

Local Plan Review

Issues and Options Consultation

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Foreword

If you live, work, visit or do business in the Peak District National Park, then this *Issues and Options* consultation on the new Local Plan is going to be important to you.

The Local Plan is a vital document that helps to shape everything in the National Park, from local housing and farming, through to transport and minerals. It must respond positively to socio-economic pressures and the growing challenges of climate change and biodiversity loss. At the same time, and at its core, it must uphold the purposes of a national park to conserve and enhance natural beauty, wildlife and cultural heritage for the benefit of the nation.

The new Local Plan will shape future development as we manage change in the National Park to 2045. It will set out planning policies that will be used to guide decisions on development proposals and planning applications.

This *Issues and Options* consultation is a way to get as many voices heard as possible. What matters most to individuals, families and business? To our constituent authorities and the many charities, organisations and groups that represent communities of place and interest?

The responses we receive to this *Issues and Options* consultation are vital in helping to shape the draft plan, so please respond, even if it is just to a single issue.

Ken Smith

Chair of Peak District National Park Authority

A New Local Plan for the Peak District



1.1 A new Local Plan for the Peak District National Park is currently being prepared.[1] It will shape future development in the National Park to 2045. It will set out the vision, spatial strategy and planning policies that will be used to guide decisions on development proposals and planning applications.

Planning in a National Park

1.2 All local plans must be in accordance with the National Planning Policy Framework and Government Guidance. Local plans in national parks must also further the statutory purposes of a national park. These are:

- to conserve and enhance natural beauty, wildlife and cultural heritage
- to promote opportunities for the understanding and enjoyment of the park's special qualities.

1.3 In pursuing these purposes we also have a duty to seek to foster the economic and social well-being of local communities.

Relationship between the Local Plan and the Management Plan

1.4 National park authorities are required by law 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 local plan is the statutory development plan. The Peak District National Park Management Plan sets out a long term Vision and the Aims and Objectives that the new local plan will help to deliver.[2]

Peak District National Park Vision

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

1 In accordance with Part 2 of the Planning and Compulsory Purchase Act 2004 as amended and the Town and Country Planning (Local Planning) (England) Regulations 2012

2 Peak District National Park Management Plan

How to get involved

The public consultation will run from 7th October 2024 to 29th November 2024.

Visit the National Park Authority website for details of how to get involved, make comments and find out about drop-in events that are taking place.

https://www.peakdistrict.gov.uk/planning/policies-and-guides/the-local-plan/regulation-18-consultation

You can make comments at any time during this period:

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



1.1 National policy and international context

1.5 The most significant legislation is listed below. (For a full analysis of all relevant legislation see the Sustainability Appraisal Scoping Report.)[3]

The Environment Act 1995

1.6 The Peak District is a national park for all to enjoy. National park purposes are legally defined.[4] They are:

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

1.7 We also have have a duty in law to seek to foster the social and economic well-being of communities. However, the Government does not expect high levels of development that might otherwise be encouraged in non-protected rural areas. The 'Sandford Principle' has established that where there is an irreconcilable conflict between the statutory purposes, conservation takes priority.

The Environment Act 2021

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

The Levelling Up and Regeneration Act (LURA) 2023

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

The National Planning Policy Framework

1.10 The Government's National Planning Policy Framework (December 2023) says that landscape and scenic beauty in national parks have the ***highest status of protection.***[5] The scale and extent of development should be limited, and 'great weight' should be given to conserving and enhancing wildlife and cultural heritage. Major development should not take place unless there are exceptional circumstances and it is in the public interest. Whether or not development is 'major development' is a matter for the decision maker (the National Park Authority), taking into account its nature, scale and setting, and whether it could have a significant adverse impact on national park purposes.[6]

1.11 Consideration of such applications should include an assessment of:

- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy

3 Sustainability Appraisal Scoping Report

4 Environment Act 1995.

5 National Planning Policy Framework - GOV.UK (www.gov.uk)

6 The major development test for national parks is set out in paragraph 183 and footnote 64 of the National Planning Policy Framework.

- the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way
- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Government Vision and Circular

1.12 The Government's Vision for national parks (referred to throughout this report)[7] sets out 5 priorities for action:

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

The Climate Change Act 2008

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

International Union for Conservation of Nature

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

I (a) strict nature reserve (b) wilderness area
II national park
III natural monument or feature
IV habitat or species management area
V protected landscape or seascape
VI protected area with sustainable use of natural resources.

1.15 UK national parks have long been regarded as a Category V protected area because in contrast with other categories, there is more human interaction and their main objective is to safeguard valued cultural and scenic character, as well as the habitats and biodiversity. A recent report on how well UK national parks fit the definition of an IUCN protected area suggests that they 'no longer qualify . . . in their entirety' because designation itself does not prevent or eliminate harmful exploitation or management practices (page 61).[8]

7 English national parks and the broads: UK government vision and circular 2010 - GOV.UK (www.gov.uk)

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

1.2 Spatial portrait

Landscape Character

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

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

1.18 The ***White Peak*** is a raised, undulating limestone plateau incised by steep-sided dales. It has a strong identity, which has been largely 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. However, only 6% of the White Peak is formally designated for wildlife. These diverse and special habitats are often small, linear, fragmented and in variable condition.

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

Special Qualities

1.20 National parks all have their own set of 'Special Qualities'. (The term and the requirement to define them derive from national park legislation.) For the Peak District these are:

Beautiful views created by contrasting landscapes and dramatic geology

Many of the contrasting landscapes that give the Peak District National Park its well-known views have been produced by the interaction between people and nature over thousands of years, giving different areas their own individual character and sense of place.

Internationally important and locally distinctive wildlife and habitats

From the atmospheric dark moors and bogs of Bleaklow to the leafy woodlands, sparkling rivers and dramatic limestone cliffs of Dovedale, the Peak District National Park's wildlife and habitats are internationally important and valued by millions of people.

Undeveloped places of tranquillity and dark night skies within reach of millions

For generations, people have escaped from towns and cities to visit the Peak District National Park and enjoy its tranquillity.

Landscapes that tell a story of thousands of years of people, farming and industry

People visiting, working and living in the Peak District National Park today are immersed in a lived-in landscape that has been shaped by people for thousands of years.

Characteristic settlements with strong communities and traditions

Generations of life are reflected in the diversity of the Peak District National Park's buildings. Many farmsteads have medieval origins. Other settlements and communities evolved alongside industry with mills and smithies and worker's cottages. Large landowning families have also given some communities their iconic character, such as the Chatsworth Estate and Edensor village.

An inspiring space for escape, adventure, exploring and quiet reflection

The Peak District National Park is bordered on all sides by major towns and cities. It is within an hour's travel for around 16 million people, providing a rural oasis in stark contrast to its urban neighbours.

Vital benefits for millions of people that flow beyond the landscape boundary

It is clear that people who visit, live or work in the Peak District National Park directly benefit from it. Yet many of its benefits go beyond the boundary such as flood prevention, clean water provision and food production.

Key Facts

1.21 The Peak District:

- has 2,143 listed buildings (93% Grade II, 5% Grade II*, 2% Grade I) and 109 conservation areas.
- contains over 3,000 farm businesses.
- is home to around 36,000 people. Population has declined by 5.3% since 2011 with the number of young and working age people down by 17.9% and 12% respectively.[9]
- is surrounded by conurbations. For generations it has been an important place for escape and recreation. In 2022, 13.31 million visitor days were generated by 9.46 million visitors.[10]
- has a large amount of open access land and a network of footpaths, bridleways, green lanes and multi-user trails on former railways. Edale is the southern start point of the Pennine Way and Hartington Station, with it's dedicated facilities, is the most convenient southern start-point for horse riders on the Pennine Bridleway.
- has a mix of roads including parts of the National Highways strategic road network (A616 and A628 trunk roads) and strategic local highway authority cross-Park roads (A6, A619/A621/A623, A57 and A515).
- is crossed by the Hope Valley Railway linking Manchester and Sheffield. There are stations at Grindleford, Hathersage, Bamford, Hope and Edale.

9 Peak District Population Projection and Housing Needs Assessment

10 In estimating visitor numbers national parks use a model called STEAM (Scarborough Tourism Economic Assessment Model). This reports on visitor days (visitors spending over 3 hours), giving the 13.31 million visits a year figure. In contrast, studies commissioned by the Peak District National Park Authority in 1996, 2005 and 2015, which include any type of visitor and any length of stay, estimated 22-26 million tourist days each year.

- is intrinsically linked to it's surrounding market towns. They act as focal points for business investment and economic development and as gateways into different areas of the National Park. Levels of both in and out-commuting are high and vital services located there are accessible to residents within the Park.
- contains many functioning reservoirs that were built to supply clean drinking water to neighbouring urban populations. The Upper Derwent Valley, the Goyt Valley, the Sheffield Lakes region and the Longdendale Valley are also popular visitor destinations because of their scenic beauty and recreation opportunities.
- is crossed by high voltage power lines (visible through Longdendale) and gas mains (invisible).
- is rich in commercially valuable minerals used in construction and industry. Their extraction has taken place for thousands of years and contributes to the distinctive built heritage. Mineral extraction continues today but is contentious because of the conflict with national park purposes.
- has 10 constituent authorities: 2 county councils (Derbyshire and Staffordshire), 3 district councils (Staffordshire Moorlands, North East Derbyshire and Derbyshire Dales), a borough council (High Peak Borough Council) and 5 single tier authorities (Cheshire East, Oldham, Kirklees, Barnsley and Sheffield.)

1.3 Scope of the review

1.22 The new Local Plan will replace the existing Core Strategy (2011) and Development Management Policies Document (2019). All current policies have been reviewed to identify whether there are any issues because of:

- new national legislation and policy, including the 2008 Climate Change Act, the 2021 Environment Act and the National Planning Policy Framework
- the Peak District National Park's response to the biodiversity and climate emergencies as set out in the National Park Management Plan
- challenges around thriving and sustainable communities
- performance and robustness of existing policy.

Scope of the review

For all current policies within each of the 13 plan themes:

- if no issues have been identified, that policy will be brought forward into the new local plan, but may be subject to minor changes.
- if issues have been identified, these are set out in this document, alongside options and questions for future policy.

If the issue identified is in relation to only part of a current policy, the overall policy approach will remain unchanged and be taken forward into the new local plan.

Alongside the plan we are also reviewing all our design policies, guides and technical documents, in order to write a new Peak District Design Code. We will be consulting separately on this.

Issues and affected policies are summarised in the table below. A list of all current planning policies is in Appendix 1: Policies under review.

SCOPE OF THE REVIEW: ISSUES IDENTIFIED AND AFFECTED POLICIES		
PLAN THEME	**ISSUE**	**AFFECTED POLICY**
Chapter 2: Spatial Strategy	Issue 1: Proposed spatial objectives for sustainable development in a national park	not policy
	Issue 2: Delivering national park purposes	GSP2, GSP3
	Issue 3: Defining special quality key features	GSP1B, L1A
	Issue 4: Settlement tiers	DS1D
	Issue 5: Sites for housing development	HC1 (part)
	Issue 6: Development boundaries	DS1, DMB1
	Issue 7: Protected open space and local green space	L3B, DMC4, DMC8A(i)
	Issue 8: Sustainable travel	T1
Chapter 3: Landscape, biodiversity and nature recovery	Issue 9: Proposed spatial objectives for landscape, biodiversity and nature recovery	not policy
	Issue 10: Landscape and nature recovery	L1A, L2 (part)
	Issue 11: Biodiversity net gain	DMC11 (part)
	Issue 12: Development in the natural zone	L1B, DMC2
	Issue 13: Whole estate plans	no current policy
Chapter 4: Cultural heritage and built environment	Issue 14: Proposed spatial objectives for cultural heritage and built environment	not policy
	Issue 15: Heritage assets	not policy
	Issue 16: Local List	no current policy
	Issue 17: The conversion of isolated traditional buildings	DS1, DMC10
Chapter 5: Climate change and sustainable building	Issue 18: Proposed spatial objectives for climate change and sustainable building	not policy
	Issue 19: Replacement dwellings	CC1A, DMH9A
	Issue 20: Avoiding carbon emissions in development	CC1 (part)
	Issue 21: Low carbon and renewable energy development	CC2
	Issue 22: Carbon capture	no current policy
Chapter 6: Recreation and tourism	Issue 23: Proposed spatial objectives for recreation and tourism	not policy

	Issue 24: Recreation attractions and hubs	RT1B
	Issue 25: Temporary camp sites	RT3A, DMR1A
	Issue 26: Touring camping and caravan sites	DMR2
	Issue 27: Static caravans, lodges and other permanent structures	RT3B, DMR1C
Chapter 7: Housing	Issue 28: Proposed spatial objectives for housing	not policy
	Issue 29: Holiday homes and permanent homes	H1, RT2, DMR3
	Issue 30: Affordable housing - eligibility	HC1, DMH1, DMH2
	Issue 31: Affordable housing - local connection	DMH2, DMH3
	Issue 32: Affordable housing - house size	DMH1
Chapter 8: Shops, services and community facilities	Issue 33: Proposed spatial objectives for shops, services and community facilities	not policy
	Issue 34: Retention of shops, services, community facilities and businesses	HC4C
Chapter 9: Bakewell	Issue 35: Protection of Bakewell's special character and setting	L1, GSP3
Chapter 10: Business	Issue 36: Proposed spatial objectives for the rural economy (business and farming)	not policy
	Issue 37: Extensions to existing businesses	DME7
Chapter 11: Farming	Issue 38: Conversion of whole farmsteads to new uses	L3, DMC10, RT2A
	Issue 39: Primary business	E2B
Chapter 12: Travel and transport	Issue 40: Proposed spatial objectives for travel and transport	not policy
	Issue 41: Visitor parking	T7, DMT7
	Issue 42: Safeguarding and protecting multi-user trails on former railway routes	T5,T6
	Issue 43: Road building schemes	T2C, DMT1
	Issue 44: Overnight parking for campervans	no current policy
	Issue 45: Air transport	DMT9
Chapter 13: Utilities	Issue 46: Proposed spatial objectives for utilities	not policy
	Issue 47: The development of new or expanded reservoirs	no current policy
Chapter 14: Minerals and waste	Issue 48: Proposed spatial objectives for minerals and waste	not policy
	Issue 49: Extending beyond the 'end date'	MIN1A
	Issue 50: Limestone industrial uses	GSP1E, MIN1

	Issue 51: Limestone cement at Hope	MIN1B
	Issue 52: Stone for building and roofing	MIN3
	Issue 53: Ancillary minerals development	DMMW8
	Issue 54: Restoration and aftercare	MIN1B

Document structure

1.23 This document sets out, for each of the plan themes:

- National Park Management Plan objectives
- broad issues and challenges for planning policy in delivering Management Plan objectives
- proposed spatial objectives and questions about these[11]
- policy issues that have been identified
- options for new policy and/or questions about new policy direction.

11 Local plans must contain spatial objectives for the plan area. Spatial objectives should set out: a direction of travel as to how the plan area will evolve; the general location of where development will take place and where it will not; what the nature of development activity should be in key parts of the plan area; how levels and types of development will be accommodated. Spatial objectives for the Peak District National Park must also relate to the Management Plan. They can apply to the whole National Park, or a smaller area, for example 'larger settlements' or 'the White Peak'.

Spatial Strategy



What is a Spatial Strategy?

2.1 All local plans have a spatial strategy. It sets out in broad terms what development can happen where.

Current Spatial Strategy

2.2 The following distinct geographical spatial areas, and the planning policies that operate within them, make up the current spatial strategy for the Peak District National Park. Some of the boundaries are shown on a policy map.

- **Bakewell.** Development appropriate to Bakewell's role as a market town and tourist hub can take place.
- **Sixty-two (62) other settlements that have capacity for development.** Development for new-build local needs housing, community facilities and small-scale retail and business premises can take place in or on the edge of these settlements.
- **The countryside outside the named settlements with the farms and hamlets.** Here development is permitted for the change of use of traditional buildings and to support agriculture.
- **The Natural Zone** where natural ecosystems and processes are more evident. Development is not permitted here unless in exceptional circumstances.
- **Conservation Areas** that protect our built environment and cultural heritage. Development is permitted but tightly controlled to protect and enhance the special character of these areas.
- **The White Peak and Derwent Valley.** Here development is managed to protect and enhance the distinctive and valued historic character of the settled agricultural landscape.
- **The Dark Peak.** Here development is managed to protect the remoteness, wildness and open character of the landscape.
- **The South West Peak.** Here development is managed to conserve and enhance the distinctive historic character of the landscape.

2.1 Challenges and spatial objectives: sustainable development in a national park

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

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

2.4 In a national park, these objectives must be met within the context of the primary purpose of a national park which is to conserve and enhance natural beauty, wildlife and cultural heritage.

Challenges of sustainable development in a national park

To deliver sustainable development in a way that accords with the purposes and duty of a national park and the Peak District National Park Vision.

Issue 1

Spatial strategy: proposed Local Plan spatial objectives for sustainable development in a national park

To ensure development is managed in a way that:

- delivers the first purpose of a national park to conserve and enhance natural beauty, wildlife and cultural heritage
- delivers the second purpose of a national park to promote understanding and enjoyment of its special qualities
- is responsive to its distinctive landscape character and special qualities
- reduces consumption of resources
- promotes nature recovery, carbon sequestration, blue and green infrastructure[12] and other public benefits such as clean air, water and flood prevention.

To retain and enable the development of new homes, businesses and community facilities in accordance with the above and in locations that support thriving and sustainable communities, reduce the need to travel and enable travel by sustainable means (low carbon, public transport and active travel.) This will address the duty on national park authorities to seek to foster the economic and social well-being of local communities.

12 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.

Question 1

Spatial strategy: proposed Local Plan spatial objectives for sustainable development in a national park

a Do you agree with the proposed Local Plan spatial objectives for sustainable development?

b What is the reason for your answer?

2.2 Delivering national park purposes: general spatial policies

2.5 General Spatial Policies provide 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 and we work hard with applicants to ensure that cultural heritage, landscape and biodiversity are conserved and enhanced when development takes place. We have good evidence that these policies are working well. From January to March 2024 we permitted 86% (144 out of 167) of planning applications received. Annual monitoring of appeals and planning decisions that 'raise significant policy issues' show that both are well within the low tolerance thresholds.

Current Policy

2.6 New-build development, including housing development, is limited in size and scope to that which accords with national park purposes and addresses the needs of local communities.

Policy (Current): Core Strategy General Spatial Policies

GSP1: requires all development to be consistent with the National Park's legal purposes and duty.

GSP2: promotes development that enhances the National Park.

GSP3: sets out the Development Management Principles so that valued characteristics of the site and building are respected, conserved and enhanced.

GSP4: establishes the principles relating to planning conditions and legal agreements.

What are the Issues?

2.7 General Spatial Policies in the new local plan must continue to align with the national legal and policy framework governing national parks. We need to make sure new policies also respond to obligations arising from the Climate Change Act 2008 and the 2021 Environment Act. The Peak District has an important role to play in tackling the biodiversity and climate emergencies.

Issue 2

Spatial Strategy: Delivering national park purposes

General Spatial Policies in the new local plan will continue to align with the purposes and duty of a national park, limit the scale and extent of development and give great weight to conserving and enhancing landscape, wildlife and cultural heritage.

New policies will respond to obligations arising from the Climate Change Act 2008 and the Environment Act 2021.

GSP 2 will include an additional reference to nature recovery, special qualities and the net zero target.

GSP 3 will include the requirement for Biodiversity Net Gain and reference the Peak District Design Code.[13] It will also include aspects of design that are currently missing from the policy, such as lighting, signage, blue and green infrastructure and the enhancements we expect when development creates a new settlement edge.[14]

Question 2

Spatial Strategy: Delivering national park purposes

a Have we identified the right policy issues with regard to delivering national park purposes?
b What is the reason for your answer?

13 A new Peak District Design Code is being prepared alongside the new Local Plan. We will consult separately on this.

14 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.

2.3 Defining special quality key features

2.8 Planning policies and decision-making about planning applications depend on an agreed understanding of what we value; what we want to conserve, and what we want to enhance. This understanding is currently set out in the Landscape Strategy and the list of 'valued characteristics' in the Core Strategy. The Management Plan also describes the Peak District's *Special Qualities*.

The Landscape Strategy

2.9 The *Landscape Strategy* describes the Peak District National Park's landscape character, and sets out those aspects of 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.

The Core Strategy valued characteristics

- natural beauty, natural heritage, landscape character and diversity of landscapes
- sense of wildness and remoteness
- clean earth, air and water
- importance of wildlife and the area's unique biodiversity
- thousands of years of human influence which can be traced through the landscape
- distinctive character of hamlets, villages and towns
- trees, woodlands, hedgerows, stone walls, field barns and other landscape features
- significant geological features
- wealth of historic buildings, and registered parks and gardens
- opportunities to experience tranquillity and quiet enjoyment
- opportunities to experience dark skies
- opportunities for outdoor recreation and adventure
- opportunities to improve physical and emotional well being
- easy accessibility for visitors from surrounding urban areas
- vibrancy and sense of community
- cultural heritage of history, archaeology, customs, traditions, legends, arts and literary associations
- environmentally friendly methods of farming and working the land
- craft and cottage industries
- special value attached to the national park by surrounding urban communities
- the flow of landscape character across and beyond the National Park boundary providing a continuity of landscape and valued setting for the National Park
- any other feature or attribute which make up its special quality and sense of place.

The Management Plan Special Qualities

2.10 The Management Plan describes the Peak District's 7 'Special Qualities' (SQs). These define what is distinctive and significant about the National Park. Each SQ in turn is made up of 100s of individual key features. In summary the SQs are:

- 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.

Current Policies

Policy (Current): Core Strategy GSP1B

All development shall be consistent with the national park's legal purposes and duty.

Policy (Current): Core Strategy L1A

Development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.

What are the issues?

Issue 3

Spatial strategy: defining valued landscape character and special qualities

Individual elements of landscape and cultural heritage combine to give the National Park its unique and special quality. All our planning policies and decision-making depend on an agreed understanding of what we value; what we want to conserve, and what we want to enhance. Currently this is set out in the Landscape Strategy and in the Core Strategy list of 'valued characteristics'.

We think the local plan should better align with the Management Plan where the Special Qualities are defined. We can do this by replacing the current list of Core Strategy 'Valued Characteristics' with a new list of *Special Quality Key Features.* Key Features are the individual elements that combine to create a Special Quality.

These are set out in Appendix 2: Special Quality Key Features.

Question 3

Spatial strategy: defining valued landscape character and special qualities

What additional elements should be included in a Special Quality Key Features list for the local plan?



Monsal Head

2.4 Settlement tiers

What is a settlement strategy?

2.11 All local plans have a settlement strategy that sets out where new homes, businesses and community facilities should be located. Normally towns and villages with similar characteristics and grouped together into 'tiers' and policy sets out what level of development should take place in each tier.

Current Policy

2.12 Currently we have a 2-tier policy. All settlements are classified according to whether new-build development is acceptable or not acceptable.

> **Policy (Current): Core Strategy DS1D (part)**
>
> In or on the edge of these settlements (listed below) new build development will be acceptable for affordable housing, community facilities and small-scale retail and business premises.

Settlements in Current Policy Core Strategy DS1						
Alstonefield	Calton	Fenny Bentley	Hathersage & Outseats	Middleton-by-Youlgrave	Stoney Middleton	Wetton
Ashford	Calver	Flagg	Hayfield	Monyash	Taddington	Winster
Bakewell	Castleton	Flash	High Bradfield	Over Haddon	Thorpe	Youlgrave
Bamford	Chelmorton	Foolow	Low Bradfield	Parwich	Tideswell	
Baslow and Bubnell	Curbur	Froggatt	Holme	Peak Forest	Tintwistle	
Beeley	Earl Sterndale	Great Hucklow	Hope	Pilsley	Tissington	
Biggin	Edale (Grindsbrook)	Great Longstone	Kettleshulme	Rainow	Wardlow	
Birchover	Edensor	Grindleford and Nether Padley	Little Hayfield	Rowsley	Warslow	
Bradwell	Elton	Grindon	Litton	Sheen	Waterhouses	
Butterton	Eyam	Hartington	Longnor	Stanton	Wensley	

What are the issues?

2.13 A 2-tier strategy means that settlements that have very different characteristics are in the same tier. In policy terms there is no difference between Hope and Castleton, or Tideswell and Edensor. In reality we know that different forms and scales of new-build development are better suited to some settlements and not to others. This may be because shops and services are already located there or because they are well-located for public transport and active travel.

Settlement strategy and housing

2.14 The settlement strategy isn't just about housing, but housing is likely to be a significant part of the new-build development that takes place. We estimate that between 960 and 2000 new homes can be built during the next plan period to 2045. (Housing numbers are set out in 7.1 Challenges and spatial objectives.) This would be a mixture of new-build locally needed affordable homes and conversions (usually open market homes).

2.15 Although our current policy is permissive and gives a lot of scope for new-build development, in practice not enough schemes are being brought forward to address housing need. This is common across our constituent councils and we are working with partners to address the other issues that affect housing supply, such as funding, site release and second homes.

2.16 We need to work out whether and how *planning policy* should change so that more local affordable homes can be delivered. Other issues we have identified include that:

- only 22% of the homes that are built are affordable homes for local people. We hoped this figure would be between 60 and 80%.
- around two thirds of the settlements on the above list (ie policy complying) have not had any local needs housing development since 2011, including one that was identified as having the most potential.
- seven settlements not on the above list (ie policy non-complying) have had housing development (either 1 or 2 houses).
- current policy favours the development of lots of small schemes because it is related to the housing needs of individual parishes and spread across 63 settlements. However small schemes have a greater unit cost and this has an impact on viability. In the Peak District, small schemes may not be viable at all. High design specification and new requirements for biodiversity net gain, energy efficiency and nutrient neutrality all impact on viability.

2.17 We need to decide whether a different settlement strategy would help to deliver more homes. For example by creating more settlement tiers (instead of 2) and by directing different types and levels of development accordingly.

New homes and national park purposes

In considering this issue it is important to note that the primary objective of all planning policy is to deliver national park purposes; to conserve and enhance natural beauty, wildlife and cultural heritage. For this reason all new-build housing on greenfield sites is limited to that which addresses eligible local need.

Issue 4

Settlement tiers

Currently we have a 2-tier policy. All settlements are classified according to whether in principle, new-build development for homes, business and community facilities is acceptable or not acceptable. In policy terms there is no difference between Hope and Castleton, or Tideswell and Endsor.

In reality we know that different forms and scales of new-build development are better suited to some settlements and not to others. Policy and decision-making do take this into account already, by looking at the need for development, and there are obvious market influences too. However we could change the policy approach to give residents and applicants more certainty about the scale and type of new-build development that is appropriate for different settlements.

We can retain the 2-tier approach with the same settlements, retain the 2-tier approach and think again about which settlements are included, or we can create more tiers and direct different types and levels of development accordingly.

Parish first approach for affordable homes

Our current approach prioritises the housing needs of people living in the parish, or the adjoining parish, ***where the home is built***. This is a sound approach when most eligible parishes have had/will have affordable housing schemes delivered. But this is very difficult to achieve. The 'parish first' approach would change if we adopted a tiered approach. New affordable homes in 'Top Tier' settlements would be offered to residents in housing need from ***any*** Peak District parish in that local authority area.

We strongly recommend that before answering questions on this Issue, you read the following Sections:

7.1 Challenges and spatial objectives . This sets out a broad range for the number of homes that should be built in the National Park, and how this may be distributed across local authority areas.

7.3 Affordable housing - eligibility . This sets out current eligibility criteria and how they could be changed.

If we decide to change our approach, we will consult again on the tiers, the criteria for deciding which settlements should go in which tier, and on the allocation of settlements within them.

You may also find it useful to look at Appendix 5: Settlement List . This sets out a range of community facilities and their presence or absence in all National Park settlements.

Option 1

Retain the current approach – a ‘two-tier’ strategy of those settlements where new development is acceptable in principle, and the rest, where it is not.

There are 63 settlements (as shown in the table above) where new development is acceptable in principle.

The advantages of this approach are:

- it is appropriate for a protected landscape where there are many small settlements
- It has the potential to spread development evenly across all settlements.

The disadvantages of this approach are:

- it excludes some villages where the development of one or two self-build homes could be acceptable
- it is not responsive to the issues faced by housing authorities and housing associations that need planning certainty and economies of scale to deliver housing development.

Option 2

Retain a 2-tier strategy but review the list

We retain the principle that settlements fall into 2 types - those where new development is acceptable in principle, and the rest, where it is not. But we review the list. Settlements may move into or out of the list as a result of the review.

Option 3

Change the settlement strategy so there are more tiers.

Different types and levels of development can take place depending on the tier. All settlements would feature somewhere within the tiers. The proposal set out below is a five-tier strategy.

Tier One - market town and larger settlements. They are well-located for public transport and active travel, already have good services and facilities, and there is capacity for development.

Prior to allocation as a Tier One settlement, candidate settlements will have their capacity for development assessed. 'Capacity for development' means assessing whether, and at what scale, development can take place without harm to landscape character, or to a settlement's setting within the historic landscape, or to any other of the Peak District's special qualities. This assessment would also take into account important open space, sites that may come forward for development and the views of the parish council.

