



**PEAK
DISTRICT**
NATIONAL
PARK

Summary of Parish Council survey for the Local Plan Review

Summary

Between May and August 2022, PDNPA published a survey online for Parish Councils within the Peak District National Park to complete. The survey asked questions covered by topics in the ongoing Local Plan review, specifically linked to:

- new development and development sites;
- the local need for new-build housing;
- the local connection requirements;
- self-build housing;
- different housing types and affordability;
- holiday and second homes;
- accessible greenspace and nature recovery; and
- transport and parking.

Responses were received from twenty-two parishes, twenty of which included a DS1 settlement. (DS1 settlements are those 63 settlements where under current planning policy, new-build development is permitted.) The complete list of the parishes that responded can be found below.

This report summarises the responses. Full responses to the open questions can be found in the Appendix at the end of this report.

Section 1: Your parish and its settlements

Question 1/2/5. What is the name of your parish, the names of the settlements within your parish and should they be included as a named settlement?

	Parish	Settlement	Should it be included as a named DS1 settlement?
1	Bamford with Thornhill	Bamford*	Retain
		Yorkshire Bridge	Add
		Thornhill	Don't add
2	Holme Valley	Holme*	Retain
		Lane	Don't add
3	Edale	Grindsbrook*	Retain
		Upper Booth	
		Barber Booth	
		Ollerbrook	
		Mill Cottages	
		Lady Booth/Nether Booth	
4	Bakewell	Bakewell*	Retain
5	Calver	Calver*	Retain
6	Castleton	Castleton*	Retain

7	Eyam	Eyam*	Retain
8	Tideswell	Tideswell*	Retain
		Wheston	Don't add
		Millers Dale	Don't add
9	Curbar	Curbar*	Retain
10	Great Hucklow, Little Hucklow and Grindlow Joint Parish Council	Great Hucklow*	Retain
		Grindlow	Don't add
		Little Hucklow	Don't add
		Windmill	
		Coplow Dale	
11	Charlesworth	Charlesworth	Don't add
		Simmondley	Don't add
		Moorfield	Don't add
12	Stanton in Peak	Stanton in Peak*	Retain
		Stanton Lees	Don't add
		Warren Carr**	Don't add
		Pilhough	
		Congreave	
13	Over Haddon	Over Haddon*	Retain
		Haddon Grove	Don't add
		Conksbury medieval village remains	Don't add
14	Winsters	Winsters*	Retain
15	Middleton and Smerrill	Middleton by Youlgrave*	Retain
		Smerrill	Don't add
16	Chelmorton	Chelmorton*	Retain
17	Youlgrave	Youlgrave*	Retain
		Alport	Don't add
18	Grindleford	Grindleford*	Retain
		Stoke**	Don't add
		Leam**	Don't add
19	Great Longstone	Great Longstone*	Retain
20	Taddington and Priestcliffe	Taddington*	Retain
		Priestcliffe	
		Priestcliffe Ditch	
21	Tintwistle	Tintwistle*	Remove
		Crowden	Don't add
22	Ballidon and Bradbourne	Bradbourne	Don't add
		Ballidon	Add
		Pikehall	Don't add

*currently DS1 settlement **Outside PDNP

Section 2: New development

3. For each Core Strategy criteria please indicate if it is still relevant to the issue of deciding which places could best accommodate new development.

Core Strategy Criteria	% of parishes indicating 'still relevant'
Post box	95
Community Hall	91
Playground and playing field	91
Distance to GP	91
Primary school	82
Public house	82
Church	73
Good public transport service	73
Potential to develop without harm to the valued characteristics of settlement and its landscape setting	73
Reasonable road width and within 1 mile of A or B road	68
Convenience food shop	64
Post Office	59
Industrial units	41

4. What other criteria should we use to decide which places could best accommodate new build development? Please list.

Various points were raised and the full answers can be viewed in Appendix 1.

In summary, the most popular answer referred to prioritising brownfield sites and affordable housing. The availability of parking was raised by a number of parishes. There were also references to essential services (e.g. broadband, drainage, sewage, gas, electric), public toilets, defibrillator, café and the availability of S106 funding. Issues were also raised about the connectivity of public transport (i.e. where it links to is as important as the frequency) and the potential traffic and congestion that may be created.

5. Thinking about each of the settlements in your parish you named in Section 1 Q2 in relation to the current list of 'named settlements', please indicate which of the following statements best reflects your views.

Retain: is on current list and should be on new list

Remove: is on current list but should not be on new list

Don't add: is not on current list and should not be on new list

Add: is not on current list but should be on new list

The responses to this can be seen in the above table under Q1/2/5. Of those that answered this question 86% were happy with the status (i.e. they either wanted to retain the settlement on the list, or continue to exclude it from the list). The only exceptions were Bamford who outlined

Yorkshire Bridge for addition; Tintwistle who asked that the settlement of Tintwistle be removed; and Ballidon & Bradbourne who asked for Ballidon to be added.

