking. Where a need is demonstrated this should be addressed where possible within the footprint of existing car parks. In exceptional circumstances a need may be demonstrated for a newly created car park to address demand for visitor access to a particular location.

13.114 Any additional provision must meet stringent criteria because demand is generated in highly sensitive locations. Many of the busiest visitor car parks are in the open countryside or adjacent to valuable heritage assets. Criteria are set out in Policy T12B. Policy RT2 applies for proposals for recreational development in the countryside that also includes an element of visitor parking.

13.115 If it is considered that development may affect a Protected Site (whether directly by the development itself indirectly through increased visitor pressure or air pollution) then Policy B2 Protecting sites, species and networks must be applied. This sets out at Clause B that development proposals that are likely to adversely affect internationally protected sites (Special Areas of Conservation, Special Protection Areas, Ramsar Sites or candidate and formally proposed versions of these designations) will be refused permission except where there are imperative reasons of

overriding public interest why the proposal should proceed and adequate compensatory provision is secured. A Habitats Regulations Assessment is required where there is potential for development proposals to cause a significant adverse effect.

13.116 In all cases the Authority would expect to see a demonstration of local benefit by the removal of on-street or inappropriately parked vehicles through Traffic Regulation Orders or other methods.

13.117 Where demand for visitor parking is restricted to busy summer weekends or specific events this should be addressed through a General Permitted Development Order so that appropriate fields can be used. Sites must be capable of being safely accessed from and onto highway network.

13.118 Where car parks are proposed in the open countryside, Conservation Areas or other designated sites, the developer will be required to consider alternative locations that could be linked by either an active travel route or through a park and ride scheme.

13.119 The provision of cycle parking and EV charging facilities will be required unless there are valid reasons for not including them.

13.13 Air transport

Policy T13

Air transport

- A Aircraft take-off and landing sites will not be permitted other than in exceptional circumstances. Developments related to helicopter or other powered flights will not be permitted where they will adversely affect the National Park's first and second purpose Special Qualities or the amenity of the area. Powered flights include, but are not exclusive to, fixed wing passenger aircraft, helicopters, model aircraft and drones.
- B Where regular non-powered flights have an adverse impact on bird and wildlife populations or other of the National Park's first and second purpose Special Qualities, they will also be restricted through an Article 4 Direction. Non-powered flights include, but are not exclusive to, hang-gliders, para-gliders, hot-air balloons or other lighter than air aircraft and model gliders.

Aim

13.120 To manage the impact of aircraft on wildlife, other first purpose Special Qualities of the National Park, and amenity.

Justification

13.121 The policy approach seeks to minimise the impact of leisure flying on the National Park. It focusses on the use of land for take-offs and landings which can take place for up to 28 days through the General Permitted Development Order. This can have an impact on the quiet enjoyment of the National Park and disturb ground-nesting birds.

13.122 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, lighter than air aircraft and model aircraft can also have a negative impact on both quiet enjoyment and on ground nesting birds.

13.123 The Peak District National Park does not have any established take-off and landing sites associated with powered flight. However the Lancashire and Derbyshire Gliding Club at Camphill near Great Hucklow has been in existence at this location since 1935.

13.124 Over the past 30 years there has been a growing trend for recreational flights (usually small aircraft such as microlights and helicopters) from ad-hoc take-off and landing sites such as pub and hotel car parks. This may offer quick business travel or an enjoyable recreational experience but the development of landing sites is not in keeping with the quiet enjoyment of the National Park. Negative impacts arising from such activities can include noise pollution and disturbance to bird populations.

Applying the policy

13.125 Policy T13A makes the presumption against the development of aircraft take-off and landing sites within the National Park. In relation to powered flight, the policy restricts developments where they are likely to affect the National Park's first purpose Special Qualities or its amenity. The policy adds clarity with regard to what is meant by powered flight, with the inclusion of model and drone aircraft as well as those carrying people.

13.126 The National Park is also a popular location for non-powered flight. In addition to the Derbyshire and Lancashire Gliding Club, the area is popular for hang-gliding, para-gliding, hot-air ballooning and with operators of non-powered or electrically powered model aircraft. Whilst these aircraft do not have the noise impact of conventional powered flight, they can still adversely impact nesting birds and other wildlife or compromise other Special Qualities of the National Park. Policy T13B stipulates that where such uses require planning permission, the activities may also be restricted as a result of adverse impacts.

13.127 The General Permitted Development Order (2015) permits the use of land for aircraft landing for up to 28 days per year without the requirement of planning consent. However, were this to become a regular activity, it would harm the first and second purpose Special Qualities of the area, in particular the public's opportunities for quiet enjoyment. In this event, or where there are other impacts such as traffic congestion, dangerous road conditions or loss of residential amenity as a result of this use, an Article 4 Direction will be considered. Under an Article 4 Direction, permitted development rights are removed and the activity will require planning permission.

13.128 If it is considered that development may affect a Protected Site (whether directly by the development itself, or indirectly for example by the operation of aircraft) then Policy B2 *Protecting sites, species and networks* must be applied. This sets out at Clause B that development proposals that are likely to adversely affect internationally protected sites (Special Areas of Conservation, Special Protection Areas, Ramsar Sites or candidate and formally proposed versions of these designations) will be refused permission except where there are imperative reasons of overriding public interest why the proposal should proceed and adequate compensatory provision is secured. A Habitats Regulations Assessment is required where there is potential for development proposals to cause a significant adverse effect.

13.14 Electric Vehicle Charging Points

Policy T14

Electric Vehicle Charging Points

- A Electric vehicle charging points must be provided when new development takes place that includes the creation of new or re-configured parking facilities unless there is insufficient power supply to support its provision.
- B Charging facilities on new dwellings should be contained within the curtilage of the house.

Aim

13.129 To ensure that provision is made in new developments for electric vehicle charging points.

Justification

13.130 In response to the effects of carbon emissions on the climate, motor manufacturers have been directed by both the EU and the UK Governments to switch production from internal combustion engine vehicles to electric vehicles. Fully electric vehicles do not produce tail-pipe carbon emissions.

13.131 The United Kingdom Government has legislated that the sale of new non-hybrid internal combustion engine powered vehicles will end in 2030 and the sale of new hybrid vehicles will end in 2035. The policy approach seeks to remove the need for future retrofitting of EV charging infrastructure.

Applying the policy

13.132 Policy T14 requires that new, extended or reconfigured car parks that require planning permission must include EV charging facilities where there is a suitable power supply.

13.133 Building Regulations require new residential properties to provide EV charging facilities. These should be within the curtilage of the property.

13.15 New or improved vehicular access to the highway

Policy T15

Vehicular accesses to properties

- A Development which includes a new or improved access onto a public highway will only be permitted where, having regard to the standard, function, nature and use of the road, a safe access that is achievable for all people can be provided in a way which does not detract from, and where possible enhances, the character and appearance of the locality.
- B Particular attention should be given to hedges, walls and roadside trees which should be retained to the extent possible then replaced or enhanced as appropriate. Where a proposal is for a replacement access to improve a substandard access the substandard access must be closed up in an manner appropriate to, and that where possible enhances, the adjacent streetscape or highway boundary.

Aim

13.134 To ensure that new vehicular access onto the highway is appropriate and responds to local valued character.

Justification

13.135 Where new vehicular access to the highway is created it must safe, functional, suitable for all users and in-keeping with the surrounding environment.

Applying the policy

13.136 The importance of access to developments (including housing, business or mixed use), within the context of the NPPF (2025), applies to all modes, including pedestrians, cyclists and equestrians in addition to motor vehicles. It is also expected that this should include the provision of access to public transport facilities, where appropriate services pass through or near to the development; this approach is contained within Policy T15A.

13.137 In some cases, properties may have substandard accesses, Policy T15B allows for the development of a replacement access which is more suitable, but requires the closure of the old access in a suitable manner.

13.16 Transport related wildlife severance

Policy T16

Transport related wildlife severance

Where new transport infrastructure results in wildlife severance appropriate and sympathetic measures to maintain the affected habitat's functionality and foraging routes must be provided. Measures may include but are not limited to wild bridges or cut and cover tunnels.

Aim

13.138 To ensure that where new transport infrastructure severs habitats and associated wildlife foraging routes, safe crossing points are provided.

Justification

13.139 Many wild animals are killed by moving vehicles on National Park roads and railways. The risk of collision is greater where new infrastructure is introduced. Much of the National Park is designated for its wildlife value as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) or Special Area of Conservation (SAC).

Applying the policy

13.140 Severance may occur anywhere in the National park but is more likely in designated/protected areas with significant habitats and species. Where the functionality of the habitat is affected and/or traditional foraging routes are severed Policy T16 requires mitigation.

14 Utilities

14.1 Access to clean water, mains sewerage, 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.

14.2 The Authority supports utility provision for residents. However, there are locations where such provision is difficult and expensive or the location is unsuitable for large infrastructure. The Authority will work with utilities companies to ensure that any development respects the setting of the National Park and its first purpose Special Qualities.

14.3 The Authority recognises that existing water supply infrastructure must be upgraded and enhanced to maintain supply and ensure its structural integrity. However, new or expanded reservoirs should be located outside the National Park. Carsington Water, the UK's newest reservoir, is close to the National Park's south-east Park boundary.

14.4 As a nation we are changing how we access and use energy in response to climate change. This means that we are becoming more dependent on electricity, and that we are changing how that electricity is generated. These changes have implications for the distribution of electricity. This requires new connections between the customer and between locations where electricity is generated. The switch to sustainable generation, wind and solar means that traditional power networks can be in the wrong place. They may also have insufficient capacity. The demand for new power generation and distribution infrastructure may impact on the special qualities of the National Park moving forward. The preference is for strategic infrastructure to avoid the National Park.

14.5 There are no specific spatial outcomes for utilities within the Plan. However, the scale of possible development and its possible impacts mean that *Outcome 1: A sustainable level of development where the Peak District's Special Qualities and resilience as a living landscape have been significantly enhanced*, is particularly relevant. This outcome includes two pertinent spatial objectives: -

- To manage development in a way that delivers National Parks' Purposes and Duty.
- To conserve and enhance our first purpose Special Qualities.

14.6 *Outcome 2: The Peak District National Park is a resilient landscape in which nature, beauty, and cultural heritage are significantly enhanced* is also important. *The spatial objective aims to manage development in accordance with the Authority's Landscape Strategy objectives.*

14.7 The policies in this chapter seek to support appropriate utilities development, in the right places. The chapter also makes clear the types of infrastructure that the Planning Authority considers are in conflict with the National Park's setting and statutory purposes.

14.1 New or expanded water resource reservoirs

Policy U1

New or expanded water resource reservoirs (strategic policy)

- A In order to further National Park purposes and enhance the first purpose Special Qualities of the National Park, all options to address new water resource provision outside of the National Park must be thoroughly explored and evidenced prior to the consideration of the expansion or creation of water resource reservoirs within the National Park.
- B There will be a presumption against the development of water resource reservoir schemes (including expansions) except in exceptional circumstances. This includes schemes that fall within and outside the Planning Authority's control.
- C Where new or expanded water resource reservoirs are delivered, they must provide:
 - i the highest possible percent Biodiversity Net Gain within the management area of the reservoir; and
 - ii water-relevant ecosystem services; and
 - iii significant landscape and ecological enhancement; and
 - iv a record of, and appropriate conservation of affected heritage assets and archaeological features; and
 - v public access for recreation, including watersports where appropriate, and facilities that promote enjoyment and understanding of the area and the National Park in accordance with an agreed visitor management plan.

Aim

14.8 To establish the Authority's position with regard to new or expanded water resource reservoirs in the National Park and to ensure that if such development were to occur its contribution to the conservation and enhancement of the Peak District's first purpose Special Qualities is maximised.

Justification

14.9 A new reservoir would be major development. The National Planning Policy Framework sets out that major development should not take place in National Parks unless there are exceptional circumstances. These include national need and evidence that the development could not take place elsewhere.

14.10 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 or other designation such as Site of Special Scientific Interest, Special Protection Area or Special Area of Conservation.

14.11 The moorland areas likely to be affected are also important for the ecosystem services they provide to surrounding towns and cities. Water is stored in peat bogs and this slows its flow downstream, alleviates flooding and prevents peat and other impurities from entering the reservoir system.

Applying the Policy

14.12 The policy is applicable to water resource reservoir schemes that fall within and outside the National Park Authority's control. Where development is classed as a Nationally Significant Infrastructure Project (NSIPs) the policy is the agreed starting point for the National Park Authority's formal response.

14.13 The National Planning Policy Framework requires applicants to assess the cost and scope of developing outside a national park.¹⁸⁷ This requirement is echoed in Part A of the policy. The Authority expects to see evidence that all options for delivering the required water capacity outside the National Park have been fully explored. It would expect to see compelling evidence to justify reservoir development in the National Park if this is presented as the only feasible approach. 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.

14.14 Part B is clear that there is a presumption against the development of new water resource reservoirs (including the expansion of existing reservoirs) unless there are exceptional circumstances. As set out in the National Planning Policy Framework the exceptional circumstances are:

- a 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;
- b the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Part C sets out criteria to support the delivery of a water resource reservoir that meets the exceptional circumstances test. It is assumed that the developer will deliver all of the criteria. The harm to land within the National Park that would result from damming a watercourse and flooding the land is significant so the Policy sets a high standard for mitigation and the conservation and enhancement of the National Park's first purpose Special Qualities.

¹⁸⁷ NPPF (2024 paragraph 190b)

14.2 Development that requires new or upgraded service infrastructure

Policy U2

Development that requires new or upgraded service infrastructure

- A New or upgraded service infrastructure for new development will be permitted if:
- i full details are provided in the application; and
 - ii it satisfies the detailed requirements regarding separate foul and surface water systems as set out in Policy CC4 C; and
 - iii it satisfies the detailed requirements for sustainable urban drainage systems as set out in Policy CC4 D; and
 - iv it does not adversely affect the National Park's first purpose Special Qualities; and
 - v any new land use does not commence prior to the appropriate delivery of the services.
- B Measures will be required to assess and prevent any impacts on nutrient neutrality resulting from the delivery of new sewer and wastewater connections.

Aim

14.15 To ensure that the development of new or upgraded service infrastructure is consistent with the National Park's first purpose and Local Plan Objective 3 regarding clean water and natural flood management.

Justification

14.16 Infrastructure can easily harm the landscape so it must be located to minimise adverse impact. Local Plan Policy C8 *Development Strategy* directs new development to settlements where service provision is unlikely to be a problem. Development may be required to upgrade or increase the capacity of existing service infrastructure. The appropriate treatment of waste and surface water is vital to slow its flow and ensure watercourses are free from nutrient pollution.

Applying the policy

14.17 Core Policy C12 requires that applications for development must demonstrate, with regard to any additional requirements arising from the proposal, either that existing local infrastructure is sufficient or that additional local infrastructure will be provided. Therefore development and the requirement for appropriate infrastructure are linked.

14.18 Full details of infrastructure must be provided due to the potential for harm. It must not harm the National Park's first purpose Special Qualities.

14.19 Foul and surface water treatment and sustainable urban drainage must be delivered in accordance with Policy CC4

14.3 New and upgraded electricity distribution networks

Policy U3

New and upgraded electricity distribution networks (strategic policy)

- A There is a presumption against the development of new strategic electricity distribution networks that fall outside of the Planning Authority's direct jurisdiction, except in exceptional circumstances.
- B Development of non-strategic electricity distribution infrastructure will not be permitted unless it is to improve or extend the service to the communities and businesses of the National Park, and this can be provided without harm to the first purpose Special Qualities of the National Park, or to other established uses.
- C Any infrastructure and ancillary works or buildings should be located, designed and landscaped to minimise their impact on the National Park's first purpose Special Qualities, paying particular attention to built and cultural heritage, valued landscape character, habitats and on any other established activities.
- D Electrical distribution infrastructure services to new development, or improved services to existing uses should be placed underground where possible.

Aim

14.20 To protect the National Park from the impact of large-scale electricity distribution infrastructure.

Justification

14.21 The development of new and upgraded electricity distribution networks within the National Park would be major development. The National Planning Policy Framework sets out that 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.

14.22 Large areas of the Peak District are open and mainly treeless. Electricity distribution infrastructure in such locations can impinge on the landscape's visual quality. Where vehicular access for maintenance is required, this further impacts on the landscape, and also on habitats and archaeology.

14.23 The close proximity of large urban areas on all sides of the National Park means that the direct route across the National Park for electricity transmission is often desirable to developers. This is partly historical with large power stations in the west receiving coal from the east and transmitting electricity to the west. In such cases, the greatest benefits are to communities outside the National Park boundary, whilst the first purpose Special Qualities of the National Park are significantly negatively impacted.

14.24 New strategic electricity distribution networks are being developed as the United Kingdom transitions to renewable energy sources. This includes a current proposal to deliver a large pylon network along the eastern edge of the National Park between Chesterfield and Willington. Existing Government policy requires Nationally Significant Infrastructure Projects of this nature to avoid National Parks unless there are exceptional circumstances, including that they cannot be delivered elsewhere.