Development in principle is acceptable for:

- local needs affordable homes to address the housing needs arising from any parish within the Peak District National Park part of the relevant housing authority.[15] The current 'parish first' approach would be changed for Tier One settlements. This is explained in the green box above.
- retail, business and community facilities of an appropriate scale to serve identified need and the settlement's visitor capacity
- local people in housing need building their own homes.

Tier Two - larger settlements with key services.

Development in principle is acceptable for:

- local needs affordable homes to meet the housing needs of that parish and adjoining parishes within that local authority area
- small-scale retail, business and community facilities
- local people in housing need building their own homes.

Tier Three - smaller settlements with community services.

Development in principle is acceptable for:

- local need affordable homes to meet the housing needs of that parish
- small-scale retail, business and community facilities
- local people in housing need building their own homes.

15 Housing authorities are district, borough or unitary authorities. There are several housing authority areas that cover the National Park

Tier Four - hamlets and settlements with few or no services.

Development in principle is acceptable for local people from that parish in housing need building their own homes.

Tier Five - settlements split by national park boundary.

Each boundary settlement is different so one policy approach would not be appropriate. Local needs affordable housing may be acceptable depending on the circumstances.

The advantages of a tiered approach are:

- no settlements are excluded
- it is proactive not reactive; a way for the planning authority and housing authority to work together to tackle housing need
- homes in Tier One settlements would be offered to eligible people from *any parish* within the Peak District part of the relevant district, so people living in parishes where no sites can be found are not disadvantaged (provided there is a reasonably close Tier One settlement).

The disadvantages of a tiered approach are:

- communities may not readily accept that their settlement should have higher levels of development than another
- individuals may not readily accept that their housing needs would be better met in a different parish
- it may make smaller communities less sustainable because fewer homes may be built.

Question 4

The spatial strategy: settlement tiers

a Which option do you prefer?
b Do you think there is another option?
c What are the reasons for your answers?

2.5 Sites for housing development

Current Approach: 'Rural Exception Sites'

2.18 The current local plan does not allocate land for new housing. Instead we use an 'exceptions' approach because new homes are not permitted 'except' in the special circumstances set out in policy, and on brownfield land. This is a long-standing approach, supported by planning inspectors at examination and in line with national park purposes and Government guidance.

- The Government's Vision and Circular for National Parks (para 78) says 'Parks are not suitable locations for unrestricted housing and (we do) not therefore provide general housing targets for them'.
- The National Planning Policy Framework (para 82) says that in rural areas 'local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs'.

Current Policy

Policy Current: (Core Strategy) HC1 (extract)

Provision will not be made for housing to meet open market demand. Housing land will not be allocated in the development plan. Exceptionally, new housing can be accepted where it addresses eligible local needs for homes that remain affordable with occupation restricted to local people in perpetuity.

What is affordable housing?

The definition of affordable housing is *'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)'.* The definition includes examples that range from most affordable (social/affordable rent) through to discounted market housing and 'other affordable routes to home ownership'.[16]

We apply this definition for planning policy and the housing types listed below are accepted as long as the home provided ***remains affordable in perpetuity***. Some of these products are less affordable than others (to many they are not affordable at all) but with the local connection requirement and size restrictions that apply in all cases they are *more affordable* than open-market homes.

- Social housing for rent.
- Affordable housing for rent.
- Discounted market housing where the discount is set proportionate to local incomes and house prices and remains in perpetuity for future purchasers.
- Other affordable routes to home ownership. This is 'housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market'. We include in this category housing built by individuals (with a strong local connection to meet their own housing need) where any subsequent sale is restricted by legal agreement to people also having a strong local connection.

Any reference in this document and current planning policies to local needs housing, local affordable need or local housing, is a reference to housing that is included within this definition.

Finding sites

2.19 Sites are found in the following ways:

- Individuals build their own home (usually with a professional builder) on land that they own.
- Occasionally a landowner will seek to develop a site for local needs affordable housing.
- Sites are brought forward through a collaborative process between the housing authority, a registered social landlord (RSL) or Community Land Trust (CLT), the parish council, the landowner and planning officers.
- We undertake a Strategic Housing and Employment Land Availability Assessment (SHELAA). Landowners are asked if they wish to sell sites, over what timescale. Sites are then assessed against national and local criteria.

2.20 Whether or not a site is suitable for development is made on a case by case basis, taking into account:

- that development should be ‘in or on the edge’ of a named settlement (Core Strategy DS1D)

16 As set out in Annex 2 of the National Planning Policy Framework

- an assessment of site alternatives (Core Strategy DS1E)
- detailed guidance requiring consideration of the historic landscape (DMP DMC4).

What are the Issues?

2.21 The exceptions approach is still the most appropriate in a protected landscape. However we need to consider whether to allocate sites *in some settlements*. Green field sites (including allocated sites) would be restricted for local needs affordable housing. Brownfield sites could be for market housing and local needs affordable housing. Whatever approach we adopt we need to demonstrate viability and that our policies can be delivered.

Issue 5

Spatial strategy: sites for housing development

The current local plan does not allocate land for new housing. Instead we use an 'exceptions' approach because new homes are not permitted 'except' in the special circumstances set out in policy, and on brownfield land. The exceptions approach is appropriate in a protected landscape.

However we need to consider whether to allocate sites in some settlements. This approach works best with a tiered settlement strategy. Only those settlements in the top tier would have allocated sites and elsewhere the exceptions approach would still apply (see 2.4 Settlement tiers).

Site allocations are shown on a map. They indicate where, in principle, development is acceptable in planning terms and a landowner is willing to sell. Policy would specify that development must meet local affordable need.

Site allocations would not prevent applications coming forward and being permitted on other sites.

Land Value

2.22 Land value is affected by planning policy. Steering development to fewer settlements and allocating sites will have the effect of increasing the hope value of affected land. This in turn makes the development of restricted market housing more difficult by increasing overall cost.

What are the Options?

Option 1

Exceptions approach

We retain the current approach. We do not allocate sites in any settlement.

The advantages of this approach are:

- it is existing policy, understood and accepted by communities and developers
- it can help to keep land value lower
- it would not unduly delay the local plan
- it responds to local need and location at the time of application
- it is likely to favour smaller sites and smaller communities.

The disadvantage of this approach are:

- in practice, not enough sites are being delivered (but this may be due to a combination of factors, including funding) and some villages will still not have new homes
- it only responds to housing need at the time of application and cannot easily address local housing need over the long term.

Option 2

Exception sites plus site allocations in 'Tier One' settlements

The exceptions approach applies, but *in addition*, we allocate sites in those settlements that are the most suitable and sustainable locations for new development. We describe these as 'Tier One' settlements (see 2.4 Settlement tiers) being: '*the market town and larger settlements with good services that are well-located for public transport and active travel'.* In all other settlements, and outside of the allocated sites, the exceptions approach would still apply. Policy would require housing development on allocated sites to meet local affordable need and be phased over the plan period to 2045.

Tier One settlements will have the *capacity for development* assessed as part of the plan-making process. 'Capacity for development' means assessing whether, and at what scale, development can take place without harm to landscape character, or to a settlement's setting within the historic landscape, or to any other of the Peak District's special qualities. This assessment would also take into account important open space and the views of the parish council. A Strategic Housing and Employment Land Availability Assessment (SHELAA) would identify potential sites within this context.

The advantages of this approach are:

- it would enable a more detailed consideration of options and national park purposes, removed from the immediate pressure of seeking to meet a housing need.
- it would give more certainty to individuals, developers (Registered Social Landlords), the local community and decision-makers on whether a site was likely to be acceptable or not.
- done well, it can bring a community together with a common purpose.
- it would create a supply of deliverable sites with landowner consent.
- in 'Tier One' settlements, the new homes would be offered initially to anyone in housing need from *any parish* within the National Park part of the relevant district. This is an advantage for people in housing need living in smaller settlements where new homes are more difficult to develop.

The disadvantages of this approach are:

- it is likely to delay production of the plan.
- it can create tension and disunity within a community.
- it will put pressure on land values.
- in 'Tier One' settlements, the new homes would be offered initially to anyone in housing need from *any parish* within the Peak District part of the relevant district. This would be a departure from the long-established principle that new homes should first and foremost meet the needs of the parish, or adjoining parish, in which the development is located.

In considering site allocations for housing development it's important to understand that we still have to address National Park purposes and:

- we rely on willing landowners coming forward with developable sites. (We will be undertaking a call for sites as part of the plan review.)
- none of the options will guarantee that affordable homes are delivered because the development must be financially viable and have community backing.
- we may still receive planning applications for other (non-allocated) sites.

Question 5

Spatial strategy: sites for housing development

a What is your preferred option?
b What is the reason for your answer?

2.6 Development boundaries

2.23 Development boundaries (shown on a map) and the associated policy, together define the development limits of a settlement. They can help to manage development pressure and avert speculative proposals for development on sites that are detached from a settlement. Only Bakewell and Bradwell (in the neighbourhood plan) have development boundaries.

Current Policy

Policy (Current): Core Strategy DS1 (extract)

D. In Bakewell and the following named settlements there is additional scope to maintain and improve the sustainability and vitality of communities across the National Park. In or on the edge of these settlements new build development will be acceptable for affordable housing, community facilities and small-scale retail and business premises. *Other than in Bakewell, no development boundaries will be drawn.*

F. In addition to the general scope for development . . . in Bakewell the spatial strategy will also seek to retain a development boundary.

Policy (Current): Development Management Policies DMB1

The future development of Bakewell will be contained within the Development Boundary.

What are the issues?

2.24 We need to decide whether development boundaries (and the associated policies) are still useful, and if so which settlements should have them. In considering this issue it is important to note that:

- we may still receive applications for development on land that is outside the boundary
- applications for development on land that is outside the boundary may still be approved
- once established, boundaries remain in place until formally reviewed
- we need to know about the open spaces in and around settlements that are most valued by local people (see 2.7 Protected open space and local green space). Any boundaries would be designated using this information.

Issue 6

Spatial Strategy: development boundaries

Development boundaries (shown on a map) and the associated policy, together define the development limits of a settlement. They can help to manage development pressure and avert speculative proposals for development on sites that are detached from a settlement. Only Bakewell and Bradwell (in the neighbourhood plan) have development boundaries. We need to decide whether development boundaries (and the associated policies) are still useful, and if so which settlements should have them.

What are the Options?

Option 1

Retain current policy

We retain a development boundary for Bakewell. Any other parish council wishing to set a development boundary for other settlements can do so in a neighbourhood plan.

If this is the preferred option, we would consult again on Bakewell's boundary, taking into account identified housing need (see 7.1 Challenges and spatial objectives) and any sites that may come forward for development (see 2.5 Sites for housing development).

Option 2

Change current policy - no development boundaries

No development boundaries are set in the local plan. Any parish or town council wishing to set a development boundary can do so in a neighbourhood plan.

Option 3

Change current policy - establish development boundaries for other key settlements

We extend the use of development boundaries so that as well as Bakewell, they are established for other key settlements.

If this is the preferred option, we would consult again on which settlements (linking to 2.4 Settlement tiers) and on boundary detail and location, taking into account identified housing need and any sites that may come forward for development (linking to 2.5 Sites for housing development).

Question 6

Spatial Strategy: development boundaries

a Which is your preferred option?
b What is the reason for your answer?

2.7 Protected open space and local green space

2.25 Open spaces within and on the edge of a settlement are important. They contribute to settlement character and some are used by residents (formally or informally) for recreation, or simply valued by them for many different reasons.

2.26 However open spaces within and on the edge of a settlement may also be developed, for local needs affordable homes for example. All applications for development on any open space are considered in accordance with policies that are aligned to national park purposes. This approach will continue.

- Core Strategy L1 requires all development to conserve and enhance valued landscape character and valued characteristics.
- Core Strategy L3 protects the historic significance of cultural heritage assets and their setting.
- Core Strategy HC4 protects a range of sites and buildings that are community facilities.
- Development Management Policy DMC4 considers the historic pattern of development, settlement character and the degree of separation between the proposed development and the settlement's edge.

2.27 In addition to the policies that apply to all open spaces, ***community recreation sites and sport facilities***, and ***important open spaces in a conservation area*** are shown on the policies map and given specific additional protection.

Current policy

Policy (Current): Core Strategy HC4D

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.

Policy (Current): Development Management DMC8

For applications for development in a Conservation Area, Part A (i) requires the following to be taken into account: 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.

What are the issues?

2.28 Local Green Space (LGS) is a specific planning designation set out in the National Planning Policy Framework that 'allow(s) communities to identify and protect green areas of particular importance to them.' [17] We need to decide whether some open spaces in and on the edge of settlements could be LGS.

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

17 Paragraphs 105-107.

- 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.

2.30 Landowner permission is not required and there is no obligation on a landowner to do anything or change the way the land is managed. Designation does not confer any right of access over and above rights that already exist. Land that is already designated as a 'community recreation site' or 'important open space in the conservation area' can also be designated as Local Green Space if it meets the criteria.

Issue 7

Spatial Strategy: protected open space and local green space

Development on green field sites is restricted overall in the Peak District but is allowed in order to keep communities thriving and sustainable. The greatest need is for affordable homes but community facilities and small-scale retail and business are also allowed.

How do we decide which open spaces to develop, and which should remain open?

- We can approach the issue by indicating where development *can* take place (see 2.5 Sites for housing development and 2.6 Development boundaries).
- Instead, or alongside, we can also set out in policy those sites that have a *greater degree of protection*.

We already protect community recreation sites, sport facilities, and important open spaces in a conservation area. We need to decide whether to *also* designate local green spaces (LGS).

LGS designation does not necessarily prevent development from taking place but it is the best way for a community to have its say about valued spaces and for this to be formally recognised in plan-making and decision-taking.

Government Guidance says that 'if land is already protected by designation (for example it is in a protected landscape), then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.' [18]

If we decide there is 'additional local benefit' to be gained by designating *Local Green Space in the new Local Plan we will work with local residents to draw up a candidate list for future consultation.*

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

Question 7

Spatial Strategy: protected open space and local green space

a Do you think that there is *'additional local benefit'* to be gained by designating Local Green Space in and on the edge of Peak District settlements?

b What is the reason for your answer?

2.8 Sustainable travel

2.31 Our aim is to reduce the need to travel and then encourage more sustainable means of transport for the journeys that remain. We can do this in a limited way through planning policy but we have no other powers.[19] To deliver comprehensive travel and transport solutions, including active travel, we must work with highway authorities, landowners, residents and transport providers.

Current Policy

Policy (Current): Core Strategy T1

A Conserving and enhancing the National Park's valued characteristics will be the primary criterion in the planning and design of transport and its management.
B Cross-Park traffic will be deterred.
C Modal shift to sustainable transport will be encouraged.
D Improved connectivity between sustainable modes of travel will be sought.
E Impacts of traffic within environmentally sensitive locations will be minimised.
F Sustainable access for the quiet enjoyment of the National Park, that does not cause harm to the valued characteristics, will be promoted.
G Demand management and low carbon initiatives will be sought where appropriate.

What are the issues?

2.32 Between 2012 and 2023 traffic flow in the Peak District ***increased*** by 16%. Residents, visitors, commuters and cross-Park travellers all contribute. At the same time, public transport availability decreased with subsidised leisure and evening services particularly affected. Walking and cycling are popular leisure activities but not as a means of transport. The Peak District is not well-supplied with electric vehicle charge points, and home charging is perceived as (and can be) more difficult because of our historic, protected built environment that limits off-road parking.

Issue 8

Spatial Strategy: sustainable travel

Other planning polices will ensure that new affordable homes, businesses and community services are well located to reduce the need to travel and make sustainable travel more likely.

We need an aspirational *transport policy* to complement this approach. Currently this is Core Strategy T1 (above). Much has changed since this was written and it needs updating.

Conserving and enhancing the National Park's Special Qualities will always be our primary consideration but what else should we consider?

19 Planning policy regarding electric vehicle infrastructure and sustainable development to reduce the need to travel are dealt with separately in this document.

Question 8

Spatial Strategy: sustainable travel

Thinking about current policy T1 (above), is there anything else we should include in an aspirational sustainable transport land-use policy?



Landscape, Biodiversity and Nature Recovery



3.1 Planning is instrumental - and very successful - at conserving the landscape. The undeveloped places of tranquillity and beauty would have been lost without strong control. But this is not enough. We need to do more to reverse our country's devastating loss of biodiversity through our role in a protected landscape. New planning policies will therefore have a stronger focus on nature recovery and enhancement, as well as conservation.



Kinder Scout

3.1 Challenges and spatial objectives

3.2 Government reports into the state of nature[20] and protected landscapes[21] are explicit about the crisis we face. The UK is among the most nature-depleted nations in the world and national parks are not immune to this loss.

3.3 Half of the Peak District is improved grassland for agriculture where management practices result in a poor environment for wildlife.[22] Thirty percent (30%) of land cover is moorland. Efforts are being made to restore moorland habitats with great success, but restoring to a favourable condition takes a long time and overall they remain degraded.

3.4 Planning has successfully helped to conserve landscape and biodiversity. The extent to which it has *enhanced* landscape and biodiversity is limited. This is because the primary mechanism is land management and farming, over which the planning system has very limited control. The challenge for the next plan period is to deliver more enhancement with the new powers available to us from the 2021 Environment Act by aligning planning policy with statutory nature recovery strategies and maximising net gain for biodiversity.

Management plan objectives

Objective 2: To sequester and store substantially more carbon while contributing to nature recovery

Objective 3: To reverse damage to nature, biodiversity, cultural heritage and in particular built environments caused by a changing climate

Objective 4: To be a place where nature recovers and biodiversity flourishes

Objective 6: To protect and enhance the natural beauty of the Peak District National Park's contrasting and ever-evolving landscape

Challenges for landscape, biodiversity and nature recovery

To deliver the related obligations arising from our legal requirement to conserve ***and*** enhance landscape and wildlife and to positively address the biodiversity and climate crises.

20 State of Nature

21 Landscapes Review

22 State of the Park Report

Issue 9

Landscape, biodiversity and nature recovery: proposed Local Plan spatial objectives

To manage development through close consideration of special qualities, valued landscape character and nature recovery.

To significantly enhance biodiversity in accordance with the Lawton Principles[23] (more and bigger habitat that is in better condition and linked across the wider countryside) and the statutory nature recovery strategies.

To protect the remoteness, wildness, open character and tranquillity of the hills, moorlands and dales.

To protect the distinctive and valued historic character of the settled agricultural landscapes.

To protect the Natural Zone and to enhance/extend in accordance with the nature recovery strategies.

To maintain and improve the darkness of night skies seen in the National Park.

To promote nature-based solutions to mitigate and that will permit adaptation to climate change and flooding.

To promote healthy soil, and clean air and water.

Question 9

Landscape, biodiversity and nature recovery: proposed Local Plan spatial objectives

a Do you agree with the proposed spatial objectives for landscape, biodiversity and nature recovery?

b What is the reason for your answer?

23 Lawton Report

3.2 Landscape and nature recovery

3.5 Despite national park status and additional nature conservation designations that cover a third of the area, the Peak District is a poor habitat for wildlife. Grassland covers half of the entire National Park but most of this (72%) is agriculturally improved and therefore species poor. Moorland covers approximately 30%. Restoration has transformed the barren landscapes of bare peat but bringing the habitats to favourable condition takes a long time, and overall they remain degraded.[24]

3.6 Planning has played a minor but positive role in conserving and enhancing habitats and biodiversity. Adverse impacts are not permitted and we work with applicants to create habitats through landscaping and design.

Current Policy

Policy (Current): Core Strategy L1 A

Development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.

Policy (Current): Core Strategy L2 (part)

A Development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.

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 that have statutory designation or are of international or national importance for their biodiversity.

Drivers for Change

The Government's 25 year Environment Plan and the 2021 Environment Act

3.7 Local Nature Recovery Strategies (LNRSs) will soon be produced to cover the entirety of England with no gaps or overlaps. 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. County Councils and Unitary Authorities are responsible for LNRS.

3.8 Biodiversity Net Gain (BNG) is now mandatory for most development, with a few exemptions. Applications will have to demonstrate at least 10% biodiversity net gain, measured using a specified 'biodiversity metric'. Habitats created will need to be secured for at least 30 years. (BNG is also covered in the next section.)

24 State of the Park Report

The requirement for Nutrient Neutrality

3.9 To protect water quality from harmful nutrient enrichment in the designated Derbyshire Dales Special Area of Conservation planning permission can only be granted with suitable mitigation that delivers 'nutrient neutrality'.

The National Planning Policy Framework (Dec 2023)

3.10 The Framework sets out that local plans should identify, map and safeguard:

- components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity
- wildlife corridors and the stepping stones that connect them
- areas identified by national and local partnerships for habitat management, enhancement, restoration or creation.

3.11 The Framework also sets out that plans should:

- promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species
- identify and pursue opportunities for securing measurable net gains for biodiversity
- take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure
- plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries
- take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.

What are the Issues?

3.12 We need to update policy within this new legal framework to address the scale of the challenge we face and the national role we have as a protected landscape. This includes our expectations for development that is outside the mandatory Biodiversity Net Gain requirement (for example householder applications or habitats less than 25 square metres.)

Issue 10

Landscape and nature recovery

We think that new policy should:

- conserve and enhance special qualities
- maximise the potential for all development, even at the smallest scale, to contribute to nature's recovery.
- clearly set out the requirements for development falling outside mandatory BNG. It will set out the ecological information to be provided, and any mitigation or enhancement required.
- make clear that proposals should align to local priorities and strategies so that the right habitat is created in the right place.
- make clear that any enhancement should also help achieve nutrient neutrality (in applicable catchments), mitigate flood risk and contribute to the delivery of natural capital and green infrastructure strategies, including cross-boundary strategies.

Please note that statutory BNG is covered in the next section.

Question 10

Landscape and nature recovery

a Do you agree with the proposed policy approach to nature recovery?
b What is the reason for your answer?

3.3 Biodiversity net gain

3.13 Biodiversity net gain (BNG) is an approach to development that aims to leave the natural environment in a measurably better state than it was beforehand. The requirement for BNG is set out in the National Planning Policy Framework and was mandated in the 2021 Environment Act which sets out the following key components:

- Amends Town & Country Planning Act
- Minimum 10% gain required calculated using the Biodiversity Metric & approval of a biodiversity gain plan
- Habitat secured for at least 30 years via planning obligations or conservation covenants
- Delivered on-site, off-site or via a new statutory biodiversity credits scheme
- National register for net gain delivery sites.

3.14 It does not change existing legal protections for important habitats and wildlife species. It maintains the mitigation hierarchy of avoid impacts first, then mitigate and only compensate as a last resort.

Current Policy

Policy (Current): Development Management Policies DMC11 (part)

Proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development.

What are the Issues?

Link to local strategies

3.15 Although 10% BNG is mandatory, and there is no scope to reduce the requirement based on viability or any other issues, a local plan BNG policy is still useful. This would allow us to link BNG requirements to local priorities and strategies to ensure that the right habitats are provided in the right places. Statutory Nature Recovery Strategies are now being prepared by constituent county and combined authorities and the National Park Authority has approved its 'One Plan' for nature recovery that will both inform and bring together these separate strategies for the National Park as a whole.[25] The Authority's Landscape Strategy and Woodland Strategy will also inform the BNG process.

The new local plan will contain a policy that links the BNG requirement to local priorities for nature recovery in the Peak District, including statutory nature recovery strategies and the National Park Authority's own strategies for nature recovery, landscape and woodland.

25 Nature Recovery Plan for the Peak District

Requirement for more than 10% net gain

3.16 Planning policies for biodiversity net gain can go beyond the 10% mandatory requirement. To do so would align with national park purposes and our stated vision that the Peak District National Park is 'exemplary' in its response to climate change and nature recovery. In surveys, residents and stakeholders have supported this approach. Studies in other planning authorities have shown that increasing the requirement from 10% to 15% or 20% does not affect viability. We will work with partners to establish a locally specific evidence base.

Issue 11

Biodiversity net gain

Our statutory purpose is to conserve and enhance wildlife. For this reason we think new planning policy for biodiversity net gain should go beyond the 10% mandatory requirement. We will work with partners to establish a locally specific evidence base for this.

Question 11

Biodiversity net gain

a Do you agree that new planning policies for biodiversity net gain should go beyond the 10% mandatory requirement?

b What is the reason for your answer?

3.4 Development in the Natural Zone

What is the Natural Zone?

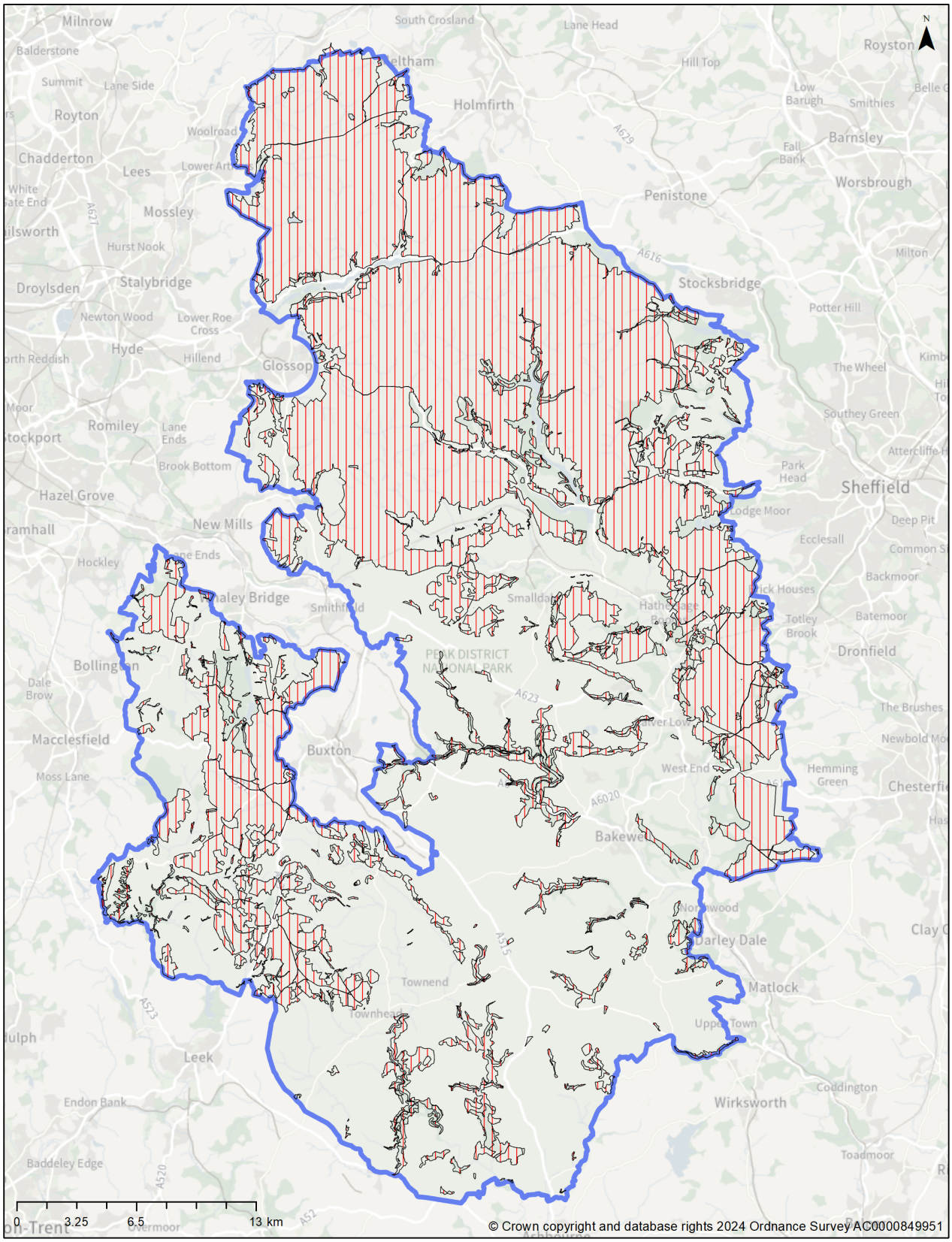
3.17 The Peak District's moorland and wooded limestone dales are defined [26] as Natural Zone because:

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

3.18 Much of the Natural Zone is also covered by other nature designations such as 'Special Area of Conservation' and its protection and enhancement is crucial to nature recovery for the whole of the National Park and beyond.

3.19 Our stated objective is to 'seek strict protection of the Natural Zone'. This is an easily understood concept and we believe it is a sound approach that should continue. It can help us to champion the Peak District when major infrastructure is proposed. Water supply, power lines and trunk roads all have a huge impact.

26 under Section 3 of the Wildlife and Countryside Amendment Act 1995.



Title:

Map of the Natural Zone

Map centre grid ref: 413,740 380,165

Scale at A4: 1:250,000

Date: 02/09/2024

Current Policy

3.20 The Natural Zone is protected from development in all but exceptional cases.

Policy (Current): Core Strategy L1B

Other than in exceptional circumstances, proposals for development in the Natural Zone will not be permitted.

Policy (Current): Development Management Policies DMC2

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:

(i) for the management of the Natural Zone; or

(ii) for the conservation and/or enhancement of the National Park's valued characteristics.

B. Development that would serve only to make land management or access easier will not be regarded as essential.

C. Where development is permitted it must be in accordance with policy DMC3 and where necessary and 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.

What are the issues?