6/7/8. For each of the settlements in your parish listed in Q2 above, please indicate the kinds of new-build development that you think are appropriate in or on the edge of that settlement, on greenfield sites.

Of those that said the settlement **should be on a named list**, the support for the outlined described development was as shown in the table below:

Described development	% saying would be suitable
Small-scale renewable energy generation	90
local needs affordable housing built by a registered social landlord or community land trust	76
Community facilities	71
local needs self-build housing	62
Small-scale business	57
housing built by a private developer where (for example under any government scheme) the market can be restricted, at least initially, to local needs	48
Small-scale retail	48

9. What other forms of new-build development do you think are appropriate for your parish?

The full responses can be found in Appendix 1, but a summarised list of other development mentioned is shown below:

- Leisure/tourist facilities (e.g. shepherds huts);
- Agricultural;
- Open market housing;
- Affordable housing to purchase not just rent;
- Visitor carparking with EV charging;
- Community based renewable energy scheme;
- Housing for key workers;
- Housing to reflect demographics of village;
- Industrial/commercial development;
- School facilities; and
- Highway improvements.

10. Do you have any other comments with regard to new build development on green field sites?

The full responses to this question can be found in Appendix 1. In summary, the majority of responses outlined an aversion to greenfield development, with a view that brownfield land options should be utilised first. If greenfield development does happen then it should contribute to a vibrant community. Sites may be suitable for small scale renewables and the PDNP strategy on wind turbines needs reviewing. More care should be taken when choosing sites (e.g. flood issues). One response notes that First Homes are not appropriate, unless in perpetuity. There was concern about smaller houses being knocked down and rebuilt (i.e. replacement dwelling policy).

Section 3: Development sites

11. The local plan should show development boundaries for those settlements that are identified through the plan-making process as the most sustainable locations for new development?

86% agreement

12. The local plan should allocate sites in those settlements that are identified through the plan-making process as the most sustainable locations for new development.

80% agreement

13. The parish council would like to allocate sites and/or create a development boundary in a neighbourhood plan.

58% agreement

14. Do you have any other comments relating to development sites?

The full responses to this question can be found in Appendix 1. In summary, the most common response was that clear and transparent consultation with the Parish Council and locals is essential. There were responses to say a development boundary is useful to protect unwanted growth, but it must be reviewed periodically. A disadvantage of a development boundary is that there is presumption of development of all sites within the boundary. One noted that the Parish Council's involvement in designating a development boundary would be contentious and they would have to declare any interests. A response noted that flexibility is needed with boundaries citing the example of the Marquis of Granby.

One response noted that sustainable development required local facilities and parking, with another saying development is limited by narrow roads. There was a feeling that Housing Associations are led by a tick box exercise and not local knowledge, and a suggestion that sites could be identified specifically for affordable homes. A feeling that the focus should be on brownfield land development and removing 'eyesores'.

Section 4: Local need for new-build housing

15. We should continue to work with the housing authorities to understand the overall housing needs of each parish.

85% agreement

16. We should not permit new-build open market houses (i.e. houses that can be sold on the open market and purchased by anyone).

51% agreement

17. New housing for key workers in agriculture, forestry or other rural enterprises should be supported.

81% agreement

18. New housing for local people in housing need should be supported

90% agreement

19. Older people living in the Peak District that own their own homes and wish to downsize may be considered 'in need' for the purposes of justifying a new-build (restricted market) home when there are no alternatives available to them on the open market.

76% agreement

20. A new build (restricted market) home in the Peak District can be justified in cases where people in housing need living outside the Peak District, but who have a connection to the area, wish to return (see section 5 for an explanation of 'strong local connection').

67% agreement

21. Do you have any other comments with regard to local need?

The full responses to this question can be found in Appendix 1. In summary, there were comments with regards to welcoming a less restrictive definition of 'need' which should be carefully defined. Comments that key workers should be included, as they cannot be attracted because of house prices. There were views that the actual need/loss of young people, is hidden by them giving up and moving on. One view noted that if a young person has bought a house elsewhere, this should not impede them moving back. A feeling that there is a general lack of family homes (for locals or otherwise) and that 2-bed houses will quickly become too small. Concerns that there is not enough land for development and that second homes and holiday lets are impacting on the availability of homes. All new builds should be 'community' homes.

Section 5: Local connection

22. We should continue to define 'strong local connection' as 10 years' permanent residence or at least 10 out of 20 years' for returners.

57% agreement

23. We should continue to use legal agreements to restrict the first, second and subsequent occupation of new-build local needs housing to people with a strong local connection.