Applying the policy

14.25 The policy is applicable to electricity distribution network schemes that fall within and outside National Park Authority's control.

14.26 Where development is for new strategic electricity distribution networks and classed at a Nationally Significant Infrastructure Project (NSIP) Part A of the policy is the agreed starting point for the National Park Authority's formal response.

14.27 For any development that the Authority considers to be major, the National Planning Policy Framework requires applicants to assess the cost and scope of developing outside a national park.¹⁸⁸ The Authority expects to see evidence that all options for delivering the required electricity distribution infrastructure outside the National Park have been fully explored. It would expect to see compelling evidence to justify major electricity distribution network development in the National Park if this is presented as the only feasible approach. 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.

14.28 Part A of the policy focuses on strategic electricity distribution network schemes. Where such schemes come forward within the National Park, Part A makes it clear that developers will be expected to demonstrate the exceptional circumstances that necessitate delivery within the National Park:

- a 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;
- b the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.¹⁸⁹

14.29 Part B focusses on the non-strategic electricity distribution network and requires that new development serves National Park communities and businesses. By default, it is likely that such development will also serve neighbouring communities.

14.30 Part C requires that any infrastructure, 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. This approach is aimed at ensuring that so far as possible electricity distribution infrastructure does not negatively impact the first purpose Special Qualities of the National Park or the amenity of residents and visitors.

¹⁸⁸ NPPF (2024 paragraph 190b)

¹⁸⁹ [National Planning Policy Framework](#)

14.31 Part D requires that new or improved electrical distribution infrastructure services to new developments, or any improved services to existing uses should be placed underground where possible. Whilst this may be more costly to the developer, this approach will help to minimise the visual impact of the development on the National Park.

14.4 Water networks (supply, treatment and wastewater)

Policy U4

Water networks (supply, treatment and wastewater) (strategic policy)

- A Development necessary to ensure the structural integrity of existing reservoirs will be permitted if:
- i harm to the first purpose Special Qualities of the National Park is minimised and mitigated and if possible enhancement is delivered; and
 - ii any infrastructure and ancillary works or buildings are located, designed and landscaped to minimise their impact on the National Park's first purpose Special Qualities, paying particular attention to built and cultural heritage, valued landscape character, habitats and on any other established activities; and
 - iii existing public access or rights of way are retained upon completion.
- B Development to improve water networks (supply, treatment and wastewater) or to manage the impacts of climate change will be supported provided that they can be delivered without harm to the Special Qualities of the National Park, or to other established uses.
- C Where possible, water services (supply, treatment and wastewater) to new development, or improved services to existing uses should be placed underground.

Aim

14.32 To protect the National Park from the impact of large-scale water distribution infrastructure.

Justification

14.33 Water networks transport and treat drinking water, wastewater and sewage across the National Park and supply water to the local canal system. Operators are required to ensure the structural integrity of reservoirs and to undertake remedial works where necessary to ensure public safety.¹⁹⁰

Applying the policy

14.34 The developer should contact the Authority at an early stage so that an appropriate design and mitigation can be agreed.

¹⁹⁰ Most Peak District reservoirs were built between the Victorian era and the middle of the last Century to supply drinking water to surrounding urban areas or to facilitate the smooth operation of the canal network. At Toddbrook Reservoir (Canal and River Trust) prolonged and severe rainfall led to a failure in the structural integrity of the reservoir spillway, requiring emergency repairs and the evacuation of the surrounding population. Swellands Reservoir (Canal and River Trust) is subject to an ongoing monitoring and maintenance scheme.

14.35 Part A of the policy supports measures to ensure the structural integrity of existing reservoirs and sets out the requirement for mitigation and enhancement, appropriate design and landscaping and retention of any existing public right of way. This may be achieved by rerouting if the existing line of the right of way is lost or compromised (See policy T8: Development affecting a public right of way).

14.36 Part B supports developments to improve water networks (supply, treatment and wastewater) or facilities. Development must not harm first purpose Special Qualities.

14.37 Part C requires the undergrounding of water networks (supply, treatment and wastewater) where appropriate. Whilst this may be more costly to the developer, this approach will help to minimise the visual impact of the development on the National Park.

14.5 Development close to utility installations

Policy U5

Development close to utility installations

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

14.38 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

14.39 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.

Applying the policy

14.40 Certain utility installations may impact negatively on other land uses because of potential hazards, smell, noise or loss of amenity. High pressure gas mains and sewage treatment works or the presence of overhead power lines are examples. The potential impact of utility company infrastructure on the amenity or safety of new development will be an important consideration when assessing new planning proposals.

14.41 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. Developers considering work within the Consultation Distance of a Notifiable Installation are advised to liaise with the HSE at the earliest opportunity.

14.42 Around transmission pipelines, the HSE recommend 'Building Proximity Distances', within which normal domestic occupation should be avoided. British Gas high pressure transmission pipelines within the National Park are listed below with their corresponding Building Proximity Distances (BPD) and Consultation Distances (CD). The locations of these pipelines are indicated on the Policies Map.

14.43 The water companies are concerned about incompatible land use in the vicinity of sewage treatment works. Smells and insects are unavoidable consequences of the treatment process and could result in poor standards of amenity around the installation.

14.44 The operational and complaints history of a sewage treatment works and other potential odour issues in the detailed consultation response from the Environmental Health Department of the relevant district council will be carefully considered by the Authority before permitting new development in the immediate vicinity.

HSE Reference	Pipeline	Building Proximity Distance (BPD in m)	Consultation Distance (CD in m)
HC/16/103-1	Scawby/Totley	3.0	6
HC/16/104-1	Warningtongue Lane / Totley	3.0	6
HC/16/105-1	18" Totley/Catshaw	8.5	17
HC/16/105-2	30" Totley/Catshaw	3.0	6
HC/16/107-1	Totley/Collingtree	8.5	17
HC/16/117-1	Beeley Moor/Rowsley	16.4	50
HC/19/111-2	Macclesfield (Paradise Farm)/Buxton	16.77	51
HC/19/114-1	14" Catshaw/Horwich End	15.5	47
HC/19/147-1	Bunsal Cob/Horwich End	16.7	50

British Gas high pressure transmission pipelines within the National Park

14.6 Telecommunications infrastructure

Policy U6

Telecommunications infrastructure (strategic policy)

- A Telecommunications infrastructure will be permitted provided that:
- i the landscape, heritage assets or other first purpose Special Qualities of the National Park are not harmed; and
 - 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 is used; and
 - iv its size, design and colouring, and that of any ancillary equipment, is the least obtrusive or damaging technically practicable; and
 - v appropriate landscaping is secured.
- B Development proposals for radio and telecommunications must be supported by evidence to justify the proposed development.
- C Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the landscape or other of the National Park's first purpose Special Qualities.
- 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 a building required for the remote operation and monitoring of equipment or plant will only be permitted where the developer is bound by the System Operator Transmission Owner Code (STC).
- F All new residential dwellings should be served by a superfast broadband connection, or an equivalent alternative technology, installed on an open access basis. All other new non-residential buildings proposed to be regularly occupied must also be provided with this standard of connection when available, unless it can be demonstrated through consultation with relevant service providers that this would not be deliverable.

Aim

14.45 To ensure that new telecommunications infrastructure is necessary and that any impact on the first purpose Special Qualities of the National Park is managed and mitigated.

Justification

14.46 The availability of good telecommunications (mobile signal and broadband) is essential for many aspects of modern life and business operation. The switch from traditional copper landline telephone communications to a fibre-optic broad-band based technology is also ongoing. Payment for parking and EV charging has seen a significant shift towards app-based payments. Similarly, as there is a national shift to automated and connected vehicles, the need for good telecommunications will increase. Telecommunications are also a vital aid to emergency services, the management of traffic and the provision of real-time travel information. The Authority accepts the need for telecommunications infrastructure, will support its development and seek to minimise harm.

Applying the policy

14.47 Telecommunications infrastructure and associated equipment cannot be easily assimilated into the Peak District's mostly open, upland landscapes.

14.48 Telecommunications development proposed within the National Park to meet an external national need, rather than to improve services within it, may well be of a scale which would cause significant and damaging visual harm and in such circumstances alternative less damaging locations should be sought.

Permitted Development

14.49 The General Permitted Development Order makes provision for electronic communications code operators to install, alter or replace any electronic communications apparatus and makes allowance for the emergency use of land for mobile communications infrastructure. However, the Order is clear that larger scale infrastructure; development within a Site of Special Scientific Interest; and in other specific circumstances are not covered. Where development falls under the General Permitted Development Order at a strategic scale, there is still a requirement for developers delivering infrastructure to further National Park purposes, as set out in Section 245 of the Levelling Up and Regeneration Act (2023).

Design and location

14.50 In exceptional circumstances where it can be demonstrated that telecommunications infrastructure is essential, rather than desirable to the industry, the National Park Authority will seek to achieve the least environmentally damaging but operationally acceptable location. It will request that the full range of technical information is supplied by the company regarding the siting, size and design of the equipment proposed to facilitate evaluation of the least obtrusive but technically feasible development in line with the National Planning Policy Framework.

14.51 New equipment should always be mounted on an existing structure if technically possible and development should be located at the least obtrusive site. Particular care is needed to avoid damaging the sense of remoteness of the higher hills, moorlands, edges or other prominent or skyline sites. Upland or elevated agricultural buildings, which are not uncommon in the National Park, may provide a suitable alternative to new structures in the landscape. If necessary, the National Park Authority will seek expert advice to help assess and minimise the impact of the design and siting of telecommunications infrastructure. Evidence will be required to demonstrate

that telecommunications infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest. Fixed line Code Operators should refer to the Cabinet Siting and Pole Siting Code of Practice, Issue 2, 2016¹⁹¹.

14.52 Mobile telephone companies may often be able to locate antennae (or any other transmitting or receiving equipment) on an existing building rather than erect a purpose-built mast. The National Park Authority would support such an approach where the antennae can be mounted with minimum visual and architectural impact. Mounting antennae on a Listed Building will usually be inappropriate (see policies C7 and CH3). The Code of Practice for Wireless Network Development in England (March 2022) should be used as guidance.¹⁹²

National Parks England and Mobile UK Joint Accord

14.53 The National Parks England and Mobile UK Joint Accord aims to enhance mobile infrastructure while respecting the natural beauty of national parks. The accord has three objectives:

- 1 To endeavour to deliver high quality mobile coverage and customer experience to communities living in, working at and visiting our National Parks in recognition of the essential nature of mobile connectivity in line with UK Government ambitions to ensure comprehensive mobile coverage.
- 2 Protect the special qualities of the National Parks by minimising any adverse environmental impacts in providing mobile coverage in recognition of their national importance, while recognising the practical difficulties of providing coverage in areas of high landscape value.
- 3 Work together proactively and pragmatically to achieve these aims, recognising that telecommunications infrastructure has siting and design requirements driven by the technology and that National Parks are an important national designation.

Telecommunication networks developed by businesses and public services

14.54 Some businesses and public services are developing their own telecommunication networks either for operating and monitoring equipment or to improve their communications. It is considered that such systems are desirable to the industry rather than essential and therefore major infrastructure proposals such as masts or buildings should not be allowed to detract from the valued characteristics of the National Park. Shared use of existing infrastructure or the use of the public networks should be employed instead. Exceptions may occur if there are strong public safety implications.

Radio and telecommunications masts and antenna

14.55 Development proposals for radio and telecommunications masts and antenna should be supported by evidence to justify the proposed development including a landscape impact assessment as set out in Policy C5 and:

¹⁹¹ [Cabinet Siting and Pole Siting Code of Practice, Issue 2, 2016 - GOV.UK](#)

¹⁹² [Code of practice for wireless network development in England](#)

- documentary evidence with dates and contact details and copies of responses that the possibility of erecting an antenna on an existing building, structure or mast site has been explored; and
- the outcome of consultations with organisations with an interest in the proposed development in particular where a mast is to be installed near a school or college, or within a statutory Safeguarding Zone surrounding an aerodrome or technical site; and
- a certificate that demonstrates that cumulative exposure when operational will not exceed International Commission on Non-Ionising Radiation Protection guidelines; and
- use of a design that minimises the size of the telecommunications apparatus; and
- evidence of outcomes of consultations with the Ministry of Defence, any aerodrome or technical site.

Future developments in technology

14.56 The telecommunications industry has evolved rapidly over recent years as demand has grown and technology has progressed. In particular, mobile phone technology has seen a dramatic shift from devices acting primarily as telephones through to the development of hand-held computers which interact with the virtual world in a variety of ways. This level of development is likely to continue over the life of this Plan. Therefore it is important that this policy is able to allow for development associated with changing infrastructure requirements. Where new technology leads to the requirement of infrastructure that falls outside of the scope of the policy, and such infrastructure negatively impacts on the National Park and its setting, the Authority will update its policy accordingly.

Protected Sites

14.57 If it is considered that development may affect a Protected Site (for example the installation or operation of equipment) then Policy B2 *Protecting sites, species and networks must be applied*. This sets out at Clause B that development proposals that are likely to adversely affect internationally protected sites (Special Areas of Conservation, Special Protection Areas, Ramsar Sites or candidate and formally proposed versions of these designations) will be refused permission except where there are imperative reasons of overriding public interest why the proposal should proceed and adequate compensatory provision is secured. A Habitats Regulations Assessment is required where there is potential for development proposals to cause a significant adverse effect.

14.7 Restoration of utility and telecommunications infrastructure sites

Policy U7

Restoration of utility and telecommunications infrastructure sites

- 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 or infrastructure that may only come into use in times of drought or high rainfall will not be subject to this policy.

Aim

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

Justification

14.59 Utility and telecommunications technology has progressed quite quickly and installations can become obsolete. If sites are not re-used any remaining non-operational infrastructure will have a negative impact on the first purpose Special Qualities of the National Park with no benefit.

Applying the policy

14.60 Utility infrastructure often needs to be in open countryside where permission for other types of development would be refused. The alteration of a building's character and appearance may be acceptable while the associated equipment is in use, but not otherwise.

14.61 Technology evolves quickly and infrastructure becomes obsolete. Where this occurs its removal will be required.

14.62 Developers are also required to restore the site within prescribed time limits.

14.63 If it is considered that development may affect a Protected Site then Policy B2 *Protecting sites, species and networks must be applied*. This sets out at Clause B that development proposals that are likely to adversely affect internationally protected sites (Special Areas of Conservation, Special Protection Areas, Ramsar Sites or candidate and formally proposed versions of these designations) will be refused permission except where there are imperative reasons of overriding

public interest why the proposal should proceed and adequate compensatory provision is secured. A Habitats Regulations Assessment is required where there is potential for development proposals to cause a significant adverse effect.

15 Monitoring Framework

Policy	Indicator	Target	Frequency
C1 Securing national park purposes C4 Landscape character and Special Qualities C6 Biodiversity and nature recovery C7 Cultural heritage assets C8 Development Strategy	Applications granted contrary to policy. Applications raising significant policy issues. Appeals.	Contrary to policy – tolerance of 3 per year. Raising significant policy issues – tolerance of 10 per year.	Annual
RT1 Recreation, environmental education and interpretation in and on the edge of settlements RT2 Recreation, environmental education and interpretation in the countryside	Number of applications granted.	None	Annual
RT3 Caravans and camping	Number and type of applications granted.	None	Annual
CC1 Sustainable design and carbon reduction	Proportion of development incorporating sustainability measures.	100%	Annual
H1 Housing	Number of homes permitted, under construction and completed, by dwelling type.	None	Annual
H6 New dwelling for essential rural worker	Number of dwellings permitted and completed tied to S106 occupancy restriction.	None	Annual
H7 Gypsy, Traveller and Travelling Show People	Number of pitches.	To respond to baseline data in the Derbyshire GTAA	3 yearly
H8 Building and extending a dwelling (s) to meet a person's own housing need	Number of homes permitted, under construction and completed tied to S106 occupancy restriction.	None	Annual
H10 Replacement dwellings	Number of homes permitted, under construction and completed.	None	Annual

H12 Residential gardens	Number of homes permitted, under construction and completed.	None	Annual
H13 Provision of affordable housing	Number of affordable dwellings permitted, under construction and completed.	35% of all new dwellings	Annual
H14 Making effective use of land	Density of developments.	Minimum of 30 dwellings per hectare	Annual
H15 Housing mix	Number of dwellings built that respond to strategic target for market housing and number of dwellings built for each type of affordable housing tenure.	Strategic target for market housing Affordable housing: 75% social rented, 25% other types of affordable housing	Annual
H16 Primary occupancy	Number of houses that do not have a occupancy condition attached.	Decreasing	Annual
RE1 Business development RE3 Extensions, alterations or intensification of existing employment or business space	Amount of floorspace permitted and completed by Use Class (gross and net).	Increasing to meet strategic need over the Plan period	Annual
RE10 Change of use of safeguarded and non-safeguarded employment sites	Amount of floorspace lost by Use Class (gross and net).	No net decline	Annual
RE7 Onsite farm anaerobic digestion and agricultural waste management	Number of applications granted.	An increased number of additional on-farm AD facilities permitted over the Plan period	Annual
S1 Shops, town centre uses and community services and facilities in settlements	Number of applications granted.	Shops and town centre uses: no net quantitative change overall. An increase in quantitative provision. Community services and facilities: no net decline.	Annual
S2 Other shops, town centre uses and community services and facilities			

S4 Change of use of shops, other town centre uses and community services and facilities	Number of applications granted.	No net decline	Annual
S5 Community open space and sport and recreation facilities	Number of applications granted.	No net decline in provision. A net increase in quality of community open space and sport and recreation facilities.	Annual

16 Appendices

16.1 Appendix 1 Local Landscape Sensitivity Assessments

This Appendix sets out the conclusions of the Settlement Character Analysis and Landscape Sensitivity Assessment. The full document should be consulted. Where variations in overall landscape sensitivity are noted, these are spot located on the maps within the Assessment document and on the Policies Map.