3.21 The Natural Zone has been kept free from new large-scale development but we have permitted a significant amount of small-scale development, justified under the 'exceptional circumstances' set out in Policy DMC2 (above). Mostly this is to allow farm businesses to remain viable or to enable moorland restoration to take place. Development can take place in the Natural Zone if it is 'essential for the management of the Natural Zone'.

Issue 12

Development in the Natural Zone

We need to decide whether the 'exceptional circumstances' that justify development in the Natural Zone, as set out in current policy DMC2 above, are still correct.

Question 12

Development in the Natural Zone

a Do you think that current policy (DMC2 above) correctly sets out the exceptional circumstances for development in the Natural Zone?

b What is the reason for your answer?



Millstones at Stanage Edge

3.5 Whole Estate Plans

3.22 Whole Estate Plans (WEPs) are documents prepared by landowners that set out the vision, aims and objectives for an estate. WEPs allow for development on estates to be considered in a transparent, holistic way, and to demonstrate how business growth can deliver ecosystem services such as carbon storage, nature recovery and other public benefits. Our Management Plan commits the Authority and stakeholders to 'pilot and agree one whole estate plan'. Estates in the Peak District National Park vary in size and character but we consider that those with multiple diverse activities are most likely to benefit from this approach. Done well, we can work with estates to make sure that national park purposes and management plan objectives are embedded in the WEP.

3.23 It's important to note that WEPs ***are not***:

- a 'green light' for planning permission to be granted
- a breakdown of financial accounts
- a formal commitment to deliver the projects identified
- a list of development proposals.

What are the Issues?

3.24 We do not currently have a planning policy for whole estate plans.

Issue 13

Whole estate plans

We need to decide whether the new local plan should have a policy for whole estate plans (WEPs). A WEP policy would give positive regard to development proposals that are part of a WEP that is endorsed by the Authority, and that align with other policies in the local plan.

(Separate to the local plan, the Authority would publish guidance to set out the criteria for endorsing the plans. This would cover for example, the standards of public consultation.)

Question 13

Whole estate plans

a Do you think the new local plan should have a policy for whole estate plans?
b What is the reason for your answer?

Cultural Heritage and the Built Environment



Photo © Chatsworth Estate

4.1 Cultural heritage is all the evidence of past human activity. It includes things that are tangible to us (landscapes, buildings, archaeological sites, monuments and objects), less familiar (records, archives, collections and arts), and intangible (customs, legends and traditions). The diversity of cultural heritage in the Peak District National Park is extraordinary.[27]

4.2 Most (if not all) planning applications affect cultural heritage in some way, because the National Park's built environment and landscape are so heavily steeped in history. We have a suite of policies and comprehensive guidance to aid decision-making. Current planning policies are working well and we will continue with our approach to:

- support custodians of heritage assets to conserve and enhance them, and to find new uses to secure their long-term future (Core Strategy DS1, L1, L3, RT1, RT2, HC1, HC4, E1, E2)
- protect heritage from inappropriate development (Core Strategy GSP1, L3)
- support opportunities that promote engagement with, and understanding of, the cultural influences that have shaped the landscape of the National Park (Core Strategy RT1).

27 See *The Peak District: Landscapes Through Time* (Wingather Press, 2004) by John Barnett and Ken Smith.

4.1 Challenges and spatial objectives

4.3 It is our statutory purpose to conserve and enhance cultural heritage, including the landscape itself, which tells a story of a thousand years of people, farming and industry. Listed buildings, scheduled monuments and conservation areas protect less than 5% of our cultural heritage so planning policy plays a vital role in this. A new challenge is to also support the sensitive transition to a low carbon future.

Management plan objectives

Objective 1: To lower greenhouse gas emissions significantly, focussing on the largest emitters within our sphere of in fluence.

Objective 3: To reverse damage to nature, biodiversity, cultural heritage and in particular built environments caused by a changing climate.

Objective 5: To understand, appreciate and enhance the cultural heritage and in particular built environments of the National Park as part of an ever-changing landscape.

Challenges for cultural heritage and the built environment

To deliver the related obligations arising from our legal requirement to conserve and enhance cultural heritage and to positively respond to the challenges of nature recovery and the climate crisis.

Issue 14

Proposed Local Plan spatial objectives for cultural heritage and the built environment

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

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

To identify opportunities for, and seek to deliver, significant enhancement.

To conserve and enhance cultural heritage in the transition to a low carbon future.

Question 14

Proposed Local Plan spatial objectives for cultural heritage and the built environment

a Do you agree with the proposed Local Plan spatial objectives for cultural heritage?
b What is the reason for your answer?



Dennis Knoll

4.2 Heritage assets

4.4 A heritage asset is defined by the National Planning Policy Framework as:

> 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and *assets identified by the local planning authority*(including local listing).'

4.5 Designated heritage assets include listed buildings, scheduled monuments and conservation areas.

What are 'heritage assets identified by the local planning authority'?

4.6 Designated heritage assets protect less than 5% of the Peak District National Park's cultural heritage. Therefore most of the planning applications we receive concern buildings that are not designated heritage assets. For each application we have to decide whether or not that building's heritage interest should be taken into account, and also the degree of significance of that heritage interest.

4.7 'Significance' is a collective term for the sum of all the heritage values attached to a place. It can apply to the building itself or a larger historic area such as a village or a landscape. If we decide that a building's heritage interest should be taken into account, the building is then known as a 'non-designated heritage asset'. This is given weight in planning policy and decision-making.

4.8 Any building that is in the local Historic Environment Record (HER) is a non-designated heritage asset.[28]

Current Policy

Policy (Current): Core Strategy L3

A Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest;

B Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset of archaeological, architectural, artistic or historic significance or its setting, including statutory designations or other heritage assets of international, national, regional or local importance or special interest;

C Proposals for development will be expected to meet the objectives of any strategy, wholly or partly covering the National Park, that has, as an objective, the conservation and where possible the enhancement of cultural heritage assets. This includes, but is not exclusive to, the Cultural Heritage Strategy for the Peak District National Park and any successor strategy.

28 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

What are the issues?

4.9 We receive many applications for buildings that are neither listed, nor within the HER. In these cases, planning officers and committee members must decide whether or not a building is a 'non-designated heritage asset', and the significance of that asset. This decision is crucial, because it determines which planning policies apply, and ultimately what development can and can't take place.

4.10 The decision is made in consultation with our in-house conservation officers and with reference to any information provided by the applicant, usually in the form of a *Heritage Statement*. Some of our decisions about whether or not a building is a heritage asset have been challenged. In part this is because the criteria used by conservation officers and planners is not clearly set out. The the new local plan will address this.

Issue 15

Heritage assets

The new local plan will clearly set out the methodology for deciding (i) whether a building is a non-designated heritage asset, and (ii) the significance of that asset.

Question 15

Heritage assets

Please tell us about any issues or concerns you have about our approach to heritage assets.

4.3 Local list

4.11 A Local List is a register of non-designated heritage assets.[29] Government guidance supports Local Lists as a means of identifying and highlighting the importance of non-designated heritage assets in planning decision making. Local communities are involved in drafting and agreeing selection criteria to ensure '*a transparent, consistent and proportionate system for the identification, validation and recording of local heritage assets*'.[30]

What are the Issues?

4.12 The new local plan will clearly set out the methodology for deciding whether a building is a non-designated heritage asset and its significance. This aligns with Planning Practice Guidance. We need to decide whether to also create a Local List. The advantages are that important buildings and structures can be identified in advance of any planning application, with significant input from local residents. The disadvantages are:

- they can be resource intensive to draw up
- they can duplicate the existing Historic Environment Record.[31]
- it is not conclusive so buildings/structures that are not on the list may nevertheless still be heritage assets.

Issue 16

Local list

The new local plan will clearly set out the methodology we use to determine whether a building is a non-designated heritage asset and its significance. We need to decide whether to create a Local List to supplement this.

A Local List is a register of non-designated heritage assets whose significance should be considered in development proposals. We would draft and agree selection criteria for inclusion on the list in consultation with local people.

However a List is not conclusive and is resource intensive to draw up. It will provide a degree of certainty for heritage assets on the list but does not preclude other assets being identified at a future date.

29 A heritage asset is '*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 designated heritage assets and assets identified by the local planning authority (including local listing)*' NPPF (Annex2). For a building to be identified as a non-designated heritage asset it needs to meet at least two of the following criteria: archaeological interest, architectural interest, artistic interest, historic interest. A non-designated heritage asset is identified by a Local Planning Authority as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

30 Local Heritage Listing: Identifying and Conserving Local Heritage | Historic England

31 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

Question 16

Local list

a Do you think that we should have a Local List of non-designated heritage assets?
b What is the reason for your answer?



View of Stanage Edge from Cattis-Side Moor

4.4 The conversion of isolated traditional buildings

4.13 Adaptive re-use is a good way to conserve the Peak District's traditional buildings. We will grant planning permission if the impact of conversion, weighed against the harm, is acceptable. Where the buildings are within or on the edge of a settlement, or within the cluster of buildings that make up a farmstead, adaptive re-use is easier to achieve and our current policies work well. This is because there is usually an existing access road and hardstanding that can be used for car parking. Adaptive re-use of isolated field barns is more difficult and current policy does not fully address this specific issue. Such buildings tend to have no curtilage, limited openings, and no direct access to an adopted road. Introducing these changes to make the conversion viable can have a negative impact on the significance of the building and on the landscape.

Current Policy

4.14 Current strategic policies establish the principle that buildings in the open countryside may be converted to new uses (this aligns with national guidance) and also that development must be consistent with national park purposes and conserve and enhance valued landscape character and valued characteristics.

Policy Policy (Current): Core Strategy DS1 C

In all settlements and in the countryside outside the Natural Zone conversion or change of use for housing, community facilities and business uses including visitor accommodation, preferably by re-use of traditional buildings, will be acceptable in principle.

Policy (Current): Core Strategy L1

A Development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.

Policy (Current): Development Management Policies DMC10

A(iv) Conversion of a heritage asset will be permitted provided that the new use of the building or any curtilage created would not be visually intrusive it its landscape or have an adverse impact on tranquillity, dark skies or other valued characteristics.

C In all cases attention will be paid to the impact of domestication and urbanisation brought about by the use on landscape character . . .

What are the issues?

4.15 Current planning policy considers all heritage assets in the same way. However it is not the intention of policy to support the conversion of all field barns. This is set out in the supporting text to DMP Policy DMC10:

> '*The traditional field barns of the Peak District represent a valued feature of the historic landscape and where these are more remote from existing building groups and roadside walls they represent the biggest challenge for conversion schemes. This is because when they lie deep in historic field systems, the buildings and setting are more susceptible to harmful change and loss of character.'*

4.16 We are receiving an increased number of applications to convert isolated traditional buildings. This is partly because well-located redundant buildings - those that are in or on the edge of existing settlements - have already been converted. Many are unsuitable for new uses because the impact of conversion, weighed against the benefits, is unacceptable. The impact can be on the significance of the heritage, on the surrounding landscape, or both of these. For example from new openings, extensions/out buildings, perimeter fencing, extensive new tracks, increased intensity of use. In many cases, it is more appropriate for the owner to maintain them as they are. Low intensity uses such as storage, stabling or camping barns may be acceptable. If the owner chooses not to maintain them, we accept that as a consequence, some isolated barns may be lost. In effect, they are left to become the archaeology of the future. Unused barns are also often important habitats.

4.17 We need to decide whether the new local plan should contain a specific policy on isolated traditional buildings to clearly set out the parameters for conversion and what uses may be acceptable.

Issue 17

The conversion of isolated traditional buildings

We are receiving an increased number of applications to convert isolated traditional buildings. This is partly because well-located redundant buildings - those that are in or on the edge of existing settlements - have already been converted.

Although conversions are acceptable ***in principle*** anywhere 'in the open countryside', this must be balanced by consideration of the harm that would be caused. Isolated barns and the open landscapes in which they sit are particularly susceptible to harmful change.

Current planning policy considers all heritage assets in the same way. We need to decide whether the new local plan should contain a specific policy on isolated traditional buildings to clearly set out the parameters for conversion and what uses may be acceptable.

Question 17

The conversion of isolated traditional buildings

a Do you think the new local plan should contain a specific policy relating to isolated traditional buildings?

b What is the reason for your answer?

Climate Change and Sustainable Building



5.1 We need to make sure that our planning policies are still fit-for-purpose in the climate emergency; delivering net zero and at the same time protecting and enhancing the Peak District's unique landscape and cultural heritage. The National Planning Policy Framework (paragraph 158) outlines that plans should take a proactive approach to mitigating and adapting to climate change. The National Park Management Plan pledges an exemplary response to the climate emergency and resident communities have defined a vision for thriving and sustainable places powered by renewable energy.

5.2 New policy will continue to:

- require the most efficient and sustainable use of land (Core Strategy CC1)
- require the highest possible standard of carbon reduction and sustainable design (Core Strategy CC1)
- give scope for small-scale renewable energy generation (Core Strategy CC2)
- steer development away from flood risk (Core Strategy CC1)
- support on-farm anaerobic digestion.

A new Peak District Design Code will accompany the new Local Plan. This will give guidance on materials, retro-fitting (including for heritage assets), building density and making space for water and biodiversity. It will also include acceptable low-carbon designs that reflect and complement the Peak tradition and the different landscape character areas.

A new Flood Risk Assessment will be prepared to accompany the new Local Plan.

5.1 Challenges and spatial objectives

5.3 Climate change has the potential to change the features that make up the National Park's natural beauty, wildlife and cultural heritage. A changing climate will inevitably impact on the Park's special qualities, and on how everyone currently enjoys them. The Peak District National Park has a vital role to play in reducing greenhouse gases, through how we live, work and play, and in the action we take to protect its fragile biodiversity.

Management plan objectives

Objective 1: To lower greenhouse gas emissions significantly, focussing on the largest emitters within our sphere of in fluence.

Objective 2: To sequester and store substantially more carbon while contributing to nature recovery.

Objective 3: To reverse damage to nature, biodiversity, cultural heritage and in particular built environments caused by a changing climate.

Objective 5: To understand, appreciate and enhance the cultural heritage and in particular built environments of the National Park as part of an ever-changing landscape.

Challenges of climate change and sustainable building

To ensure that landscape change is managed in a way that is responsive to the landscape's distinctive cultural character and special qualities, *and also in a way that promotes and supports:*

- nature recovery
- carbon sequestration
- flood prevention
- landscape scale adaptation (habitats and species) to the changing climate.

To support the transition to a low carbon future in a way that conserves and enhances the Peak District's special qualities, in particular the valued character of the built environment.

Issue 18

Proposed Local Plan spatial objectives for climate change and sustainable building

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

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

To protect open skylines, long views and semi-natural moorland expanses.

To support work to create and manage floodplain landscapes.

To support work to protect and enhance peat.

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

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

Question 18

Proposed Local Plan spatial objectives for climate change and sustainable building

a Do you agree with the proposed Local Plan spatial objectives for climate change and sustainable building?

b What is the reason for your answer?

5.2 Replacement dwellings

5.4 The National Planning Policy Framework requires local plans to promote a radical reduction in greenhouse gas emissions (paragraph 157) and sustainable patterns of development (paragraph 11), and make efficient use of land (paragraph 128).

Current Policy

Policy (Current): Core Strategy CC1A

In order to build in resilience to and mitigate the causes of climate change all development must make the most efficient and sustainable use of land, buildings and natural resources.

Policy (Current): Development Management Policy DMH 9 (extract)

A. The replacement of a dwelling will be permitted provided that the dwelling to be replaced:

i is not Listed individually or as part of a group listing; and
ii is not considered to have cultural heritage significance; and
iii is not considered to contribute positively towards the valued landscape character or built environment in which it is located.

E. In all cases the replacement dwelling must exhibit high sustainability standards.

What are the Issues?

5.5 Current policy Core Strategy CC1 aligns with the requirement to promote a radical reduction in greenhouse gas emissions and make the most efficient and sustainable use of land, buildings and natural resources. However current policy DMH 9 does not. DMH 9 allows dwellings to be replaced after considering only whether or not the original makes a 'positive contribution' to landscape or built environment character.

5.6 Even a new building with 'high sustainability standards' (required by part E of policy DMH9) will have a higher carbon footprint than an existing building when embodied carbon is taken into account. In addition, the unintended consequence of this policy is that non-traditional, but perfectly sound and habitable dwellings such as bungalows are being replaced by much bigger stone dwellings in a Peak District vernacular style. Smaller, more affordable homes are being lost and the enhancement achieved is negligible.

Embodied carbon

5.7 Embodied carbon is generated from the production and transportation of building materials, construction process and maintenance of a building. Embodied carbon is beyond the scope of existing building regulations and will not be part of updated regulations planned for 2025. The Government has said 'embodied carbon is a significant contributor to the whole life carbon of a building and that it is therefore crucial that we take steps to address it' and will consult 'in due course.' [32]

32 The Future Homes and Buildings Standards: 2023 consultation - GOV.UK (www.gov.uk)

Issue 19

Replacement dwellings

Current policy Core Strategy CC1 aligns with the requirement to promote a radical reduction in greenhouse gas emissions and make the most efficient and sustainable use of land, buildings and natural resources. However current policy DMH 9 does not. DMH 9 allows dwellings to be replaced after considering only whether or not the original makes a 'positive contribution' to landscape or built environment character.

We need to decide whether new policy on replacement dwellings should be changed to take into account embodied carbon and the benefits of retaining smaller, non-traditional dwellings.

Question 19

Replacement dwellings

a Do you agree that embodied carbon should be considered as part of the requirement for high sustainability standards?
b Do you think the criteria in current policy DMH9A (above) are correct?
c Should new policy specifically address the loss of smaller homes?
d What is the reason for your answer?

5.3 Avoiding carbon emissions in development.

5.8 In line with the Climate Change Act 2008 and other Government guidance, we already have strong policies and proactive development management. We need to explore whether there is more we can do to optimise the potential for carbon reduction.

Current Policy

Policy (Current): Core Strategy CC1 (part)

In order to build in resilience to and mitigate the causes of climate change all development must achieve the highest possible standards of carbon reductions.

What are the Issues?

5.9 Annual monitoring of planning applications shows that we are getting better at working with applicants so that carbon reduction measures are part of the development. Since 2019 we have required applications to be accompanied by a *Sustainability Statement* to show how the proposal meets our policy requirements, and we use planning conditions more often. However there are still challenges. Policy requirements for mitigation and adaptation can be satisfied by applicants outlining just very basic measures. It is difficult to refuse an application when 'easy' sustainability measures are included (like water efficiency) but we know there is often much more that could be done (like incorporating renewable energy generation). Cost and viability are key factors. Policy gives scope for innovative sustainable development, but in practice this rarely happens.

Building Regulations and Planning Policy

5.10 The minimum energy efficiency requirements for new homes and non-domestic buildings are set through Part L (Conservation of fuel and power) of Schedule 1 and Part 6 of the Building Regulations. A further change to energy efficiency building regulations is planned for 2025. In a Written Ministerial Statement [33] made on 13 December 2023 the Minister of State for Housing said that homes built to the new standard will be 'net zero ready' therefore 'the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations'. The High Court has rejected a legal challenge to the Statement but at the time of writing it is not known whether an appeal against the judgement will be made.

33 WMS 13 December 2023

Issue 20

Avoiding carbon emissions in development

The National Park Management Plan says that the National Park should be 'net zero by 2040' and that one way to achieve this is to 'adopt Local Plan policies that strengthen carbon reduction in new buildings and refurbishment of existing buildings.' The general nature of existing planning policies is insufficient to deliver this ambition. Therefore we need to determine whether new policy should set out the sustainability measures we expect for different types of development. For example new or extended:

- homes
- farm buildings
- business development.

Question 20

Avoiding carbon emissions in development

a Do you think that the new local plan should set out in policy the sustainability measures we expect for different types of development?
b What specific measure are most appropriate for homes?
c What specific measure are most appropriate for farm buildings?
d What specific measure are most appropriate for business development?
e What is the reason for your answer?

5.4 Low carbon and renewable energy development

5.11 The National Planning Policy Framework (para 160) says we should have a positive strategy for the use and supply of renewable and low carbon energy and heat. In a national park, landscape is given the highest status of protection. Our positive strategy reconciles the ambition and constraint, and we have permitted numerous small-scale wind, solar and hydro schemes.

5.12 The latest National Park Management Plan reaffirms and strengthens our commitment and we agree with local residents that access to renewable energy is important. We need to understand whether our planning policies are fit for the climate emergency.

Current Policy

5.13 Our current approach aligns with national park purposes and is also supported by evidence. The Peak Sub-region Climate Change Study (2009)[34] states that biomass, hydro, heat pumps, solar thermal, photo-voltaic and small micro-wind are most appropriate. A Landscape Sensitivity Assessment undertaken in 2011 for the East Midlands Councils demonstrates that large or medium wind turbines are not suitable in the National Park. It states that single small-scale turbines are likely to be most appropriate and that these should be located close to existing buildings and infrastructure.[35]

Policy (Current): Core Strategy CC2

A Proposals for low carbon and renewable energy development will be encouraged provided that they can be accommodated without adversely affecting landscape character, cultural heritage assets, other valued characteristics or other established uses of the area.

B Cumulative impacts of low carbon and renewable energy development within the National Park and visible beyond its boundary must be taken into account.

C Where proposals do not compromise the valued characteristics of the National Park the Authority will also take into account the economic, social and wider environmental benefits of renewable and low carbon development.

5.14 The *Climate Change and Sustainable Buildings Supplementary Planning Document* gives more detail to support the delivery of Policy CC1.[36]

34 Peak Sub-Region Climate Change Study 2009

35 The Landscape Sensitivity Assessment and Guidance for Wind Turbine Applications is set out as Annex 1 to the Climate Change and Sustainable Buildings SPD.

36 Climate Change and Sustainable Buildings SPD

What are the Issues?

5.15 Our challenge remains the same – to permit renewable energy development without harming landscape, cultural heritage and other special qualities. Members of the public largely support our current policy[37] but other stakeholders have challenged us to re-think what is 'reasonable' in scale.[38]

5.16 The Royal Town Planning Institute's *Guide for Local Authorities on Planning for Climate Change* [39] advises us to better understand potential demand and supply, and to map this. The 2022 Derbyshire Spatial Energy Study does this and reaffirms the potential for small and micro-scale development within the National Park.[40]

We think our current policy (CC2 above) is essentially the right approach for a national park. It is positive, but requires development to have no adverse effects on landscape, cultural heritage and valued character. There is no other realistic option. New policy will address:

- new evidence about the best forms of renewable energy development for the Peak District
- removal of redundant infrastructure
- potential for enhanced biodiversity as part of renewable energy schemes.

We will monitor the development of renewable infrastructure to understand cumulative impact.

5.17 We need to decide whether new policy should also give greater clarity, both in terms of acceptable locations and by defining 'small-scale'. Currently we do do this on a case by case basis, with reference to the available guidance.

Issue 21

Low carbon and renewable energy development

New policy will continue to require that low carbon and renewable energy development does not adversely affect landscape character, cultural heritage assets, special qualities or other established uses of the area.

We need to decide whether in addition, new policy should give greater clarity by defining 'small scale' and mapping areas where renewable energy development is more or less likely to be acceptable.

37 77% of people responding to Peak District National Park Authority on-line survey, December 2020

38 Peak District National Park Authority Local Plan Stakeholder Workshops, Summer 2021

39 Guide for Local Authorities on Planning for Climate Change

40 Derbyshire Spatial Energy Study

Question 21

Low carbon and renewable energy development

What criteria could we use to identify areas (on a policy map) where renewable energy development is more likely to be acceptable?



Tideswell Dale

5.5 Carbon capture

5.18 Carbon Capture and Storage (CCS) has been identified as a means of achieving de-carbonisation of the UK cement industry.[41] A significant portion of the UK's cement industry is located in the wider Peak District, with approximately 3 million tonnes per annum (t/pa) of CO_2 emitted annually as an inherent by-product of the chemical reaction required to produce cement clinker.

5.19 CCS proposals affecting the National Park may come forward during the next plan period. Such proposals would be regarded as a *Nationally Significant Infrastructure Project* [42] and therefore dealt with nationally (by the planning inspectorate) rather than by the local planning authority. However the National Park Authority would be consulted and the new local plan could clearly set out our position.

What are the issues?

Issue 22

Carbon capture and storage

CCS proposals affecting the National Park may come forward during the next plan period. The National Park Authority would not make the decision, but would be consulted. We need to decide whether to set out our agreed position on CCS in the new local plan and, if supportive in principle, to set out other policy criteria that should be met.

Question 22

Carbon capture and storage

a Do you think that the new local plan should set out in principle policy support for Carbon Capture and Storage?
b What is the reason for your answer?

41 Carbon capture and storage is a three-step process, involving: capturing the CO2 produced by power generation or industrial activity, such as hydrogen production, steel or cement making; transporting it; and then permanently storing it deep underground.

42 Nationally significant Infrastructure Project

Recreation and Tourism



6.1 National parks are for everyone. Our challenge is to enable visitors to understand, enjoy (and respect) the Peak District, to support the provision of the right facilities in the right place and to manage and mitigate the impacts of recreation and tourism.

6.2 We think that our current approach is broadly right but we need to address the changing market for different forms of accommodation. Landscape impact, environmental capacity, scale and intensity of use or activity are important considerations. The new local plan will continue to support:

- facilities for recreation, environmental education and interpretation (RT1)
- re-use of traditional buildings (buildings that are heritage assets) for hotel, bed and breakfast and self-catering accommodation (RT2)
- re-use of modern buildings in smaller settlements, farmsteads and groups of buildings in sustainable locations, if enhancement can be achieved (E2A)
- small touring sites for tents, caravans and campervans (RT3)



Castleton Visitor Centre

6.1 Challenges and spatial objectives

6.3 Our challenge is to enable visitors to understand, enjoy and respect the Peak District, to support the provision of the right facilities in the right place and to manage and mitigate the impacts of recreation and tourism. Visitor number estimates range between 13 million and 26 million a year.[43]

6.4 We need to do more to understand the way recreation and tourism are changing and affecting the National Park. For example whether the post-covid drop-off in commuting traffic has been 'replaced' by recreation traffic, which may explain the reports of congestion and illegal parking at popular locations. Anecdotally residents, rangers and land managers report an increase in dispersed, active recreation. This is positive, but without active management can and does have a negative impact at many sites, on wildlife and on rights of way.

6.5 The Government says that we should:

- make the most of visitors (we) receive to increase understanding of the natural environment, promote healthy outdoor recreation and inspire lifestyle choices that support a diverse and healthy natural environment [44]
- enable… sustainable rural tourism and leisure developments which respect the character of the countryside [45]

Management Plan objectives

Objective 7: To encourage a sustainable visitor economy that supports local businesses, cares for the National Park's special qualities and respects the well-being of local communities.

Objective 8: To create opportunities for young people and those from under-served communities to connect with and enjoy the National Park.

Objective 9: To promote the National Park as a place where there are opportunities for the improvement of physical and mental health and well-being.

Challenges of recreation and tourism

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.

To manage and mitigate impacts of recreation and tourism on the landscape, wildlife and local amenity. These include the impacts of car-borne travel.

43 In estimating visitor numbers national parks use a model called STEAM (Scarborough Tourism Economic Assessment Model). This reports on visitor days (visitors spending over 3 hours), giving the 13.31 million visits a year figure. In contrast, studies commissioned by the Peak District National Park Authority in 1996, 2005 and 2015, which include any type of visitor and any length of stay, estimated 22-26 million tourist days each year.

44 Paragraph 61 of the English national parks and the broads: UK government vision and circular 2010

45 paragraph 88 National Planning Policy Framework

Issue 23

Proposed Local Plan spatial objectives for recreation and tourism

To direct recreation development towards settlements and certain existing recreation attractions and hubs.[46] At these places development will be focussed on new or improved facilities that promote understanding and enjoyment of the National Park, sustainable travel and significant enhancement of the National Park's special qualities.

To support the change of use of traditional buildings (heritage assets) for visitor accommodation, primarily on farmsteads.

To support temporary overnight tourist accommodation that is well-suited to it's location.

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

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

Question 23

Proposed Local Plan spatial objectives for recreation and tourism

a Do you agree with the proposed Local Plan spatial objectives for recreation and tourism?
b What is the reason for your answer?

46 Recreation attractions are the sites or features that are the focus of the public's enjoyment of the National Park. They may include walking and cycling trails and sites of cultural heritage interest. Recreation hubs are sites at popular locations from which people access the open countryside for recreational purposes. Some places can be both.

6.2 Recreation attractions and hubs

6.6 Visitors to the National Park enjoy all kinds of very different leisure activities. Many come for the challenge of outdoor sport such as rock-climbing or mountain biking; others prefer more leisurely activities - a visit to Chatsworth or a stroll along the river at Bakewell.

6.7 Recreation Attractions and Hubs are the focus of visitor pressure. These are popular destinations (attractions) and places from which people access the open countryside (hubs). Many places are both. They may include settlements (eg Castleton), viewpoints (eg Monsal Head), walking and cycling trails (eg Longdendale Trail) and sites of cultural heritage interest (Chatsworth). Larger sites will often function in tandem with smaller satellite car parks and lay-bys.

6.8 The range of recreation attractions and hubs is illustrated in Appendix 3: Recreation attractions and hubs (excluding settlements).

6.9 When large numbers of visitors are attracted to honeypot villages and to destinations in the open countryside this can have a negative impact. Obstructive verge side parking and footpath erosion are commonly reported. It also creates pressure for development, for example for visitor facilities and car parking.