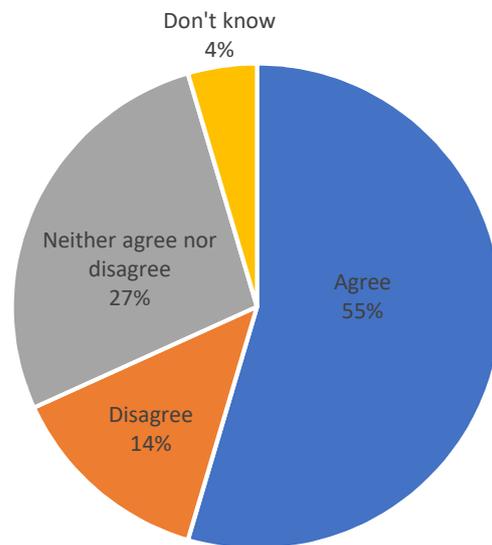
93% agreement

24. Do you have any other comments about local connection?

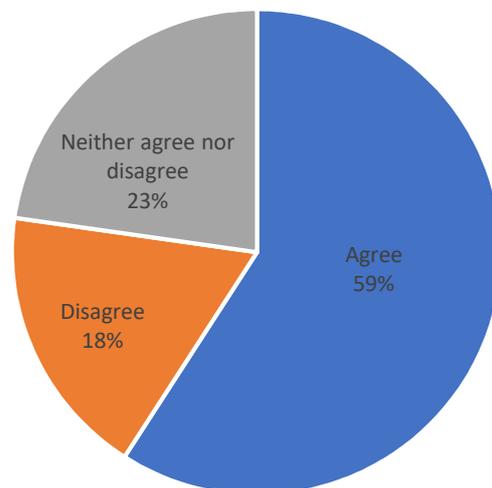
The full responses to this question can be found in Appendix 1. In summary, the majority of responses referred to the local connection test needing more detail and flexibility. There was a feeling that it should include caring responsibilities and work connections. Three responses said that the 10 years should reduce, with a suggestion to 5 years. Three comments also said that 'new blood' is also good, and that there could be quotas to rebalance the community. There was a feeling that house prices are inflated by holiday lets and that the need is not managed across neighbouring parish boundaries.

Section 6: Building your own home

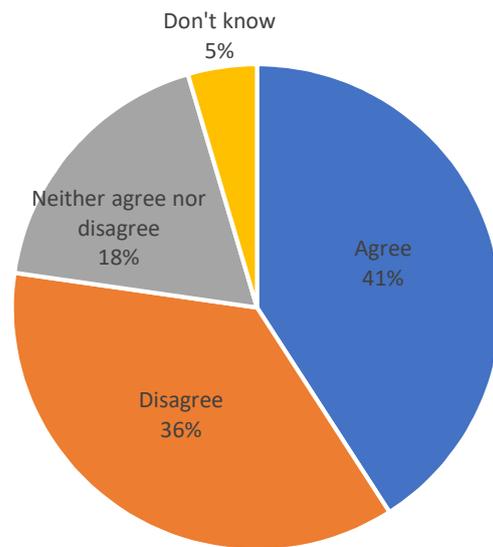
25. The applicant must be in housing need?



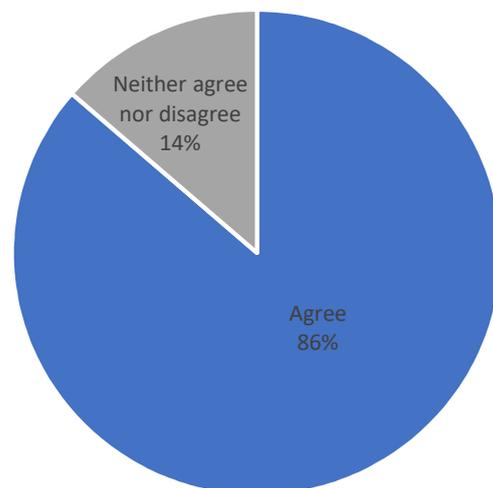
26. We ask applicants to fill in a 'registering a housing need' questionnaire in order to judge housing need according to standard criteria set by the housing authority.



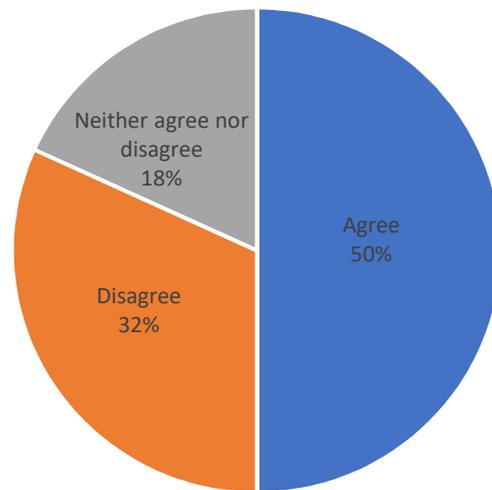
27. The size of the house should be restricted based on the number of people in need.