Reference to TCA in this Appendix is a reference to the Townscape Character Areas defined and mapped in the Assessment document.

Bakewell

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – RIVER WYE MEADOWS (NORTH) & VALLEY SIDES	Very High	Very High	Very High - Locations with decreased (High) landscape sensitivity include the fields adjacent to Lakeside Close.
2 – NORTHERN FIELDS	Moderate	High	High
3 – NORTHEASTERN WOODS & FIELDS	High	High	High
4 – EASTERN FIELDS	High	High	High
5 – RIVER WYE MEADOWS (SOUTH)	Very High	High	High - Locations with increased (Very High) landscape sensitivity include Rutland Recreation Ground and the river corridor.
6 – Southern Fields	High	High	High - Locations with increased (Very High) landscape sensitivity include Catcliff Wood, fields near Stoney Closes, wooded area adjacent to Burton Closes and the area of pasture by Haddon House.
7 – WESTERN FIELDS	Very High	Very High	Very High

Ashford in the Water

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – NORTHERN FIELDS	Very High	Very High	Very High
2 – EASTERN FIELDS & ASHFORD LAKE	Very High	Very High	Very High
3 – SOUTHERN FIELDS	High	High	High - Locations with increased (Very High) landscape sensitivity include land within and adjacent to the Conservation Area along the edge of Derby Gate & Mount Pleasant (TCA4)
4 – WYE VALLEY	Very High	Very High	Very High

Hathersage

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1. – DALE BOTTOM	High	Very High	Very High
2. – EASTERN FIELDS & WOODS	Very High	Very High	Very High
3. – SOUTHERN FIELDS & DERWENT VALLEY	High	High	High - Locations with increased (Very High) landscape sensitivity include the River Derwent corridor
4. – NORTHERN FIELDS (WEST)	High	High	High
5 – HOOD BROOK VALLEY	High	High	High - Locations with increased (Very High) landscape sensitivity include land within and adjacent to the Conservation Area on the northern edge of the settlement
6 – NORTHERN FIELDS & WOODS (EAST)	High	High	High -Locations with increased (Very High) landscape sensitivity include land within the setting of the Conservation Area and Camp Green Ringwork Scheduled Monument on the northern edge of the settlement

Bradwell

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – EASTERN FIELDS & BRADWELL EDGE	Very High	Very High	Very High
2 – BRADWELL DALE	Very High	Very High	Very High
3 – WESTERN FIELDS	Very High	Very High	Very High
4 – NORTHERN FIELDS & WOODS	High	High	High - Locations with increased (Very High) landscape sensitivity include the settlement edge north of Smalldale (TCA 3) within the setting of the Conservation Area

Baslow

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – DERWENT VALLEY NORTH	High	High	High
2 – DERWENT VALLEY SOUTH	Very High	Very High	Very High
3 – CHATSWORTH PARK	Very High	Very High	Very High
4 – NORTHERN FIELDS	Very High	Very High	Very High
5 – WESTERN FIELDS	Moderate	High	High - Locations with increased (Very High) landscape sensitivity include the Ancient Enclosure (pre-1650) fossilised strip-fields created as part of Medieval open-field system that abuts the settlement edge north of Bubnell (TCA 1) and to southwest of West End (TCA 13)

Youlgrave

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – NORTHERN FIELDS	High	High	High - Locations with increased (Very High) landscape sensitivity include the fields along the northern edge of the built-up area of TCA 2 (Church Street) within the Youlgrave Conservation Area
2 – SOUTHERN FIELDS & RIVER BRADFORD	Very High	Very High	Very High - Locations with decreased (High) landscape sensitivity include the Ancient Enclosure (pre-1650) fossilised strip-fields created as part of Medieval open-field system adjacent to the south-eastern settlement edge of TCA 13 (Allport Lane & New Road)
3 – BRADFORD DALE	Very High	Very High	Very High

Bamford

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – DERWENT VALLEY NORTH	Very High	Very High	Very High
2 – NORTHERN FIELDS	High	Very High	Very High
3 – HURST CLOUGH & BAMFORD CLOUGH WOODS	Very High	Very High	Very High
4 – SOUTHERN FIELDS	Very High	Very High	Very High

Eyam

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – EYAM RIDGE WOODS	Very High	Very High	Very High
2 – HOLLOWBROOK WOOD & RILEY WOOD	Very High	Very High	Very High
3 – NORTHERN FIELDS	Very High	High	Very High
4 – SOUTHERN FIELDS	Very High	Very High	Very High - Locations with decreased (High) landscape sensitivity include fields along southern edge of TCA 8 (New Road), eastern edge of TCA 5 (Town End) and around TCA 9 (Mill Lane)
5 – EYAM DALE	Very High	Very High	Very High
6 – THE DELF	Very High	Very High	Very High
7 – WESTERN FIELDS	High	High	High - Locations with increased (Very High) landscape sensitivity include land within and adjacent to the Conservation Area along the edge of Town Head (TCA 2) and Town Head Factory (TCA 1)

Hope

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – EASTERN FIELDS & RIVER NOE	High	High	High
2 – SOUTHERN FIELDS & PEAKSHOLE WATER	High	High	High
3 – WESTERN FIELDS	High	High	High

Calver

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – DERWENT VALLEY NORTH	Very High	Very High	Very High
2 – NORTHERN FIELDS & WOODS	Very High	Very High	Very High
3 – DERWENT VALLEY SOUTH	High	High	High - Locations with increased (Very High) landscape sensitivity include land adjacent to the Conservation Area along the edge of Calver Bridge (TCA9) and Riverside Drive (TCA19)
4 – SOUTHERN FIELDS & WOODS	High	High	High - Locations with increased (Very High) landscape sensitivity include fields/woodland within and adjacent to the Calver Conservation Area that abut the settlement edge of Southern Main Street (TCA 7), Calver Village (TCA 6), Folds Farm (TCA 4) and Upper High Street (TCA 16)
5 – WESTERN FIELDS	High	High	Very High
6 – COOMBS DALE	Very High	Very High	Very High - Locations with decreased (High) landscape sensitivity include the fields south of The Avenue (A623) abutting the western settlement edge of Calver Sough (TCA 14) (see Figure 10.4)
7 – STOKE BROOK VALLEY & MIDDLETON WOODS	Moderate	High	High - Locations with increased (Very High) landscape sensitivity include fields north and south of The Avenue (A623) that play an important role in the perception of a gap between the settlements of Calver and Stoney Middleton to maintain the distinct identities of both villages

Grindleford/ Nether Padley

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – DERWENT VALLEY NORTH	Very High	Very High	Very High
2 – DERWENT VALLEY SOUTH	Very High	Very High	Very High
3 – HAY WOOD, OAK'S WOOD & YARNCLIFF WOOD	Very High	Very High	Very High
4 – BURBAGE BROOK WOODS	Very High	Very High	Very High
5 – SHERRIFF WOOD	Very High	Very High	Very High
6 – WESTERN FIELDS	Very High	Very High	Very High

Great Longstone

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – NORTHERN FIELDS	Very High	Very High	Very High
2 – SOUTHERN FIELDS	Very High	Very High	Very High

Castleton

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – WESTERN FIELDS	High	High	High - Locations with increased (Very High) landscape sensitivity include land adjacent to the Conservation Area along the edge of TCA4 (The Island, Goosehill & The Stones)
2 – NORTHERN FIELDS	Very High	Very High	Very High
3 – EASTERN FIELDS	Very High	Very High	Very High - Locations with decreased (High) landscape sensitivity include fields along the settlement edge of TCA12 (Losehill Caravan Park) and TCA8 (Upper How Lane & Castleton Road)
4 – PIN DALE	Very High	Very High	Very High
5 – SOUTHERN FIELDS	Very High	Very High	Very High
6 – CAVE DALE	Very High	Very High	Very High

Winster

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – NORTHERN FIELDS & WOODS	Very High	Very High	Very High
2 – EASTERN & SOUTHERN FIELDS	Very High	Very High	Very High
3 – WESTERN FIELDS	High	Very High	Very High

Stoney Middleton

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – MIDDLETON DALE & GODDARDS QUARRY	Very High	Very High	Very High
2 – SOUTHERN FIELDS	High	High	High - Locations with increased (Very High) landscape sensitivity include land adjacent to the Conservation Area along the edge of the High Street (TCA1) and The Avenue (TCA12)
3 – STOKE BROOK VALLEY	Moderate	High	High - Locations with increased (Very High) landscape sensitivity include land adjacent to the Conservation Area along the eastern edge of The Hall (TCA5), and part of the eastern edge of The Avenue (TCA12) within the Conservation Area
4 – NORTHERN FIELDS	Very High	Very High	Very High

Taddington

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – NORTHERN FIELDS	Very High	Very High	Very High
2 – SOUTHERN FIELDS	Very High	Very High	Very High
3 – WESTERN FIELDS	High	High	High - Locations with increased (Very High) landscape sensitivity include visually sensitive hillsides with lowland calcareous grassland priority habitat

Elton

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – NORTHERN FIELDS & WOODS	Very High	Very High	Very High
2 – SOUTHERN FIELDS	Very High	Very High	Very High
3 – WESTERN FIELDS	Very High	Very High	Very High

Longnor

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – NORTHWESTERN FIELDS	High	High	High
2 – SOUTHERN FIELDS & RIVER MANIFOLD	High	Very High	Very High
3 – LONGNOR EDGE	Very High	Very High	Very High

Litton

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – LITTON EDGE & NORTHERN FIELDS	Very High	Very High	Very High
2 – SOUTHERN FIELDS	Very High	Very High	Very High
3 – LITTON DALE	Very High	Very High	Very High
4 – WESTERN FIELDS	High	High	High

Hartington

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – DOVE VALLEY & WESTERN FIELDS	Very High	Very High	Very High
2 – NORTHERN FIELDS	High	Very High	Very High
3 – SOUTHERN FIELDS	High	Very High	Very High
4 – HARTINGTON DALE	Very High	Very High	Very High

Warslow

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – NORTHERN FIELDS	High	High	High
2 – WESTERN FIELDS	Very High	Very High	Very High
3 – SOUTHERN FIELDS	Very High	Very High	Very High

Kettleshulme

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – TODD BROOK VALLEY & WESTERN FIELDS	Very High	Very High	Very High
2 – EASTERN FIELDS	High	High	High - Locations with increased (Very High) landscape sensitivity include land within the Conservation Area along the edge of Sandy Lane (TCA2) and Stocks Cottages (TCA8)

Tideswell

LOCAL LANDSCAPE CHARACTER AREA	LANDSCAPE VALUE ASSESSMENT	LANDSCAPE SUSCEPTIBILITY ASSESSMENT	OVERALL LANDSCAPE SENSITIVITY ASSESSMENT (and variation if identified)
1 – NORTHERN FIELDS	High	High	High - Locations with increased (Very High) landscape sensitivity include Brook Bottom, settlement edge fields within the Conservation Area boundary, and the Ancient Enclosure (pre-1650) fossilised strip-fields created as part of Medieval open-field system adjacent to the settlement edge between the lane to Water Hole Farm and Whitecross Industrial Estate
2 – WESTERN FIELDS	High	High	High - Locations with increased (Very High) landscape sensitivity include the Ancient Enclosure (pre-1650) fossilised strip-fields created as part of Medieval open-field system adjacent to the settlement edge between Tideswell Dale and Summer Cross lane
3 – EASTERN FIELDS	High	Very High	Very High
4 – TIDESWELL DALE & LITTON DALE	Very High	Very High	Very High

Definitions and Methodology

16.1 The mapped boundaries of the Townscape Character Areas and Local Landscape Character Areas are indicative. In some cases, they represent a gradual transition in the character of one area to another, while in others they can mark a more abrupt change of townscape or landscape character due to linear features (such as urban edges, open spaces, roads, railways, field boundaries, woodland edges, rivers, etc).

16.2 For the purposes of the Assessment:

- the settlement edge is defined as the boundary between the built-up area of a settlement and its landscape setting.
- the scale/type of development considered includes small-scale residential development (detached, semi-detached or terraced dwellings up to 2½ storeys with private gardens, access roads and garaging) and small-scale employment development (commercial/industrial buildings up to 3 storeys with access roads, parking and open space.)

Step 1 – Settlement Character Analysis

16.3 Informed by relevant information/data sources, a high-level, desk-based spatial analysis of each settlements' predominant character is provided proportionate to the purpose of the Study. This includes analysis of the settlement's:

- Location
- Landscape Context & Setting (including Key Views, Approaches & Gateways)
- Townscape Character – including:
- Settlement Form
- Buildings
- Green Space
- Archaeology
- Townscape Character Areas (Built-up Area)
- Townscape Character Detractors (including potential opportunities for enhancing the Special Qualities of the National Park where applicable)
- Settlement Edges (Local Landscape Character Areas)
- Summary of Valued Characteristics

Step 2 – Settlement Edge Landscape Sensitivity Assessment

16.4 Informed by the findings of the settlement character analysis and fieldwork, the assessment is a high-level spatial assessment of the sensitivity of the settlement edge landscapes to development comprising Landscape Value, Landscape Susceptibility and Overall Landscape Sensitivity Assessment.

LANDSCAPE VALUE

Valued Characteristics & Features

Valued characteristics/features that contribute to the settlement's character/sense of place (where relevant):

- Landform & Water
- Field Pattern/Boundaries
- Woodlands
- Views
- Historic Tracks & Paths
- Settlement Edge
- Significant Historic Farmsteads
- Significant Historic Lead Working Landscapes/Sites

Designations

Cultural/natural heritage designations that contribute to the settlement's character/sense of place (where relevant):

- Conservation Areas (and their settings)
- Open Spaces in Conservation Area
- Scheduled Monuments (and their settings)
- Listed Buildings (and their settings)
- Registered Park and Gardens (and their settings)
- Natural Zone
- National Nature Reserves
- Special Areas of Conservation or Special Protection Areas
- Sites of Special Scientific Interest
- Community Recreation Areas
- Flood Zones
- Public Rights of Way
- Open Access Land
- Ancient Woodlands
- Priority Habitats
- Tree Preservation Orders

LANDSCAPE VALUE ASSESSMENT

The settlement edge landscape has many valued characteristics/features and designations, and makes a major contribution to the settlement's character and sense of place.

Very High Value

The settlement edge landscape has some valued characteristics/features and designations, and makes a high contribution to the settlement's character and sense of place.

High Value

The settlement edge landscape has fewer valued characteristics/features and designations, and makes a more limited contribution to the settlement's character and sense of place.