Current Policy

Policy (Current): Core Strategy RT1B

New provision must justify its location in relation to environmental capacity, scale and intensity of use or activity, and be informed by the Landscape Strategy. Where appropriate, development should be focused in or on the edge of settlements. In the open countryside, clear demonstration of need for such a location will be necessary.

What are the Issues?

6.10 Although we have permitted many facilities, landowners, managers and residents want us to be clearer about the kind of development that is acceptable at recreation attractions and hubs. This is a particular issue when there is pressure for development at visitor locations *in the open countryside*, because currently policy directs development *away from* such locations. In turn, we need to be clearer about the benefits to landscape, wildlife and cultural heritage that development should bring. Sites are owned and managed by the National Park Authority, other constituent authorities, the National Trust, Water Companies and private estates such as Chatsworth.

6.11 The National Park Management Plan commits the Authority to 'develop and deliver area management plans for key recreation hubs and access points by 2028'. The development of planning policy for Recreation Hubs alongside area management plans would provide guidance to developers wishing to enhance facilities at such sites.

6.12 There are concerns that defining an area as a Recreation Hub or Attraction may increase its popularity with visitors. The use of these phrases is not intended as a marketing tool. Instead the intention is to identify locations where the approach to possible development for visitor facilities is more clearly set out.

Issue 24

Recreation attractions and hubs

Recreation attractions and hubs are visited by millions of people each year. This can create an adverse impact (for example on local communities and on the environment) and lead to pressure for development (for example for visitor facilities), often in remote and sensitive locations.

Stakeholders want us to be clearer about the kind of development that is or is not acceptable. We can do this by defining areas on a map where the recreation and visitor pressure is most acute, alongside planning policies specific for each area.

This approach would enable us to ensure that planning policy and area management work together, for example by supporting sustainable transport solutions.

This issue will be considered alongside any new approach to visitor car parking. We therefore recommend that before answering questions on this issue you read 12.2 Visitor parking.

Question 24

Recreation attractions and hubs

a Do you think that the new local plan should define 'Recreation Attractions' and 'Recreation Hubs' on a map and develop specific planning policies for those areas?
b What is the reason for your answer?
c Which areas/sites do you consider to be Recreation Attractions and Hubs?

Examples are shown in Appendix 3: Recreation attractions and hubs (excluding settlements)

6.3 Temporary camp sites

6.13 Temporary camp sites for tents, caravans and campervans can provide income to farm businesses. We support the development of small sites and will continue to do so in the new local plan.

Current Policy

Policy (Current): Core Strategy RT3 A

Small touring camping and caravan sites and backpack camping sites will be permitted, particularly in areas where there are few existing sites, provided that they are well screened, have appropriate access to the road network, and do not adversely affect living conditions.

Policy (Current): Development Management Policy DMR1

The development of a new touring camping or touring caravan site, or small extension to an existing site will not be permitted unless its scale, location, access, landscape setting and impact upon neighbouring uses are acceptable, and it does not dominate its surroundings.

What are the Issues?

6.14 A new permitted development (PD) 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 PD 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.

6.15 The Authority can ask the Government to remove 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.

Issue 25

Temporary camp sites

New policy will continue to support small touring camping and caravan sites. We need to decide whether to apply for an 'Article 4 Direction' to remove permitted development rights and if so:

- whether to remove entirely or revert to 28 days as it was under the previous PD right
- which area or areas it are covered.

Question 25

Temporary camp sites

a Do you think that we should apply for an Article 4 Direction to remove permitted development rights for temporary camping and caravan sites?

b If yes, should the permitted development right be removed entirely or revert to 28 days as previously?

c If yes, what areas should they be removed from?

d What problems are being caused by the 60 day permitted development right?

6.4 Touring camping and caravan sites

6.16 Many landowners wish to maximise the length of time that their sites are occupied. We support this (Core Strategy RT3).[47] However we think that there should be some restrictions because:

- the landscape impact of tents and caravans is greater in winter months
- communities may welcome the 'respite' from visitor pressure
- sites are not suitable for full-time residential use.

6.17 A 'seasonal occupancy condition' sets out the dates between which a site can operate (usually Spring to Autumn). A 'holiday occupancy condition' restricts use of the site by any one person (usually to 28 days per calendar year). Most site owners prefer 'occupancy conditions' because this gives them greater flexibility to extend the season. Our current policy requires only an occupancy condition for new applications.

Current Policy

Policy (Current): Development Management Policy DMR2

A Where the development of a touring camping or touring caravan site is acceptable, its use will be restricted to no more than 28 days per calendar year by any one person.

B For an existing camping or caravan site, the removal of any existing condition that stipulates months of occupation, and its replacement by a holiday occupancy condition, will be permitted, provided that the site is adequately screened in winter months and that there would be no adverse impact on the valued characteristics of the area or residential amenity.

What are the Issues?

6.18 We will continue to permit new touring camping and caravan sites. We will also continue to restrict occupancy of such sites, for the reasons set out above. We need to decide whether this is best done with occupancy restrictions, seasonal restrictions, or both.

47 This policy and issue includes touring sites for campervans.

Issue 26

Touring camping and caravan sites

We support the provision of new touring camping and caravan sites but think that there should be some restrictions because:

- the landscape impact of tents and caravans is greater in winter months
- communities may welcome the 'respite' from visitor pressure
- sites are not suitable for full-time residential use.

Current policy sets out the requirement for *occupancy restrictions* on touring camping and caravan sites, but it does not set out *seasonal restrictions*. We need to decide whether new policy should set out seasonal *and* occupancy restrictions, taking into account business need and wider considerations such as landscape impact.

Question 26

Touring camping and caravan sites

a Do you agree that operation of touring camping and caravan sites should be restricted to certain months of the year in order to address the increased landscape impact in the winter months?

b Do you agree that touring camping and caravan sites should be restricted to no more than 28 days per calendar year by any one person?

c What is the reason for your answer?

6.5 Static caravans, lodges and other permanent structures

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

Current Policy

Policy (Current): Core Strategy RT3B

Static caravans, chalets or lodges will not be permitted.

6.20 The accompanying text states:

> "*Exceptionally, static caravans, chalets or lodges may be acceptable in locations where they are not intrusive in the landscape. There may be some locations where, through the use of effective design and landscaping, small, simple timber structures may be acceptable as replacements for existing static caravans where this would result in enhancement.*"

Policy (Current): Development Management Policy DMR1C

Exceptionally, the development of structures may be permitted where these are small, simple, wooden pod structures in woodland locations with minimal landscape impact, or a single shepherd's hut where this can be located close to the facilities of a farmstead without harm to the natural or historic landscape.

What are the Issues?

6.21 Many products coming onto the market that are described as 'pods' are large, self contained structures. They more closely resemble lodges or chalets than the 'small simple timber structures' supported by our policy. They are relatively cheap to buy and install (compared to converting a redundant building to a holiday home) and can generate significant income due to the increased demand for 'glamping' accommodation. We are receiving applications for such structures, and this is causing some concern because the permanent presence of large non-traditional structures can be contrary to our conservation purpose. Developers often wish to maximise use of the available space so that the number of units is often relatively high, the structures are set in rows and extensive facilities are necessary.

Issue 27

Static caravans, lodges and other permanent structures

New policy will retain a restrictive approach to ***all types of permanent structures*** used as holiday accommodation. This is the only approach that aligns with national park purposes.

We need to decide whether new policy should clarify the exceptions to this principle, taking into account the following issues and questions.

- Other non-traditional permanent structures are already on the market (such as 'yurts'), or may come onto the market. Shepherd's huts and camping pods are not traditional in the Peak District so we need to be clear about the rationale for making an exception just for these. Could (for example) yurts or other structures be acceptable 'close to the facilities of a farmstead' and 'in woodland locations'?
- 'Small and simple' is not defined in policy. We could include that there should be no associated development, as stated in the supporting text to Policy DMR1.
- There may be other locations, as well as farmsteads and woodlands, where they are acceptable.
- If the harm/impact is negligible, is it reasonable to restrict structures 'close to the facilities of a farmstead' to one in number?

Question 27

Static caravans, lodges and other permanent structures

a Do you agree that new policy should restrict static caravans, chalets, lodges and other large, permanent structures used as holiday accommodation?
b What exceptions should we make to this principle?
c What criteria should we use to ensure that the structures permitted as an exception to this principle, do not harm the National Park's special qualities?
d What is the reason for your answer?

Housing



7.1 Residents have told us that they need '*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, and family groups across the generations can stay together*' .[48] The Management Plan pledges that we will work with local authority partners to do this.

7.2 Our current approach is aligned to national policy because the Government's view is unchanged. National Parks are not suitable locations for unrestricted (open-market) housing and we are not required to set a housing delivery target. Instead the focus should be on meeting affordable housing requirements and supporting local employment opportunities and key services.[49]

7.3 For this reason, other than in relation to the issues identified in this document, current strategic housing policy will be carried forward into the new local plan as set out below.

- HC1 enables new-build homes to be built for local people in housing need, or those with specialist needs, and open-market market homes for anyone if by doing so the National Park is also enhanced, for example if listed buildings are conserved.
- HC2 provides for key workers in agriculture, forestry and other rural enterprises.
- HC3 provides for sites for gypsies, travellers or travelling showpeople.
- DMH5 permits ancillary dwellings.

7.4 New policies will focus on maximising the potential for locally-needed homes. Some issues are subject to this consultation, others will be subject to a future consultation. They include:

- a different settlement strategy (see 2.4 Settlement tiers)
- site allocations (see 2.5 Sites for housing development) and development boundaries (see 2.6 Development boundaries)
- specifying types and tenures of affordable housing, and the size of market housing (future consultation)
- specifying the proportion (related to viability) of affordable housing to be delivered on brownfield sites (future consultation)
- policy direction on the redevelopment of residential gardens (future consultation)
- a new Peak District Design Code (future consultation).

7.5 Please note that any reference in this Section to Registered Social Landlords (RSLs) also includes Community Land Trusts (CLTs).

48 Thriving and Sustainable Communities Adopted Definition

49 English National Parks and the Broads: UK Government Vision and Circular 2010

7.1 Challenges and spatial objectives

7.6 The Government does not set house-building targets for national parks. Therefore one of the main tasks for the local plan is to understand future population and housing need and to use this information to indicate a level of housing development. The information below on population and homes is taken from the *2023 Population Projection and Housing Needs Assessment (PPHNA)*, a report commissioned by the National Park Authority to provide evidence for the new Local Plan.[50]

Population

- 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).

Affordability of homes

7.7 Affordability is a serious problem. In 2022, lower quartile ***house prices*** averaged £277,500 over the Peak District as a whole. Lower quartile ***rents*** were £760 a month. If affordability is expressed as a ratio comparing costs against a households' ability to pay (the higher the ratio, the more unaffordable homes are to the people living in that area) it is unusual for a mortgage lender to consider a higher loan-to-income ratio than 4.5. For Derbyshire Dales the ratio is 10.24. A prospective buyer would need to earn around £70,000. In High Peak the ratio is 7.88 and Staffordshire Moorlands 6.75.

Holiday Homes

7.8 Affordability is a national issue but exacerbated in the Peak District and other protected areas because of the restrictions on development and the very strong market demand, including for properties to use as holiday and second homes. There is no single dataset that enables us to definitively understand the extent of the problem. The PPHNA uses data from the Office for National Statistics and commercial sources (AirDNA)[51] to infer that between 11.6% and 18.6% of properties in the Peak District that could be used as permanent homes are instead in use as holiday homes or short term lets. The lower figure is probably an under-estimation because it ignores the recent boom. Holiday rentals in the Peak District have increased by 24% since 2022. The higher figure is an over-estimation because the data source's delimitation of the Peak District extends beyond its true boundaries.

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

51 AirDNA is a software company that provides a database for vacation rental research

Population and Housing Need Assessment to 2045

7.9 The National Planning Policy Framework says that planning authorities should 'meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community'.[52] Government guidance for national parks says that 'the expectation is that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services'.[53]

7.10 For the Peak District the affordable housing requirement has been calculated in the PPHNA as between 88 and 112 affordable dwellings a year.[54] Over a 20 year plan period this translates to between 1,760 and 2,240 local needs affordable homes. The requirement is that 83% are homes for rent.[55]

7.11 The *PPHNA* also shows the effect on population of different levels of housebuilding. It is important to note that this assumes the homes built are in permanent occupation and not holiday homes or second homes.

- The Government's prescribed *Standard Methodology*[56] housing requirement calculation for the Peak District is 100 dwellings per annum. Over a 20 year plan period this translates to around 2,000 homes and would lead to a growth in population of 5,479. National Parks can use a different methodology but must set out the reasons for this.
- To maintain population at the current level (35,897) around 16 dwellings per annum would be needed.
- If no new homes are built, population would decline by around 838 by 2045.
- If 48 new homes a year are built to 2045, population would increase by around 1,731.
- If 95 new homes a year are built to 2045, population would increase by around 4,247.
- If 150 new homes a year are built to 2045, population would increase by around 7,191.

Management Plan Objectives

Objective 10: To support sustainable communities by improving opportunities for affordable housing and connection to services.

For Management Plan purposes the definition of Thriving and Sustainable Communities is as set out in Appendix 3: Recreation attractions and hubs (excluding settlements).

52 At the time of writing the Government is consulting on changes to the National Planning Policy Framework (NPPF) which if implemented would require local authorities to use a new methodology for calculating their housing target. In rural areas, the new methodology creates a significant increase in the number of homes that must be planned for. However Footnote 7 to paragraph 11 of the NPPF, that sets out that national park status is a strong reason for restricting the overall scale, type or distribution of development, is not proposed to be changed.

53 English national parks and the broads: UK government vision and circular 2010

54 The affordable housing need calculation is based on methodology prescribed by Government that takes into account backlog (people on the waiting list) and planned delivery, and varies depending on the income multiplier used. The income multiplier takes into account the proportion of household income that can be spent on rent or mortgage. It is calculated at 25%, 30% and 33% of income. PPHNA para 8.98, Table 8.24

55 PPHNA paragraph 8.103.

56 The standard methodology housing need calculation is based on methodology prescribed by Government. It looks at future need for homes of all tenures (not just affordables). It does not take into backlog (people on the waiting list) and for this reason can differ from the the 'affordable' housing need calculation.

Challenges for housing

The Government does not set house-building targets for national parks. Therefore one of the main tasks for the local plan is to use the information about population and housing need and indicate a level of development that meets the need but is within the capacity of the national park to absorb. 'Capacity' in this context means a level of development that can take place without harm to the Peak District's special qualities, in particular to the characteristic settlements and their landscape setting.

Meeting identified affordable housing need in full in the next plan period is not compatible with national park purposes due to the scale of green-field development that would be necessary. For comparison, during the last plan period from 2006/7 to 2022/23 (17 years) 269 local needs affordable homes were constructed. Meeting identified local affordable need in full would represent an uplift of between 1,491 - 1,971 homes (uplift of between 554% and 732%).

The number, type and tenure of new homes we expect to be delivered in the next plan period to 2045 must be:

- well-evidenced and compatible with prescribed methodologies
- deliverable
- address population and labour force decline
- meet the local need for affordable homes
- compatible with national park purposes.

Issue 28

Proposed Local Plan spatial objectives for housing

In the whole National Park, to support the provision of between 960 and 2000* new homes by 2045, distributed across the 3 landscape areas as follows**:

- between 625 and 1,302 in the White Peak (Derbyshire Dales)
- between 199 and 414 in the Dark Peak (mostly High Peak which has by far the biggest population, but also including Barnsley, Kirklees, North East Derbyshire, Oldham, Sheffield)
- between 136 and 284 in the South West Peak (Staffordshire Moorlands, Cheshire East)

To support new uses for valued vernacular and listed buildings, and other buildings that are heritage assets, primarily in settlements and farmsteads.

To support the development of new-build affordable local needs homes in the best locations, taking into account the Peak District's landscape character and special qualities, housing authority boundaries, settlement pattern, settlement population, access to services and the potential for public transport and active travel.

*The rationale for this is:

i The lower figure is enough to reverse the population and labour force decline but has least impact on the National Park's special qualities. It is based on Scenario I (dwelling-led, 48 dwellings per annum over a 20 year plan period) of the PPHNA.

ii The higher figure aligns with the Government's Standard Methodology.

iii It is compatible with past delivery rates. Past delivery rate averaged 72 dwellings per year. Proposal is for between 48 and 100 per year.

**This is an indicative spread based on existing population and may change depending on the preferred spatial strategy. The proposed spatial objectives for housing are aligned to constituent authority areas because this will help us to work together to build more homes. The 3 local authority areas/groups broadly align with the 3 landscape character areas of the Peak District. This is a change from the current plan where housing figures are shown for 'White Peak and Derwent Valley', an area that is split between 2 local authorities.

SPATIAL AREA	CONSTITUENT LOCAL AUTHORITY	% OF POPULATION	INDICATIVE LEVEL OF HOUSING DELIVERY TO 2045 (TOTAL NUMBER)	INDICATIVE LEVEL OF HOUSING DELIVERY TO 2045 (DWELLINGS PER ANNUM OVER 20 YEAR PLAN PERIOD)
Peak District		100%	960 - 2000	48-100
White Peak	Derbyshire Dales	65.1	625 - 1,302	31-65
Dark Peak	Barnsley High Peak Kirklees North East Derbyshire Oldham Sheffield	20.7	199 - 414	10-20
South West Peak	Cheshire East Staffordshire Moorlands	14.2	136 - 284	1-4

Indicative housing delivery to 2045

It is important to note that these figures include conversions as well as new-build homes. Over a thousand (1,237) new homes have been built in the Peak District since 2006; around two-thirds (66%) of these are converted buildings and a quarter (22%) are new-build local needs homes on green field sites. In the next plan period our policies will continue to support conversions and new-builds.

Question 28

Proposed Local Plan spatial objectives for housing

a Do you agree with the proposed spatial objectives?
b What is the reason for your answer?

7.2 Holiday homes and permanent homes

7.12 Holiday homes can be a source of income for local people, for example through farm diversification. Many traditional and valued vernacular buildings that otherwise may have been lost, have been converted to holiday homes. And of course they are used by people visiting and enjoying the National Park.

7.13 Many local people are concerned about the recent increase in holiday homes. Any existing home can be used as a second home or as a holiday home (a short-term let) without planning permission. The growth in on-line platforms such as AirB&B have fuelled growth in short-term lets. The previous Government proposed a registration scheme but until this is in place, it is difficult to gauge the extent of the issue in the Peak District. The 2021 Census shows that 11.6% of the total number of dwellings in the National Park are 'unoccupied as a primary residence'.[57] Homes become vacant for many reasons but it is reasonable to infer that second homes and holiday lets are the main contributors to this figure. Other data sources[58] show that census data does not reflect the recent boom in short-term lets since 2022.

For the avoidance of doubt, this issue does not apply to new-build local needs affordable homes. Homes built by registered social landlords or individuals meeting their own housing needs already have their occupancy tied by legal agreement.

Current Policy

7.14 Our current policy allows the conversion of valued traditional buildings into open market permanent homes or holiday homes. Holiday homes have an occupancy condition applied to them so that use is restricted to no more than 28 days per calendar year by any one person. We do not have a policy that requires new open market homes that are not holiday homes, to be a permanent home.

57 as reported in the Population Projection and Housing Needs Assessment

58 AirDNA

Policy (Current): Core Strategy H1 (extract)

New Housing

New housing (whether newly built or from re-use of an existing building) can be accepted where:

C. In accordance with core policies GSP1 and GSP2:

I it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings

II it is required in order to achieve conservation or enhancement in settlements listed in Core Strategy DS1.

Policy Policy (Current) Core Strategy RT2 (extract)

Hotels, bed and breakfast and self-catering accommodation

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

A The change of use of a traditional building of historic or vernacular merit to serviced or self-catering holiday accommodation will be permitted, except where it would create unacceptable landscape impact in open countryside. The change of use of entire farmsteads to holiday accommodation will not be permitted.

What are the Issues?

Short-term lets

7.15 The previous Government said it would introduce a mandatory registration scheme, a new use class, and a new permitted development right for short-term lets. ***If*** this happens (currently unclear) we will know how many short-term lets there are and if we can demonstrate that harm is being caused, we can introduce an 'Article 4 Direction' to remove the permitted development rights. Property owners would then need to apply for planning permission to use a home as a short-term let.

Permanent occupancy

7.16 To address concerns about the number of holiday homes in the National Park we could impose a permanent residence clause on ***new*** residential properties located within or on the edge of settlements. Their sole use would be for permanent residential use, preventing them from being used as holiday homes.

Issue 29

Holiday homes and permanent homes

Many visitors stay in holiday homes to explore the National Park. They can be a source of income and a form of farm diversification. However, it is widely acknowledged that where there are high concentrations of holiday homes there is an adverse impact on the availability and affordability of homes to buy or to rent for local people and on the sustainability of communities more broadly.

To address concerns about the number of holiday homes in the National Park we could impose a permanent residence clause on new residential properties located within or on the edge of settlements. Their sole use would be for permanent residential use, preventing them from being used as holiday homes.

We think the issue relates specifically to properties within or near to settlements. Properties in the open countryside may be more suitable as holiday homes.

This issue refers only to new open-market dwellings as all affordable dwellings are already restricted using permanent residency clauses in S106 agreements.

Option 1

No policy change

Any new open-market dwelling can be **either** a permanent home (as long as it is suitable to be a permanent home) **or** a holiday home.

Option 2

Policy change - Park-wide permanent residence clause

We impose a permanent residence clause on new residential properties located within, on the edge of, or close to settlements. Their sole use would be for permanent residential use, preventing them from being used as holiday homes.

This does not apply to holiday homes that support farm diversification, converted buildings that are not suitable as a permanent residence, and some buildings that are located in the open countryside.

Option 3

Policy change - permanent residence clause applied to specific settlements

We impose a permanent residence clause on new residential properties located within, on the edge of, or close to those settlements where the concentration of holiday homes is high (percentage to be determined). Their sole use would be for permanent residential use, preventing them from being used as holiday homes.

This does not apply to holiday homes that support farm diversification, converted buildings that are not suitable as a permanent residence, and some buildings that are located in the open countryside.

Question 29

Holiday homes and permanent homes

a Which is your preferred option?
b What is the reason for your answer?

7.3 Affordable housing - eligibility

7.17 Our adopted definition of a *Thriving and Sustainable Community sets* the ambition for housing policy - sufficient homes for a diverse population, family groups across the generations and the right conditions and infrastructure for businesses to flourish and innovate.[59] How is this achieved in a protected landscape? Unlike other local planning authorities, we have no house-building targets to meet. Government policy says that unrestricted (open-market) housing development is not appropriate; instead we should focus on affordable housing, local employment opportunities and key services.[60]

7.18 Without the open market, and without Government targets, we need to find a different way of deciding how many homes to build, and for whom. We do this at a strategic scale by looking at population projections and housing need (see 7.1 Challenges and spatial objectives). We do this at an individual level by requiring new homes to be for *local people in housing need*, and we set out in policy specific 'eligibility criteria' to precisely define these terms.

What is an affordable home?

The definition of affordable housing is *'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)'.* The definition includes examples that range from most affordable (social/affordable rent) through to discounted market housing and 'other affordable routes to home ownership'.[61]

We apply this definition for planning policy and the housing types listed below are accepted as long as the home provided ***remains affordable in perpetuity***. Some of these products are less affordable than others (to many they are not affordable at all) but with the local connection requirement and size restrictions that apply in all cases they are *more affordable* than open-market homes.

- Social housing for rent.
- Affordable housing for rent.
- Discounted market housing where the discount is set proportionate to local incomes and house prices and remains in perpetuity for future purchasers.
- Other affordable routes to home ownership. This is 'housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market'. We include in this category housing built by individuals (with a strong local connection to meet their own housing need) where any subsequent sale is restricted by legal agreement to people also having a strong local connection.

Any reference in this document and current planning policies to local needs housing, local affordable need or local housing, is a reference to housing that is included within this definition.

59 Thriving and Sustainable Communities Adopted Definition

60 English National Parks and the Broads: UK Government Vision and Circular 2010

61 as set out in Annex 2 of the National Planning Policy Framework.

Current Policy

7.19 In order to justify building a new home on a green field site, we require that the home is for a local person in housing need. This applies equally to homes that are built by registered social landlords (RSLs) and people building their own home on land that they own. This is a sound approach because it aligns with Government policy for housing in national parks.[62] Current policies set out this strategic principle and the eligibility criteria.

Policy (Current): Core Strategy HC1 (extract)

Provision will not be made for housing solely to meet open market demand. Housing land will not be allocated in the development plan. Exceptionally, new housing (whether newly built or from re-use of an existing building) can be accepted where it addresses ***eligible local needs*** for homes that remain affordable with occupation restricted to local people in perpetuity.

Policy (Current): Development Management Policies DMH1A(i)

Affordable housing will be permitted in or on the edge of Core Strategy policy DS1 settlements, either by new build or by conversion; and outside of Core Strategy policy DS1 settlements by conversion of existing buildings ***provided that there is a proven need for the dwelling(s)***.

Policy (Current): Development Management Policies DMH2

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

i a person (and his or her dependants) who has a minimum period of 10 years permanent residence in the Parish or an adjoining Parish inside the National Park and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or

ii a person (and his or her dependants) not now resident in the Parish but having lived for at least 10 years out of the last 20 years in the Parish or an adjoining Parish inside the National Park, and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or

iii a person who has an essential need to live close to another person who has a minimum of 10 years residence in a Parish inside the National Park, the essential need arising from infirmity.

62 English National Parks and the Broads: Vision and Circular (2010), para 78.

What is housing need?

7.20 There are four generally accepted reasons for being in housing need: insecure tenure, mismatched/unsuitable housing, the condition of the house, and social conditions. Housing need is different from housing demand, which is the amount of housing space that households will choose to buy, given their preference and ability to pay.[63]

7.21 Our current policy (DMH2 above) that sets out the criteria for establishing housing need applies to:

i homes that are built by registered social landlords (RSLs) then allocated to people on the housing waiting list

ii people building their own home on land that they own.

7.22 We require first occupants of new affordable homes to have a local connection (see 7.4 Affordable housing - local connection) and be living in accommodation that is *overcrowded or otherwise unsatisfactory*. This aligns with Section 167 of the 1966 Housing Act that requires housing authorities to determine priorities for allocating housing accommodation. It means that young people or others forming a household for the first time will usually meet our definition of being in housing need.

7.23 Current policy (DMH2 above) also allows new affordable homes to be occupied by:

- non-residents with local roots wishing to return to the Peak District (as long as they are in housing need, ie their current accommodation is overcrowded or unsatisfactory)
- people with an essential need to care for a local person.

What are the issues?

7.24 We need to decide whether this is still the right approach and if our 'eligibility criteria' are still correct. Are there other local circumstances that should be taken into account and if so, would any changes apply to both RSL and private development? We know from previous consultations that many people think the current definition is too restrictive. Widening eligibility criteria will contribute to thriving and sustainable communities but increase the pressure to build on green field sites.

63 Tackling the under-supply of housing in England. House of Commons library, 19 May 2023.

Issue 30

Affordable housing eligibility

Current policy allows new affordable homes to be occupied by:

- local people currently living in accommodation which is overcrowded or otherwise unsatisfactory (including young people and others forming a household for the first time)
- non-residents with local roots wishing to return to the Peak District (as long as they are in housing need, ie their current accommodation is overcrowded or unsatisfactory)
- people with an essential need to care for a local person.

We need to decide whether this is still the right approach. Are there other local circumstances that should be taken into account? If we change the approach, should it apply to both RSL and private development?

For example we could consider people currently living in housing need (ie currently in accommodation which is overcrowded or otherwise unsatisfactory) who:

- **work in the National Park.** This could be employment generally, or employment that responds to a specific role for example, the emergency services or a care provider. It would be subject to conditions such as, but not restricted to: a permanent contract; number of hours in work; length of time already spent in the role.
- **have an immediate family connection.** This could be parents or children who can demonstrate they have lived within the National Park for a certain period of time.

In considering this Issue it's important to note that widening eligibility criteria will contribute to our management plan aim to support sustainable communities[64] but it will also increase the pressure to build on green field sites.

Parish first approach for affordable homes

Our current approach (Policy DMH2 above) prioritises the housing needs of people living in the parish, or the adjoining parish, ***where the home is built***. This is a sound approach when most eligible parishes have had/will have affordable housing schemes delivered. However, this is not the case in the Peak District where over the last plan period, only around 22% of eligible villages have had any new affordable housing. We can address this by having a 'Top Tier' of settlements where new affordable homes are offered to residents in housing need from *any* Peak District parish in that local authority area. If we adopt a Top Tier then the 'parish first approach' for those settlements would change.

This issue is covered in detail in 2.4 Settlement tiers.

64 Objective 10: To support sustainable communities by improving opportunities for affordable housing and connection to services

Question 30

Affordable housing eligibility

a Do you think that the eligibility criteria for occupation of RSL managed affordable housing (as set out in Policy DMH2) should be widened?

b Do you think that the eligibility criteria for privately owned and managed affordable homes (as set out in Policy DMH2) should be widened?

c Do you think we should explore new policy on tied accommodation?[65]

d What is the reason for your answer?

65 Tied accommodation is provided by an employer. Tenants have different rights depending on whether occupation is a condition of employment.