28. The first and subsequent occupancy of the house should be restricted to people with a local connection.



29. Extensions should not result in the floorspace exceeding 10% of that originally permitted.



30. Do you have any other comments about individuals wishing to build their own homes?

The full responses to this question can be found in Appendix 1. In summary, the largest number of comments said that future need should be included in a person’s evidence for need. There was a feeling that the sizes are too prescriptive and that PDNP shouldn’t dictate, allowing communities flexibility. Two comments referred to the issue of someone renting a Housing Association home being prevented from building their own as they are not regarded as ‘in need’. There were some references to the criteria of ‘need’ not being clear and that key workers should be included.

Section 7: Different housing types and affordability

31. The Authority should continue with its current approach, only supporting the development of new-build homes by registered social landlords, community land trusts and local people in housing need that can self-build.

71% agreement

32. The Authority should only permit new-build houses that are more realistically affordable and can remain so in perpetuity (i.e. for the lifetime of the house) – in practice homes provided by registered social landlords or community land trusts.

67% agreement

33. The Authority should explore different types of restricted market housing such as market discount homes.

69% agreement

34. The Authority should plan for specialist needs such as extra-care developments, sheltered housing and single-storey accommodation.

89% agreement

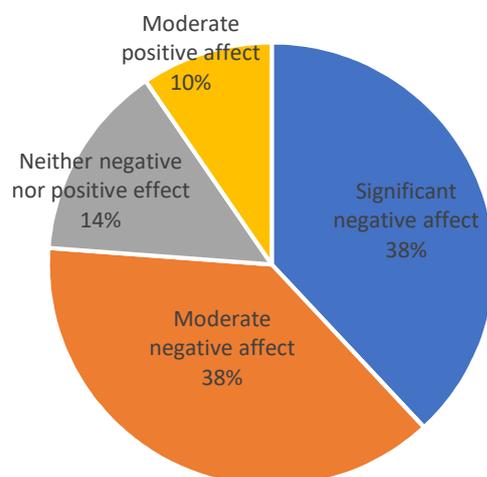
35. Do you have any other comments about housing types and affordability?

The full response to this question can be found in Appendix 1. In summary, a number of comments said that there should be flexibility with the size and affordability including open market, with a feeling that the policies have resulted in too few homes being built. Homes for families such as 3-bed semi's and terrace housing will have some degree of flexibility and should be encouraged. There was a comment regarding aspirations to mix housing design and have new and interesting architecture.

Affordable housing has only worked if people are prepared to rent. There is a difference between social and affordable housing that should be reflected in the policy. There has been inflation caused by second and holiday homes, and PDNP should be given the powers to control this.

Section 8: Holiday and second homes

36. How and to what extent do you think your parish is affected by holiday and second homes?



37. To what extent do you agree with the following statement?

“The Authority should seek to apply a ‘permanent occupancy clause’ to new-build dwellings in those communities where there is evidence of harm caused by the proportion of holiday and second homes.”

94% agreement

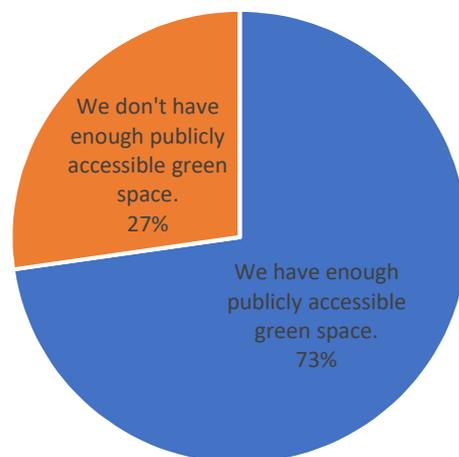
38. Do you have any other comments about holiday and second homes?

The full responses to this question can be found in Appendix 1. In summary, the largest number of comments referred to holiday homes pricing local people out. There was a comment stating that PDNP allow too many holiday homes by placing too much emphasis on the purpose of ‘understanding and enjoying’. There were comments to say that a change between permanent and non-permanent should require planning permission, and there was a suggestion that an Article 4 could be used to control the change. There were two comments to say PDNP should be lobbying government regarding financial penalties for multiple home ownership.

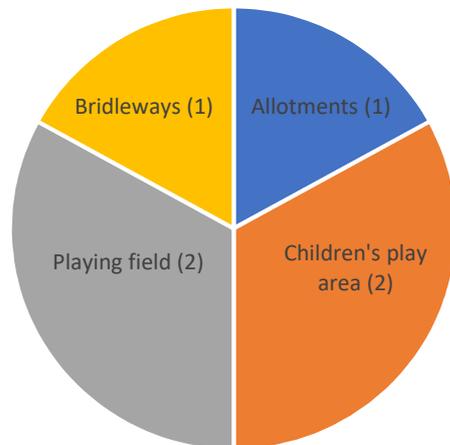
There was some reference to positive benefits of holiday homes, such as services for visitors that also cater for locals, however, there were more negative comments regarding their impact. It was questioned how much holiday homes and second homes contribute to the economy. There were numerous comments that they can impact on services with regard to school numbers and doctors. Air B and B’s are an unknown quantity and these need to be taken into account in decision making.