Moderate Value

LANDSCAPE SUSCEPTIBILITY

Topographical Qualities This considers the shape of the settlement edge landscape. Smooth, gently undulating/flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features are likely to increase sensitivity.	Presence of strong topographical variety or distinctive landform features (e.g. incised valley with prominent slopes).	Higher
	Undulating landform or some distinct landform features.	Higher-Moderate
	Absence of strong topographical variety. Featureless, smooth, very gently undulating or flat landform.	Moderate-Lower
Visual Qualities This considers the visual prominence of the settlement edge landscape, reflecting the extent of openness or enclosure due to landform/land cover, and extent to which development would be visible, and also the skyline character of the landscape, including whether it forms a visually distinctive undeveloped skyline.	Open character with little screening landcover. Landscape is visually prominent and/or contains visually distinctive undeveloped skylines.	Higher
	Semi-enclosed or has some enclosed and some open areas. Landscape may have some visually prominent skylines, but could be avoided/mitigated.	Higher-Moderate
	Visually enclosed landscape screened by landform or land cover. Does not form a visually distinctive or prominent skyline.	Higher
Natural Qualities This considers the natural qualities of the settlement edge landscape in terms of the coverage of semi-natural habitats and valued natural features (e.g. trees/hedgerows) which contribute to landscape character and could be susceptible to loss from development. Landscapes with frequent natural features (including large areas of designated habitats) likely to result in increased sensitivity to development, while landscapes with limited natural features will be less sensitive.	Frequent occurrence of valued natural features (trees, hedgerows, woodland) and presence of larger areas of seminatural habitats.	Higher
	Some occurrence of valued seminatural habitats and features (e.g. tree, hedgerows, woodland).	Higher-Moderate
	Lack of semi-natural habitat coverage or valued natural features e.g. intensively farmed or brownfield sites.	Moderate-Lower
Historic Qualities This considers the historic qualities of the settlement edge landscape in terms of field pattern and historic time depth. Landscapes with more irregular field patterns, particularly those of ancient/post-Medieval planned	Dominated by more complex, smaller scale irregular and varied field patterns (e.g. historic field patterns of piecemeal enclosure with irregular boundaries), or other landcover elements with greater time depth (e.g. ancient woodland); and/or a landscape with high density of designated/non-designated historic features that contribute to landscape character.	Higher

enclosure origin, are likely to be more sensitive to development than landscapes with regular and more modern field patterns. It also considers designated historic features that contribute to the character of the settlement edge (Conservation Areas, Scheduled Monuments or Listed Buildings) and non-designated archaeological features. Landscapes with a high density of historic features are likely to be more sensitive to the introduction of modern development than landscapes where such development already exists.	Mixture of simple and complex landscape field patterns and time depth; and/or presence of some visible designated/non-designated historic features that contribute to landscape character in/adjacent to the landscape.	Higher-Moderate
	Simple, large scale, regular or uniform field patterns (mainly of modern origin); and/or absence of or relatively few designated/non-designated historic features in/adjacent to the landscape.	Moderate-Lower
Perceptual & Experiential Qualities This considers the perceptual and experiential qualities of the settlement edge landscape such as its rurality (traditional land uses with few modern human influences), and sense of remoteness and tranquillity. High scenic value, absence of human activity and 'dark skies' can add to sensitivity.	A highly scenic, rural landscape, remote from visible or audible signs of human activity and modern development.	Higher
	Some sense of rural character and scenic qualities, but with some signs of human activity/modern development.	Higher-Moderate
	A landscape strongly influenced by visible or audible signs of human activity and modern development.	Moderate-Lower
Recreational Value This considers the presence and value of recreational opportunities where enjoyment of the landscape is integral to the experience – such as Public Rights of Way (including long-distance footpaths/recreation routes and national cycle routes), open access land, country parks, outdoor tourist visitor attractions with visitor facilities, and local green open spaces.	Recreational opportunities of considerable importance for enjoyment of the landscape. High density of well-connected Public Rights of Way.	Higher
	Recreational opportunities of some importance for enjoyment of the landscape (e.g. local green open spaces). Some Public Rights of Way.	Higher-Moderate
	No recreational opportunities for enjoyment of the landscape (e.g. publicly inaccessible/no Public Rights of Way), or limited to community sports facilities where enjoyment of the landscape is not integral to the experience.	Moderate-Lower
Settlement Edge Relationship & Setting This considers the extent to which development would relate to the existing adjacent settlement, with reference to the form and pattern of the settlement and character of	Development in the landscape would have a poor relationship with existing settlement form/pattern. Development would adversely affect an existing settlement edge which is well integrated with the landscape e.g. by a wooded edge; and/or the landscape provides a distinctive scenic backdrop to the settlement(s) or contributes to views that are important to the character of a settlement (e.g.	Higher

<p>the settlement edge and presence of landscape boundary features. A settlement edge that is well integrated with the surrounding rural fringe through strong landscape boundary features (e.g. woodland/river) will be more sensitive than an exposed settlement edge (with no features to integrate it with the rural fringe). It also considers the extent to which the settlement edge landscape contributes to the identity and distinctiveness of the settlement by way of its character and/or scenic quality (e.g. by providing an attractive backdrop or setting to the settlement), and the role it plays in the perception of a gap between distinct settlements where applicable.</p>	<p>views highlighted in Conservation Area appraisals); and/or it plays an important role in the perception of a gap between distinct settlements.</p>	
	<p>Development in the landscape may be slightly at odds with the settlement form/pattern. Development in the landscape may adversely affect the existing settlement edge to some extent and would be perceived as settlement encroachment into the countryside; and/or the landscape provides some contribution as a backdrop to the settlement; and/or plays some role in the perception of a gap between distinct settlements.</p>	Higher-Moderate
	<p>Development in the landscape would have a good relationship with the existing settlement form/pattern. Development may offer opportunities to enhance an exposed settlement edge and integrate it with the rural fringe; and/or the landscape does not contribute/detract from the character of the settlement; and/or does not play an important role in the perception of a gap between distinct settlements.</p>	Moderate-Lower
<p>OVERALL LANDSCAPE SUSCEPTIBILITY ASSESSMENT</p>		
<p>Many of the landscape indicators are of higher susceptibility to built development, and the settlement edge landscape is likely to experience substantial negative effects as a result of even small-scale development.</p>		Very High Susceptibility
<p>Many of the landscape indicators are of higher-moderate susceptibility to built development, and the settlement edge landscape is likely to experience some negative effects as a result of small-scale development.</p>		High Susceptibility
<p>Many of the landscape indicators are of moderate-lower susceptibility to built development, and the settlement edge landscape is unlikely to experience negative effects as a result of small-scale development.</p>		Moderate Susceptibility

OVERALL LANDSCAPE SENSITIVITY ASSESSMENT	
The settlement edge landscape is assessed as being of very high value with very high susceptibility to built development. Even small-scale development may cause substantial harm to valued characteristics/features and designations that contribute to the settlement's character and sense of place.	Very High Sensitivity
The settlement edge landscape is assessed as being of high value with high susceptibility to built development. It may be possible to accommodate sensitively located and designed small-scale development in some settlement edge locations without harm to valued characteristics/features and designations that contribute to the settlement's character and sense of place.	High Sensitivity
The settlement edge landscape is assessed as being of moderate value with moderate susceptibility to built development. It is likely that the landscape could accommodate sensitively located and designed small-scale development in some settlement edge locations without harm to valued characteristics/features and designations that contribute to the settlement's character and sense of place.	Moderate Sensitivity

16.2 Appendix 2 Peak District Design Vision and Principles

Peak District Design Vision

Design is of the highest quality, inspired by and responding to the Peak District's Special Qualities.¹⁹³ New buildings stand the test of time and remain as a legacy to future generations, reflecting the artistry, technology and aspirations of today's people of the Peak District.

Design Principles (in bold) establish the overarching standard. Design considerations in relation to each Principle are also set out.¹⁹⁴

- 1 Design is of the highest standard and appropriate to the character and appearance of the National Park that respects, protects and where possible enhances those Special Qualities that contribute to the distinctive sense of place.**
 - i Respect the visual appearance, character and setting of buildings, settlements, settlement edge, open spaces and valued landscape character.
 - ii Use suitable building materials, siting, scale, form, mass, levels, height and orientation.
 - iii Reflect or compliment local style and traditions.
 - iv Use appropriate contemporary design and non-traditional materials to conserve and enhance relevant Special Qualities.

- 2 Design that promotes resilience and adaptation to climate change effects and anticipated prevailing weather conditions including acute and chronic hazards.**
 - i Minimise heat loss and excessive heat gain and precisely manage ventilation.
 - ii Incorporate robust roofing and rainwater goods.
 - iii Maximise on-site surface water retention through the use of porous surfaces and Sustainable Urban Drainage Systems.¹⁹⁵
 - iv Use landform and landscaping to provide shelter (from wind, rain and storms) and shade.

- 3 Design that promotes low carbon development, future-proofing for energy transition/generation and the effective use of land.**¹⁹⁶

¹⁹³ Relevant Special Qualities are those relating to the first purpose of national parks as set out in Section 2.1.

¹⁹⁴ These principles will be further developed in a new Design Guide.

¹⁹⁵ See also Policy CC4.

¹⁹⁶ See also Policy CC1.

- i Maximise passive solar gain and access to natural light.
- ii Generate and store energy.
- iii Build in electric vehicle charging.
- iv Use construction processes that account for embodied and operational carbon, use recycled materials, recycle on-site, minimise waste and use locally-sourced materials.
- v Avoid land sterilisation.

4 Building and landscaping design that promotes nature recovery and is landscape-led so that context steers the habitats to be created.¹⁹⁷

- i Incorporate ecological features into the building design.¹⁹⁸ This can include, but is not limited to:
 - bat boxes
 - bird boxes
 - nests for house martin, barn owl, swift and swallow
 - hedgehog highways
 - bug hotels
 - bee bricks.
- ii Incorporate landscape schemes that include:
 - habitat restoration, creation and expansion
 - new habitat features for example ponds
 - improved links between existing sites
 - buffering existing important sites
 - significant tree and hedge planting (where appropriate to the landscape) including street trees.

5 Design that creates places for people.

- i Include out of sight, secure, accessible, convenient and where possible, integrated storage for general and recycling waste and composting.
- ii Include sufficient, well-integrated and designed vehicular parking that does not dominate or detract, and secure cycle storage
- iii Incorporate sufficient garden and public amenity space.
- iv Ensure that affordable and market homes contribute equally to character of place.
- v Construction to M4(2) standards.
- vi Construction to M4(3) standards where specific need is identified.
- vii Maximise the inherent opportunities and aesthetic quality of river frontages including the opportunity to create public access.

¹⁹⁷ See also Policy B4.

¹⁹⁸ See Guidance below for detail.

Guidance on easily-implemented biodiversity enhancements

Bird and bat boxes

Priority should be given wherever possible to longer-lasting integrated boxes or bricks over features installed retrospectively onto buildings or trees.¹⁹⁹

Woodcrete is preferred over wood as it is more durable.

Swifts

16.5 Swift bricks are often described as “universal” as they also provide nesting opportunities for other bird species. Therefore their inclusion should be a priority in all schemes.

Height: >5m where possible. While swifts particularly benefit from a height over 5m, swift bricks should be a priority in all schemes.

Aspect: north / east and out of direct sunlight.

Requirements and guidance:

- under eaves
- with open flight-line into the box
- in groups of 3 or more
- avoiding installing directly above windows, doors or other possible disturbance
- Installing ‘swift callers’ with the box can help improve uptake.²⁰⁰

House Martins

Height: >2m

Aspect: north / east / west

Requirements and guidance:

- most relevant for rural or semi-rural buildings, close to rivers and wetlands where there is a supply of mud for nests and insects for food.
- ideally install nest cups under eaves, soffits or at the roof apex.
- a board can be placed under the nest cups to catch droppings - this must be at least 2m below.
- more information is available from House Martin Conservation.²⁰¹

Garden Birds

Height: See manufacturer guidance, but usually 1m to 3m

Aspect: north / east / west

¹⁹⁹ See [British Standard BS42021:2022](#) for further guidance on integral nest boxes.

²⁰⁰ More information is available from [Swift Conservation](#).

²⁰¹ More information is available from [House Martin Conservation](#).

Requirements and guidance:

- consider including a variety of shapes, sizes and with different entrance holes, to provide opportunities for different species.

Barn Owls

Height: >3m**Aspect:** north / north-east**Requirements and guidance:**

- only relevant for rural, open countryside locations. Priority should be given to providing nesting opportunities within a building.²⁰²

Bats (boxes bricks and tubes)

Height: >2m, ideally >4m**Aspect:** south / south-west / south-east**Requirements and guidance:**

- ideally install boxes and integrated bricks or tubes:
- under or close to eaves
- close to hedges and tree lines
- away from artificial light.²⁰³

Bats (barns or lofts)

Need detail

Reptiles

- hibernacula for reptiles should be in a warm, sunny, well-drained area.
- hibernacula are best placed in a site with a variety of habitats, such as areas of longer grass, shrubs and some more open areas.

Need reference link

Bees (bricks)

- Bricks can be purchased which can be built into walls.
- Refer to manufacturer instructions, but typically these should be at least 1m from the ground and south-facing.

202 More information is available from the [Barn Owl Trust](#).

203 More information is available from the [Bat Conservation Trust](#).

Hedgehogs (hedgehog gaps)

- Gaps should be 13cm x 13cm. The layout and provision of gaps should take into account changes of levels to make sure hedgehogs can make use of the gaps.²⁰⁴

Ponds

Need detail

²⁰⁴ More information is available at [Hedgehog Street](#)

16.3 Appendix 3 Conservation Areas

Abney

Aldwark

Alport

Alsop-en-le-Dale

Alstonefield

Ashford

Aston

Bakewell

Ballidon

Bamford

Baslow & Bubnell

Beeley

Birchover

Bolsterstone

Bonsall

Bradfield

Bradwell

Brund

Butterton

Calton

Calton Lees

Calver

Castleton

Chelmorton

Chinley

Combs

Cressbrook & Ravenside

Curbar

Curbar II

Danebridge/Wincle

Edale

Edensor

Elton

Eyam

Fenny Bentley
Flash
Foolow
Forest Chapel
Froggatt
Great Hucklow/Grindlow
Great Longstone
Grindleford
Grindleford Station
Grindon
Hartington
Hassop
Hathersage
Hollinsclough
Holme
Hope
Ilam
Kettleshulme
Langsett
Little Hayfield
Little Hucklow
Little Longstone
Litton
Litton Mill
Lode Mill
Longnor
Lyme Park
Meerbrook
Middleton
Milldale
Millers Dale
Monyash
Onecote
Over Haddon
Parwich

Peak Forest/Old Dam
Pilsley
Pott Shrigley
Priestcliffe
Rainow
Ravensdale
Rowarth
Rowsley
Sheen
Sheldon
Slackhall/Ford
Sparrowpit
Stanton in Peak
Stanton Lees
Stoney Middleton
Taddington
Thornbridge
Thornhill
Thorpe
Tideswell
Tintwistle
Tissington
Upper Elkstones
Upper Hulme
Upper Midhope
Wardlow
Warslow
Wash
Waterfall

16.4 Appendix 4 PDNP criteria for determining non-designated heritage assets

To be used in Step 2b of the process set out under Policy CH1

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

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 past 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.

Peak District National Park criteria for defining non-designated heritage assets

Application of criteria for buildings and structures (non-commemorative)

Age	Rarity	Architectural / Artistic Interest	Archaeological / Evidential Interest	Historic & Communal Interest	Setting (including landmark status)	Group Value
<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>	<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> <i>Rarity may be on a local, regional or national scale</i>					
<i>Example:</i>	<i>Example:</i>	<i>Example:</i> architectural, design or artistic merit designed by a known architect or the work of a known engineer	<i>Example:</i> potential to hold evidence that would contribute to the understanding of the building/structure's origins, use, development etc.	<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	<i>Example:</i> strong relationship with immediate landscape / setting context	<i>Example:</i> historic and/or architectural relationship/unity with other heritage assets

Age	Rarity	Architectural / Artistic Interest	Archaeological / Evidential Interest	Historic & Communal Interest	Setting (including landmark status)	Group Value
<p>pre 1800 domestic buildings which retain a significant proportion of their original fabric</p> <p>pre 1850 buildings /structures which retain a significant proportion of their original fabric</p> <p>buildings / structures of all ages which demonstrate multiple heritage values</p> <p>an early or late example of a building/structure type</p>	<p>fortuitous survival of temporary buildings/structures (e.g. early pre-fabricated houses, quarry huts, POW camp huts)</p>	<p>architectural merit being a fortuitous outcome of evolution over time</p> <p>distinctive because of the use unusual or non-local materials or design elements</p> <p>good example of local materials or design elements, traditional and /or locally specific construction techniques</p> <p>survival of historic decoration and finishes (e.g. limewashes, local pointing styles)</p>	<p>other evidence e.g. artefacts from use of the building / structure</p> <p>relates to a theme identified in the Peak District Historic Environment Research Framework [forthcoming]</p>	<p>association with historic events</p> <p>tells the story of social change or other historical narrative</p> <p>helps create a sense of belonging / contributes directly to local identity</p> <p>associated with key local industries, businesses or infrastructure</p> <p>associated with emerging municipal identity and provision</p> <p>surviving documentary evidence or oral histories that deepen the understanding of the building</p>	<p>contributes to landscape or townscape character (especially if a conservation area)</p> <p>a well-known landmark</p>	<p>architectural or designed relationship with other buildings</p> <p>co-location of diverse buildings of different types and dates</p>

Age	Rarity	Architectural / Artistic Interest	Archaeological / Evidential Interest	Historic & Communal Interest	Setting (including landmark status)	Group Value
		<p>potential to contain remains of architectural or artistic interest (not yet revealed)</p> <p>engineering and technological interest</p>		<p>fabric is apparent and readable, it tells a story of its history, development and use</p> <p>identified as important through local consultation, conservation area appraisal or other plan-making</p>		