7.4 Affordable housing - local connection

7.25 Only people with a *local connection* are eligible to apply for affordable housing in the National Park. (See also 7.3 Affordable housing - eligibility.) This is a sound principle, set out in Core Strategy HC1, that aligns with national policy.[66] However it requires us to define precisely what is meant (in planning terms) by 'local'. Our current definition is a person who has lived within the National Park for the last ten years, or ten years out of the last twenty years if returning.

Current policy

7.26 The local requirement applies to the first, second and subsequent occupation of all types of affordable homes, including those rented or sold via a Registered Social Landlord (RSL) or private developer, and someone building their own home to meet their own need. They can only be occupied by someone (and their dependents of course) with a local connection.

Policy (Current) DMP DMH2

First occupation of new affordable housing

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

i a person (and his or her dependants) who has a minimum period of 10 years permanent residence in the Parish or an adjoining Parish inside the National Park and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or

ii a person (and his or her dependants) not now resident in the Parish but having lived for at least 10 years out of the last 20 years in the Parish or an adjoining Parish inside the National Park, and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or

iii a person who has an essential need to live close to another person who has a minimum of 10 years residence in a Parish inside the National Park, the essential need arising from infirmity.

What are the Issues?

7.27 The principle of having a local connection is not under review. However its precise definition is. The current definition has been in place for over 20 years, having been reviewed previously but retained. Now there are mixed views: some strongly favour a 10-year connection and others argue it should be reduced to 5 years. Other national parks apply different definitions, ranging from between 3 and 10 years. Some have a tiered system so that those who have lived there longer have priority over others. We need to decide whether to change the local connection criteria, and if so, whether to apply the changes to just RSL development, or to include people wishing to build their own homes.

66 English National Park's and Broads Vision and Circular (2010)

7.28 We also need to consider the issue of people wishing to return to the Peak District. People can build their own affordable home as long as they have lived for at least 10 years out of the last 20 in the relevant parish or an adjoining parish, and their current accommodation is overcrowded or otherwise unsatisfactory. The unintended consequence of the current definition is that it can exclude people who have a strong connection - for example through birth, family, school or work.

Second and subsequesnt occupation of affordable housing

We understand from local authority housing officers that current policy *DMH3: Second and subsequent occupation of affordable housing (the occupancy cascade)*, can prevent the efficient and speedy re-allocation of homes. It is a complex policy with a number of marketing stages. To address these concerns we will simplify the policy without compromising its intent to prioritise local people with a strong local connection.

Issue 31

Affordable housing - local connection

Please note, this issue applies specifically to new-build affordable homes built predominantly on green field sites.

Imposing a local connection for first, second and subsequent occupants is essential, otherwise affordable homes would be lost to the open market. The local connection requirement is currently:

- minimum period of 10 years permanent residence in the parish or adjoining parish
- not now resident in the parish but having lived for at least 10 years out of the last 20 years in the parish or an adjoining parish.

We need to decide whether to change the local connection definition, and if so, whether to apply the changes to just to RSL development, or to include people wishing to build their own homes.

In considering this Issue it's important to note that widening local connection criteria will contribute to our management plan aim to support sustainable communities[67] but it will also increase the pressure to build on green field sites.

67 Objective 10: To support sustainable communities by improving opportunities for affordable housing and connection to services

Question 31

Affordable housing - local connection

Please note, these questions apply specifically to new-build affordable homes built predominantly on green field sites.

a Do you think we should retain or reduce the 10-year local connection requirement for first occupation of RSL homes?
b Do you think we should retain or reduce the 10-year local connection for private developers, including people building their own homes?
c Do you think we should redefine 'local connection' for people wishing to return to the Peak District? If so, what criteria should we use?
d Do you think there should be any exception to the requirement for a local connection? (For example no local connection is needed for new homes that are needed to support farming, forestry and other rural enterprises.)
e What is the reason for your answer?

7.5 Affordable housing - house size

7.29 We restrict the size of affordable houses because this is a way of keeping them more affordable in perpetuity. Other things being equal, smaller homes will always be cheaper than larger homes. (The definition of affordable housing is set out in 7.3 Affordable housing - eligibility.) We specify the maximum area a property can be, based on the number of bed spaces (really 'people') that the dwelling is intended to accommodate. These terms and standards are derived from the Government's *Technical housing standards - nationally described space standards* published in 2015. In effect, we apply the minimum standard as the maximum that is permissible.

Current policy

Policy (Current): DMP DMH1

New affordable housing

Affordable housing will be permitted in or on the edge of Core Strategy policy DS1 settlements, either by new build or by conversion; and outside of Core Strategy policy DS1 settlements by conversion of existing buildings provided that:

i There is a proven need for the dwelling(s); and

ii any new build housing is within the following size thresholds:

Number of bed spaces	Maximum Gross Internal Floor Area (m^2)
One person	39
Two persons	58
Three persons	70
Four persons	84
Five persons	97

Policy DMH7 allows extensions to affordable housing of 10% of the floor area, to a maximum house size of 97m2. This is overly restrictive, especially when applied to very small dwellings. We will review this policy in accordance with any new floorspace standards, and consult again.

What are the Issues?

7.30 Current policy applies to all affordable homes, and all tenures, whether they are built by Registered Social Landlords (RSLs), private developers (for example when affordable homes are required as part of a market-led enhancement scheme) or individuals building their own home.

7.31 The policy works well for RSL and enhancement schemes where a range of differently sized houses can be provided in response to a community's need. However the policy does not work well for people building their own homes. This is because the policy is not clear, and decision-making has been inconsistent, regarding whether an applicant's *existing* or *existing and future* housing need should be taken into account. Many individuals or couples apply for planning permission to build the largest house possible (97m^2) in anticipation of their future needs, for example having a family.

7.32 We also need to consider that the technical space standards were published before the post-Covid switch to home working.

Issue 32

Affordable housing - house size

Current policy restricts the size of affordable homes because this is one way of making them more affordable in the long term. We need to decide whether this principle should be retained in the new local plan, and if so what thresholds should apply. We also need to consider whether a different approach is needed for local people building their own home.

Question 32

Affordable housing - house size

a Do you think that the new Local Plan should retain a size restriction on new affordable homes?
b Should the same standards be applied to RSL and privately developed homes?
c What is the reason for your answer?

Shops, Services and Community Facilities



8.1 Residents helped to write our adopted definition of a *Thriving and Sustainable Community.*[68] It stresses the desire to be self-sufficient, with access to homes, jobs and essential services. Our current policy approach that supports the provision and retention of community services and facilities will be brought forward in the new local plan. Specifically new planning policy will continue to:

- support new-build development and conversion or change of use for community facilities and small-scale retail and business premises in and on the edge of settlements (settlements to be determined in accordance with the settlement strategy, see 2.4 Settlement tiers). (Current Policy Core Strategy DS1, HC4 and HC5.)
- support the retention of community services and facilities, including recreation sites and sports facilities. (Current Policy Core Strategy HC4.)

8.2 The policy issue we have identified relates to how we define 'community services and facilities'.

68 Thriving and Sustainable Communities definition

8.1 Challenges and spatial objectives

8.3 The National Planning Policy Framework states that in rural areas planning policy should enable the retention of accessible local services and community facilities.

Management Plan Objectives

Objective 10: To support sustainable communities by improving opportunities for affordable housing and connection to services.

See also Appendix 4: Thriving and sustainable communities definition.

Challenges for shops, services and community facilities

Residents want to be self-sufficient, with access to homes, jobs and essential services.

Land use surveys and planning data show a general loss of community facilities, mostly through change of use. Overwhelmingly it is the open market and the decisions of service providers, and not planning policy, that determine whether or not a community service or facility is provided or remains viable. This has always been true and is now reinforced by the radical shift to on-line shopping and service provision and new planning laws that allow more buildings than ever before to change use without the need for planning permission.

However the picture is not just one of loss. Many Peak District National Park villages have schools, shops, public transport and great community facilities. Many of even the very smallest settlements have a pub and a village hall.

Our challenge is to support thriving and sustainable communities by retaining (where possible) shops, community services, facilities and businesses, and to allow appropriate new development.

Issue 33

Proposed spatial objectives for shops, services and community facilities

To support businesses and the provision and retention of community services and facilities in locations that support thriving and sustainable communities, reduce the need to travel and enable travel by sustainable means (low carbon, public transport and active travel.)

Question 33

Proposed spatial objectives for shops, services and community facilities

a Do you agree with the proposed spatial objectives?
b What is the reason for your answer?



Chatsworth Farm Shop

8.2 The retention of shops, services, community facilities and businesses

8.4 The National Planning Policy Framework says that planning policies should enable the retention of accessible local services and community facilities.

Current Policy

Policy (Current): Core Strategy HC4 (extract)

C. Proposals to change the use of buildings or sites which provide community services and facilities including shops and financial and professional services to non-community uses must demonstrate that the service or facility is:

I no longer needed; or
II available elsewhere in the settlement; or
III can no longer be viable.

Wherever possible, the new use must either meet another community need or offer alternative community benefit such as social housing. Evidence of reasonable attempts to secure such a use must be provided before any other use is permitted.

What are the Issues?

8.5 Planning policy cannot prevent all loss. Generally it is the open market and the decisions of service providers that determine whether or not a shop or facility is retained. The Government has also changed planning rules so that often permission is not needed to change from one use to another. In the Peak District there has been a continued decline over the years but more optimistically, a growth in mixed-uses spaces as a direct response (shop/café and post-office/village hall).[69]

8.6 New policy will continue to require applications for a change of use to consider community needs as a first priority. Applicants must demonstrate that the existing community use is no longer needed or viable, and where possible ensure that the new use meets another community need. We need to re-define 'community services and facilities' for the new policy to take into account our adopted definition of a *Thriving and Sustainable Community* and the new planning use classes.

8.7 The uses that we currently seek to retain are:

- Local shops
- Community hall
- Indoor/outdoor swimming pool
- Outdoor sports/recreation
- Schools/non-residential education
- Museums/libraries
- Places of worship

69 Further information can be found in the background topic paper

- Public House
- Cinemas/concert halls/dance halls
- Doctors/dentists/health centres
- Nurseries/day centres
- Gyms/indoor recreation
- Financial/professional services.

We propose to expand this list to also seek to retain:

- Shops (in addition to local convenience shop)
- Cafes and restaurants
- Offices and light industry (suitable for residential areas).

Issue 34

The retention of shops, services, community facilities and businesses

We need to protect, to the extent that it is possible within planning policy, the services and businesses that are valued by communities. Applicants seeking to change any of these uses would need to demonstrate that it was no longer needed, available elsewhere in the settlement, or no longer viable.

Policy would also require that wherever possible the new use should meet another community need and that any market dwellings should be permanent homes (in accordance with any new policy on permanent homes - see 7.2 Holiday homes and permanent homes). We need to decide whether to expand the current list of uses we seek to retain to also include:

- shops (in addition to local convenience shops)
- cafes/restaurants
- offices and light industry (suitable for residential areas).

Question 34

a Do you agree with our proposal to expand the list of protected community services and facilities as described above?

b What is the reason for your answer?

Bakewell



9.1 Bakewell is the Peak District National Park's only town. It is a service centre and agricultural market for the surrounding villages and farms. The town is a significant tourist destination and home to around three and a half thousand people.

9.2 It is important that the town retains its status as a service centre for a wide rural area. We need to plan for new homes, shops, and community facilities and provide the space for businesses to prosper and grow whilst also recognising that development opportunities in the town are constrained by the flood plain, topography and the town's unique heritage and landscape setting which must be conserved and enhanced.

9.3 In 2013 Bakewell Town Council began work on a Neighbourhood Plan. This was modified and approved for referendum by an independent examiner in 2021 but the Town Council decided to withdraw it due to the number of modifications proposed.[70]

9.4 We agreed to work with Bakewell Town Council to address Neighbourhood Plan aims in the current Local Plan review. The table below sets out how this has been done. By convention the local plan has always contained a separate chapter for Bakewell.

70 Bakewell Neighbourhood Plan Withdrawal Notice

Issue identified in Bakewell Neighbourhood Plan	How the issue is being addressed in the local plan review
Bakewell's Development Boundary	Development boundaries are considered in 2.6 Development boundaries. Any modifications to Bakewell's current boundary will be part of a later consultation.
Protecting and enhancing Bakewell's special character and setting	This is addressed in 9.1 Protection of Bakewell's special character and setting.
Protecting non-designated heritage assets	This is covered in 4.3 Local list. If we decide to develop a Local List, the Town Council will be involved in drawing up criteria, and the non-designated heritage assets already identified in the Neighbourhood Plan may be proposed.
Identifying local green space	The principle of Local Green Space (LGS) is being considered in 2.7 Protected open space and local green space. If we decide to designate LGS, those already proposed by Bakewell Town Council will form part of a later consultation.
Housing - supporting new affordable housing within the Development Boundary, market homes on previously developed sites and specialist housing on accessible sites	This is covered in 7 Housing.
Redevelopment of Newholme Hospital.	This was subject to public consultation by the site owners so not included in this document.
Central shopping area	No issues have been identified with regard to Bakewell central shopping area. As this is the case, current policy will be brought forward into the new local plan and updated in accordance with the National Planning Policy Framework. Current policy sets out to protect the range and integrity of the central shopping area.
Safeguarded employment sites	No issues have been identified with regard to Bakewell's safeguarded employment sites. As this is the case, current policy will be brought forward into the new local plan and updated in accordance with any new evidence related to the demand for business space.
Matlock to Buxton railway	This is covered in 12.3 Safeguarding and protecting multi-user trails on former railway routes.

9.1 Protection of Bakewell's special character and setting

9.5 Bakewell's beautiful setting is a result of the town's position on the banks of the River Wye in a landscape that visibly transitions west to east from limestone plateau and farmland to low lying riverside meadows, rising again to wooded gritstone edges. This setting is vital to the town's character and appearance, is greatly valued by residents and is part of what makes Bakewell a great place to visit. It is also vulnerable to unsympathetic development.

9.6 The special character of Bakewell is also created by the town's historic built environment where limestone and millstone grit are both used. The narrow streets and ginnels, walled gardens, mill streams, the River and meadows all contribute to a unique environment of buildings and open spaces.

Current Approach

9.7 Bakewell and its setting are protected by general policies that apply to the whole National Park.

Policy (Current): Core Strategy L1 A

Development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.

Policy (Current): Core Strategy GSP3

Development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal.

Policy (Current): Core Strategy Valued Characteristics

- distinctive character of hamlets, villages and towns;
- wealth of historic buildings and registered parks and gardens;
- opportunities to experience dark skies;
- cultural heritage of history, archaeology, customs, traditions, legends, arts and literary association

What are the issues?

9.8 We need to decide whether the new local plan should include a Bakewell specific policy regarding character and landscape setting, or rely on general policies that apply to the whole National Park. Currently there is no Bakewell specific policy. Is Bakewell significantly different to other settlements in the National Park to warrant a different approach? For example because:

- it's landscape setting is complex, comprising limestone plateau, limestone farmland, estate lands, riverside meadows and slopes and valleys with woodland
- pressure for development is greater, including pressure associated with recreation and tourism
- opportunities for new development on low-lying land are very restricted because most of it is flood zone and either designated for recreation use, used as car-parking, or used in association with the agricultural market and show-ground.

Issue 35

Protection of Bakewell's special character and setting

The new local plan will list the *special quality key features* of the ***whole*** national park alongside new planning policy requiring their conservation and enhancement. We need to ensure that the individual qualities that make up Bakewell's special character are properly included in the new list. There are questions about this in 2.3 Defining special quality key features.

We need to decide whether the new Local Plan should include a Bakewell specific policy on landscape setting and special character or whether this can be adequately conserved by general policies that apply to the whole National Park.

Question 35

Protection of Bakewell's special character and setting

a Should the new local plan include a Bakewell specific chapter that would include policy on landscape setting and special character?
b What is the reason for your answer?
c Are the qualities that make up Bakewell's special character properly included in Appendix 2: Special Quality Key Features?
d If not, what else should be included?

Business



10.1 The National Planning Policy Framework (at paragraph 88) states that local planning authorities should support the sustainable growth and expansion of businesses in rural areas. In the National Park we support the following forms of business development.

- Within or on the edge of named settlements at a scale related to local needs (Core Strategy DS1 and E1).
- On previously developed land in sustainable locations to deliver enhancement (Core Strategy GSP2).
- On existing employment sites and safeguarded employment sites (Core Strategy E1).
- In existing traditional, existing modern, or replacement buildings that are in:
    - Smaller settlements
    - Farmsteads
    - Groups of existing buildings in sustainable locations (Core Strategy DS1 and E2).

10.2 This is a sound approach that aligns with the purposes and duty of a national park, the Government's vision for national parks, and our Management Plan. We will undertake an employment land review to determine whether there is a need to expand existing employment sites and existing safeguarded employment sites.

10.1 Challenges and spatial objectives

10.3 The National Planning Policy Framework states that in rural areas planning policy should enable:

- the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings
- the development and diversification of agricultural and other land-based rural businesses
- sustainable rural tourism and leisure developments which respect the character of the countryside.

10.4 In a national park, planning policy must do this in a way that also conserves and enhances natural beauty, wildlife and cultural heritage.

Management Plan Objectives

Objective 7: To encourage a sustainable visitor economy that supports local businesses, cares for the National Park's special qualities and respects the well-being of local communities.

Objective 11: To promote a flourishing economy in accord with nature recovery and climate change mitigation

Challenges for the rural economy

Rural England is at a point of major transition. Changing agricultural support, new markets for biodiversity and carbon, and the opportunities arising from digital connectivity will have a profound impact.

Constituent local authorities have identified the potential for knowledge-based, creative and digital industries, as well as tourism and farming.

We need to support existing and new businesses to prosper and grow in a way that is compatible with national park purposes. The Peak District landscape is the prime economic asset and should be conserved or enhanced by the businesses that operate within it.

Issue 36

Proposed spatial objectives for the rural economy

To support business development that conserves and enhances the Peak District's Special Qualities through:

- farm diversification
- the re-use of traditional buildings (heritage assets)
- new development in or on the edge of key settlements.

To support businesses that enhance Bakewell's role as an agricultural market town and tourist hub.

To protect existing employment sites that are well-located, and enable them to expand.

Question 36

Proposed spatial objectives for the rural economy

a Do you agree with the proposed spatial objectives?
b What is the reason for your answer?

10.2 Extensions to existing businesses

10.5 We want existing businesses to thrive therefore current policy allows them to expand. However our primary purpose is to conserve and enhance landscape, wildlife and cultural heritage so there are limits to this.

Current policy

Policy DME7 Expansion of existing industrial and business development not involving farm diversification

A. In or on the edge of a Core Strategy policy DS1 settlement, expansion of an existing industry or business will be permitted provided that:

(i) it is operating in an appropriate location; and

(ii) the scale and type of development can be accommodated without adversely affecting the residential amenity and valued characteristics of the area or traffic safety and circulation; and

(iii) proper consideration has been given to the possibilities of using, modifying or extending buildings to conserve and enhance landscape character before proposing new buildings.

B. Outside Core Strategy policy DS1 settlements, expansion of existing industrial and business development will only be permitted where:

(i) it is of a modest scale in relation to the existing activity and/or buildings; and

(ii) the scale and type of development can be accommodated without adversely affecting the residential amenity and valued characteristics of the area or traffic safety and circulation;

(iii) it does not adversely affect, and wherever possible, secures the enhancement of the site as well as the future management of the valued characteristics of the site and adjoining land; and

(iv) proper consideration has been given to the possibilities of conserving and enhancing landscape character by using, modifying or extending existing buildings.

C. In all cases, the impacts on residential amenity and valued characteristics from operating hours, lighting and noise will be considered.

What are the issues?

10.6 When a business grows it is understandable that owners may wish to extend existing premises rather than relocate. However this can lead to incremental, piecemeal development that harms the landscape. Current policy says that extensions should be modest in relation to the existing activity and/or buildings. However the policy does not address piecemeal expansion. Some businesses have expanded in a piecemeal manner to a size and scale that no longer bears any relationship to the original permission, to the detriment of the National Park landscape.

Issue 37

Extensions to existing businesses

Piecemeal business development in the open countryside can harm the National Park's landscape and special qualities. This has happened in some places. We need to decide whether policy should set clearer limits to piecemeal business development, especially in the open countryside, and if so how best to do this.

This issue does not relate to business expansion on safeguarded employment sites where there is capacity to do so.

Question 37

Extensions to existing businesses

a What other tests (other than those listed in current policy DME7 B above) should we apply to ensure that the piecemeal expansion of businesses does not harm the landscape and the special qualities of the National Park?

b What is the reason for your answer?

Farming



Photo © Phil Sproson

11.1 The Peak District landscape is the prime economic 'asset' for our main industries - agriculture and tourism - and there are over 3,000 farm businesses.[71] We recognize the challenges that farmers face due to changing agricultural practice, alterations in farm payment support, market price volatility, and climate change effects. We will continue to support farming, both for food production and for the vital role it plays in delivering national park purposes. In all settlements, and in the countryside outside the Natural Zone the new local plan will continue to support development for:

- agriculture, forestry and other rural enterprises requiring a rural location (DS1), including housing for key workers in those industries (HC2)
- farm diversification (DS1)
- conversion or change of use of traditional buildings (DS1) for homes (HC1) and holiday homes (RT2)
- small touring camping and caravan sites (RT3)
- small-scale low carbon and renewable energy development (CC2)
- on-farm anaerobic digestion of agricultural manure and slurry (CC4)
- farm shops (HC5) and other ancillary retail (E2)
- new business (E2).

71 State of Business and the Rural Economy Report, PDNPA 2020.

11.1 Conversion of whole farmsteads to new uses

11.2 Traditional farmsteads make a significant and valued contribution to the Peak District's rich and distinctive heritage. Many farmsteads have retained their historic form and we have comprehensive guidance to ensure that development conserves and enhances the buildings, their setting and the surrounding landscape.[72]

11.3 Our current approach assumes broadly that all farms in the Peak District are operational farms, but this no longer holds true. Consequently all relevant policies focus on support for farming and farm diversification and actively discourage the change of use of entire farmsteads.

Current Policy

> **Policy (Current): Core Strategy RT2A (extract)**
>
> The change of use of entire farmsteads to holiday accommodation will not be permitted.

What are the issues?

11.4 As a result of changes in farming practice we are starting to see whole farmsteads come forward for new uses. We do not have a clear policy approach to assess such planning applications. The new local plan should address this, taking into account the Peak District's special qualities, valued landscape character and new uses for traditional buildings that are compatible with the heritage asset. We will also look for significant enhancement, for example by removing modern, unsightly agricultural buildings.[73]

11.5 To contribute towards thriving and sustainable communities, where a vacant farmstead is physically well-related to a settlement, or is close to a settlement and can be made more sustainable, business or residential use may be acceptable (subject to impact on the significance of the heritage asset, National Park special qualities, and character of the landscape.)

11.6 In the open countryside, beyond the edge of a settlement where farmsteads are in isolated locations, less intensive uses may be more appropriate, for example, holiday accommodation or low impact recreation; uses that deliver the second purpose of the national park.

72 Historic farmsteads guidance: Peak District National Park

73 Modern farm buildings are those built from around 1940 onwards associated with the intensification and increased specialisation of farming in the post-war period. For example wide-span multi-purpose sheds in concrete, steel and asbestos able to accommodate large machinery.

Issue 38

Conversion of whole farmsteads to new uses

As a result of changes in farming practices we are starting to see whole farmsteads coming out of farming use. Without maintenance and appropriate new uses they may disappear from the landscape. But equally, poor conversion can pose a threat to the landscape character and special qualities of the National Park.

Business use and residential use may be acceptable in principle on whole farmsteads in or on the edge of settlements or in locations that are physically well related to a settlement or can be made more sustainable, with direct and close access to a main road.

For isolated whole farmsteads low intensity uses that do not impact on landscape character and special qualities may be acceptable, for example holiday accommodation or low intensity recreational use.

For all applications to convert whole farmsteads to new uses we will continue to seek enhancement, including the removal of existing modern agricultural buildings.

Question 38

Conversion of whole farmsteads to new uses

a Do you agree that the conversion of whole farmsteads (that are no longer in farming use) for business or residential use should only take place if the farmstead is:

in or on the edge of settlements

physically well related to a settlement

in a sustainable location with direct and close access to a main road?

b Do you agree that the conversion of whole farmsteads (that are no longer in farming use) that are located in the open countryside and away from settlements, is only acceptable for low intensity uses, for example holiday accommodation?

c What is the reason for your answer?

11.2 Primary business

11.7 Many older farm buildings are not well-suited for modern agricultural practices so we support their conversion to new uses, including for small-scale business.[74] When this happens, the primary land management business (usually a farm business) must retain ownership and control of the site and building. The intention is to ensure that income from the new business is used for appropriate land management, preferably landscape conservation, and to deter incongruous business development.

Current policy

Policy (Current): Core Strategy E2B

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.

What are the issues?

11.8 Stakeholders have told us that maintaining a link to the farm or land management practice in all circumstances is too restrictive. When farming practices have changed and buildings (or groups of buildings) that are heritage assets are no longer in use, there may be opportunities to sensitively convert them into stand-alone businesses to help conserve their significance in the long term (subject to the impact on the landscape and accessibility). This may help to attract and retain businesses that reflect the skills market of the National Park's residents.

Issue 39

Primary business

Current policy requires the primary land management business (usually a farm business) to retain ownership and control of a site and building when redundant farm buildings are converted for business use.

We need to decide whether this is still appropriate in all circumstances.

74 Small-scale is not defined but other policies require that there is no harm to the valued characteristics of the building group.

Question 39

Primary business

a Do you think we should continue to require in all circumstances the primary land management business to retain ownership and control of the site and building when redundant farm buildings are converted for business use?

b If we decide that a stand-alone business is acceptable, what are the risks associated with this?

c If we decide that a stand-alone business is acceptable, what constraints should be applied?

d What is the reason for your answer?



Cows Grazing on a farm in Dove Valley

Travel and Transport



12.1 The challenges we face are profound and require action at every level from Government to individuals. The new Local Plan will play its part; policies will reduce the need to travel and encourage sustainable means, aligning with with the Government's ambition for us to walk, cycle and use zero/low carbon emission vehicles.[75]

12.2 Many existing transport policies will remain unchanged so the new local plan will continue to:

- oppose transport development that increases cross-Park traffic (Core Strategy Policy reference: T1; T2)
- define the road hierarchy for spatial planning purposes and work with the relevant authorities when considering the impact of development (Core Strategy Policy reference : T2)
- require Travel Plans for larger developments (Core Strategy Policy reference : T2)
- require a minimalist approach to transport infrastructure that is carefully designed (Core Strategy Policy reference : T3)
- require mitigation measures when wildlife corridors are severed (Core Strategy Policy reference : T3)
- require that new highway access is well designed (Core Strategy Policy reference : T3)
- require that any new passenger railway station or terminus delivers environmental and economic benefit (Core Strategy Policy reference : T5)
- safeguard and protect the rights of way network and multi-user trails (Core Strategy Policy reference : T6)
- set maximum and minimum standards for residential and business parking (Core Strategy Policy reference : T7)
- protect, create and enhance routes for walking, cycling and horse riding (Core Strategy Policy reference : T6)
- support park and ride (Core Strategy Policy reference : T7)
- safeguard land for future rail improvements (Core Strategy Policy reference : T5)
- continue to manage the demand for freight transport (Core Strategy Policy reference : T4).

75 Decarbonising Transport – A Better, Greener Britain

12.1 Challenges and spatial objectives

12.3 The Peak District is home to around 36,000 residents and receives between 13 and 26 million visits every year - all people who need to travel to, from and around the National Park.[76] The National Park is crossed by strategic road and rail links between South Yorkshire and Greater Manchester. Transport is one of the largest emitters of carbon, both nationally and within the Peak District. How we choose to travel will affect our ability to influence climate change.

12.4 Road and public transport powers are held by a number of organisations across the Peak District and the establishment of sub-National Transport bodies such as Transport for the North and Midlands Connect adds an additional layer of complexity.

Management Plan Objectives

Objective 1: To lower greenhouse gas emissions significantly, focussing on the largest emitters within our influence.

Challenges for travel and transport

The National Park Authority is a planning authority. We are not directly responsible for any aspect of travel and transport except planning policy for car parks. We must work in partnership with other organisations, including the new East Midlands Combined Mayoral Authority, and pursue opportunities for joint projects and funding.

Traffic flows within the Peak District have steadily increased over the life of the current Plan. Average traffic flows in 2023 were 16% higher than in 2012.

After industry such as the cement works at Hope Valley and agriculture, the Peak District's third largest set of CO2 emissions comes from road transport.

Car journeys and car parking have serious negative impacts on many of the Peak District's special qualities.

Leisure cycling has increased. However, for most popular leisure cycling destinations such as the Trails network, the majority of visitors arrive initially by car.

Residents are concerned about parking provision in settlements and about wider traffic and visitor management issues.

The move towards electric vehicles (cars, buses, vans and bikes) has increased along with improved technology and affordability. We need to respond to demand and enable the infrastructure that supports this transition to be delivered in a way that aligns with national park purposes.

76 The significant difference in visitor visits is due to the methodologies of studies used.

Issue 40

Proposed spatial objectives 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 (public transport and active travel).

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

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

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

To protect existing, and create new routes for walking, cycling, wheeling and horse-riding.