Section 9: Accessible greenspace and nature recovery

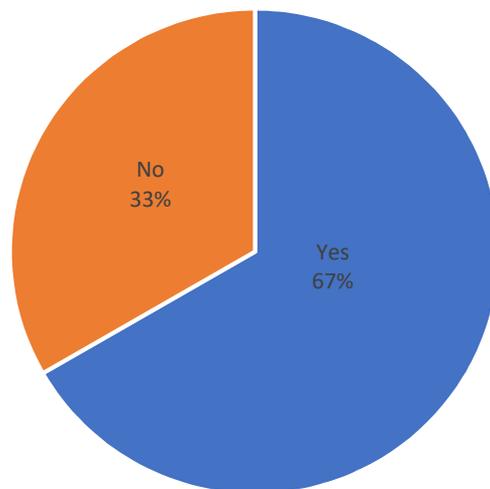
39. Which of the following 2 statements best applies to your parish?



40. If you don't have enough publicly accessible green space, what kind of green space are you lacking?



41. Do you think that land owned and/or managed by the parish council could form part of the Peak District's nature recovery network.



42. Do you have any other comments about publicly accessible green space?

The full responses to this question can be found in Appendix 1. In summary, the most common response related to ownership. Three Parish Council's noted that they own little or no land, and one indicated that they mainly own woodland. One noted that surrounding private land is providing space for nature recovery. One noted that their playing field had a nature recovery plan, and another noted that the status of Lathkill Nature Reserve needs identifying and a management plan putting in place. One response noted that whilst there is not an issue with the amount of provision, there are issues with accessibility. Due to the surrounding walks there is no need for further greenspace provision. One noted that

greenspace needs to be managed for the environment, as well as visitors. One referred to people, particularly visitors, require education about using greenspace that is also used for agriculture or is important habitat for wildlife.

Section 10: Transport and parking

43. To what extent do you agree with the following statement?

“If there is a clear demonstrable need in our parish, and it can be accommodated without harm to the landscape or other special qualities, new visitor parking should be allowed.”

63% agreement

44. Thinking about the switch to electric vehicles for both residents and visitors, what do you think new planning policy needs to take in to account?

The full responses to this question can be found in Appendix 1. In summary, most of the responses referred to the need for spaces for charging (cars and bikes) which should be sympathetically designed, and support for community charging areas. There was some reference to the provision of parking already being an issue in villages. There should be clear policies/guidance on installing off-road private charging points. All new builds should include charging points.

It was noted that issues of infrastructure capacity/demand on the local grid should be explored. One response asked for a focus on ‘park and ride’ to reduce car dependency when accessing the national park. On a wider climate change reference, one response asked for householder guidance and support on how to improve energy efficiency of properties.

Appendix 1: Full answers to open questions

4. What other criteria should we use to decide which places could best accommodate new build development?

Re Q3, we suggest that 5 services/day does not constitute good public transport – it’s barely adequate. But adequate public transport is not just about frequency, if it doesn’t go to the main employment hubs or main hospitals. For example, there’s no easy way to get to Chesterfield by public transport from Bamford, despite it potentially offering a lot employment - and its hospital serves our local area. Similarly we have no public transport to Buxton.
Sufficient space to develop additional car parking for residents and visitors
Available Brown field sites, re use sites, other land within the Development Boundary of the Parish. The most recent Housing Needs Survey.
The availability of essential services such as drainage/sewage disposal.
Suitable building land adjacent to or amongst existing residential areas: suitable additional public transport links between bus and train services.
Suitability of land Parking Existing access road suitability
We also would like to see more development of disused brownfield and re-development of unsightly/derelict building.
Re (3) above : shop could be in nearby village: does not have to be in village where new development takes place
Potential to redevelop brownfield sites (eg former garden centre in Calver village); available sites to be identified via neighbourhood plans and/or via rural exceptions site negotiations;
Colocation with similar developments (e.g. additions to small appropriate commercial sites where expansion will not adversely affect the environment and will provide additional much needed local employment).
Brown field land should always be the priority for development, The parish council may accept development of previously developed land in the green belt provided the design and use are appropriate. We will not accept greenfield development of any kind in the green belt unless there are genuinely exceptional circumstances, which might include outstanding, sympathetic design We are particularly concerned about preventing development on open moorland.
Local Needs housing, public car park public toilets defibrillator cafe/teashop
Needs of the village to retain a vibrant community for permanent residents
Local needs only
The use of derelict buildings and brown field space for local housing, including redundant farm sites, needs to be actively encouraged and pursued and the conversion of barns to holiday lets only allowed where the landowner is supplementing farm income and otherwise only allowed for local full-time occupancy. The situation where out-of-village field barns can be converted into holiday accommodation but not local needs housing is perverse and cannot be allowed to continue.
Demand for affordable housing; percentage of holiday/second homes/; opinion of local community
Should be a presumption in favour of development (in principle) for affordable housing for local people
Within the boundary of existing settlement

