

9. APPROVAL OF THE PEAK DISTRICT LOCAL PLAN 2026-2045 FOR REGULATION 19 CONSULTATION AND SUBMISSION TO THE SECRETARY OF STATE

1. Purpose

- 1.1 For Members to approve the Local Plan (comprising the Local Plan document and the Policies Map) for public consultation and submission to the Secretary of State.
- 1.2 For Members to note the other Local Plan Submission Documents and approve their consultation (where relevant), update (where relevant) and submission.

2. Context

- 2.1 The Local Plan 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.
- 2.2 The 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.)
- 2.3 It has been prepared in accordance with legislation and guidance including the Town and Country Planning (Local Planning) (England) Regulations (2012).
- 2.4 It is informed by evidence¹ including:
 - Settlement Character Analysis and Landscape Sensitivity Assessment
 - Employment Development Needs Assessment
 - Populations Projection and Standard Method Housing Needs Assessment (updated twice)
 - Review of Design Policies and Supplementary Planning Documents
 - Economic Viability Assessment
 - Level 1 Strategic Flood Risk Assessment
 - Housing Need, Housing Requirement and Strategic Housing Land Availability Assessment
 - Local Aggregate Assessment 2025.
- 2.5 It is shaped by extensive consultation in accordance with the Authority's Statement of Community Involvement. This includes:
 - 2020 online stakeholder survey
 - 2020 online survey for schools and young people
 - 2021 informal stakeholder consultation on Topic Papers
 - 2021 stakeholder workshops
 - 2022 parish council survey
 - **2024 Regulation 18 Issues and Options consultation (statutory consultation)**
 - 2024 duty to co-operate meetings with constituent authorities
 - **2025 Regulation 18 Preferred Approach consultation (statutory consultation)**

¹ The evidence was commissioned and undertaken by consultants except for the *Housing Need, Housing Requirement and Strategic Land Availability Assessment* which was undertaken by the Policy and Communities Team, the *Habitats Regulations Assessment* which was undertaken by an in-house team of ecologists and policy planners and the *Local Aggregates Assessment* which was prepared by the Authority's Minerals team, Derbyshire County Council and Derby City Council.

- 2025 duty to co-operate consultation with prescribed authorities
- ongoing duty to co-operate meetings with individual constituent authorities.

2.6 It is informed by the views of the Local Plan Steering Group in accordance with Standing Orders.

2.7 It is informed at each stage (*Issues and Options*, *Preferred Approach* and current *Draft Plan*) by the legally required Sustainability Appraisals and Habitats Regulation Assessments that respectively ensure that sustainability and the protection of wildlife habitats are properly considered. An Equalities Impact Assessment has been prepared to ensure that the Equality Duty is fully considered.

3. Proposals

3.1 Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations (2012) sets out that before submitting a local plan to the Secretary of State the local planning authority must make a copy of each of the proposed submission documents and a statement of the representations procedure available for inspection.

3.2 The Submission Documents are:

- the Local Plan
- the Policies Map
- the Sustainability Appraisal (SA). (The SA also satisfies the requirement for a Strategic Environmental Assessment)²
- the Consultation Statement. With regard to the Regulation 18 consultation this includes a summary of the representations received and actions taken in response, and with regard to the Regulation 19 consultation it sets out the number of representations received and a summary of the main issues raised. (The current published Consultation Statements include only the Regulation 18 responses.)
- copies of any representations made in accordance with Regulation 20 (with regard to the Regulation 19 consultation)
- such supporting documents as in the opinion of the local planning authority are relevant to the preparation of the local plan. These include:
 - the Habitats Regulations Assessment
 - Equalities Impact Assessment
 - supporting evidence as set out in paragraph 2.4
 - Statement of Compliance with the Duty to Co-operate and Statements of Common Ground
 - Topic Papers that set out in detail the justification for the policy approach.

3.3 The Regulation 19 consultation will take place for 8 weeks beginning on the 27th July 2026. Parish Councils were informed about the likelihood of a summer consultation.

² The Environmental Assessment of Plans and Programmes (SI 2004 No 1633) as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232) and the Environmental Assessment of Plans and Programmes (Amendment) Regulations 2020 (SI 2020/1531).

- 3.4 The Authority will undertake the Regulation 19 consultation in accordance with the Government's Model Representation Guidance³ using the Model Representation Form⁴ which can be filled in online on the consultation platform, emailed or posted. The form will be downloadable from the website and the consultation platform. Hard copies will be made available on request.
- 3.5 The previous consultation stages sought feedback on thoughts, ideas and aspirations to help shape the draft Local Plan. The Regulation 19 consultation represents the final stage of the Authority's plan-making process and focuses on whether the final draft Local Plan is legally compliant and sound, rather than general comments or alternative options. Information about this will be included in the guidance to ensure that consultees, residents and communities understand the scope of the consultation and can engage meaningfully. At this stage, the Authority should be satisfied that the Local Plan is legally sound and ready for submission to the Secretary of State.
- 3.6 The tests of soundness are set out in the National Planning Policy Framework. Plans are sound if they are:
- Positively prepared – providing a strategy which, as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development.
 - Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence.
 - Effective - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.
 - Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national policy, where relevant.
- 3.7 The Planning Inspectorate requires local authorities to then submit a pre-examination checklist. The Inspectorate will provide a written response within 10 working days of receiving the pre-examination checklist. The written response will either confirm that the plan is ready for examination, or set out specific actions that the Planning Inspectorate recommends the authority takes before submission.
- The Authority will if necessary take any recommended action and submit the Plan to the Secretary of State with a covering letter that sets out key information including:
 - the initial view of the local planning authority about the potential main issues for the examination
 - the number of likely participants in the hearings and the number of hearing days that may be required
 - how the LPA has responded to any actions recommended in the Planning Inspectorate's written response to the pre-examination checklist.