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

Question 40

Proposed spatial objectives for travel and transport

a Do you agree with the proposed spatial objectives?
b What is the reason for your answer?

12.2 Visitor parking

12.5 Visitor number estimates range between 13 and 26 million visits per year.[77] Survey data from 2015 indicates that approximately 85% of these were made by car. Since the Covid pandemic, it is likely that both the number of visits and the percentage of those visits made by car have increased.

12.6 Unsurprisingly many popular visitor destinations - often remote, beautiful places highly susceptible to environmental damage - are inaccessible by public transport. The demand for visitor parking outstrips supply but the creation or expansion of car-parks in such locations would be challenging. Equally, where car parks don't exist or are full, road and verge-side parking takes place and this causes environmental damage, compromises road safety and is visually intrusive. Residents also suffer from inconsiderate parking.

12.7 In this context we have to decide whether new policy on visitor parking should be more restrictive than it is currently, less restrictive, or stay the same.

Current Policy

12.8 In order for any new car park to be permitted there must be a demonstrable need. When any new off-street parking is provided, on-street parking must be removed (for example by yellow lines or physical barriers).[78]

Policy (Current): Core Strategy T7 (extract)

C Non-residential parking will be restricted in order to discourage car use, and will be managed to ensure that the location and nature of car and coach parking does not exceed environmental capacity. New non-operational parking will normally be matched by a reduction of related parking spaces elsewhere, and wherever possible it will be made available for public use.

Policy (Current): Development Management Policies DMT7

A New or enlarged car parks will not be permitted unless a clear, demonstrable need, delivering local benefit, can be shown.

B Where new or additional off-street visitor parking is permitted, an equivalent removal of on-street parking will usually be required. This will be delivered through Traffic Regulation Orders to restrict on-street parking.

C In considering proposals for new or enlarged car parks in the Natural Zone and in Conservation Areas, the developer is expected to have assessed alternative sites located in a less environmentally sensitive location, capable of being linked to the original visitor destination either by a Park & Ride system or right of way.

77 The significant difference in visitor visits is due to the methodologies of studies used.

78 We do not have Parking Standards, for visitor parking. Each scheme is dealt with individually, according to size and location.

What are the Issues?

12.9 Our long-standing ambition has been to maintain a stable 'net level' of visitor parking. Since 1994 any new off-street parking has been off-set by removing on-street parking. There are three main reasons for this approach:

i car parks themselves are often harmful to natural beauty and cultural heritage

ii on-street parking can be harmful to the character of villages and cause nuisance for local residents, so it is beneficial to control this if possible

iii the availability of car-parking can act to encourage car-borne visits.

12.10 These reasons still stand, but the assumption that restricting car parks will discourage car use is demonstrably false. The number of car-borne visits has increased significantly since this time along with the negative impact of vehicles and parking on the local environment and on the amenity and well-being of local residents.

New planning policy will continue to require that there is a demonstrable need for new car parking, and that its provision would not adversely affect the special qualities of the National Park.

In addition we will:

- continue to work with (and consider publishing specific guidance for) parish councils wishing to tackle the local parking issues
- work with partners to encourage public transport and active travel
- support layout changes at existing car parks to increase capacity
- encourage the use of 'pop-up' car parks during busy periods.[79]

12.11 We need to think about how we define 'demonstrable need for new car parking', and whether or not any new policy should apply to the creation of new car parks, or just to the expansion of existing ones. This will determine whether new policy on visitor parking remains the same, becomes more restrictive than it is currently, or becomes less restrictive.

12.12 This issue is also linked to the wider issue of recreation attractions and hubs (see 6.2 Recreation attractions and hubs) so any new policy approach will also be linked. For example, if we opt for a more restrictive approach, would this apply in any designated recreation hubs?

79 Pop-up car parks can operate without planning permission for a maximum of 28 days in one year if no physical changes are necessary.

Issue 41

Visitor car parking

New planning policy for visitor parking will:

- continue to require that there is a demonstrable need for new car parking
- ensure that provision would not adversely affect the special qualities of the National Park
- align to any new approach for designated recreation attractions and hubs.

In this context we need to decide whether overall, policy for visitor parking should be more restrictive than it is currently, less restrictive, or stay the same? We can do this by redefining 'demonstrable need' and whether to consider *new and* enlarged car parks, or just enlarged car parks.

- ***current policy*** supports new or enlarged car parks so long as there is 'demonstrable need, delivering local benefit'. Local benefit means for example improving amenity for residents, or enhancing the built environment of a settlement.
- a ***more restrictive policy*** would allow existing car parks to be expanded, but would not allow any new car parks.
- a ***less restrictive policy*** would allow new or enlarged car parks as long as there was a 'demonstrable need, delivering local benefit or wider environmental benefit'. Wider environmental benefit means for example on landscape, visitor management and the safe and efficient operation of the highway.

Before answering questions on this issue we recommend that you also read 6.2 Recreation attractions and hubs.

Option 1

Retain current policy

Current policy supports new or enlarged car parks so long as there is 'demonstrable need, delivering local benefit'. Local benefit means for example improving amenity for residents, or enhancing the built environment of a settlement.

Option 2

More restrictive policy

A more restrictive policy would allow existing car parks to be expanded, but would not allow any new car parks.

Option 3

Less restrictive policy

A less restrictive policy would allow new or enlarged car parks as long as there was a 'demonstrable need, delivering local benefit or *wider environmental benefit*'. Local benefit means for example improving amenity for residents, or enhancing the built environment of a settlement. Wider environmental benefit means for example on landscape, visitor management and the safe and efficient operation of the highway.

Question 41

Visitor car parking

a Which option do you prefer?
b What is the reason for your answer?



Peveril Castle

12.3 Safeguarding and protecting multi-user trails on former railway routes

12.13 Several former Peak District railway lines have been converted to multi-user trails. They are:

- High Peak Trail
- Longdendale Trail (part of the Trans-Pennine Trail)
- Manifold Track
- Monsal Trail
- Thornhill Trail
- Tissington Trail.

12.14 The trails are hugely popular with visitors and significant for the local economy. In 2011, the Pedal Peak Project re-opened four railway tunnels to create the current 8.5-mile Monsal Trail and cycle use along the route increased by 400%. They are part of the landscape and cultural heritage of the National Park and the verges, embankments and cuttings are vital habitats.

Current Policy

12.15 We have 2 different policies. The Monsal and Longdendale Trails are safeguarded (protected from prejudicial development) for future rail use, and the others are protected from development that conflicts with their current purpose.

Policy (Current): Core Strategy T5

A Land, tunnels and bridges will be safeguarded for future rail use (including heavy rail, light rail and guided bus) for the following schemes:

I Enhancement of the Hope Valley line;

II Re-instatement of the former Woodhead and Matlock – Buxton railways.

B Irrespective of the safeguarding of land for schemes, none are accepted in principle. All proposals will be assessed on their merits and will be subject of rigorous examination including the continuity of the Trans Pennine Trail and Monsal Trail as required by policy T6.

Policy (Current): Core Strategy T6 (extract)

A The Manifold, Tissington and High Peak Trails, and other long distance routes, will be protected from development that conflicts with their purpose. The continuity of the Trans Pennine Trail and the Monsal Trail will be retained, irrespective of any future rail use, by realignment if required.

What are the Issues?

12.16 There have been repeated calls for the reopening of the Matlock to Buxton Railway since its closure in 1968. Peak Rail operates a heritage railway along part of the route between Matlock and Rowsley and has a longstanding ambition to reinstate the line further. The Manchester and East Midlands Rail Action Partnership (MEMRAP) was formed in 2018 to seek the reinstatement of the Matlock to Buxton Railway as part of the National Rail Network. Since this time, supporters of MEMRAP have established the *Peaks and Dales Railway Limited* to pursue this aim. MEMRAP have put forward two unsuccessful bids to the Department for Transport's 'Restoring your Railway' fund.

12.17 There have also been longstanding calls for the Woodhead railway to reopen. During the life of the Core Strategy, there have been two projects that limit the prospect of reopening:

- the relocation of high voltage power cables from the Victorian Woodhead Tunnels into the modern Woodhead Tunnel
- the undergrounding of high voltage power cables adjacent to the former track-bed at Dunford Bridge, east of the Woodhead Tunnel.

12.18 The Department for Transport has indicated that there are no foreseeable plans for reopening the railway.

Any re-instatement would be classed as major development and can only take place in accordance with the exceptional circumstances set out in the National Planning Policy Framework.[80]

This takes 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.

80 Paragraph 183 of the National Planning Policy Framework (National Planning Policy Framework (publishing.service.gov.uk))

Issue 42

Safeguarding and protecting multi-user trails on former railway routes

The Manifold, Tissington and High Peak Trails, and other long distance routes, are protected from development that conflicts with their current purpose (Current Policy Core Strategy T6). We need to decide whether the Monsal and Longdendale Trails should be similarly protected, or whether to continue a 'safeguarding' policy for future rail use.

It is important to note that the effect of these different approaches is the same (protection from prejudicial development) but the current safeguarding policy implies support for future rail use.

It is highly unlikely that we would support future rail use on either of these routes because it is major development and contrary to national park purposes.

What are the options?

Option 1

New policy will continue to safeguard the Monsal and Longdendale Trails for future rail use.

Option 2

New policy will protect the Monsal and Longdendale Trails from development that conflicts with their current purpose as recreational routes.

Question 42

Safeguarding and protecting multi-user trails on former railway routes

a What is your preferred option?
b What is the reason for your answer?

12.4 Road building schemes

12.19 This issue is about road-building where the primary purpose of a proposed scheme is to increase capacity. This issue ***is not*** about road maintenance or road-building where the primary purpose of a proposed scheme is road safety, or to provide access to new business or housing development - we continue to support all of these.

12.20 Government policy says that new roads are not appropriate in a national park except in very limited circumstances.[81]

12.21 Our approach is to resist new cross-park roads and major alterations to existing roads. Since 2015 the Department for Transport, National Highways and Transport for the North have focussed on the existing A628 corridor as a way of improving road connectivity between the Humber and Mersey ports. At the same time options for addressing the traffic issues at Mottram, Hollingworth and Tintwistle have also been discussed. Numerous schemes have been proposed including tunnels, climbing lanes and different by-pass options. The current A57 Link Roads scheme (two off-line by-pass schemes for Mottram Moor and Woolley Bridge, to the west of, and outside of the National Park boundary) was approved by the Secretary of State in November 2022.

12.22 The National Park Authority has opposed all these proposals, including at Public Inquiry, because of the severe adverse impact on the landscape and special qualities of the Peak District.

Current Policy

Policy (Current) Core Strategy T2C

No new road schemes will be permitted unless they provide access to new businesses or housing development or there are exceptional circumstances. Those road schemes (including improvements) that fall outside of the Planning Authority's direct jurisdiction will be strongly resisted except in exceptional circumstances.

Policy (Current): DMP DMT1

New roads for cross-Park travel will not be supported, and proposals for a major alteration to an existing road will not be permitted, unless:

i There is a compelling national need which cannot be met by any reasonable alternative means; and
ii It is demonstrated to be in the overall public interest; and
iii It is demonstrated to provide long term local transport benefit; and
iv There is a demonstrable long term net environmental benefit within the National Park; and
v There is a demonstrable long term net economic benefit for the National Park.

81 English National Parks and the Broads Government Vision and Circular and the National Planning Policy Framework

What are the Issues?

12.23 We will continue to resist new roads and major alterations to existing roads, where the primary purpose of the the proposed scheme is to increase capacity for cross-Park travel. Such schemes are unlikely to offer a long-term sustainable solution and would negatively affect the Special Qualities of the National Park.

12.24 We need to decide whether to support schemes where the primary purpose is ***local*** capacity enhancement.[82]

Issue 43

Road building schemes

New planning policy will continue to:

- support road building when it is needed for new business or housing development, road safety and road maintenance
- resist new roads and major alterations to existing roads for cross-Park travel unless there are exceptional circumstances as set out in Policy DMT1 (shown above).

We need to decide whether new policy should support schemes where the primary purpose is ***local*** capacity enhancement. Local schemes would also potentially be major development and therefore could only be supported if there were exceptional circumstances. But these may be different to the exceptional circumstances set out in Policy DMT1 (shown above.)

Question 43

Road building schemes

a Do you think new policy should support road-building schemes where the primary purpose is local capacity enhancement?
b What is the reason for your answer?
c What are the exceptional circumstances that might justify this?

82 'Local capacity enhancement' would be defined on a case by case basis.

12.5 Overnight parking for campervans

12.25 There are more visitors than ever before using campervans and mobile homes for over-night accommodation, a trend heavily exaggerated by the Covid-19 pandemic. Many are parked overnight in public car parks and this has led to public concern both for and against this activity.

What are the issues?

12.26 The majority of public car parks within the National Park, (including ones that we own), *do not* provide overnight parking. Despite the lack of formal arrangements, many *are* used in this way, including some of ours. Usually they are free-to-use car parks in open countryside with few or no facilities. This situation may be acceptable where the car parks are reasonably large, and if the campervans using them are small, and if the overall number of vans is low. However we have no control over this. Large vans, or large numbers of vans would negatively affect the operation of the car park and lead to wider visitor management issues, especially on the smaller sites. For example:

- Many Peak District car parks in the open countryside were specifically created to give people access to that countryside. Camper vans can restrict or prevent use for this purpose.
- Overnight presence may be disturbing to local wildlife where the car parks are in remote or sensitive locations.
- There is a risk of waste, including human waste, being disposed of inappropriately. This is particularly a concern at locations adjacent to rivers, reservoirs or bodies of water.

12.27 We think that existing camp sites are still the best place for overnight stays in campervans and mobile homes and that smaller, remote car parks are never suitable. However larger car parks with toilet facilities may be suitable, taking into account:

- the impact on residential amenity, where these are within or close to a settlement
- the effect on the commercial viability of existing campsites
- vehicle size and weight.

It's important to note that planning policy alone will have very limited impact on this issue.

Issue 44

Overnight parking for campervans

We need to decide whether we should create new policy to support the use of certain car parks for overnight stays in campervans and/or holiday homes. The new policy would not apply to small car parks in remote or environmentally sensitive locations.

Question 44

Overnight parking for campervans

a Do you think we should create new policy to support the use of certain car parks for overnight stays in campervans and/or holiday homes?

b What is the reason for your answer?

12.6 Air transport

12.28 Leisure helicopter flights within the National Park have increased in number over recent years and visitors have complained about the noise. Such flights normally take-place on busy summer weekends from a field or pub car park. Their operation falls under the General Permitted Development Order ('28-day rule'), so does not require planning permission. The use of land for take-offs and landings could be brought under planning control, but only where the land used is inside the National Park boundary. The Authority has no ability to control such use outside of the National Park.

12.29 The Peak District is also popular with recreational fliers - gliders, hang gliders, paragliders and microlights. Rushup Edge and Tors Ridge are favourable for take-off and have grassy slopes for landing . There is one operational airfield within the National Park, the long-established Lancashire and Derbyshire Gliding Club at Camphill near Great Hucklow, which has been in existence at this location since 1935.

Current Policy

Policy (Current) Development Management Policy DMT9

A Aircraft take-off and landing sites will not normally be permitted. Developments related to helicopter or other powered flights will not be permitted where they will adversely affect the valued characteristics or amenity of the area. Powered flights include, but are not exclusive to, model aircraft and drones.

B Where planning permission is required, regular non-powered flights including, but not exclusive to, hang-gliders, para-gliders and model aircraft, may also be restricted if they have an adverse impact on bird and wildlife populations or other valued characteristics of the National Park.

What are the Issues?

12.30 The use of model aircraft and drones can have a negative impact on the special qualities of the National Park, in particular on breeding bird populations. We can, and have, restricted such flights but this is only possible when they are taking place under the auspices of a club or group. In future it is likely that commercial drones will be used to deliver goods to rural areas. This may be positive for climate change but if uncontrolled, likely to disturb ground-nesting birds and other wildlife, and impact on the quiet enjoyment of the National Park.

12.31 Medical emergencies including as a result of leisure pursuits often require urgent medical treatment and the close proximity of a helicopter on stand-by prior to the emergency can reduce response times and improve survival rates of patients.

Issue 45

Air transport

Current policy does not permit aircraft take-off and landing sites, including for drones. Within the plan period it is possible that commercial drones could be used to deliver goods to the Peak District. We need to decide whether new policy should be changed to permit this.

Drones may fly across the Peak District whether or not we permit take off and landing. Therefore we may also wish to map no-fly zones to protect environmentally sensitive areas, for example the Natural Zone where there are important nesting sites.

We may wish to allow for a bespoke take-off and landing sites for emergency helicopters to operate from whilst on stand-by.

What are the Options?

Option 1

Aircraft take-off and landing sites will not normally be permitted.

Option 2

Aircraft take-off and landing sites will not normally be permitted, with the exception of commercial drones and stand-by sites for emergency helicopters.

Question 45

Air transport

a What is your preferred option?
b Do you think that the National Park Authority should map 'no-fly' zones for commercial drones to protect the environmentally sensitive areas of the National Park (these are likely to encompass the Natural Zone?
c What is the reason for your answer?

Utilities



13.1 Utility providers are required to further the purposes of a national park.[83] Our current policies support this approach so will be brought forward in the new local plan. In summary planning policy will:

- permit utilities development that benefits residents or businesses and does not harm the National Park's special qualities (current policy DMU2)
- restrict proposals for development that are in the vicinity of sewage treatment works, high pressure oil or gas pipelines or other installations (current policy DMU3)
- permit communications infrastructure but minimise its negative impact, and require redundant equipment to be removed (current policies DMU4 and DMU5).

83 Levelling-up and Regeneration Act 2023 Part 12 Section 245

13.1 Challenges and spatial objectives

13.2 Our purpose in law is to conserve and enhance natural beauty, wildlife and cultural heritage but planning policies must also have regard to other Government guidance on the provision of utilities. The key aspects of this are that:

- communications infrastructure must be fit for purpose and enable national parks to be a viable place for businesses and for communities to thrive[84]
- strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for… telecommunications…water supply, wastewater…and energy (including heat).[85]

Management Plan objectives

Objective 1: To lower greenhouse gas emissions significantly, focussing on the largest emitters within our influence

Objective 6: To protect and enhance the natural beauty of the Peak District National Park's contrasting and ever-evolving landscape

Objective 10: To support sustainable communities by improving opportunities for affordable housing and connection to services

Challenges for utilities

To ensure that national park purposes are given due weight in the planning and development of utilities infrastructure.

Issue 46

Proposed spatial objectives for utilities

That new or upgraded utilities infrastructure does not adversely affect the Peak District's Special Qualities.

84 English national parks and the broads: UK government vision and circular 2010, paragraph 80.

85 The National Planning Policy Framework, 2021.

Question 46

Proposed spatial objectives for utilities

a Do you agree with the proposed local plan spatial objective for utilities?
b What is the reason for your answer?



Winnats Pass

13.2 The development of new or expanded reservoirs

13.3 Currently there is no planning policy specifically related to the development of large-scale infrastructure for the collection and distribution of water. (Previous local plans stated that no new reservoirs would be permitted.)

13.4 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 - the impact here is on landscape, wildlife and cultural heritage. In the Peak District the upland areas are protected from development by 'Natural Zone' designation and may also be a Site of Special Scientific Interest, Special Protection Area or Special Area of Conservation.

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

What are the Issues?

13.6 The construction of a new reservoir in the Peak District is contrary to national park purposes and other national legislation. We opposed Severn Trent Water's proposal for a new reservoir in the Upper Derwent Valley on this basis. The proposal was withdrawn but there may be others. We need to decide whether the new local plan should definitively set out our position, by having a policy that no new reservoirs will be permitted.

Issue 47

New or expanded reservoirs

We need to decide whether the new local plan should contain a new policy to say that no new reservoirs will be permitted.

What are the Options?

Option 1

Continue with our current approach. National policy would determine whether or not a new reservoir should be built. Local plan policies would be used to consider issues such as landscape, cultural heritage, biodiversity and recreation.

Option 2

Write a new policy that says no new reservoirs will be permitted. National policy would still determine whether or not a new reservoir should be built. However a new policy would clearly set out our agreed position and would be used alongside other local plan policies that considered landscape, cultural heritage, biodiversity and recreation.

Question 47

New or expanded reservoirs

a What is your preferred option?
b What is the reason for your answer?

Minerals and Waste



14.1 Quarries and quarrying are established in the Peak District and will remain so throughout the period of the next local plan up to 2045. Our long-term view is unchanged: that large scale open cast mineral extraction is incompatible with the purposes of a national park because of the devastating impact on the landscape and other special qualities such as tranquillity. The primary aim of new policy will be to continue the strategy of gradual reduction and to ensure significant long-term benefits through restoration, in particular for nature recovery.

14.2 No issues have been identified with regard to the following current policies which will be carried forward in the next local plan:

- Fluorspar (Core Strategy MIN 2)
- Mineral safeguarding (Core Strategy MIN4)
- Waste Management (Core Strategy CC3).

14.1 Challenges and spatial objectives

14.3 The Peak District National Park's landscape is formed from the underlying geology. This is predominantly Carboniferous Limestone in the White Peak and Derbyshire Gritstone in the Dark Peak. Fluorspar and other minerals are also present. Mineral extraction, processing and use have taken place in the Peak District for thousands of years. Buildings constructed from local stone are part of the landscape. Quarrying, mining and industry are part of our cultural heritage.

14.4 However, mineral extraction conflicts with the primary purpose of a national park to conserve and enhance natural beauty. The National Planning Policy Framework (NPPF) sets out that:

> 'It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation'.

14.5 The NPPF also sets out that the maintenance of landbanks of non-energy minerals should be provided from outside National Parks, and that inside:

- great weight should be given to conserving and enhancing landscape and scenic beauty
- permission should be refused for major development other than in exceptional circumstances.

Management Plan objectives

- Objective 1: To lower greenhouse gas emissions significantly, focusing on the largest emitters within our influence
- Objective 2: To sequester and store substantially more carbon while contributing to nature recovery
- Objective 4: To be a place where nature recovers and biodiversity flourishes
- Objective 6: To protect and enhance the natural beauty of the Peak District National Park's contrasting and ever-evolving landscape
- Objective 11: To promote a flourishing economy in accord with nature recovery and climate change mitigation

Challenges for Minerals and Waste

To manage the Peak District's mineral resource, and to manage waste, in a way that delivers significant long-term landscape enhancement (from current position) and makes a significant contribution to nature recovery.

Issue 48

Local plan spatial objectives for minerals and waste

To resist further proposals for mineral extraction other than in exceptional circumstances.

To allow small-scale building and roofing stone quarries.

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

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

To resist large-scale waste management facilities.

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

Question 48

Local plan spatial objectives for minerals and waste

a Do you agree with the proposed local plan spatial objectives for minerals and waste?
b What is the reason for your answer?

14.2 Limestone quarries - extending beyond the 'end date'

14.6 Our long-standing approach is that we do not permit new sites or extensions to existing sites (other than in exceptional circumstances) except for underground fluorspar extraction and the small-scale working of building and roofing stone. All quarries have an agreed end date. This is either set out in the planning permission, or for quarries operating without an end date, imposed by Act of Parliament as 21st February 2042.[86] The intent of the Act is to ensure any consent without an end date does not remain in perpetuity. As sites in the National Park cease to operate, the resource is not replaced with new sites or extensions to existing sites.

Apportionment

14.7 The *Managed Aggregate Supply System* (MASS) is operated to ensure that the country has enough aggregates (mineral used for general construction purposes) to meet current and predicted demand. Each Mineral Planning Authority is given a figure (known as 'Apportionment') for annual aggregate production which it needs to ensure can be met. The National Park Authority's apportionment for the forthcoming year is 3.02Mt.[87]

14.8 The National Planning Policy Framework sets out that a landbank of permitted reserves, sufficient to deliver 10 years' worth of crushed rock for aggregate purposes, must also be demonstrated. The Peak District National Park Authority's estimated landbank for crushed rock aggregates is 29 years. We are confident that existing permissions satisfy the requirement.

Joint Local Aggregate Assessment

14.9 We work with Derbyshire County Council (DCC) to produce an annual Joint Local Aggregates Assessment (LAA) to assess production rates and reserves within the two Minerals Planning Areas (MPA). Sites permitted for future limestone aggregate extraction in Derbyshire County Council's MPA (the part of Derbyshire that is not in the National Park) are sufficient to replace supply from sites in the National Park as they reach the end of their permitted reserves and/or consented operational periods. The estimated landbank for crushed rock within the DCC MPA area at the end of 2022 is sufficient to support supply at existing production rates for 74 years.

Current Policy

Policy (Current): Core Strategy MIN1 A

Proposals for new mineral extraction or extensions to existing mineral operations (other than fluorspar proposals and local small-scale building and roofing stone which are covered by MIN2 and MIN3 respectively) will not be permitted other than in exceptional circumstances in accordance with the criteria set out in National Planning Policy in MPS1.

86 The 2042 end date is established by The Town & Country Planning (Minerals) Act 1981 and the Review of Old Mineral Permissions process.

87 The National Planning Policy Framework sets out that Apportionment is based on the previous ten years' supply. The East Midlands Aggregates Working Party (the National Park Authority is a member) has agreed to adopt a 3-year rolling average to determine Apportionment across the constituent authorities.

New policy will continue to prevent new mineral extraction other than in exceptional circumstances, except for underground fluorspar proposals and local small-scale building and roofing stone.

New policy will continue to prevent physical extensions to existing mineral operations other than in exceptional circumstances, except for underground fluorspar proposals and local small-scale building and roofing stone.

What are the issues?

14.10 We need to decide whether quarrying should continue at existing sites beyond the end date. This would constitute major development, which is not permitted in national parks except in exceptional circumstances.

Issue 49

Limestone quarries - extending beyond the 'end date'

The Peak District National Park Authority's estimated landbank for crushed rock aggregates is 29 years. This means that in the next plan period (to 2045) no new permissions are necessary to satisfy the legal requirements. All quarries have an agreed end date, or an 'imposed' end date of 21st February 2042. Reserves may be exhausted before end dates at some quarries; at others the reserve will exceed the volume that can be extracted in the period available. Therefore we may receive applications **for extensions of time.** In effect we need to decide whether quarrying should continue at existing sites beyond the current end date.

In making this decision we need to consider that:

- existing sites with viable reserves form part of the regional and national landbank that ensures a steady and adequate supply of minerals to meet the country's needs.
- landscape harm would not increase, but would perpetuate, and restoration would be delayed.
- it would constitute major development, which is not permitted in national parks except in exceptional circumstances.

Question 49

Limestone quarries - extending beyond the 'end date'

a Should mineral extraction at existing quarries with remaining reserves be allowed to continue beyond the agreed or imposed end dates?
b Should this apply to specific quarries? If so, which ones?
c What are the exceptional circumstances that would justify extensions of time for mineral extraction (as this would constitute major development in a national park)?
d What is the reason for your answer?

14.3 Limestone industrial uses

14.11 The variation in physical properties and consistency of limestone deposits determine its suitability for different purposes. For example high purity limestone (97% $CaCO_3$) is needed for some industrial purposes such as the manufacture of polymers, paints, paper, pharmaceuticals and chemicals. Lower grades will often be produced when high-grade limestone is being extracted.

What are the issues?

14.12 Proposals for quarrying limestone for industrial purposes may be capable of satisfying the strict tests which apply in nationally-designated landscapes. Current policy does not differentiate between end-uses so prospective developers are required to identify the specifications of the limestone required by customers and the alternative means of meeting such specifications. Any applicant would be required to show in particular:

- that alternative sources of high purity limestone could not be used instead
- whether or not existing permitted sources of high purity limestone are being squandered for aggregates uses
- the scope for mineral users to adjust their needs so that these could be satisfied by lower grade limestone
- borehole data to demonstrate consistency of chemical composition (purity) of the mineral resource.

14.13 If these conditions were satisfied, and permission granted for an acceptable working scheme, the developer would be expected to agree to end-use controls over mineral extraction to conserve better quality materials for high-purity non-aggregate uses.

14.14 However there is currently no requirement for additional sites for limestone for industrial and chemical purposes because there are already significant permitted reserves within the National Park and in Derbyshire. The quarries inside and outside the National Park use the same geological resources (i.e. the required 97% purity is present). It is recognised that the limestone formations are not consistent and high purity minerals occur at varying depths throughout the deposit.

Issue 50

Limestone industrial uses

Proposals for quarrying limestone for industrial purposes may be capable of satisfying the strict tests that apply to major development in a national park. However there are permitted reserves in Derbyshire within and outside the National Park. Those outside the National Park are substantial, with long-life permissions. All the reserves use the same geological resource and therefore have the same required 97% purity. There is therefore no requirement in the forthcoming plan period for additional sites inside the National Park to meet the need for limestone for industrial and chemical purposes.

We need to consider whether this principle (that there is no requirement for industrial-use limestone to be supplied from inside the National Park) is set out as a policy in the new local plan or whether instead to seek a *memorandum of understanding* with neighbouring authorities.

Question 50

Limestone industrial uses

a Do you agree with the principle that that the future supply of industrial limestone should come from outside the National Park?

b What is the reason for your answer?

14.4 The future of Hope cement works

14.15 The major quarrying and cement making operation at Hope is fundamentally incompatible with national park purposes. We have historically had very little control over the operation because of the existing and substantial permissions for quarrying and cement manufacture. However when planning permission was granted for the importation of alternative raw materials an ultimate end date for quarrying and cement manufacture of 22 February 2042 was imposed by legal agreement.