Lack of the above criteria should not rule out limited development in other settlements. Other consideration include local housing need, need for support for local businesses, services and enterprise (not just industrial units), the contribution it can make to the life of the community, lack of realistic alternatives

1. Availability of S106 funding

2. Volume of traffic, and traffic congestion, through Tintwistle and Crowden must not be increased

Availability and suitability of utilities, specifically mains sewerage, gas and electric. Access to fast broadband

9. What other forms of new-build development do you think are appropriate for your parish?

Leisure/tourist facilities - but not on greenfield sites

Agricultural

Open market housing.

New Build affordable housing which is to purchase not just to rent.

Visitors Carparking sites should be in the Parish and include EV Charging.

Housing for key workers should be included in local needs definition

NOTE: Windmill and Coplow Dale are small hamlets in Little Hucklow Parish but are separated from the village.

There seems no way of adding extra communities to this questionnaire.

Community based renewable energy scheme – needed to increase capacity of the power supply network

There is a need to balance housing provision to match the changing demographics of the villages e.g. providing suitable accommodation for both younger people and families and older people.

Any developments need to be sited close to bus routes that allow easy access to Hope Valley railway stations (and connect with the trains), doctors, shops and other amenities when people actually want to use them. Currently bus services serve schools but are highly inconvenient for other uses.

New-build associated with agriculture and existing industrial/commercial undertakings may be appropriate.

Improved School facilities

Local needs affordable housing

Local need agricultural workers

Playing field

Highways/safety improvements, off-street car parking, agricultural buildings, school buildings, new development to remove eyesores, small scale work space. Explaining the answers to Q5-8: it doesn't have to be all or nothing for small settlements. Concentrating development and services in bigger villages is sensible and is supported, but the occasional new dwelling or business in a small community can be accommodated where there is limited environmental impact and no realistic alternative, can be equitable and can be highly advantageous, for example by letting people live near their main work. Also if the only development is in main settlements, there has to be a realistic means of achieving that or no development happens at all. What criteria are you using for 'no longer appropriate'?

We urgently need a new Village hall/Community centre.

A limited number of new houses should be considered to sustain the community of permanent residents. Appropriate new-build development would be small scale (how many?), be suitable for families, be energy efficient and sustainable, have no detrimental impact on existing residential housing and farming activities, have no adverse impact on the environment or wildlife. New holiday accommodation may be considered to allow diversification of income sources for farmers and to mitigate the loss of residential properties to holiday use. Temporary accommodation such as shepherds huts would be preferable to large-scale permanent developments.

10. Do you have any other comments with regard to new build development on green field sites?

We don't want any building on greenfield sites, only brownfield.

Only allowed in very exceptional circumstances

Generally a bad idea to build on greenfield sites unless nothing else is available

Green field sites should not be ruled out if that is all that is available or other types of site are not useable for that specific purpose.

Given that we are the middle of a very busy national park with limited transport links our parish capacity to absorb more bodies at any time of year is also becoming more limited.

The nature of the business in Castleton is mainly recreational and agricultural and green field development would conflict with this at least the conservation area which is probably saturated. Significant housing development on its outskirts would require additional and significant infrastructure.

Green field development should only happen to create vibrant communities and to enable continuity of those communities. It should not be a vehicle for unscrupulous profiteering or political gain.

Green field sites near settlements should be considered for small scale renewables as long as these are non-intrusive

Limited green sites available unless Eyam expands outwards to neighboring agricultural fields

More care should be taken when choosing sites.

It is important to give more investigation and thought to the suitability of impact on existing houses and flood issues.

The PC should have a greater say in the local decision making.

As per Q9 it is vital that key workers be included in the list of those eligible for new affordable homes; we do not think First Homes (as per govt policy) are appropriate unless they are provided in perpetuity as First Homes

We are also concerned about the numbers of small homes constructed in the post war period which have been demolished, received planning consent and rebuilt as much larger homes with the increased value of the larger new homes much in excess of demolition and construction costs thereby providing significant profits for new owners and removing medium priced homes from the village.