Peak District National Park criteria for defining non-designated heritage assets

Application of criteria for parks, gardens and designed landscapes

Criteria						
Age	Rarity	Architectural / Artistic Interest	Archaeological / Evidential Interest	Historic & Communal Interest	Setting (including landmark status)	Group Value
<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</i> <i>Rarity may be on a local, regional or national scale</i>					
Example: pre-1945 designed landscapes of all scales		Example: architectural, design or artistic merit	Example: potential to hold archaeological evidence from earlier	Example: association with a historic person, family, group or culture association with historic events (e.g. remembrance gardens)	Example: strong relationship with immediate landscape / setting context	Example: functional or historic relationship with other heritage assets

Criteria

Age	Rarity	Architectural / Artistic Interest	Archaeological / Evidential Interest	Historic & Communal Interest	Setting (including landmark status)	Group Value
		<p>enough of the layout / plantings survives to reflect the original design</p> <p>designed by a known landscape architect, designer, gardener or plants expert</p> <p>design relating to local styles</p> <p>other distinctive local characteristics, including use of local materials and plants</p>	<p>phases of design or associated structures that would illuminate its historic development</p> <p>relates to a theme identified in the Peak District Historic Environment Research Framework [forthcoming]</p>	<p>tells the story of social change or other historical narrative</p> <p>creates a sense of belonging / contributes directly to local identity associated with emerging municipal identity and community provision</p> <p>surviving documentary evidence or oral histories that deepen the understanding of the place</p>	<p>contributes to landscape or townscape character (especially if a conservation area)</p>	

Peak District National Park criteria for defining non-designated heritage assets

Application of criteria for archaeological sites and features

Criteria						
Age	Rarity	Architectural / Artistic Interest	Archaeological / Evidential Interest	Historic & Communal Interest	Setting (including landmark status)	Group Value
<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>multi-period features/sites may hold extra interest</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>	<p><i>(may not be relevant to this asset type)</i></p>				
			<p><i>Example:</i></p> <p>potential of the site or feature to hold evidence of past human activity</p>	<p><i>Example:</i></p> <p>association with historic events other historic interest (e.g. appearing in historic records)</p>	<p><i>Example:</i></p> <p>strong relationship with immediate landscape context</p>	<p><i>Example:</i></p> <p>forming part of a known archaeological landscape</p>

Criteria

Age	Rarity	Architectural / Artistic Interest	Archaeological / Evidential Interest	Historic & Communal Interest	Setting (including landmark status)	Group Value
			<p>sufficient preservation to tell a story (e.g. visible earthworks, structures, clear cropmarks, geophysical evidence, recorded excavation evidence or associated finds)</p> <p>holds evidence to help us understand the lives or culture of people in a particular time period</p> <p>helps us understand a particular former activity</p> <p>relates to a theme identified in the Peak District Historic Environment Research Framework [forthcoming]</p>	<p>social or communal interest, e.g. contributing to understanding of a community's origins</p>	<p>a well-known landmark</p> <p>contributes to the landscape or townscape character</p> <p>contributes directly to local identity</p>	<p>relationship with other heritage assets</p>

Peak District National Park criteria for defining non-designated heritage assets

Application of criteria for monuments, memorials and statues

Criteria						
Age	Rarity	Architectural / Artistic Interest	Archaeological / Evidential Interest	Historic & Communal Interest	Setting (including landmark status)	Group Value
<i>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>Rarity may be on a local, regional or national scale</i>		<i>(may not be relevant to this asset type)</i>			
		<i>Example:</i> architectural, design or artistic merit designed by a known architect, designer, engineer	<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 association with a historic person, group, family or culture association with historic events	<i>Example:</i> strong relationship with immediate landscape context (e.g. can include modified natural landscape features) 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

Criteria

Age	Rarity	Architectural / Artistic Interest	Archaeological / Evidential Interest	Historic & Communal Interest	Setting (including landmark status)	Group Value

Peak District National Park criteria for defining non-designated heritage assets

Application of criteria for places and areas

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

16.5 Appendix 5 Housing Priority Bands

Band A

- 1 Urgent medical priority
- 2 Major property factors (Decant, Enforcement of the Housing Act 2004 likely to lead to homelessness or Statutory overcrowding)
- 3 Social housing tenants who are under-occupying
- 4 Urgent social priority
- 5 Temporary accommodation move

Band B+

- 1 Applicants owed the main duty under the Housing Act 1996
- 2 Applicants owed the relief duty under S189B of the Housing Act 1996 (priority need)

Band B

- 1 Move-on from specialist and supported accommodation
- 2 Prevention of homelessness (priority need)
- 3 Overcrowding – requiring two or more bedrooms to solve overcrowding
- 4 Higher medical needs
- 5 Social housing tenants under-occupying – freeing one bedroom
- 6 Overcrowded social housing tenants – freeing two-bedroom houses

Band C

- 1 Applicants who lack or share basic facilities
- 2 Overcrowding – lacking one bedroom
- 3 Living with family, friends or ex-partner
- 4 Medium medical needs
- 5 Medium social needs
- 6 Homeless Prevention and Relief (no priority need/applicants owed a duty by another local authority)
- 7 Intentional homeless
- 8 Social housing tenants under-occupying – freeing one bedroom

16.6 Appendix 6 Thriving and sustainable communities definition

Thriving communities

A thriving community is one where people of all generations can live healthy and fulfilled lives and can grow, flourish and prosper, now and in the future. A thriving community is one in which:

- the diverse population is resilient, resourceful and adaptable to change, with a sense of pride in itself
- its people and institutions are welcoming and demonstrate mutual care and respect, and where informed decision-making strives for equality, fairness and inclusivity
- people are connected to others to share, collaborate and learn
- the environment is safe and healthy
- people, institutions and businesses respond positively to climate change (the net zero commitment) and the biodiversity crisis in a way that does not harm, and actively promotes
- the restoration of, functioning ecosystems and natural processes
- its cultural heritage is respected, cared for and celebrated
- there are sufficient resources and infrastructure, including appropriate new development
- there are high quality, long-term employment opportunities so that local people do not have to move away.

Sustainable communities

Sustainable development can help communities to thrive by meeting today's needs in a way that harmonises economic growth, social inclusion and environmental protection, ensuring that the needs of future generations are not compromised. A sustainable community is therefore likely to include (all or most of):

Social

- the provision of a sufficient supply of safe, energy efficient homes in a mixture of tenures so that:
 - a diverse population can be sustained
 - those with local roots can remain or return
 - family groups across the generations can stay together for mutual support
- opportunities to develop and participate in community activities
- access to nature and outdoor green space for sport, play and recreation
- essential services, including shops, entertainment and medical facilities
- the ability to sustain those things that are important to it (e.g. schools, places of worship, community-run buildings, pubs, and cultural activities)
- access to the highest quality life-long education

- consistent high-quality super-fast broadband and communications
- convenient, attractive, affordable public transport alongside safe opportunities for active travel.

Environment

- people working together to conserve and enhance their area
- land and natural resource management that safeguards communities, biodiversity and ecosystems
- a radical shift in patterns of consumption towards reuse, repair & recycling and shorter supply chains that do not degrade any natural resources
- unpolluted air, water and soil
- development that achieves biodiversity net-gain
- an environment where flood and other major risks are regularly risk-assessed and proactively mitigated
- renewable energy that is available to all
- systems to ensure that waste does not exist.

Economy

- sustainable, innovative workplaces
- access to good-quality apprenticeships and training
- the right conditions and infrastructure for businesses to flourish and innovate so that
 - the best workers are attracted
 - local people can stay and compete in the national and global market for jobs
 - there is a shift away from commuting towards local employment and self-employment
- sustainable products and services.

16.7 Appendix 7 Parishes and adjoining parishes

Settlement	Parish	Adjoining Parish
Alstonefield	ALSTONEFIELD	Eaton and Alsop, Hartington Nether Quarter, Ilam, Sheen, Wetton, Fawfieldhead, Hartington Town Quarter, Newton Grange, Warslow and Elkstone
Ashford in the Water	ASHFORD	Bakewell, Flagg, Hassop, Monyash, Rowland, Brushfield, Great Longstone, Little Longstone, Over Haddon, Sheldon, Taddington
Bakewell	BAKEWELL	Ashford, Hassop, Over Haddon, Edensor, Nether Haddon
Bamford	BAMFORD	Brough and Shatton, Hope Woodlands, Hathersage and Outseats, Derwent, Offerton, Thornhill
Baslow and Bubnell	BASLOW AND BUBNELL	Barlow+, Brampton+, Chatsworth, Edensor, Hassop, Beeley*, Calver, Curbar, Froggatt, Holmesfield+, Grindleford, Pilsley
Beeley	BEELEY*	Baslow and Bubnell, Chatsworth, Rowsley+, Brampton+, Edensor
Biggin	HARTINGTON NETHER QUARTER	Ballidon+, Eaton and Alsop, Hartington Town Quarter, Parwich, Brassington+, Middleton and Smerrill, Gratton
Birchover	BIRCHOVER+	Elton, South Darley+, Winster, Harthill, Stanton+
High Bradfield	BRADFIELD+	Derwent, Langsett+, Hathersage and Outseats, Hope Woodlands, Stocksbridge+
Low Bradfield	BRADFIELD+	Derwent, Langsett+, Hathersage and Outseats, Hope Woodlands, Stocksbridge+
Bradwell	BRADWELL	Brough and Shatton, Hazlebadge, Little Hucklow, Tideswell, Castleton, Hope, Peak Forest+

Butterton	BUTTERTON	Grindon, Warslow and Elkstone, Onecote+ , Wetton
Calton	WATERHOUSES+	Blore with Swinscoe+, Ilam, Wetton, Grindon, Onecote+
Calver	CALVER	Baslow and Bubnell, Froggatt, Grindleford, Stoney Middleton, Curbar, Great Longstone, Hassop
Castleton	CASTLETON	Bradwell, Hope, Edale, Peak Forest+
Chelmorton	CHELMORTON*	Blackwell*, Hartington Middle Quarter*, Taddington, Flagg, King Sterndale+, Hartington Upper Quarter+
Curbar	CURBAR	Baslow and Bubnell, Froggatt, Calver
Earl Sterndale	HARTINGTON MIDDLE QUARTER*	Chelmorton*, Hartington Town Quarter, Hollinsclough, Middleton and Smerrill, Sheen, Flagg, Hartington Upper Quarter+, Longnor, Monyash
Edale (Grindsbrook)	EDALE	Castleton, Chinley Buxworth and Brownside+, Hope, Peak Forest+, Chapel en le Frith+, Hayfield+, Hope Woodlands
Edensor	EDENSOR	Bakewell, Beeley*, Hassop, Pilsley, Baslow and Bubnell, Chatsworth, Nether Haddon, Rowsley+
Elton	ELTON	Gratton, Birchover+, Brassington+, Harthill, Winster
Eyam	EYAM	Foolow, Highlow, Grindleford, Stoney Middleton
Fenny Bentley	FENNY BENTLEY*	Tissington and Lea Hall*, Thorpe*
Flagg	FLAGG	Ashford, Hartington Middle Quarter* Sheldon, Chelmorton*, Monyash, Taddington
Flash	QUARNFORD	Hartington Upper Quarter+, Macclesfield Forest and Wildboarclough*, Heathylee*, Hollinsclough, Leekfrith+

Foolow	FOLOW	Abney and Abney Grange, Great Hucklow, Grindlow, Wardlow, Eyam, Great Longstone, Highlow, Stoney Middleton
Froggatt	FROGGATT	Baslow and Bubnell, Curbar, Calver, Grindleford
Great Hucklow	GREAT HUCKLOW	Abney and Abney Grange, Hazlebadge, Litton, Wardlow, Grindlow, Little Hucklow, Tideswell, Foolow
Great Longstone	GREAT LONGSTONE	Ashford, Foolow, Little Longstone, Rowland, Wardlow, Stoney Middleton, Calver, Hassop, Litton
Grindleford and Nether Padley	GRINDLEFORD	Baslow and Bubnell, Eyam, Hathersage, Holmesfield+, Stoney Middleton, Calver, Froggatt, Highlow
Grindon	GRINDON	Butterton, Waterhouses+, Onecote+, Wetton
Hartington	HARTINGTON TOWN QUARTER	Alstonefield, Hartington Nether Quarter, Sheen, Hartington Middle Quarter*, Middleton and Smerrill
Hayfield	HAYFIELD+	Charlesworth+, Edale, New Mills+, Chinley Buxworth and Brownside+, Hope Woodlands
Holme	HOLME VALLEY+	Dunford+, Meltham+, Tintwistle+, Saddleworth+
Hope	HOPE	Aston, Brough and Shatton, Edale, Bradwell, Castleton, Hope Woodlands
Kettleshulme	KETTLESHULME*	Hartington Upper Quarter+, Rainow+, Lyme Handley+
Little Hayfield	HAYFIELD+	Charlesworth+, Edale, New Mills+, Chinley Buxworth and Brownside+, Hope Woodlands
Litton	LITTON	Brushfield, Great Longstone, Taddington, Wardlow, Great Hucklow, Little Longstone, Tideswell

Longnor	LONGNOR	Hartington Middle Quarter*, Hollinsclough, Heathylee*, Sheen
Middleton by Youlgreave	MIDDLETON AND SMERRILL	Gratton, Hartington Nether Quarter, Monyash, Hartington Middle Quarter*, Hartington Town Quarter, Youlgreave
Monyash	MONYASH	Ashford, Hartington Middle Quarter*, Over Haddon, Flagg, Middleton and Smerrill, Youlgreave
Over Haddon	OVER HADDON	Ashford, Monyash, Youlgreave, Bakewell, Nether Haddon
Parwich	PARWICH	Ballidon+ Hartington Nether Quarter, Newton Grange, Eaton and Alsop, Tissington and Lea Hall*
Peak Forest	PEAK FOREST+	Chapel en le Frith+, Edale, Castleton, Bradwell, Tideswell, Wheston, Wormhill+
Pilsley	PILSLEY	Baslow and Bubnell, Hassop, Edensor
Rainow	RAINOW+	Hartington Upper Quarter+, Lyme Handley+, Pott Shrigley+, Kettleshulme*, Macclesfield Forest and Wildboardclough*
Rowsley	ROWSLEY+	Beeley*, Nether Haddon, Edensor, Stanton+
Sheen	SHEEN	Alstonefield, Hartington Middle Quarter*, Heathylee*, Fawfieldhead, Hartington Town Quarter, Longnor
Stoney Middleton	STONEY MIDDLETON	Eyam, Grindleford, Calver, Great Longstone, Foolow
Taddington	TADDINGTON	Ashford, Brushfield, Flagg, Sheldon, Wormhill+, Blackwell* Chelmorton*, Litton, Tideswell
Thorpe	THORPE*	Blore with Swinscoe+, Ilam, Fenny Bentley* Tissington and Lea Hall*

Tideswell	TIDESWELL	Peak Forest+, Little Hucklow, Litton, Wormhill+, Bradwell, Great Hucklow, Taddington, Wheston
Tintwistle	TINTWISTLE	Charlesworth+, Holme Valley+, Saddleworth+, Dunford+, Langsett+
Tissington	TISSINGTON AND LEA HALL*	Fenny Bentley*, Parwich, Ilam, Newton Grange, Thorpe*, Bradbourne+, Ballidon+
Wardlow	WARDLOW	Foolow, Great Longstone, Great Hucklow, Litton
Warslow	WARSLOW AND ELKSTONE	Alstonefield, Fawfieldhead, Wetton, Butterton, Onecote
Waterhouses	WATERHOUSES+	Blore with Swinscoe+, Ilam, Grindon, Onecote+, Wetton
Wensley	SOUTH DARLEY+	Birchover+ Winster, Bonsall+
Wetton	WETTON	Alstonefield, Grindon, Warslow and Elkstone, Butterton, Ilam, Waterhouses+
Winster	WINSTER	Birchover+, Brassington+, Ivonbrook Grange, Bonsall+, Elton, South Darley+
Youlgreave	YOULGREAVE	Gratton, Middleton and Smerrill, Nether Haddon, Harthill, Monyash, Over Haddon

*Parish boundary lies on the National Park boundary

+Parish is split by National Park boundary

16.8 Appendix 8 Viability

Affordable housing financial contributions

Where there is a requirement for affordable housing, the priority for the Authority is that the affordable dwellings are provided on-site. However, in exceptional circumstances, the Authority may accept a financial contribution in lieu of on-site provision. The decision to do so is one for the Authority. This may be a financial contribution in lieu of the total affordable housing requirement or a partial financial contribution to bring the total provision within a development up to the sum required in the policy.

For example, 30% of 11 units 3.3 units which would translate into 3 affordable dwellings on-site and the remaining 0.3 units provided as a commuted sum.

The approach to calculating a commuted sum is that the financial contribution should be equivalent to that provided by the developer if the affordable housing was taken as an on-site provision.