14.16 Permitted limestone reserves continue to diminish and the current consent will expire in 2042 or upon the cessation of mineral extraction, whichever is sooner. The operators have run a public consultation on the site's possible future use in anticipation of this. Existing restoration conditions apply to the quarry areas, but some of the land within the works complex is brownfield with development potential.

We will continue to support the efficient operation of Hope Cement Works until the current permission expires (2042) or consented reserves are depleted (whichever is sooner.)

We will work with the landowner, stakeholders and the local community to develop a Supplementary Plan for the future of the site post cement manufacture that sets out the development opportunities.

Issue 51

The future of Hope cement works

When we are more certain about the date of closure, we will work with the landowner, stakeholders and the local community to develop a Supplementary Plan for the future of the site. This will set out which areas are to be restored in accordance with any extant consents, and define brownfield areas that could be redeveloped.

Before then, the new local plan should state the broad policy principles for restoration and redevelopment. These principles must deliver:

- national park purposes for landscape, wildlife and cultural heritage
- national park purposes for the public's enjoyment and understanding
- our duty to foster the economic and social wellbeing local communities.

Question 51

The future of Hope cement works

Taking into account national park purposes, what broad policy principles should be set out in the new local plan, to guide restoration and redevelopment at Hope Cement Works?

14.5 Stone for building and roofing

14.17 Most buildings in the Peak District are made from locally produced limestone and gritstone. Therefore it is important to maintain a sustainable supply for the conservation and enhancement of our characteristic settlements. Building stone quarries and the traditional skills associated with working and finishing the stone are also an important part of Peak District life and the restoration of these sites can create new habitats, contribute to nature recovery and better reveal the National Park's important geodiversity.

14.18 Gritstone quarries in the Peak District serve a variety of local and remote markets and operate at different scales. In the next 20 year-plan period permissions at New Pilhough and Dale View will come to an end. Reserves at Birchover and Wattscliffe are diminishing and may be exhausted prior to the permission end-dates. There is just one building stone quarry producing limestone (Once-a-Week quarry, Ashford) so supplies are inherently vulnerable.

Current policy

Policy (Current): Core Strategy MIN3

A Proposals will only be permitted for the small-scale working of building and roofing stone where:

- I they meet a demonstrable need within the National Park, which cannot be satisfied from existing permissions inside or outside the National Park; and
- II they will be confined to local use only on buildings and structures within the National Park; and
- III the individual and cumulative impacts of working on the environment, amenity and communities can be appropriately mitigated.

B Any proposal should be supported by demonstrable evidence which proves that alternative sources of supply are not and cannot be made available.

C Proposals will need to be accompanied by a suitable legal agreement to ensure that the above policy objectives are met.

What are the Issues?

14.19 The National Planning Policy Framework (para 217) states that in considering proposals for mineral extraction planning authorities should:

- consider how to meet any demand for the extraction of building stone needed for the repair of heritage assets, taking account of the need to protect designated sites; and
- 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.

Issue 52

Stone for building and roofing

Current policy for building stone only applies to small-scale sites where end-use of the product is restricted . Unlike the approach to the provision of construction aggregates, there is currently no agreement with other Mineral Planning Authorities to provide building stone.

We need to decide whether to change our approach, and if so whether any new policy should include defined areas of search.

What are the Options?

Option 1

Retain current building stone policy MIN3

We retain current policy MIN3 (see above) so that end use of the stone is restricted for use in buildings and structures within the National Park.

This may make the National Park vulnerable to speculative applications, including for large sites, if a national need can be demonstrated and cannot be met elsewhere. It also means that the supply of stone for local use is more vulnerable, including stone used for the conservation and enhancement of the National Park's special qualities.

Option 2

No separate building stone policy (delete MIN3)

We could choose not to have a separate policy for building stone quarries. This would mean that building stone applications are dealt with in the same way as applications for limestone aggregates and limestone industrial uses. Proposals would not be permitted other than in exceptional circumstances set out in national policy.[88]

As with Option 1, Option 2 may make the National Park vulnerable to speculative applications, including for large sites, if a national need can be demonstrated and cannot be met elsewhere. It also means that the supply of stone for local use is more vulnerable, including stone used for the conservation and enhancement of the National Park's special qualities.

88 The major development test for national parks is set out in paragraph 183 and footnote 64 of the National Planning Policy Framework. Consideration of such applications should include an assessment of: (i) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy, (ii) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; (iii) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Option 3

New building stone policy (to replace or supplement MIN3)

A new building stone policy would be similar to current policy MIN3 (see above) but the reference to 'small-scale' and the requirement for within-Park end-use would be removed.

National planning policy and guidance suggests that Mineral Planning Authorities should recognise the small-scale nature and impact of building and roofing stone sites. It does not differentiate between building stone sites permitted to supply the open market and those that serve only a local need. Option 3 would bring our policy in line with the National position.

Option 4

New building stone policy (re-write MIN3) with allocated areas of search

As Option 3, and in addition we would allocate areas of search or preferred areas. The market would dictate if sites/applications are proposed but we could designate areas of search or preferred areas, for example where the landscape impact was less, and the stone most suitable for the National Park's buildings.

Question 52

Stone for building and roofing

a Which option do you prefer?
b What is the reason for your answer?

14.6 Ancillary mineral development

14.20 Our current approach is to confine mineral processing to active mineral extraction sites.

Current Policy

Policy (Current): Development Management Policy DMMW8

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 (including processing, stocking, storage or sorting of minerals) will not be permitted on sites which are not operational mineral extraction sites.

What are the Issues?

14.21 Some active quarries are unsuitable for processing. Quarries with on-site processing facilities are usually restricted so that only stone extracted from that quarry can be processed there. This can mean that sites without processing facilities are obliged to send stone outside of the National Park boundary for processing. This increases transport costs and means that the stone is also more likely to be sold outside of the National Park. For small-scale quarries that are obliged to sell their product in the National Park, it increases costs and reduces viability and sustainability.

Issue 53

Ancillary minerals development

We need to consider whether active quarries with ancillary processing facilities should be able to import stone from other quarries inside the National Park for processing.

Question 53

Ancillary minerals development

a Should sites with ancillary processing in the National Park be able to import stone from other quarries in the National Park for processing?

b Are there other appropriate locations for the small scale processing of stone won and worked in the National Park?

c What is the reason for your answer?

14.7 Restoration and aftercare

14.22 Restoration schemes are legally required for all new minerals proposals, or where existing sites are subject to review (known as 'Reviews of Old Minerals Permissions' or 'ROMPS'.) They must be restored to agriculture, forestry or amenity and there must be a 5-year 'aftercare period'.[89] In addition to the statutory requirement, our policies set out that restored sites should enhance landscape, wildlife and recreation, and recognise cultural heritage.

Current Policy

Policy (Current): Core Strategy MN1B

B 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 wildlife and landscape enhancement, recreation, and recognition of cultural heritage and industrial archaeological features.

Policy (Current): Development Management Policy DMMW5

Minerals development or the disposal of waste by deposit or landfill will only be permitted where the restoration and aftercare contributes to the enhancement of the National Park. All proposals must demonstrate that:

i restoration can be achieved in the timescale 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; 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 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 agriculture, woodland, nature conservation or amenity 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.

89 Schedule 5 of the Town and Country Planning Act 1990

What are the Issues?

14.23 Restored quarries have a unique and vital role in the recovery of nature in the Peak District. A nature recovery network is now being created to link existing nature reserves with nature-friendly farms and wilder places with natural eco-systems. Restored quarries can become part of this network. Current policy says that restoration should focus primarily on landscape character and nature conservation; but it also gives scope for agriculture, forestry, recreation and amenity.

14.24 Restored mineral workings have always provided significant gains for biodiversity. The 2021 Environment Act establishes that 10% Biodiversity Net Gain should be provided, and creates a market for biodiversity credits. There is a concern that the effect of new legislation will be to reduce the amount of biodiversity that is delivered on restored minerals sites. We need to consider whether new policy should guard against this by requiring Biodiversity Net Gain that is greater than 10%.

Minerals can only be worked where they are found which is why there is a legal requirement for land to be restored for agriculture, forestry or amenity. Alternative uses (for example for housing or business) may occasionally be appropriate, for example in restored quarries in or on the edge of a settlement, where that would be compatible with the overall development strategy for the National Park. Such planning applications would be dealt with on a case-by-case basis.

Issue 54

Restoration and aftercare

We need to decide whether new policy on restoration and aftercare should have a stronger focus on nature recovery. Should we require more than the 10% mandatory BNG for Mineral proposals/sites that have potential to achieve greater outcomes?

Question 54

Restoration and aftercare

a Should new policy on restoration and aftercare have a stronger focus on nature recovery?
b Should we require more than the 10% mandatory BNG for Mineral proposals/sites that have potential to achieve greater outcomes?
c What is the reason for your answer?

Appendix1: Policies under review

Development Management Policies	Issues and options for new policy identified	Reason
DM1: The presumption of sustainable development in the context of National Park purposes	no	national legislation unchanged in this regard
DMC1: Conservation and enhancement of nationally significant landscapes	yes	to align with any changes made to Core Strategy L1 with regard to special qualities and nature recovery
DMC2: Protecting and managing the Natural Zone	yes	to consider the 'exceptional circumstances' that justify development in the Natural Zone and whether they should be clearly linked to development that promotes nature recovery
DMC3: Siting, design, layout and landscaping	yes	to include the requirement for biodiversity net gain
DMC4: Settlement limits	yes	to consider local green spaces
DMC5: Assessing the impact of development on designated and non-designated heritage assets and their settings	yes	to consider re-use of buildings that are not heritage assets
DMC6: Scheduled Monuments	no	national legislation is unchanged and evidence shows that policy is performing well
DMC7: Listed Buildings	no	national legislation is unchanged and evidence shows that policy is performing well
DMC8: Conservation Areas	no	national legislation is unchanged and evidence shows that policy is performing well
DMC9: Registered Parks and Gardens	no	national legislation is unchanged
DMC10: Conversion of a heritage asset	yes	to consider valued buildings that are not heritage assets
DMC11: Safeguarding, recording and enhancing nature conservation interests	yes	to include the requirement for biodiversity net gain

DMC12: Sites, features or species of wildlife, geological or geomorphological importance	yes	to include the requirement for biodiversity net gain
DMC13: Protecting trees, woodland or other landscape features put at risk by development	yes	to include the requirement for biodiversity net gain
DMC14: Pollution and disturbance	no	national legislation is unchanged a
DMC15: Contaminated and unstable land	no	national legislation is unchanged
DME1: Agricultural or forestry operational development	no	national legislation is unchanged and evidence shows that policy is performing well
DME2: Farm diversification	yes	to respond to the changing rural economy by reconsidering whether in some locations or circumstances, businesses can be independent of a farming or land management business
DME3:Safeguarding employment sites	no	employment land revue will determine if policy regarding site expansion is necessary
DME4: Change of use of non-safeguarded, unoccupied or under-occupied employment sites in Core Strategy policy DS1 settlements	yes	to align with policy far safeguarding community services and facilities
DME5: Use Class B1 employment in the countryside outside Core Strategy policy DS1 settlements	no	national legislation is unchanged and evidence shows that policy is performing well
DME6: Home working	no	national legislation is unchanged and evidence shows that policy is performing well
DME7: Expansion of existing industrial and business development not involving farm diversification	yes	to consider a proportionate limit to such extensions
DME8: Design, layout and neighbourliness of employment sites including haulage depots	yes	will be considered alongside requirement for design code
DMR1: Touring camping and caravan sites	no	

DMR2: Holiday occupancy of touring camping and caravan sites	yes	to ensure that our current occupancy conditions are reasonable and justified
DMR3: Holiday occupancy of self-catering accommodation	yes	to consider alongside the potential for securing some new open-market homes as permanent homes
DMR4: Facilities for keeping and riding horses	no	national legislation is unchanged and evidence shows that policy is performing well
DMH1: New affordable housing	yes	to review floorspace standards
DMH2: First occupation of new affordable housing	yes	to consider in the context of alternative settlement strategies
DMH3: Second and subsequent occupation of affordable housing (The occupancy cascade)	yes	to consider in the context of alternative settlement strategies
DMH4: Essential worker dwellings	no	national legislation is unchanged and evidence shows that policy is performing well
DMH5: Ancillary dwellings in the curtilages of existing dwellings by conversion or new build	no	national legislation is unchanged and evidence shows that policy is performing well
DMH6: Re-development of previously developed land to dwelling use	yes	to ensure that that all previously developed sites that are considered suitable for housing development also provide affordable housing
DMH7: Extensions and alterations	no	national legislation is unchanged and evidence shows that policy is performing well
DMH8: New outbuildings and alterations and extensions to existing outbuildings in the curtilage of dwelling houses	no	national legislation is unchanged and evidence shows that policy is performing well
DMH9: Replacement dwellings	yes	to consider the whole carbon lifecycle
DMH10: Sub-division of dwellings to create multiple dwelling units	no	national legislation is unchanged and evidence shows that policy is performing well
DMH11: Section 106 Agreements	yes	to align with the new infrastructure levy requirements

DMS1: Shops, professional services and related activities in Core Strategy policy DS1 settlements	no	national legislation is unchanged and evidence shows that policy is performing well
DMS2: Change of use of shops, community services and facilities	yes	to align with change of use from a business use
DMS3: Retail development outside Core Strategy policy DS1 settlements	no	national legislation is unchanged and evidence shows that policy is performing well
DMS4: Shop fronts	no	national legislation is unchanged and evidence shows that policy is performing well
DMS5: Outdoor advertising	no	national legislation is unchanged and evidence shows that policy is performing well
DMS6: Safeguarding sites for community facilities	no	national legislation is unchanged and evidence shows that policy is performing well
DMS7: Retention of community recreation sites or sports facilities	no	national legislation is unchanged and evidence shows that policy is performing well
DMB1: Bakewell's Development Boundary	yes	to consider alongside the options for a new settlement strategy
DMT1: Cross-Park roads	yes	to consider the exceptional circumstances for supporting cross-park schemes
DMT2: Local road improvements	no	
DMT3: Access and design criteria	yes	will be considered alongside requirement for design code
DMT4: Railway construction	no	
DMT5: Development affecting a public right of way	yes	to align policy with our approach to trails on former railways
DMT6: Business parking	no	
DMT7: Visitor parking	yes	to reconsider our approach to new and enlarged car parks
DMT8: Residential off-street parking	no	

DMT9: Air transport	yes	to consider if new policy should be more permissive for commercial drones
DMU1: Development that requires new or upgraded service infrastructure	no	
DMU2: New and upgraded utilities services	no	
DMU3: Development close to utility installations	no	
DMU4: Telecommunications infrastructure	no	
DMU5: Restoration of utility and telecommunications infrastructure sites	no	
DMMW1: The justification for minerals and waste development	yes	to consider alongside strategic policy for those quarries with an 'end date' of February 2042
DMMW2: The impact of minerals and waste development on amenity	no	
DMMW3: The impact of minerals and waste development on the environment	no	
DMMW4: Waste management facilities	no	
DMMW5: Restoration and aftercare	yes	to decide whether new policy on restoration and aftercare should have a stronger focus on nature recovery.
DMMW6: The cumulative effect of minerals and waste development	no	
DMMW7: Safeguarding gritstone resource	no	
DMMW8: Ancillary minerals development	yes	to consider whether active quarries with ancillary processing facilities should be able to import stone for processing from other quarries inside the National Park.

Appendix 2: Special Quality Key Features

Feature	Detailed tangible feature description	Dark Peak	White Peak	South West Peak	1. Beautiful Views	2. Wildlife & Habitats	3. Tranquility	4. Landscapes of People	5. Settlements & Communities	6. Adventure & Exploration	7. Vital Benefits
Abandoned buildings of industry	Abandoned buildings of industry (buildings/man made structures) e.g. mills and workers terraces (textiles, paper, dying, bleaching, printing, smelting) and brick limekilns	Dark Peak	White Peak	South West Peak	X		X	X		X	
Abandoned sites of industry	Abondoned extraction or mining sites (landscape scars) e.g. collieries, quarries, mine shafts, bell pits	Dark Peak	White Peak	South West Peak	X	X		X	X		
Acidic grassland	Acidic grassland	Dark Peak				X			X		
Ancient roads and bridges	Ancient routes, roads, holloway network, saltways and bridges including toll houses, milestones, clapper and packhorse bridges	Dark Peak	White Peak	South West Peak	X		X	X			X

Feature	Detailed tangible feature description	Dark Peak	White Peak	South West Peak	1. Beautiful Views	2. Wildlife & Habitats	3. Tranquility	4. Landscapes of People	5. Settlements & Communities	6. Adventure & Exploration	7. Vital Benefits
Blanket bog	Blanket bog/peat (activie with sphagnum) with pollen and fossil record	Dark Peak	White Peak	South West Peak		X		X	X		
Boundaries and patterns of enclosure	Enclosure of farmland and the boundary marking/features including drystone walls, wall furniture and other small scale details e.g. gate posts, stiles, trees in boundary lines, shelter belts, access routes, hedges etc.	Dark Peak	White Peak	South West Peak	X	X		X	X		X
Building Materials	Natural building materials for dwellings and walls (C19th brick, gritstone, sandstone, gritstone slate, stone slate, Staffordshire Blue clay tile)	Dark Peak	White Peak	South West Peak					X	X	
Buried soils, archaeological remains and deposits	Buried soils, archaeological remains and deposits	Dark Peak	White Peak	South West Peak				X	X		

Feature	Detailed tangible feature description	Dark Peak	White Peak	South West Peak	1. Beautiful Views	2. Wildlife & Habitats	3. Tranquility	4. Landscapes of People	5. Settlements & Communities	6. Adventure & Exploration	7. Vital Benefits
Castles	Castles, ringworks, motte and baileys	Dark Peak	White Peak	South West Peak				X	X	X	
Caves	Cave systems, caves, caverns, sink holes and cave shelter sites and upland camps	Dark Peak	White Peak	South West Peak			X			X	X
Churches	Churches, chapels and religious sites	Dark Peak	White Peak	South West Peak			X		X	X	
Country houses	Iconic country houses and stately homes of landed gentry	Dark Peak	White Peak	South West Peak					X	X	
Crosses	Anglo Saxon crosses	Dark Peak	White Peak	South West Peak				X	X	X	X
Cruck-framed timber houses	Remains of timber-frame buildings, often cruck-framed	Dark Peak	White Peak	South West Peak		X					
Estate lands and designed landscapes	Designed estate landscapes, farms and villages including gardens and parklands	Dark Peak	White Peak	South West Peak	X	X		X	X		

Feature	Detailed tangible feature description	Dark Peak	White Peak	South West Peak	1. Beautiful Views	2. Wildlife & Habitats	3. Tranquility	4. Landscapes of People	5. Settlements & Communities	6. Adventure & Exploration	7. Vital Benefits
Farmsteads	Traditional farmstead (C15th - C19th), linear, courtyard, L-plans & working buildings including Granges and Booths with earthwork remains.	Dark Peak	White Peak	South West Peak	X			X	X		
Field barn and outfarms	Isolated/dispersed fieldbarns, outbarns, hay lofts	Dark Peak	White Peak	South West Peak	X			X	X		
Fossils	Fossils e.g. crinoids, brachiopods and corals	Dark Peak	White Peak		X						
Good water quality	Good water quality (Water Framework Directive)	Dark Peak	White Peak	South West Peak							X
Gritstone	Gritstone tors, crags, rocky outcrops, cliff faces and valley features	Dark Peak		South West Peak			X				
Gritstone edges and boulder slopes	Gritstone edges and boulder slopes	Dark Peak				X					
Hazel Scrub	Hazel scrub		White Peak		X	X					
Heather moorland and mixed heath	Heather moorland (open) and mixed heath	Dark Peak		South West Peak		X	X	X	X		

Feature	Detailed tangible feature description	Dark Peak	White Peak	South West Peak	1. Beautiful Views	2. Wildlife & Habitats	3. Tranquility	4. Landscapes of People	5. Settlements & Communities	6. Adventure & Exploration	7. Vital Benefits
Hedgerows and unimproved road verges	Hedgerows enclosing lower ground and unimproved road verges	Dark Peak		South West Peak		X		X			
High open moorland and edges	Open plateau, moorland, upland, heath and edges (including In-Bye land)	Dark Peak	White Peak	South West Peak	X		X		X	X	
Hillforts	Hillforts and defended enclosures (Neolithic, Bronze Age and Iron Age)	Dark Peak	White Peak	South West Peak				X			
Cloughs	Hills, dales, gorges, cloughs (steer sided), tors, ridges	Dark Peak	White Peak	South West Peak	X					X	
Historical peat extraction industry	Peat cutting and sledge ways	Dark Peak				X	X	X			
Historical sheep farming industry	Sheepwash sites and sheepfolds, pinfolds, pounds and sheep creeps	Dark Peak	White Peak	South West Peak				X	X		
Lead rakes	Lead rakes		White Peak			X					
Limestone cliffs and scree	Limestone cliffs and scree		White Peak			X					

Feature	Detailed tangible feature description	Dark Peak	White Peak	South West Peak	1. Beautiful Views	2. Wildlife & Habitats	3. Tranquility	4. Landscapes of People	5. Settlements & Communities	6. Adventure & Exploration	7. Vital Benefits
Limestone dales	Limestone dales and heath, dolomitic limestone tors, other carboniferous and volcanic geology inclusing cliffs, gorges, pillars, screes, reef knolls and Blue John		White Peak		X						
Limestone grassland and heath	Limestone grassland and heath		White Peak		X	X					
Limestone pavement	Limestone pavement		White Peak			X					
Listed buildings	Listed buildings (including 'polite' manor houses, non-secular buildings, traditional vernacular houses and cottages, coaching inns and poblic houses)	Dark Peak	White Peak	South West Peak				X	X		
Local events	Organised local events and county shows	Dark Peak	White Peak	South West Peak					X	X	
Lowland pastoral landscapes	Lowland Pastoral landscapes (timeless quality of past agricultural scenes)		White Peak	South West Peak	X		X				

Feature	Detailed tangible feature description	Dark Peak	White Peak	South West Peak	1. Beautiful Views	2. Wildlife & Habitats	3. Tranquility	4. Landscapes of People	5. Settlements & Communities	6. Adventure & Exploration	7. Vital Benefits
Managed moorland	Managed moorland	Dark Peak		South West Peak	X		X	X		X	
Meadows, grassland, pasture	Unimproved meadows (hay, wildflower) and flower-rich grasslands/pastures	Dark Peak	White Peak	South West Peak	X	X					
Medieval buildings, forests and sites	Evidence of medieval hunting forests, moated sites	Dark Peak	White Peak	South West Peak	X			X	X		
Mesolithic evidence	Evidence of mesolithic hunter gatherer sites and activity	Dark Peak	White Peak	South West Peak				X			
Military	WWI and WWII practice trenches, military installations, defence sites, anti-aircraft gun positions and aircraft crash sites	Dark Peak				X		X			
Mounting steps and blocks	Mounting steps and blocks			South West Peak	X			X		X	

Feature	Detailed tangible feature description	Dark Peak	White Peak	South West Peak	1. Beautiful Views	2. Wildlife & Habitats	3. Tranquility	4. Landscapes of People	5. Settlements & Communities	6. Adventure & Exploration	7. Vital Benefits
Open access land and public access	Open access land, public access, right of way routes (including accessible visitor infrastruture)	Dark Peak	White Peak	South West Peak			X			X	
Palaeoenvironmental remains and sequences	Paleoenvironmental remains and sequences	Dark Peak	White Peak	South West Peak				X			X
Paths, tracks and trails	Right of way network including paths, tracks, trails, bridleways, green lanes, paved causeways (including multi-user trails with facilities)	Dark Peak	White Peak	South West Peak				X	X	X	X
Ponds and meres	Dew ponds, drinking troughs, stock watering and other ponds and meres	Dark Peak	White Peak	South West Peak		X					
Prehistoric and Romano-British settlements, field systems and cairnfields	Prehistoric settlements, field systems and cairnfields	Dark Peak						X			X

Feature	Detailed tangible feature description	Dark Peak	White Peak	South West Peak	1. Beautiful Views	2. Wildlife & Habitats	3. Tranquility	4. Landscapes of People	5. Settlements & Communities	6. Adventure & Exploration	7. Vital Benefits
Prehistoric burial mounds, ceremonial monuments, stone circles and henges	Evidence of Neolithic & Bronze Age burial mounds, barrows, ring cairns, stone circles and henges	Dark Peak	White Peak	South West Peak				X			
Prehistoric settlements and agriculture	Earthwork remains of prehistoric (medieval) and Romano-British settlement and agriculture including field systems and cairnfields, ridge, furrow and lynchets.	Dark Peak	White Peak	South West Peak				X			
Rail	Historical railways and railway infrastructure (viaducts, cuttings, embankments etc.)		White Peak		X		X	X			
River valleys	River and reservoir valleys and riverside meadows/woodland	Dark Peak	White Peak	South West Peak	X	X					
Rivers and streams	Rivers and streams	Dark Peak	White Peak	South West Peak		X	X	X		X	X
Roman buildings and infrastructure	Evidence of Roman infrasturure including Forts, Roads, Bath houses etc.	Dark Peak	White Peak	South West Peak				X			

Feature	Detailed tangible feature description	Dark Peak	White Peak	South West Peak	1. Beautiful Views	2. Wildlife & Habitats	3. Tranquility	4. Landscapes of People	5. Settlements & Communities	6. Adventure & Exploration	7. Vital Benefits
Saxon Manor Houses	Saxon Royal Manors	Dark Peak							X		
Silica sand pits	Silica sand pits		White Peak			X					
Slopes and valleys with woodland	Slopes, valleys, cloughs, dales with woodland	Dark Peak	White Peak	South West Peak	X	X					
Soil	Soil	Dark Peak	White Peak	South West Peak		X		X			X
Transport links into the PDNP	Transport links into the PNDP (direct access from urban to relative wilderness)	Dark Peak	White Peak	South West Peak			X			X	
Trees and veteran trees	Trees & veteran trees	Dark Peak	White Peak	South West Peak		X					X
Upland flushes, fens and swamps	Wetland springs and flushes	Dark Peak		South West Peak		X					X
Upland woodland	Upland woodland (Sessil Oak & Ash)	Dark Peak	White Peak	South West Peak		X					
Vanishing rivers	Vanishing rivers		White Peak		X	X					

Feature	Detailed tangible feature description	Dark Peak	White Peak	South West Peak	1. Beautiful Views	2. Wildlife & Habitats	3. Tranquility	4. Landscapes of People	5. Settlements & Communities	6. Adventure & Exploration	7. Vital Benefits
Villages/Booths associated with medieval strip fields	Medieval strip fields, evidence of medieval open field farming and the associated villages and 'booths'	Dark Peak	White Peak		X			X	X		
Water management including Reservoirs	Water management infrastructure including reservoirs, weirs, goyts and soughs	Dark Peak	White Peak			X		X			X
Water sources	Historical water sources (wells, pumps, troughs)	Dark Peak	White Peak	South West Peak	X						
Waxcap grasslands	Waxcap grasslands	Dark Peak		South West Peak		X					
Wet grassland and rush pasture	Wet grassland and rush pasture	Dark Peak			X	X		X			
Wet heath	Wet heath	Dark Peak		South West Peak		X		X			
Wet woodland	Wet woodland	Dark Peak				X					
Woodland	Woodland (royal hunting forest) and associated industries (fuel, timber, charcoal)	Dark Peak	White Peak	South West Peak	X	X					

Appendix 3: Recreation attractions and hubs (excluding settlements)

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

Car parks and sites popular with visitors for the access that they provide into open countryside

Site	Wider recreational area
Alsop Station	Tissington Trail
Alstonefield Car Park	Dovedale
Bakewell Station Car Park	Monsal Trail
Binn Green	Dovestone
Birchen Edge	Eastern Moors
Birchover Car Park	Stanton Moor and Cratcliffe Rocks
Blore Pastures	Dovedale, Wolfscote Dale and Beresford Dale
Bowden Bridge Car Park	Kinder Plateau
Bridge End	Upper Derwent Valley
Bunsal Cob	Goyt Valley
Burbage Bridge Car Park	Burbage Valley
Carr Lane Car Park	Upper Derwent Valley
Clough House Car Park	Wildboarclough and Dane Valley
Curbar Gap	Eastern Moors
Derbyshire Bridge	Goyt Valley
Digley Reservoir North Car Park	Digley Reservoir
Digley Reservoir South Car Park	Digley Reservoir
Friden Car Park	High Peak Trail
Gradbach Car Park	Wildboarclough and Dane Valley
Grindon Car Park	Manifold Track
Hagg Side	Upper Derwent Valley
Hay Wood Car Park	Longshaw
Hooks Car	North Lees
Hurdlow Car Park	High Peak Trail
Lady Canning's Plantation	Lady Canning's Plantation
Lamaload Reservoir	Lamaload
Lathkill Dale Car Park, Monyash	Lathkill and Bradford Dales
Mill Dale	Dovedale, Wolfscote Dale and Beresford Dale
Minninglow Car Park	High Peak Trail
Moor Lane Car Park	Lathkill and Bradford Dales
Narlow Lane Car Park	Dovedale, Wolfscote Dale and Beresford Dale
Over Haddon Car Park	Lathkill and Bradford Dales
Parson's Field Car Park, Hartington	Dovedale, Wolfscote Dale and Beresford Dale
Playing Fields Car Park, Alstonefield	Dovedale, Wolfscote Dale and Beresford Dale
Pole Car Park	Longshaw
Porter Brook Car Park	Lady Canning's Plantation