Strategy must be reviewed regarding wind turbines in the current climate

Any development must not detract from the rural nature of the villages or start linking between them

Identify and document mining risk areas so that any new building can avoid them

No major objections to affordable housing being built in Grindlow but where and on what scale?
Will only be acceptable where a genuine test of other opportunities, especially on previously developed land, have failed
Avoid - develop brown field sites first
Needs to be well integrated into the existing settlement. It should not detract from the character/appearance of the surrounding landscape. It shouldn't harm sites of archaeological, historic, aesthetic or ecological value
In relation to question 6, point 3. Concerns would be raised by the council would be supportive if this was permanently restricted.
Inappropriate for a rural environment
Against
Only after brown field and derelict plots and farms are exhausted
Should be permitted if is appropriate to and enhances the character of the settlement, and is within the settlement boundary
Best avoided but cannot be avoided in practice, especially for affordable housing and other uses where land value is a problem. It depends on the quality of green field site and the contribution it makes both locally and to the wider National Park
In an area of scenic beauty and ecological diversity there is a conflict of priorities - housing, or retain what is valued by residents and visitors alike.
Greenfields are an intrinsic part of the character of Bradbourne, Ballidon and Pikehall and new builds should be permitted only in exceptional circumstances when there is no alternative development site. There is a need to consider the impact of the closure of Ballidon Quarry (in 2030?) on any plans for development in Ballidon parish.

14. Do you have any other comments relating to development sites?

Sustainable development sites need local facilities & parking. Re Q11, there needs to be more flexibility re what constitutes the 'named settlement' boundary, as the Marquis of Granby site at Bamford has demonstrated. Re Q12, this should not preclude other sites.
A Development Boundary is useful to protect unwanted growth within a National Park, but must be reviewed periodically , i.e. every five years to verify it is fit for purpose and relevant to the needs of the Parish. This could in part be based on what is identified within Housing Needs Surveys.
There are some advantages in defining village limits such as certainty that development is unlikely to take place outside the limits. The disadvantage is there is a stronger presumption that development will take place on open areas inside the limits on inappropriate sites.
Having Parish Councils play a role in designating development sites would be difficult as it's contentious. It is likely that councillors would have to declare an interest. Wide consultation within the village would be required.
Eyam has narrow roads and a high amount of traffic for its size, so all developments have to be well served by existing or new roads and good access that does not increase traffic problems.
The Parish Councils experience tells us that Housing Associations are led by meeting their tick box criteria and not by local knowledge.
More Parish Council involvement should be prioritised, listening to the PC and local views. It is important to take into account the local knowledge.

By identifying specific sites for affordable homes, this will drive down land prices generated by the market and make it easier to secure new genuinely affordable homes available in the long run (and ideally in perpetuity)

There should always be full consultation with the parish council and with local residents. For significant schemes this consultation should precede the submission of planning applications.

Currently no development sites

Would expect to be consulted

Council consultation is essential

Council input is essential. The restriction of new build schemes to Affordable Housing has allowed some of the next generation families to remain in their community, but the process takes too long and not enough are being built quickly enough to satisfy demand; and many local people can only afford to rent. The pioneer scheme in this village eventually saw all houses rented even though it was designed for majority ownership. The current scheme is still delayed in the system.

More encouragement should be put into using new development to remove eyesores, for example new housing on derelict sites and redundant modern farm buildings in or close to settlements. Larger developments should include owner occupied as well as tenanted affordable housing.

Any local consultation must be thorough and transparent, and conducted in liaison with the Parish Council.

21. Do you have any other comments with regard to local need?

Re Q15, we doubt that HPBC has a thorough understanding of local need across all parts of our community. Re Q16, this approach won't adequately address the need for additional housing. Re Q17, it's hard to answer without knowing what you mean by "other rural enterprises" - as long as a piece of string...?

Local need must not be confused with Local Desire. A Housing Needs Survey details the needs of affordable property mainly, it does not have input on open market or desirable property being built. If there is a lack of open market housing that first time buyers, lower income or down sizers desire the existing property prices rise with little to back fill them creating unaffordability.

Local needs should be mainly about encouraging continuity through families who can then afford to stay within the community and help sustain it by contributing to it as fully engaged members of the community. What is most important is that all new build homes are community homes and should continue as such.

Eyam has not got enough available land within its existing boundaries to meet the housing needs of local people. Affordable Housing should be prioritised for people living in the immediate community and then nearby Parishes.

Affordable housing needs to have a long term vision not a short term fix. Small 2 bed houses tend to become too small for growing families.

There should be greater say for Parish Councils.

Re question 16: A possible exception should be the gvt's First Homes where there is an arrangement to protect these in perpetuity and where profits can subsidise some affordable homes on the same site

Re question: 17: But not just in those occupations: also key workers in health and social care and in retailing/hospitality on whom residents and tourists depend

Re question 19: Yes provided the new homes are protected as local elderly in perpetuity eg via a s106 agreement or something that equally guarantees these homes play this role.

Re question 20: Yes provided this included ley workers

There are considerable difficulties in attracting key workers because of the cost and lack of availability of suitable housing. Much which is available is used as holiday/ second homes.

the parish council remains concerned about the impact of new-build on social infrastructure (roads, schools, community facilities etc)

The actual loss is hidden through the people who have given up and found cheaper accommodation elsewhere as the wait is too long.

number 15: This should be in conjunction with the Parish Council

number 16: This needs to be in balance with affordable/type. Must be in balance with number of local needs priorities. Must be restricted ownership preventing second or holiday home use. In summary it should be permitted where they are affordable, encourage family occupation and have second/holiday home restrictions.

number 20: Should only be considered if a restriction is in place on the sale of their existing home that prevents it becoming a second or holiday home.