³ [Model representation guidance for local plans being examined in the legacy system \(The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012\) - GOV.UK](#)

⁴ [Model Representation Form for Local Plans .odt](#)

4. Recommendations

1. That the Submission Draft Local Plan and Policies Map be approved and published for consultation pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
2. To note that the Submission Documents will be published alongside the Submission Draft Local Plan and Policies Map for consultation pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
3. That, following the consultation carried out under resolutions 1 and 2 above, and subject to no opinions being expressed during the consultation regarding the Strategic Environmental Assessment and the Habitats Regulations Assessment, the submission to the Secretary of State of the Submission Draft Local Plan, Policies Map and the Submission Documents be approved.
4. That delegated authority be granted to the Head of Planning and Conservation, in consultation with the Chair of the Authority, to make non-material and/or minor amendments to the Submission Draft Local Plan, Policies Map and the Submission Documents, prior to publication for the consultation and prior to submission to the Secretary of State, as necessary.
5. That delegated authority be granted to the Head of Planning and Conservation to take any actions recommended by the Planning Inspectorate, via the pre-examination checklist procedure, required to make the Submission Draft Local Plan, Policies Map and the Submission Documents ready for submission to the Secretary of State pursuant to Section 20 of the Planning and Compulsory Purchase Act 2004.
6. That delegated authority be granted to the Head of Planning and Conservation to agree any modifications, and/or request the appointed Local Plan Inspector to recommend any modifications, to the Submission Draft Local Plan, Policies Map and Submission Documents during the public examination process as may be necessary to ensure legal compliance and soundness pursuant to Section 20(7C) of the Planning and Compulsory Purchase Act 2004.

5. Corporate Implications

a. Legal

The Authority has a legal duty to prepare and maintain an up-to-date Local Plan. The process within this report complies with the provisions of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012. As these Regulations are “legacy” Regulations, the Local Plan must be submitted to the Secretary of State for examination by 31 December 2026.

b. Financial

The Authority must pay for the Examination and provide a Programme Officer. The Finance Manager is aware. Cost depends on the length and complexity of the examination process. The Programme Officer costs are £25,000 (subject to contract). Examination costs typically range from £100,000 - £200,000. It is expected that the Authority’s cost would be at the lower end.

- c. National Park Management Plan and Authority Plan
The Local Plan is a key delivery mechanism for the achievement of Management Plan Objectives.
- d. Risk Management
If the Authority does not submit the draft plan by the 31 December deadline, then the plan would be subject to new regulations and any transitional arrangements yet to be published.
- e. Net Zero
This report doesn't directly contribute to meeting net zero. However, Climate Change is considered throughout.

6. Background papers (not previously published)

- 6.1 [Regulation 18 Consultation Statement on Issues and Options](#)
- 6.2 [Regulation 18 Consultation Statement on Issues and Option Appendix 3](#)
- 6.3 [Regulation 18 Consultation Statement on Preferred Approach](#)
- 6.4 [Settlement Character Analysis and Landscape Sensitivity Assessment](#)
- 6.5 [Employment Development Needs Assessment](#)
- 6.6 [Employment Development Needs Assessment Appendix](#)
- 6.7 [Populations Projection and Standard Method Housing Needs Assessment](#)
- 6.8 [Housing Needs Assessment \(Standard Method 3\)](#)
- 6.9 [Affordable Housing Need and Housing Size Update](#)
- 6.10 [Review of Design Policies and Supplementary Planning Documents](#)
- 6.11 [Economic Viability Assessment](#)
- 6.12 [Level 1 Strategic Flood Risk Assessment](#)
- 6.13 [Housing Need, Housing Requirement and Strategic Land Availability Assessment](#)
- 6.14 [Local Aggregate Assessment 2025](#)
- 6.15 [Minerals Capacity Assessment \(redacted\)](#)
- 6.16 [Gypsy and Traveler Accommodation Assessment](#)
- 6.17 [Derbyshire Spatial Energy Study](#)
- 6.18 [National Parks England Active Travel Plan](#)
- 6.19 [Peak District Walking, Wheeling, Cycling & Horse-riding Infrastructure Plan](#)
- 6.20 [Peak District Tourism Charter](#)

7. Appendices

- 7.1 Appendix 1 – [Submission Draft Local Plan](#)
- 7.2 Appendix 2 – [Policies Map](#)
- 7.3 Appendix 3 – [Sustainability Appraisal](#) and [non-technical summary](#)
- 7.4 Appendix 4 – [Habitats Regulations Assessment](#)
- 7.5 Appendix 5 – [Duty to Cooperate Compliance Statement incorporating Statements of Common Ground](#)
- 7.7 Appendix 7 – [Equalities Impact Assessment](#)

Report Author, Job Title and Publication Date

Adele Metcalfe, Policy and Communities Team Manager, 30 June 2026