Ramsden Car Park	Holme Moss and Holme Valley
Redmires Car Park	Redmires
Rowarth	Rowarth and Cown Edge
Shilito Wood	Eastern Moors
Snake Woodlands Car Park	Kinder Plateau
Standing Stone Car Park	Macclesfield Forest
Stoney Ridge Car Park	Blacka Moor

Informal parking facilities

Site	Wider recreational area
A54 Lay-by Danebower	Wildboarclough and Dane Valley
A57 Ashopton On-street Parking	Upper Derwent Valley
A57 Cabin Clough Lay-by	Kinder Plateau
A57 Doctor's Gate Parking Area	Kinder Plateau
A57 Ladybower Lay-by	Upper Derwent Valley
A57 Nether North Grain Parking Area	Kinder Plateau
A57 Rough Wood Car Park	Kinder Plateau
A57 Rough Wood Lay-by	Kinder Plateau
A57 Snake Summit Lay-by	Kinder Plateau
A57 The Wicken Lay-by (Eastbound)	Kinder Plateau
A57 The Wicken Lay-by (Westbound)	Kinder Plateau
A57 Upper North Grain Parking Area	Kinder Plateau
A57 Wood Cottage Lay-bys	Kinder Plateau
A537 Cat & Fiddle Lay-by	Wildboarclough and Dane Valley
A616 Langsett Lay-by	Langsett
A616 Lay-by adjacent to Flouch Car Park	Langsett
A619 Oldfield Plantation Lay-by (East)	Chatsworth and Beeley Moor
A619 Oldfield Plantation Lay-by (West)	Chatsworth and Beeley Moor
A621 Greave's Piece Lay-by	Eastern Moors
A621 Ramsley Lodge Lay-by (North-bound)	Eastern Moors
A621 Ramsley Lodge Lay-by (South-bound)	Eastern Moors
A621 Ramsley Moor Lay-by (North)	Eastern Moors
A621 Ramsley Moor Lay-by (South)	Eastern Moors
A624 Chunal Plantation Lay-by	Kinder Plateau
A625 Froggatt Edge	Eastern Moors
A625 Lay-by near the Grouse Inn	Longshaw
A628 Flouch Lay-by	Langsett

A628 Dog & Partridge Lay-by	Longdendale / Trans Pennine Trail
A635 Binn Green Lay-by	Dovestone
A635 Dovestone Lay-by	Dovestone
A6187 near Fox House	Burbage Valley
A6024 Far Naze End Lay-by	Holme Moss and Holme Valley
A6024 Hill Gate Sike Car Park	Holme Moss and Holme Valley
A6024 Hill Gate Sike Lay-by (North)	Holme Moss and Holme Valley
A6024 Hill Gate Sike Lay-by (South)	Holme Moss and Holme Valley
A6013 Heatherdene (on-street parking bays)	Upper Derwent Valley
A6013 Yorkshire Bridge On-Street Parking Bays (Disabled)	Upper Derwent Valley
A6013 Yorkshire Bridge On-Street Parking Bays (North)	Upper Derwent Valley
A6013 Yorkshire Bridge On-Street Parking Bays (South)	Upper Derwent Valley
Alport Informal Parking Area (North of Main Road)	Lathkill and Bradford Dales
Alport Informal Parking Area (South of Main Road)	Lathkill and Bradford Dales
Arkwright Plantation Roadside Parking Area (North)	Chatsworth and Beeley Moor
Arkwright Plantation Roadside Parking Area (South)	Chatsworth and Beeley Moor
B5056 Cratcliffe Parking Area	Stanton Moor and Cratcliffe Rocks
B6465 Monsal Dale Viewpoint Lay-by	Wye Valley and Monsal Dale
B6521 Upper Padley Parking Bays (North)	Longshaw
B6521 Upper Padley Parking Bays (South)	Longshaw
Barber Booth Car Park	Kinder Plateau
Beeley Moor Triangle Parking Area	Chatsworth and Beeley Moor
Birchover Road Lay-by	Stanton Moor and Cratcliffe Rocks
Black Gate Car Park	Wessenden Moors
Brookside Lay-by (North)	Wildboarclough and Dane Valley
Brookside Lay-by (South)	Wildboarclough and Dane Valley
Burbage Bridge East, roadside	Burbage Valley
Chee Dale Lay-by	Monsal Trail
Clodhall Lane Lay-by	Eastern Moors
Curbar Edge parking bays)	Eastern Moors
Cutthroat Bridge	Upper Derwent Valley
Dennis Knoll	North Lees

Derwent Dam Wall	Upper Derwent Valley
Derwent Overlook	Upper Derwent Valley
Dewhill Naze Car Park	Holme Moss and Holme Valley
Dovedale Coach Park	Dovedale, Wolfscote Dale and Beresford Dale
Flouch Car Park	Langsett
Goytsclough Quarry	Goyt Valley
Goyts Lane	Goyt Valley
Hell Bank Plantation Roadside Parking	Chatsworth and Beeley Moor
Higger Tor Lay-by Parking (North)	Burbage Valley
Higger Tor Lay-by Parking (North)	Burbage Valley
Holme Moss Car Park	Holme Moss
Holme Moss Summit Parking Area	Holme Moss and Holme Valley
Hooleyhey Lane	Lamaload Reservoir
Hurst Clough	Upper Derwent Valley
Lady Canning's Lay-by Parking, West of Ringinglow (North Side of Carriageway)	Lady Canning's Plantation
Lady Canning's Lay-by Parking, West of Ringinglow (South Side of Carriageway)	Lady Canning's Plantation
Lay-by on Roaches Road, adjacent to Roaches Tearoom	Roaches
Lay-by parking beneath Hen Cloud	Roaches
Lay-by parking near Windygates Farm (2 lay-bys)	Roaches
Lees Cross Parking (North-bound)	Stanton Moor and Cratcliffe Rocks
Lees Cross Parking (South-bound)	Stanton Moor and Cratcliffe Rocks
Long Rake Lay-by	Lathkill / Bradford Dales
Mam Tor Old Road Lower Section	Great Ridge and Rushup Edge
Mam Tor Old Road Upper Section	Great Ridge and Rushup Edge
Monks Road, Charlesworth Lay-by	Rowarth and Cown Edge
Nab Quarry Car Park	Wildboarclough and Dane Valley
Pym Chair Car Park	Goyt Valley
Redmires Road	Redmires
Ringinglow Road Layby (East)	Lady Canning's Plantation
Ringinglow Road Layby (West)	Lady Canning's Plantation
Roaches Gate	Roaches

Rushup Edge Lay-by	Great Ridge and Rushup Edge
Searchlight Car Park	Lady Canning's Plantation
Slagmill Plantation Roadside Parking	Chatsworth and Beeley Moor
Stable Clough Car Park	Holme Moss and Holme Valley
Swainsley Tunnel	Manifold Track
The Dale, roadside parking	North Lees
Toads Mouth	Burbage Valley
Topley Pike Parking Area	Monsal Trail
Vicarage Quarry Car Park	Macclesfield Forest
Weag's Bridge	Manifold Track
Wessenden Head Reservoir Car Park	Wessenden Moors
Windy Knoll Roadside (North)	Great Ridge and Rushup Edge
Windy Knoll Roadside (South)	Great Ridge and Rushup Edge
Woodhead Station	Longdendale / Trans Pennine Trail

Appendix 4: 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

Appendix 5: Settlement list

Settlement name	Constituent Authority	DS1 settlement	Convenience Store	Post Office	Primary school	Community Hall	Playground and/or playing field	Industrial units	Distance to a GP (miles)	Doctors	Reason-able road width	Good public transport service	Public House	Post box	Church
Abney	DDDC	No	No	No	No	Yes	No	No	1.9	No	Yes	No	No	Yes	No
Aldwark	DDDC	No	No	No	No	No	No	No	2.6	No	Yes	No	No	Yes	No
Alsop en le dale	DDDC	No	No	No	No	No	No	No	4	No	Yes	No	No	Yes	Yes
Alstonefield	SMDC	Yes	No	Yes	No	Yes	Yes	No	3.2	No	Yes	No	Yes	Yes	Yes
Ashford in the Water	DDDC	Yes	Yes	Yes	No	Yes	Yes	No	1.5	No	Yes	Yes	Yes	Yes	Yes
Aston	HPBC	No	No	No	No	Yes	Yes	No	1.9	No	Yes	No	Yes	Yes	Yes
	DDDC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0	Yes	Yes	Yes	Yes	Yes	Yes
Bakewell															
Ballidon	DDDC	No	No	No	No	No	No	No	4.5	No	Yes	No	No	Yes	Yes
Bamford	HPBC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2.2	No	Yes	Yes	Yes	Yes	Yes
	DDDC	Yes	Yes	Yes	Yes	Yes	Yes	No	0	Yes	Yes	Yes	Yes	Yes	Yes
Baslow															
Beeley	DDDC	Yes	No	No	No	Yes	Yes	No	2.9	No	Yes	Yes	Yes	Yes	Yes
Biggin	DDDC	Yes	No	No	Yes	Yes	Yes	No	1.9	No	Yes	No	Yes	Yes	Yes
Birchover	DDDC	Yes	No	No	No	Yes	Yes	No	1	No	Yes	Yes	Yes	Yes	Yes
Blackwell in the Peak	DDDC	No	No	No	No	No	No	No	4.5	No	Yes	No	No	No	No
Blore	SMDC	No	No	No	No	Yes	No	No	3.2	No	Yes	No	Yes	Yes	Yes
Bonsall	DDDC	No	Yes	Yes	Yes	Yes	Yes	Yes	2.7	No	Yes	No	Yes	Yes	Yes
Bradwell	DDDC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0	Yes	Yes	Yes	Yes	Yes	Yes
Brough	HPBC	No	No	No	No	No	No	Yes	1.8	No	Yes	Yes	No	Yes	No
Butterton	SMDC	Yes	Yes	Yes	No	Yes	Yes	No	1.7	No	Yes	No	Yes	Yes	Yes
Calton	SMDC	Yes	No	No	No	No	No	No	1.8	No	Yes	No	Yes	Yes	Yes
Calver	DDDC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	1.5	No	Yes	Yes	Yes	Yes	Yes
Castleton	HPBC	Yes	Yes	Yes	Yes	Yes	Yes	No	1.2	No	Yes	Yes	Yes	Yes	Yes
Sparrowpit	HPBC	No	No	No	No	Yes	Yes	No	1.9	No	Yes	Yes	Yes	Yes	Yes
Chelmorton	DDDC	Yes	No	No	No	Yes	Yes	No	3	No	Yes	No	Yes	Yes	Yes
Chinley	HPBC	No	Yes	Yes	Yes	Yes	Yes	Yes	0	Yes	Yes	Yes	Yes	Yes	Yes
Combs	HPBC	No	No	No	Yes	Yes	Yes	No	1.5	No	Yes	No	Yes	Yes	No

Cressbrook	DDDC	No	No	No	No	Yes	No	No	1.6	No	Yes	No	No	Yes	Yes
Curbar	DDDC	Yes	No	No	Yes	No	Yes	No	1.9	No	Yes	No	No	Yes	Yes
Danebridge	SMDC	No	No	No	No	Yes	No	Yes	5.5	No	Yes	No	Yes	Yes	Yes
Derwent	HPBC	No	No	No	No	Yes	No	No	9	No	Yes	No	Yes	Yes	Yes
Dunford	BMBC	No	No	No	No	No	No	No	4.2	No	Yes	No	No	No	No
Earl Sterndale	DDDC	Yes	Yes	Yes	Yes	No	Yes	No	3.5	No	Yes	Yes	Yes	Yes	Yes
Edale	HPBC	Yes	No	Yes	Yes	Yes	Yes	No	3.2	No	Yes	No	Yes	Yes	Yes
Edensor	DDDC	Yes	No	No	No	Yes	No	No	1.2	No	Yes	No	No	Yes	Yes
Elton	DDDC	Yes	No	No	1	Yes	Yes	No	1.3	No	Yes	Yes	Yes	Yes	Yes
Eyam	DDDC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0	Yes	Yes	Yes	Yes	Yes	Yes
Fawfieldhead	SMDC	No	No	No	No	Yes	No	No	3.8	No	Yes	No	Yes	Yes	Yes
Fenny Bentley	DDDC	Yes	No	No	Yes	No	Yes	No	2.5	No	Yes	No	Yes	Yes	Yes
Fernilee	HPBC	No	No	No	No	No	No	Yes	1.5	No	Yes	Yes	Yes	Yes	Yes
Flagg	DDDC	Yes	No	No	No	Yes	No	Yes	4.7	No	Yes	No	Yes	Yes	Yes
Flash	SMDC	Yes	Yes	Yes	No	Yes	Yes	No	3.7	No	Yes	No	Yes	Yes	Yes
Foolow	DDDC	Yes	No	No	No	Yes	No	No	1.6	No	Yes	Yes	Yes	Yes	Yes
Froggatt	DDDC	Yes	No	No	No	Yes	No	No	0.7	No	Yes	No	No	Yes	Yes
Grangemill	DDDC	No	No	No	No	No	No	No	1.9	No	Yes	No	Yes	No	Yes
Great Hucklow	DDDC	Yes	No	No	Yes	Yes	Yes	Yes	1.7	No	Yes	Yes	Yes	Yes	Yes
Great Longstone	DDDC	Yes	Yes	No	Yes	Yes	Yes	Yes	2.5	No	Yes	Yes	Yes	Yes	Yes
Grindleford and Nether Padley	DDDC	Yes	Yes	No	Yes	Yes	Yes	No	1.6	No	Yes	Yes	Yes	Yes	Yes
Grindlow	DDDC	No	No	No	No	No	No	No	1.6	No	Yes	Yes	No	Yes	No
Grindon	SMDC	Yes	No	No	No	Yes	Yes	No	2.2	No	Yes	No	No	Yes	Yes
Hargatewall	HPBC	No	No	No	No	No	No	No	2.2	No	Yes	No	No	Yes	No
Hartington	DDDC	Yes	Yes	Yes	Yes	Yes	Yes	No	0	Yes	Yes	Yes	Yes	Yes	Yes
Hassop	DDDC	No	No	No	No	No	No	No	2	No	Yes	Yes	Yes	Yes	Yes
Hathersage	DDDC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0	Yes	Yes	Yes	Yes	Yes	Yes
Hayfield	HPBC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0	Yes	Yes	Yes	Yes	Yes	Yes
Heathcote	DDDC	No	No	No	No	No	No	No	6.7	No	Yes	No	No	Yes	No
High Bradfield	SCC	Yes	No	No	No	No	No	No	2.3	No	Yes	Yes	Yes	Yes	Yes
Highlow	DDDC	No	No	No	No	No	No	No	1.9	No	Yes	No	No	No	No
Hollinsclough	SMDC	No	No	Yes	Yes	Yes	No	No	3.1	No	Yes	No	No	Yes	Yes
Holme	KC	Yes	No	No	Yes	Yes	Yes	No	2.9	No	Yes	Yes	Yes	Yes	Yes
Hope	HPBC	Yes	Yes	Yes	Yes	Yes	Yes	No	0	Yes	Yes	Yes	Yes	Yes	Yes

Hope and Hopedale	SMDC	No	No	Yes	No	Yes	Yes	No	3.2	No	Yes	No	Yes	Yes	Yes
Ible	DDDC	No	No	No	No	No	No	No	2.2	No	Yes	No	No	Yes	No
Ilam	SMDC	No	No	No	Yes	No	Yes	Yes	3.5	No	Yes	No	No	Yes	Yes
Kettleshulme	CEDC	Yes	No	No	Yes	Yes	Yes	No	2	No	Yes	Yes	Yes	Yes	Yes
King Sterndale	HPBC	No	No	No	No	Yes	No	No	2.2	No	Yes	No	No	Yes	Yes
Langsett	BMBC	No	No	No	No	Yes	No	Yes	2.7	No	Yes	No	Yes	Yes	No
Upper Hulme	SMDC	No	No	No	No	Yes	No	Yes	3	No	Yes	No	Yes	Yes	Yes
Little Hayfield	HPBC	Yes	No	No	No	No	No	No	0.8	No	Yes	Yes	No	Yes	No
Little Hucklow	DDDC	No	No	No	No	No	No	No	1.7	No	Yes	No	No	Yes	Yes
Little Longstone CP	DDDC	No	No	No	No	No	No	No	2.8	No	Yes	Yes	Yes	Yes	Yes
Litton	DDDC	Yes	Yes	Yes	Yes	Yes	No	No	0	Yes	Yes	Yes	Yes	Yes	Yes
Litton Mill	DDDC	No	No	No	No	No	No	No	3.8	No	Yes	No	No	Yes	No
Longnor	SMDC	Yes	Yes	Yes	Yes	No	Yes	Yes	3.7	No	Yes	Yes	Yes	Yes	Yes
Low Bradfield	SCC	Yes	Yes	Yes	No	Yes	No	No	2.7	No	Yes	Yes	Yes	Yes	No
Meerbrook	SMDC	No	No	No	No	Yes	No	No	2.5	No	Yes	No	Yes	Yes	Yes
Middleton by Youlgrave	DDDC	Yes	No	No	No	Yes	Yes	No	1.2	No	Yes	Yes	No	Yes	Yes
Milldale	SMDC	No	No	Yes	No	Yes	Yes	No	3.2	No	Yes	No	Yes	Yes	Yes
Millers Dale	DDDC	No	No	No	No	No	No	No	1	No	Yes	No	Yes	Yes	Yes
Monyash	DDDC	Yes	No	No	Yes	Yes	Yes	No	4	No	Yes	No	Yes	Yes	Yes
Nether Haddon	DDDC	No	No	No	No	No	No	No	2.5	No	Yes	Yes	No	Yes	No
Rowarth	HPBC	No	No	No	No	No	Yes	No	2	No	Yes	No	Yes	Yes	No
Offerton	DDDC	No	No	No	No	No	No	No	1.9	No	Yes	No	No	No	No
Onecote	SMDC	No	No	No	No	Yes	No	No	5	No	Yes	No	Yes	Yes	Yes
Over Haddon	DDDC	Yes	No	No	No	Yes	Yes	No	1.4	No	Yes	No	Yes	Yes	Yes
Parwich	DDDC	Yes	No	No	Yes	Yes	Yes	No	5.1	No	Yes	No	Yes	Yes	Yes
Peak Forest	HPBC	Yes	Yes	No	Yes	Yes	Yes	No	3.2	No	Yes	Yes	Yes	Yes	Yes
Pilsley	DDDC	Yes	Yes	Yes	Yes	No	Yes	Yes	1.2	No	Yes	Yes	Yes	Yes	No
Pott Shrigley	CEC	No	No	No	Yes	Yes	No	Yes	1.2	No	Yes	Yes	Yes	Yes	Yes
Priestcliffe	DDDC	No	No	No	No	No	No	No	5.3	No	Yes	No	No	Yes	No
Rainow	CEC	Yes	No	No	Yes	No	No	No	1.9	No	Yes	Yes	Yes	Yes	Yes
Rowland	DDDC	No	No	No	No	No	No	No	2.1	No	Yes	No	No	Yes	No
Rowsley	DDDC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2.2	No	Yes	Yes	Yes	Yes	Yes
Shatton	DDDC	No	No	No	No	No	No	No	2.1	No	Yes	Yes	No	No	No

Sheen	SMDC	Yes	No	Yes	No	Yes	No	Yes	1.9	No	Yes	No	Yes	Yes	Yes
Sheldon	DDDC	No	No	No	No	Yes	Yes	No	3	No	Yes	No	Yes	Yes	Yes
Stanton in the Peak	DDDC	Yes	No	Yes	Yes	Yes	Yes	No	1.9	No	Yes	Yes	Yes	Yes	Yes
Stanton Lees	DDDC	No	No	No	No	Yes	No	No	2	No	Yes	No	No	No	No
Stoney Middleton	DDDC	Yes	No	No	Yes	Yes	Yes	Yes	0.8	No	Yes	Yes	Yes	Yes	Yes
Swinscoe	SMDC	No	No	No	No	Yes	No	No	3.2	No	Yes	Yes	No	Yes	Yes
Taddington	DDDC	Yes	Yes	No	Yes	Yes	Yes	No	3	No	Yes	Yes	Yes	Yes	Yes
Thornhill	HPBC	No	No	No	No	No	No	No	1.8	No	Yes	Yes	No	Yes	No
Thorpe	DDDC	Yes	No	No	No	Yes	No	No	2.9	No	Yes	Yes	No	Yes	Yes
Tideswell	DDDC	Yes	Yes	Yes	Yes	Yes	Yes	Yes	0	Yes	Yes	Yes	Yes	Yes	Yes
Tintwistle	HPBC	Yes	No	No	Yes	Yes	Yes	No	0.4	Yes	Yes	Yes	Yes	Yes	Yes
Tissington	DDDC	Yes	No	No	No	Yes	No	No	3.6	No	Yes	Yes	No	Yes	Yes
Upper Elkstone	SMDC	No	No	No	No	No	No	No		No	Yes	Yes	No	Yes	Yes
Wardlow	DDDC	Yes	No	No	No	Yes	Yes	Yes	1.1	No	Yes	Yes	Yes	Yes	Yes
Warslow	SMDC	Yes	No	No	Yes	Yes	No	Yes	2.8	No	Yes	Yes	Yes	Yes	Yes
Waterhouses	SMDC	Yes	Yes	Yes	Yes	Yes	Yes	No	0	Yes	Yes	Yes	Yes	Yes	Yes
Wensley	DDDC	Yes	No	No	Yes	Yes	No	No	1.2	No	Yes	Yes	No	Yes	Yes
Wetton	SMDC	Yes	No	No	No	Yes	Yes	No	3.4	No	Yes	No	Yes	Yes	Yes
Wheston	DDDC	No	No	No	No	No	No	No	1.3	No	Yes	No	No	Yes	No
Wildboarclough	CEC	No	No	No	No	No	No	No	4.8	No	Yes	No	Yes	Yes	Yes
Wincle	CEC	No	No	No	Yes	No	No	Yes	5.2	No	Yes	No	Yes	Yes	Yes
Winster	DDDC	Yes	Yes	Yes	Yes	Yes	Yes	No	0	Yes	Yes	Yes	Yes	Yes	Yes
Wormhill	HPBC	No	No	No	Yes	Yes	No	No	2	No	Yes	No	No	Yes	Yes
Yorkshire Bridge	HPBC	No	No	No	No	No	No	No	2.2	No	Yes	Yes	Yes	Yes	No
Youlgrave	DDDC	Yes	Yes	Yes	Yes	Yes	Yes	No	0	Yes	Yes	Yes	Yes	Yes	Yes

Affordable Housing: The definition in the National Planning Policy Framework is 'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).' The National Park Authority interpretation of this definition for planning policy purposes is set out in 7.3 Affordable housing - eligibility .

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.

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."

Diversification: The development of additional businesses to increase the economic development of a site. Used in the context of farms to describe the addition of economic activities outside of agriculture on the farmland, such as supplying holiday accommodation.

End Date: The date that extraction must conclude at a given mineral site.

General Permitted Development Order (GPDO): A statutory instrument that grants planning permission for certain types of development without requiring approval from a local authority.

General Spatial Policy (GSP): Provides overarching principles for spatial planning in the National Park and relate closely to the delivery of national park purposes. They apply to all planning applications.

Green Infrastructure: A network of multi-functional green and blue spaces and other natural features, which is capable of delivering a wide range of environmental, economic, health ,and well-being benefits for nature, climate, and people.

Heritage Asset: Used to describe things of historic meaning and value; a building, monument, site, place, area, or landscape that has some kind of heritage significance.

Holiday Home: A limited occupation to 28 days per annum by any one person, in particular when converting a building to a permanent residence is not appropriate.

Household: A single person or group of people living together at the same address.

Lawton Principles: The key principles laid out by Professor Sir John Lawton (2010) to guide a landscape-scale approach to conservation in England.

Landscape Strategy: The *Landscape Strategy* describes the Peak District National Park's landscape character and sets out those aspects of the valued landscape that are most susceptible to harm or that could be enhanced. It has been updated to reflect issues such as the biodiversity crisis, climate change, ash dieback, changing agricultural support, and the Government's 25-Year Environment Plan.

Listed Building: A building that is given special protections because it is of particular historical or architectural interest.

Local Nature Recovery Strategies (LNRSs): Strategies that are put together by local authorities that include two things:

i a set of maps to show areas of high nature value and areas of opportunity to create/expand these habitats

ii accompanying descriptions and a statement of biodiversity priorities.

Major Development: The definition of major development is set out in the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006. This clarifies that "major development" means development involving any one or more of the following:

a the winning and working of minerals or the use of land for mineral-working deposits;

b waste development;

c the provision of dwelling houses where:

  i the number of dwelling houses to be provided is more; or

  ii the development is to be carried out on a site having an area of 0.5 hectares or more and is not known whether the development falls within paragraph (c)(1);

d development carried out on a site having an area of 1 hectare or more.

Managed Aggregate Supply System (MASS): The means of ensuring the country has enough aggregates (mineral used for general construction purposes) available to meet the current and predicted demand.

National Planning Policy Framework (NPPF): A government document that outlines the objectives of the planning system. It sets out the governments planning policies for England and how these should be applied.

Nature Recovery Strategy: A collection of spatial strategies for natural and environmental improvement. The strategies will include two things: (i) a set of maps to show areas of high nature value and areas of opportunity to create/expand these habitats, and (ii) accompanying descriptions and a statement of biodiversity priorities.

Natural Zone: The Natural Zone defines areas of wilder and more sensitive landscape and habitat identified under Section 3 of the Wildlife and Countryside Amendment Act 1995. They contain natural ecosystems and processes are more evident. Development is not permitted here unless in exceptional circumstances.

Net Zero Target: This refers to the aim of a location to not contribute to global greenhouse gas emissions.

On-Farm Anaerobic Digestion: The recycling of farm waste into organic fertilizers. This process reduces the amount of greenhouse gas emissions released by farms.

Peak District Design Code: These are documents that describe the kind of design detailing that individual property owners and businesses should aim to follow, in order to enable positive changes and adaptations to buildings that respond well to the built heritage in the context of the National Park.

Peak District's Special Qualities (SQs): The features and landscapes of the Peak District National Park that make it unique and attractive. The reasons that the park requires added considerations when developing planning policy. These are summarised by:

- Beautiful views created by contrasting landscapes and dramatic geology
- Internationally important and locally distinctive wildlife and habitats
- Undeveloped places of tranquillity and dark night skies within reach of millions
- Landscapes that tell a story of thousands of years of people, farming and industry
- Characteristic settlements with strong communities and traditions
- An inspiring space for escape, adventure, discovery and quiet reflection
- Vital benefits for millions of people that flow beyond the landscape boundary

Population Projection and Housing Needs Assessment (PPHNA): A study to determine the population projection update and housing needs of a given area.

Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Recreation Hubs: Popular locations from which people access the open countryside for recreational purposes. Larger sites will often function in tandem with smaller satellite car parks and lay-bys.

Registered Social Landlord (RSL): An organization that provides housing but does not trade for profit. RSLs are registered with the government.

Review of Old Mineral Planning Permissions (ROMP): A requirement of the Environment Act 1995 Section 96 and Schedules 13 and 14, to undertake a programme of 'Initial Review' of all mineral planning permissions granted between 30 June 1948 and 22 February 1982, and, thereafter, to operate a programme of 'Periodic Review' of mineral planning permissions more than 15 years old to ensure that the conditions under which they operate are up to modern working standards.

Sandford Principle: “Where irreconcilable conflicts exist between conservation and public enjoyment in National Parks, then conservation interest should take priority.”

Settlement: Used for the purposes of this Local Plan to describe any group of buildings where people live, including but not limited to, towns, villages and hamlets.

Settlement Strategy: It sets out where new development such as homes, businesses and community facilities should be located.

Site of Special Scientific Interest (SSSI): A designation made by Natural England that marks a site for protection. Natural England will do this when it believes the site has features of special interest, such as its: wildlife, geology or landform.

Strategic Housing and Employment Land Availability Assessment (SHELAA): Landowners are asked if they wish to sell sites, and over what timescale. Sites are then assessed against national and local criteria.

Surface water conveyance corridors: All portions of the surface water system that carry storm and surface water runoff. These can be man-made, such as swales, or natural.

Sustainable Tourism: This is taking necessary precautions to ensure that any potential negatives of tourism are minimised.

Travel Hub: A location that a visitor can go to and change modes of transport, including public and active transport options.

Whole Estate Plans (WEPs): These are documents prepared by landowners that set out the vision, aims and objectives for an estate. WEPs allow for development on estates to be considered in a transparent, holistic way, and to demonstrate how business growth can deliver ecosystem services such as carbon storage, nature recovery and other public benefits.

Wild Camping: Camping outside of an officially designated campsite.

Published September 2024 ©

Peak District National Park Authority
Member of National Parks England
Aldern House
Baslow Road
Bakewell
Derbyshire
DE45 1AE
Tel: (01629) 816 200
E-mail: customer.service@peakdistrict.gov.uk
Website: www.peakdistrict.gov.uk