The financial contribution will be equivalent to the value of the market housing minus the price a registered provider will pay to a developer (or the transfer value) of the affordable housing. This will vary depending on the type of market housing in a scheme and the affordable housing tenure that the Authority requires.

To illustrate how this might work, and in the example of the financial contribution for 0.3 dwellings (shown above), the contribution would be calculated as follows assuming that the provision would be a 2 bedroom terrace house of 79 m².

Market value = £327,820 (Economic Viability Assessment (2026) Table 4.3 Market values extract below)

Blended transfer value of a 2 bed affordable home – 80% social rent and 20% shared ownership with (Economic Viability Assessment (2026) Table 4.5 Affordable homes values extract below):

- Transfer value of a 2 bed social rented house = £74,000
- Transfer value of 2 bed shared ownership house = £220,500
- **Blended transfer value = £103,300**

Financial contribution for 1 dwelling = £327,820 -£103,300 = £224,520

Financial contribution for 0.3 dwelling (rounded) = £67,000

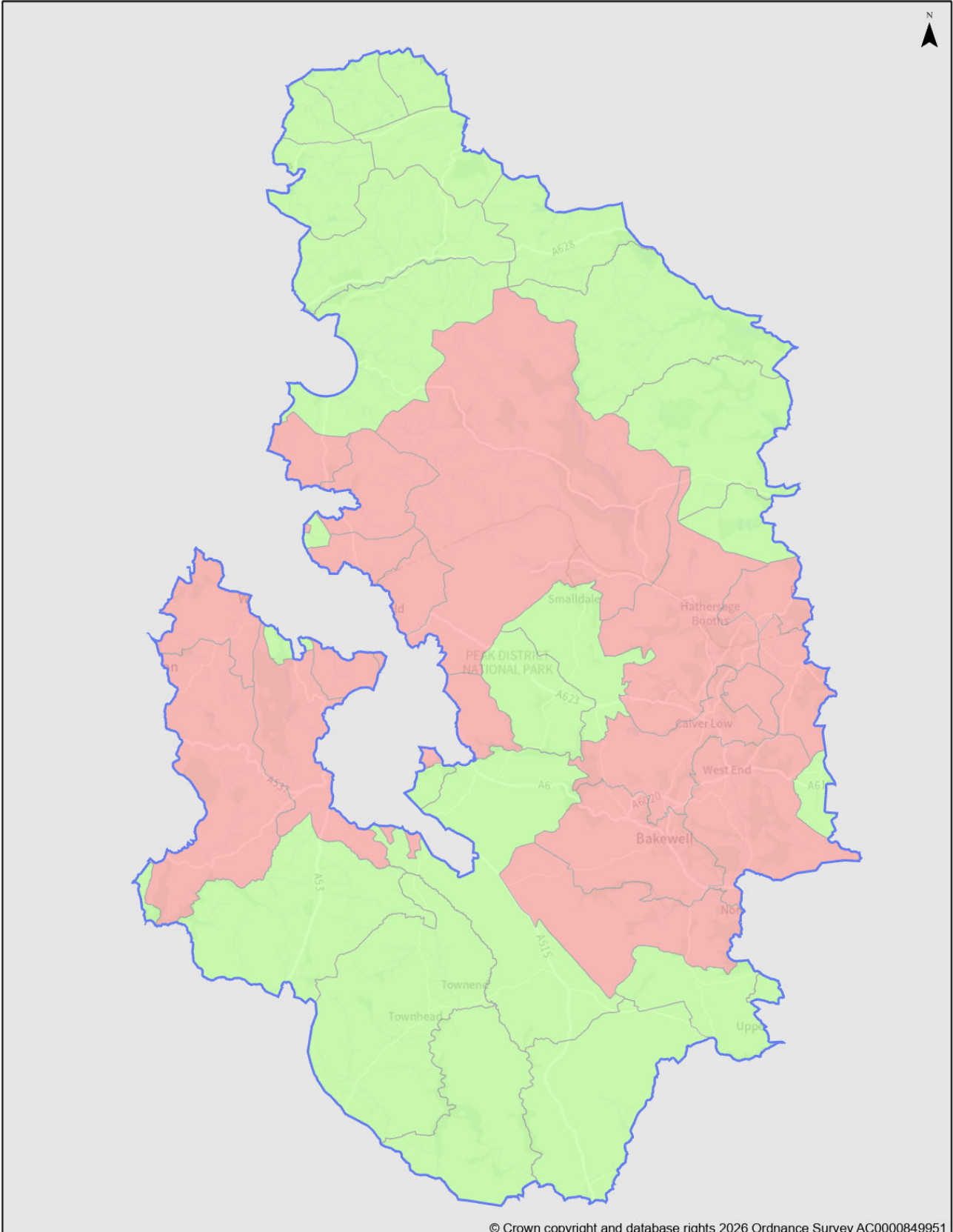
Economic Viability Assessment (2026) Table 4.3 Market values

Market units	sqm	Full value - Main market value area	Full value – rest of National Park
Flat / maisonette	74	£243,120	£243,120
1 bed house - terrace or semi	58	£240,680	£211,720
2 bed house - terrace or semi	79	£327,820	£288,380
3 bed house - terrace or sm. semi	84	£348,570	£306,630
3 bed house - semi	115	£477,200	£419,800
4 bed house - detached	140	£668,300	£562,020
5 bed house - detached	190	£906,980	£762,740

Source: Land Registry/EPC and local data

Economic Viability Assessment (2026) Table 4.5 Affordable homes values – without grant (figures are rounded)

Value per unit	Value for social rent	Value for shared ownership
1 bed maisonette	£52,000	
2 bed house	£74,000	£220,500
3 bed house	£90,000	£260,000
3 / 4 bed house	£126,000	



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VALUE AREAS

For further details please refer to www.peakdistrict.gov.uk/planning/policies-and-guides

Scale at A4: 1:250,000

Date: 17/06/2026



Viability Assumptions to support the delivery of affordable housing through Local Plan policies H13, H14, H15 and H16.

National policy and guidance on viability for plan making and Community Infrastructure Levy is set out in the NPPF and the Planning Practice Guidance (PPG). There is also useful guidance contained within 'Viability Testing Local Plans - Advice for planning practitioners' (Harman 2012) and 'Assessing Viability in Planning' (RICS 2021). The viability testing undertaken to support Local Plan policies complies with this national policy and guidance.

It should be noted that the approach taken in this Local Plan to viability is a conservative one which will therefore tend to under-estimate viability on some brownfield sites.

Assumptions included:

- More stringent requirements to improve building standards, including to reduce carbon emissions in new homes, particularly the update to Building Regulations Part L (conservation of fuel and power), Part F (ventilation) and Part O (overheating)
- Update to Part S - Infrastructure for Charging Electric Vehicles which requires new development to provide electric vehicle charging points where a parking space is provided or cabling elsewhere
- Provision for biodiversity net gain introduced through the Environment Act 2021, with 10% net gain a mandatory requirement for most development types from April 2024. Small sites are exempt from this requirement (i.e. sites of 0.2 hectares or less) however, a general allowance has been included for exempt sites to accord with Policy C3.
- A focus on the delivery of social rent homes
- The cost of implementing Future Homes
- Build costs based on Build Cost Information Service (BCIS) Upper Quartile figures. This takes into account building at smaller scale and high quality design requirements. Volume and regional house builders are capable of operating within the BCIS lower quartile cost figures.
- EV charging
- New homes built to M4(2) standard
- Nutrient neutrality for the small part of the affected Authority area
- A general allowance for developer contributions for health and social care, education, open space, sports and recreation facilities and others.
- Superfast broadband connection, or an equivalent alternative technology, installed on an open access basis.
- New or upgraded service infrastructure (e.g. mains sewer connection or incorporate a package sewage treatment plant)
- Building Safety Levy (rates for Derbyshire Dales)
- Fees calculated at: 15% on build costs for plot costs, site infrastructure works and contingency, 8% rate for finance, and 10% to 15% of build costs allowed for professional fees. A developer return allowance of 17.5% of value for market housing and 6% for affordable housing. An allowance for higher than average interest rates to account for the restricted access to finance for SME builders developing in the area.

Estimated BLV of £375,000 per gross ha for a greenfield site is based on a value of £15,000 per plot. Estimated BLV is £500,000 per gross ha for previously developed / brownfield land. However, these figures should be read with caution as where the market is able to pay a higher premium it will do so but, the guidance in the PPG is clear that benchmark land values should not be based on market values.

For brownfield sites that include existing floorspace on the site that floorspace should be netted off against the affordable housing liability, thus increasing the residual value and strengthening the viability position of the scheme.

16.9 Appendix 9 Nationally Described Space Standards

Taken directly from *Technical housing standards- nationally described space standard*.²⁰⁵

Introduction

16.6 This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

16.7 The requirements of this standard for bedrooms, storage and internal areas are relevant only in determining compliance with this standard in new dwellings and have no other statutory meaning or use.

Using the space standard

16.8 The standard Gross Internal Areas set out in Table 1 are organised by storey height to take account of the extra circulation space needed for stairs to upper floors, and deal separately with 1 storey dwellings (typically flats) and 2 and 3 storey dwellings (typically houses).

16.9 Individual dwelling types are expressed with reference to the number of bedrooms (denoted as 'b') and the number of bedspaces (or people) that can be accommodated within these bedrooms (denoted as 'p'). A 3 bedroom (3b) home with 1 double bedroom (providing 2 bed spaces) and 2 single bedrooms (each providing 1 bed space) is therefore described as 3b4p.

16.10 This allows for different combinations of single and double/twin bedrooms to be reflected in the minimum Gross Internal Area. The breakdown of the minimum Gross Internal Area therefore allows not only for the different combinations of bedroom size, but also for varying amounts of additional living, dining, kitchen and storage space; all of which are related to the potential occupancy.

16.11 Relating internal space to the number of bedspaces is a means of classification for assessment purposes only when designing new homes and seeking planning approval (). It does not imply actual occupancy, or define the minimum for any room in a dwelling to be used for a specific purpose other than in complying with this standard.

16.12 Minimum floor areas and room widths for bedrooms and minimum floor areas for storage are also an integral part of the space standard. They cannot be used in isolation from other parts of the design standard or removed from it.

16.13 The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m²).

16.14 The Gross Internal Areas in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.

²⁰⁵ [Technical housing standards – nationally described space standard - GOV.UK](#)

Technical requirements

16.15 The standard requires that:

- the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
- a dwelling with 2 or more bedspaces has at least 1 double (or twin) bedroom
- in order to provide 1 bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- in order to provide 2 bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- 1 double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
- any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement
- the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Table 1. Minimum gross internal floor areas and storage (m²)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	2.5
4b	5p	90	97	103	3.0
4b	6p	99	106	112	3.0
4b	7p	108	115	121	3.0
4b	8p	117	124	130	3.0
5b	6p	103	110	116	3.5
5b	7p	112	119	125	3.5
5b	8p	121	128	134	3.5
6b	7p	116	123	129	4.0
6b	8p	125	132	138	4.0

16.16 Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.

16.17 GIAs for 1 storey dwellings include enough space for 1 bathroom and 1 additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for 2 and 3 storey dwellings include enough space for 1 bathroom and 1 additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.

16.18 Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.

16.19 The internal face of a perimeter wall is the finished surface of the wall. For a detached house, the perimeter walls are the external walls that enclose the dwelling, and for other houses or apartments they are the external walls and party walls.

16.10 Appendix 11 Indicative list of recreation sites in the open countryside

This is an indicative list of existing sites in the open countryside that provide facilities for recreation, environmental education and interpretation. It does not include all the sites that may be covered by Policy RT2B.

Sites attracting large numbers of visitors

Site	Wider recreational area
Chatsworth House	Chatsworth and Beeley Moor
Fairholmes	Upper Derwent Valley
Hartington Station	Tissington Trail
Hassop Station	Monsal Trail
Ilam Hall	Ilam Hall
Longshaw Lodge / Woodcroft Car Park	Longshaw
Lyme Park	Lyme Park
Millers Dale Station	Monsal Trail
Trentabank	Macclesfield Forest

Sites that are popular with visitors

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

16.11 Appendix 12 Peak District Parking Standards

Introduction and scope

16.20 The standards set out in this document will be both the minimum and maximum requirements for off-street parking, where new development is undertaken. This approach is a departure from the previous Parking Standards, which set a maximum requirement only. Through this new approach we aim to ensure that sufficient parking is provided as part of any new development, commensurate with type, size and location, whilst discouraging over provision. Any land uses or types of development which are not specifically mentioned will be subject to consideration on an individual and site-specific basis, as will combinations of types of developments which are treated individually in this document. These standards ensure a balance between the size of developments, their use and the provision of vehicle parking and servicing, so that the efficient flow of traffic and safe use of adjacent highways by all users is not adversely affected. They are compiled for guidance in Development Management decision making in line with the recommendations of the NPPF (2019).

Multiple use

16.21 Where there are applications for multi-use developments, for example mixed business and residential use, either across a site, or within one building, parking provision will be aggregated across the uses. In some cases, the uses may be complementary, for example a school and an attached sports centre, where demand occurs at different times of day. In such cases, this may allow a reduction in the required aggregate total.

Interpretation

16.22 The standards refer to a number of different uses, which lie within the same Use Class (e.g. restaurants and public houses). It is intended that they be controlled via conditional approval for a specific use in order for that standard to apply. Where a developer does not wish to be constrained by such a condition, the most intensive standard within the Use Class shall be applied. Where an existing building or buildings are subject to an application for a change of use, the appropriate standards for the new use should be applied. However, some flexibility may be acceptable where the development relates to the re-use of buildings of a historical or architectural interest. All stated areas within this document are gross inclusive floor areas, measured externally, unless otherwise referred to (for example dining area or public waiting space). Where appraisals of parking need are based on the number of staff, this is for the maximum possible number of employees on duty at any one time rather than the total number of employees.

Dimensions for parking and turning

16.23 Car parking spaces created as part of a new development shall have minimum dimensions of 5.0 metres by 2.5 metres unless they are for the specific use of people with a physical impairment, in which case they shall be laid out in accordance with the Traffic Advisory Leaflet 05/95 - Parking for disabled people¹³² and as shown in Annex A. Unless there are exceptional circumstances, the longitudinal gradient of parking spaces should not exceed 1 in 14, whilst the cross fall should not exceed 1 in 40. In the case of dwelling houses, the provision of space within a garage of a minimum internal space of 5.0 metres by 2.5 metres shall be deemed to be the equivalent of a car parking space. However, in all cases garages should be set back at least 6 metres from the limit of the subject access frontage. Where parking bays are provided, the car parking spaces shall have minimum dimensions as shown in the scale drawings in Annex B. Where developments are serviced by commercial vehicles, or elsewhere as required by the appropriate Highway Authority; the provision of turning facilities separate from parking spaces shall be required. Parking is not acceptable within these turning areas. Typical examples of car turning areas are provided in Annex B.

Remote parking

16.24 Parking provision should be within the same curtilage as the development that it serves. Where this is impractical, the parking area must be in close proximity to the development and have safe and convenient pedestrian access. In this case, excessive walking distances¹³³, and/or a requirement to cross busy roads, or those on which traffic travels at high speeds, does not meet the criteria for safe and convenient pedestrian access. Remote parking should be shown within the application site edged red for Development Management purposes or subject to an appropriate Section 106 Agreement.

Provision for disabled drivers and passengers

16.25 Many people with a disability rely on cars as their primary mode of travel and it is essential that adequate parking is provided for them. 'Disabled spaces' should be constructed and marked out in accordance with Traffic Advisory Leaflet 5/95 and as shown in Annex A. In addition they should be clearly marked with the British Standard 'Disabled' symbol in accordance with IS EN 14361¹³⁴. Where parking fee concessions are in place, they should be clearly stated at the location of the parking space. In addition, spaces should generally be as close as possible to the entrance of the development that will be used by any disabled drivers or passengers and to any ticket machines.

16.26 A minimum of one 'disabled space' should be provided at shopping, commercial, industrial or leisure developments, with one additional space for every 25 standard parking spaces.

Provision for cyclists

16.27 No specific standard has been included for cycle parking, as in most cases the question of separate provision does not present a problem. However, where such provision is likely to become a material consideration, the Authority will seek to determine, in conjunction with the Highway Authority and the developer, an appropriate level of cycle parking accommodation.

Shops

1	General shops		Minimum	Maximum
	Customers		1 space per 30m ²	1 space per 25m ²
	Staff		1 space per 100m ²	
2	Individual supermarkets and superstores		Minimum	Maximum
	Customers	below 1000m ²	1 space per 25m ²	1 space per 20m ²
		1000-3000m ²	1 space per 20m ²	1 space per 15m ²
		above 3000m ²	1 space per 15m ²	1 space per 10m ²
	Staff		1 space per 100m ²	
3	Individual non-food retail warehouses		Maximum	
	Customers		1 space per 20m ²	
	Staff		1 space per 100m ²	
4	Retail parks			
	To be assessed as a combination of the different uses described above.			
5	Garden centres		Minimum	Maximum
	Customers		1 space per 30m ² covered area plus 1 space per 50m ² open area of display areas generally given to public access	1 space per 20m ² covered area plus 1 space per 50m ² open area of display areas generally given to public access
	Staff		1 space per 100m ² covered area	

Financial and professional services

1	Public services offices	Minimum	Maximum
	Customers and staff	1 space per 20m ²	1 space per 15m ²
2	Betting shops	Minimum	Maximum
	Customers	1 space per 20m ²	1 space per 15m ²
	Staff	1 space per 100m ²	

Food and drink

1	Restaurants, cafes and hot food takeaways	Maximum
	Customers and staff	1 space per 4m ² dining area or public waiting space in takeaways

NB: Roadside (motorists') restaurants are included in this category.

2	Public houses, licensed clubs and bar areas of restaurants	Maximum
	Customers and staff	1 space per 4m ² public drinking area plus 1 space per 10m ² of beer gardens

NB: Any food and drink development which includes residential accommodation must provide extra spaces complying with the dwelling houses standards.

Business

1	Administrative offices, high technology industry and science parks	Minimum	Maximum
	Staff and visitors	1 space per 40m ²	1 space per 35m ²

General industrial

1	Industrial processes	Minimum	Maximum
	Staff and visitors	1 space per 50m ²	

2	Vehicle service, repair and spares stores		
	Customers		1 space per 15m ²
	Staff		1 space per 30m ²
	Tow vehicles		1 space minimum, appropriately sized

Storage or distribution

1	Warehousing	Maximum
	Below 235m ² Staff and visitors	1 space per 25m ²
	Above 235m ² Staff and visitors	7 spaces plus 1 space per 100m ² internal plus 1 space per 200m ² external storage area

Hotels and hostels

1	Hotels, boarding and guest houses	Maximum
	Customers	1 space per bedroom
	Staff	1 space per 10 bedrooms
	Coaches	To be assessed individually but, as a minimum, satisfactory facilities should be provided, generally clear of the highway, to enable coach passengers to embark or disembark in safety and coaches must be able to enter and leave the site in a forward gear.

NB

- i The bedroom total should include both guest and staff bedrooms.
- ii Where bar and restaurant facilities are also provided, the additional parking provision for these must meet half of the appropriate Food and Drink standards.
- iii Conference facilities: 1 space per 3m².

2	Residential hostels and community homes	Maximum
	Residents and staff	1 space per 4 bedrooms

Residential institutions

1	Aged persons care home	Maximum
	Visitors and staff	2 spaces plus 1 space per 4 bedrooms

NB: The bedroom total should include both resident owner and residential staff bedrooms.

2	Sheltered accommodation	Maximum
	Residents, visitors and staff	2 spaces plus 1 space per 3 residential units
3	Residential schools, colleges and training centres, halls of residence, hospitals and community housing for disabled people	
	To be assessed individually	

4	Dwelling houses	Minimum	Maximum
	One bedroom dwellings	1 space per unit plus 1 space per 2 units for visitors	2 spaces per unit plus 1 space per 2 units for visitors
	Two and three bedroom dwellings	2 spaces per unit	3 spaces per unit, of which no more than 2 shall be in line
	Four (and over) bedroom dwellings	3 spaces per unit, of which no more than 2 shall be in line.	4 spaces per unit, of which no more than 2 shall be in line
	Aged persons residences	1 space per residential unit plus 1 space per 2 units for visitors	2 spaces per residential unit plus 1 space per 2 units for visitors

NB: In respect of aged persons residences these units are limited to residential use by people over the national retirement age, with no provision for a warden.

5	Holiday residences
	Maximum 1 space per 1 and 2 sleeping room units 2 spaces per 3 (and over) sleeping room units
6	Caravan sites
	Maximum 1 space per caravan plus restaurant and bar facilities to comply with the Food and Drink standards and office requirements to comply with the Business standard.

Non-residential institutions

1	Medical or health services
	Maximum 4 spaces per consulting room or room used by a medically qualified person.

NB: Veterinary surgeries are included in this section.

2	Crèches and day nurseries
	Maximum 1 space plus 1 space per 10m ² (0 to 3 year old children) or 1 space per 20m ² (3+ to 8 year old children) of child accommodation/internal play area plus 1 extra space where the licence is for 20 or more children.

NB In addition, satisfactory facilities should be provided clear of the highway to enable children to enter and leave parked cars and mini-buses in safety, without vehicles reversing, unless the proposed development is in a location where vehicles can wait to set down or pick up children in safety without affecting the free and safe flow of traffic. The higher standard (1 space per 10m²) will apply if the group age of the intended children is not stated in the application.

3	Day centres	Minimum	Maximum
		1 space per 2 staff	1 space per 1 staff
	Plus appropriate turning, standing and parking facilities for coaches and minibuses		

NB: Where the centre is purpose designed for people with physical impairment all spaces should be appropriate for their use (see Annex A) and there should also be an individual assessment of the need for additional car spaces for disabled people.

4	Infant, primary and secondary schools	Minimum	Maximum
		2 spaces per classroom or teaching area plus 1 space per 15 sixth form students for their use where appropriate.	2.5 spaces per classroom or teaching area plus 3 spaces per 15 sixth form students for their use where appropriate.
	Sufficient additional hard-standing should be provided on play areas etc. for out of hours parking by parents or mature students.		

NB: Facilities should also be provided to enable pupils to enter and leave parked coaches and cars safely and clear of the highway, without vehicles reversing.

5	Colleges of further and higher education
	Parking requirements will be assessed individually and based on the nature of the educational establishment, type and number of staff and students (e.g. full or part time) and the location of the site.

6	Other Non-Residential Institutions
	<p>The following uses, will all be assessed on an individual basis:</p> <ul style="list-style-type: none"> i Art galleries ii Museums iii Libraries iv Public or exhibition halls v Places of worship and religious instruction

Criteria not mentioned elsewhere

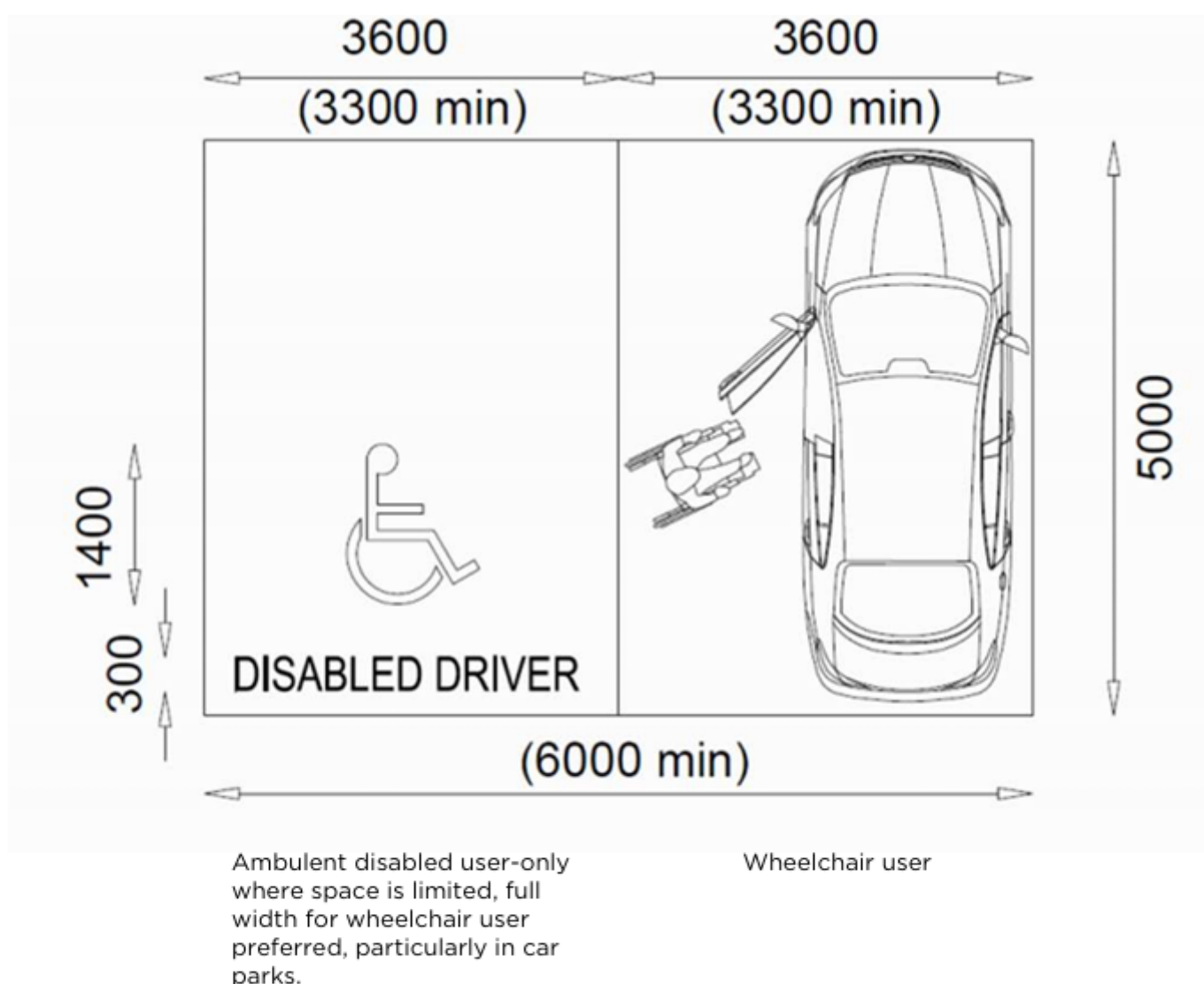
16.28 All uses not mentioned within the guidance, including, but not exclusive to the following: abattoirs, auction rooms, camp sites, car valeting, cemeteries, cinemas, theatres, golf clubs, fuel filling stations, livery stables and riding schools, livestock markets, and ambulance, fire and police stations, etc; will all be assessed individually with particular regard to periods and frequency of use.

Annex A: Provision for disabled drivers and passengers

All dimensions given in millimetres.

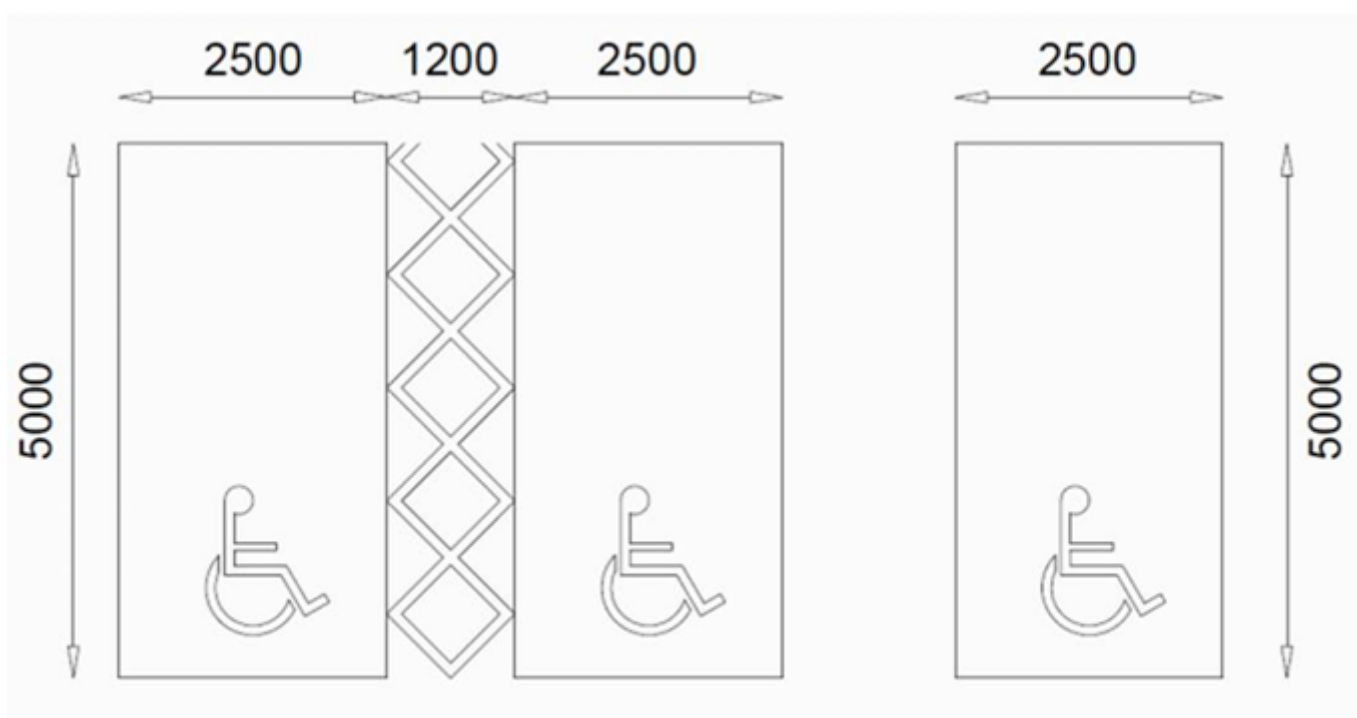
Car parking should be:

- i Located close to an accessible entrance.
- ii Preferably under cover.
- iii For pedestrianised areas, within 50 metres of destination if uncovered or 100 metres if covered.



Whilst 3,300 millimetres is the specified minimum for individual bays, where bays are adjoined, a shared minimum dimension down to 6,000 millimetres for 2 bays may be acceptable.

Parking bays should be: i) Wide enough for wheelchair transfer to and from the car. ii) Designated for use by disabled people and clearly signed at the entrance.



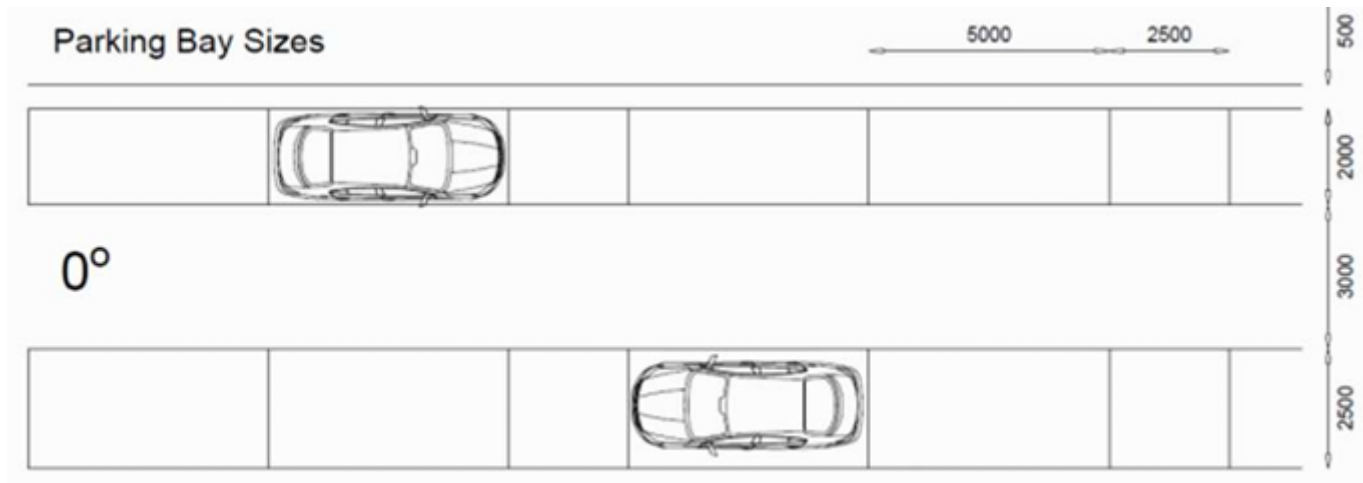
Marked out shared space between 2 standard bays

Standard end bay with long side open for access

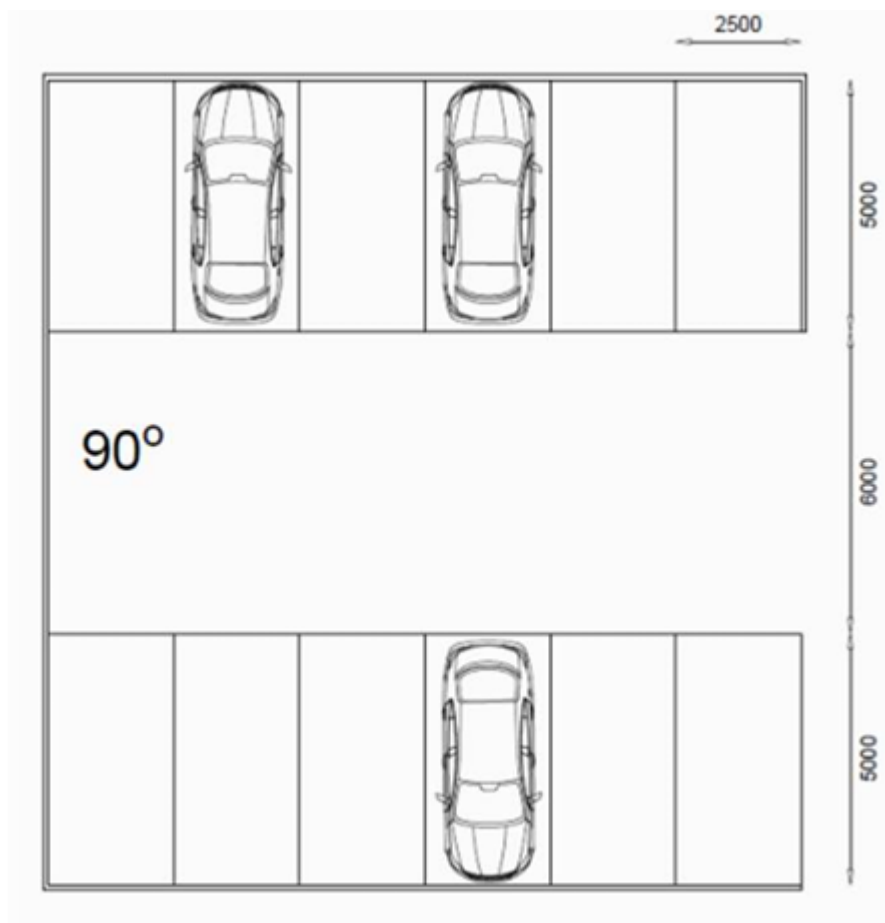
Annex B: General parking provision

All dimensions given in millimetres.

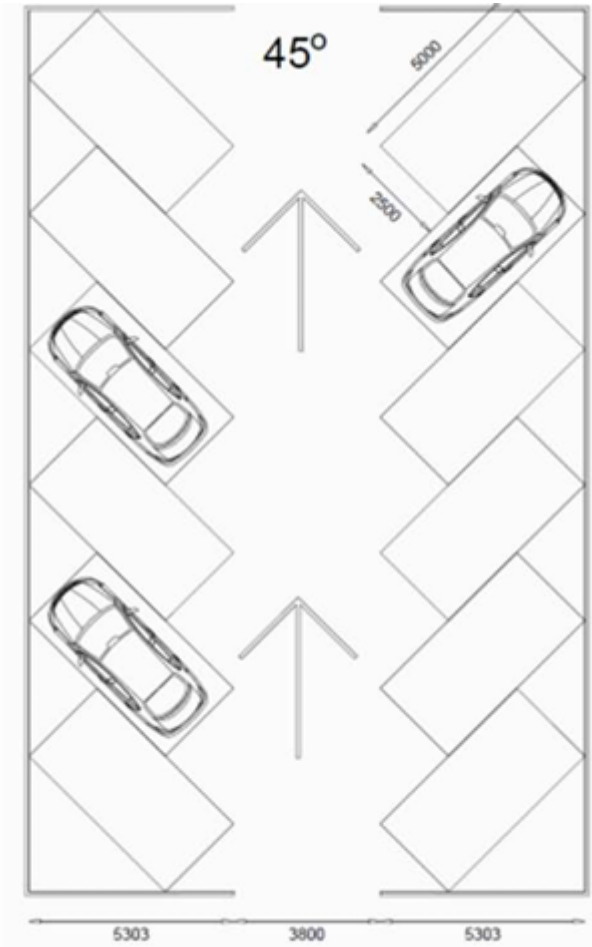
- a Aligned with a curb or wall



- b At 90° to a curb or wall

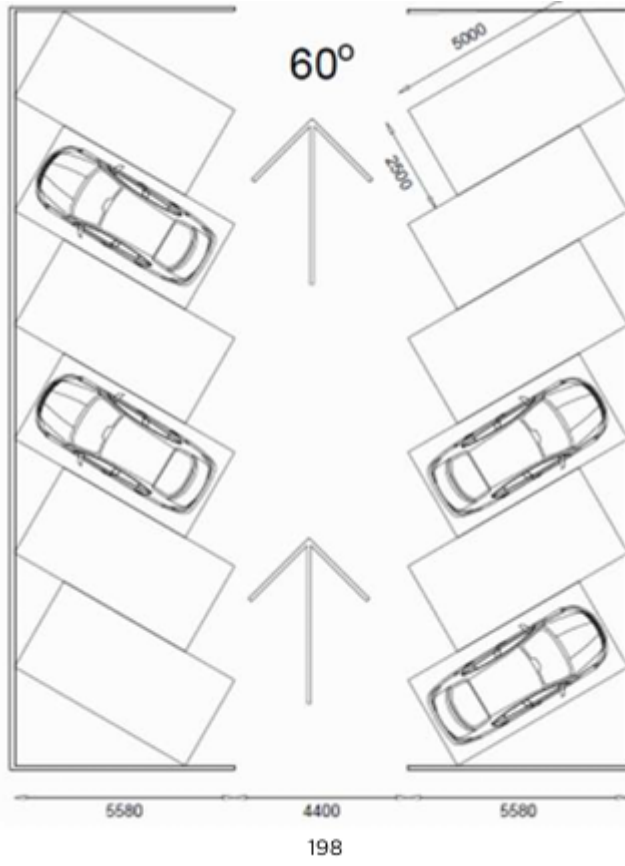


- c At 45° to a curb or wall (Note angle parking should only be on a one-way system)

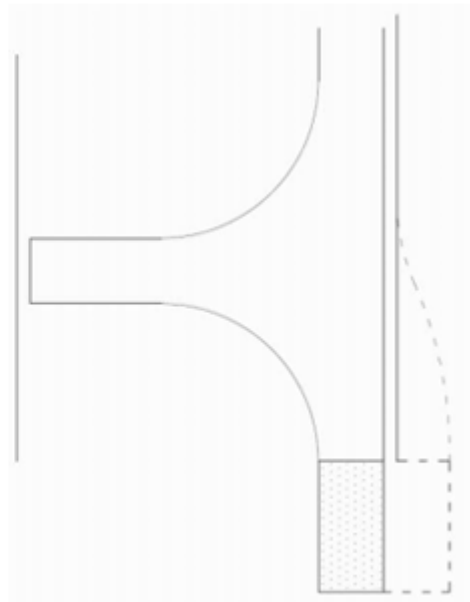
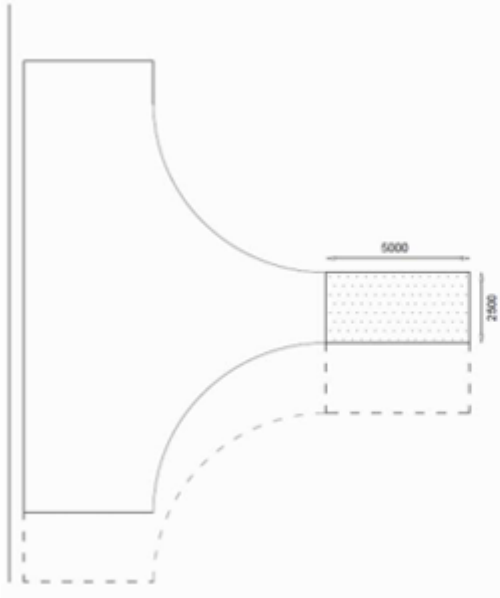
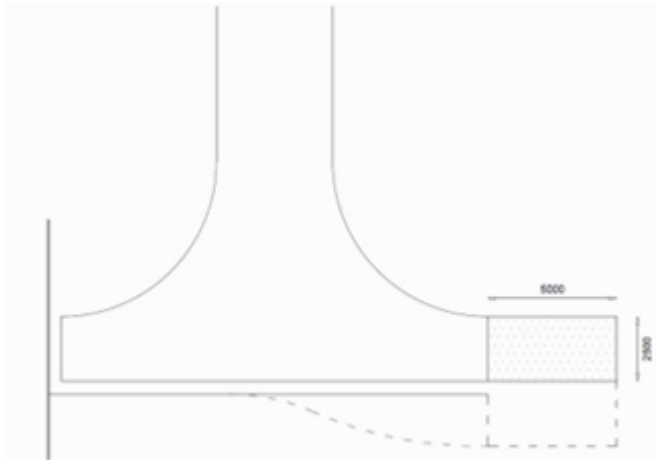


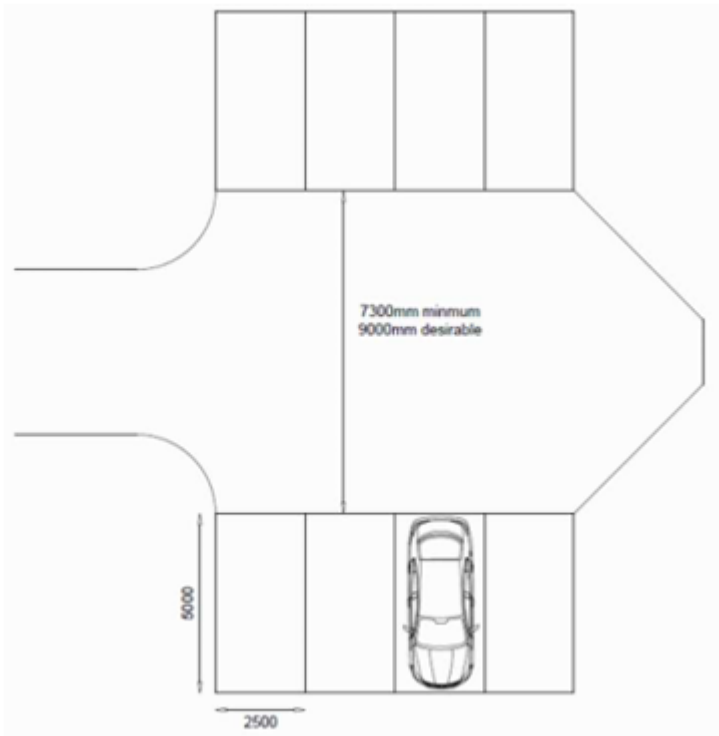
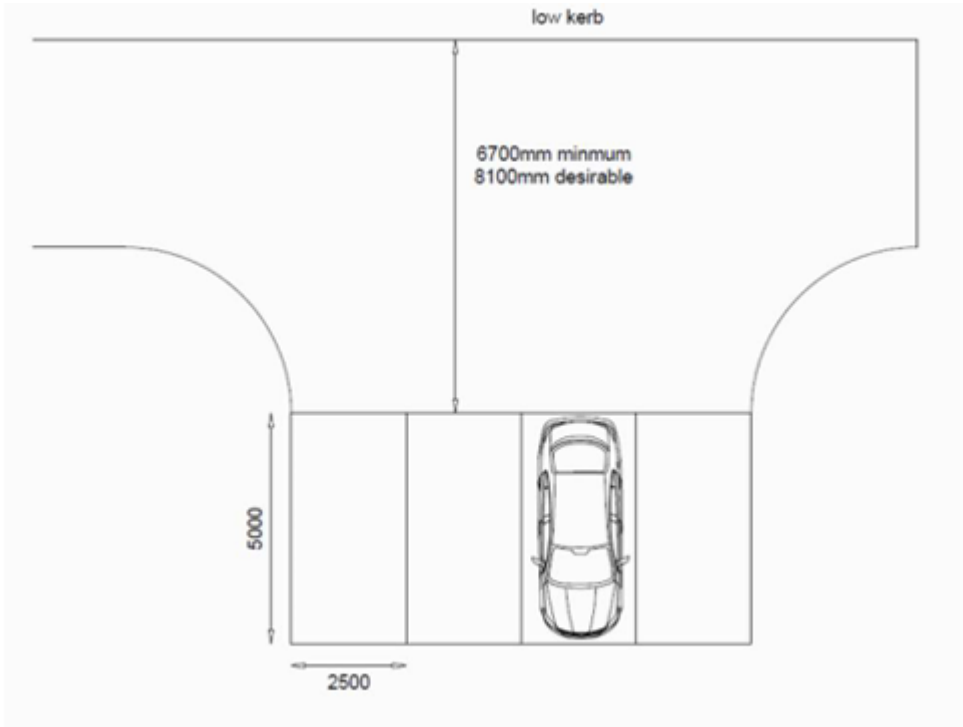
Note: car spaces can only be interlocked properly at 45°

d At 60° to a curb or wall (Note angle parking should only be on a one-way system)



Forecourt to wall or other garage opposite





17 Glossary

Affordable Housing: 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); and which complies with one or more of the following definitions:

a) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

c) Discounted market sales housing: is that sold at a discount of at least 30% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (in the Peak District National Park this is at a price equivalent to at least 20-30% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

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.

Community-led development: Community-led development on rural exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement.

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.

Edge of Centre: For retail purposes, a location that is well connected to, and up to 300 metres from, Bakewell Primary Shopping Area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

End Date: The date that extraction must conclude at a given mineral site.

Garden: Relates to the use of a piece of land. In most cases, particularly in built up areas, the garden associated with a dwellinghouse will usually be contained within the residential curtilage.

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.

Greenfield Land: Undeveloped land that has not been built on.

Hamlet - a very small settlement. Not a named settlement for the purposes of this Local Plan and Policy C8.

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.

Housing need: An unconstrained assessment of the minimum number of homes needed in an area.

Housing requirement: The minimum number of homes that the Plan seeks to provide from all sources during the plan period.

Housing supply: The future supply of land which is suitable, available and achievable for housing and can potentially be delivered over the plan period.

Land 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.

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.

M4(2) Accessible and Adaptable Dwellings: Refer to Part M of Schedule 1 to the Building Regulations 2010. M4(2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. For heritage assets, the requirements for accessibility will be balanced against preserving historic buildings or environments. [BR PDF AD M1 2015 with 2016 amendments V3.pdf](#)

M4(3) Wheelchair User Dwellings: Refer to Part M of Schedule 1 to the Building Regulations 2010. M4(3) will be met where a new dwelling makes reasonable provision either at completion or point following completion for a wheelchair user to live in the dwelling and use any associated private outdoor space, parking, and communal facilities that may be provided for the use of the occupants. [BR PDF AD M1 2015 with 2016 amendments V3.pdf](#)

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.

Primary Shopping Area: The Primary Shopping Area is the town centre area for Bakewell.

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

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.

Primary Residence: The main residence of a person that is considered to be their primary residence for Council Tax and other administrative purposes.

Priority Habitat: A habitat that is identified as being of principal importance for biodiversity under the Natural Environment and Rural Communities Act 2006.

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.

Regionally Important Geological Sites: identified on the Policy Map as sites that should be preserved for educational purposes

Registered Social Landlord (RSL): An organization that provides housing but does not trade for profit. RSLs are registered with the government.

Residential curtilage: The boundary of a private garden or the extent of the land surrounding premises normally defined on the ground by some physical features. This is usually quite easy to determine. However, particularly in rural areas and areas of sporadic or low density housing development, there may be difficulties in determining the residential curtilage if parts are detached, if there is no physical definition at all, or if there are adjoining paddocks or small fields. To fall within the 'curtilage' of a building the Courts have held that: the land should serve the purpose of the building in some reasonably necessary or useful manner; there must be an intimate association with the building; it is a small area forming part and parcel with the house or building which it contained or to which it was attached; and it is a small area about a building, it must be intimately associated with the building, and the size of the area of ground is a matter of fact and degree.

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.

Rural enterprise: Land based operations that have a business need to be located in a specific rural location, for example non-operational farms to support nature recovery.

Rural exception site: Small areas of undeveloped land on the edge of a settlement that would not be allocated for housing in a Local Plan and would not normally be granted permission for development. An exception to this would be if it were developed for 100% affordable housing.

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.

Significance: The value of a heritage asset to this and future generations because of its heritage interest. Interest may be archaeological, architectural, artistic or historic and it may derive not only from a heritage asset's physical presence, but also from its setting.

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.

Townscape: The character and composition of the built environment including the buildings and the relationships between them, different types of urban open space, including green spaces, and the relationship between buildings and open space (source: Townscape Character Assessment Technical Information Note 05/2017, Landscape Institute)

Townscape Character: A distinct, recognisable and consistent pattern of elements in the built environment that makes one place different from another, rather than better or worse. (source: Townscape Character Assessment Technical Information Note 05/2017, Landscape Institute)

Townscape Character Areas: Townscape Character Areas (TCAs) are unique areas which are the discrete geographical areas of a particular townscape type. (source: Townscape Character Assessment Technical Information Note 05/2017, Landscape Institute)

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): Documents prepared by landowners that set out the vision, aims and objectives for an estate. They set out the assets of the organisation, analyse opportunities and threats and describe future plans and projects. 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. WEPs

encourage open dialogue between land owning organisations and the National Park, to look at land holdings in their entirety to identify mutually acceptable and proactive solutions which serve the wider purposes of the National Park.

Wild Camping: Camping outside of an officially designated campsite.