Local needs should be taken into account, the needs of a community and the need for a local community to thrive. Thus local needs could be the need to built homes for permanent residents to live in to balance the effect of second/holiday home ownership. It could be argued that there is a pressing need for family homes in our Parish of Winster (regardless of whether the future occupants may have local connections) in order to increase the proportion of families in the village to address a sharp decline, increase the vibrancy of the local community, supporting the local school and supporting the village community, shop and institutions by increasing the number of people living in the village permanently.

Local needs should also be addressed by PDNP limiting second and holiday home ownership. This would be a singular most important and measure the PDNP could undertake and is overwhelming supported by residents within the Peak Park.

Downsizing should include a restriction on the existing house to ensure it is locally occupied

There is an urgent need to plan for and build affordable starter homes for local young people. For some considerable time now young people have had to leave the village to find work, enter further education, and/or find affordable accommodation. This unfortunate social dynamic means that the average age of village residents increases and when properties do become available they are expensive to buy and out of reach for the younger residents we should try to retain or attract.

Downsizing permissions could restrict both properties to local needs to ensure larger family homes are available for locals.

Need should be carefully defined, and less restrictive than currently. It should relate to income levels/property prices

The above questions cannot be properly answered without first having a clear and agreed understand of what is meant by "need" in this context. If the NP has a genuine intention of supporting thriving and sustainable communities, it must look not just at the immediate needs of individuals but the long term welfare of the community as a whole, what it has to sustain, its population profile and what is fair and right. The present outright obstruction of local young people wanting to build a house to enable them to remain long term in their community has to stop. Answering the above questions:

Q15. By all means work with housing authorities to help them in their role as housing enablers. They are not however equipped to look at the wider social needs of an area and the views of parishes, employers, agents and others in the private sector should also be taken into account.

Q16. New open market housing can address eyesores and can also be used to facilitate brining forward land that others can use to meet affordable local demand

Q17. Why just key workers? There is no merit in people whose work is based within the National Park having to commute from Chesterfield or Ashbourne

Q18 Yes but see comments above

Q20 If a young enterprising person leaves home to start a career and manages to get on the housing ladder, this should not be an impediment to their being able to return to where they belong. The criterion should be availability of a house they can afford to meet their reasonable needs in the village or nearby

There must be full and timely consultation with the Parish Council and its residents.

The impact of existing domestic houses converted for use as holiday let accommodation should be considered when assessing local need. Potentially affordable homes may be more likely to be purchased as investment properties by people outside the local area, thus reducing the availability of homes to meet local need.

24. Do you have any other comments about local connection?

Re Q22, this approach can be very restrictive for younger people.

'Local need' is not adequately managed across District boundaries. For instance, someone from Bamford might be willing to consider a home in Hathersage, or vice versa. But, because they are in different Districts, the housing register process is not flexible in recognising that.

Include work connections, providing there are safeguards to stop people gaming the system.

Dependant on redefining 'local connection'

10 years is too long - should be 5 years

Local connection should also include people who have worked in area in any job for the set number of years (i.e. 5) e.g. hospitality workers

Right to buy should be removed from these premises if they exist to retain the premises for future needs use.

Important for tradition/heritage of the community. However new blood is a good thing and can refresh community spirit. What about having quotas?

High local house prices inflated by Holiday Lets make Eyam particularly difficult for local people to afford to stay or move back to it.

The Parish Council feel that the local connection criteria needs to have more detail and should be expanded to take into account family circumstances.

re q 22: Strong local connections (eg members of family living in Peak) are not a valid reason for providing new homes in precious landscapes but households with key workers whose jobs are in the Peak should be included

This restricts people moving to take up work or to set up businesses within the Park. There should be some provision for them, otherwise we shall continue to have significant commuting into the park for those that cannot afford to live close to their work.

Legal restrictions should be used whenever possible. Please note the government's proposed extension of right-to buy.

There should be provision for people moving to the Park to set up businesses or to take up employment within the Park and in particular to attract key workers.

There is concern locally about the spread of second home ownership, which is in part speculative (AirBnB for example) in an unregulated market, thereby (in part) excluding local people. especially young people, from the housing market

number 22: Consider 5 out of 20 years, more generous for younger, those in education and those needing to move back for care needs. Those who need to return to provide care for a relative

should be considered.

Local connection is important and priority should be given. However affordable family homes are required to rebalance communities and if no-one with a local connection is in a position to buy then other families should be welcome and policies should reflect this.

Communities also need families but how you get over second home retirees ??

The need is there and requires faster solutions

should be a maximum of 5 years

Local connection should not be assessed only on duration of residence. Other factors to consider include having permanent employment in the local area; caring for someone in the local area; investing in the local area, for example setting up a new business that would employ local people

30. Do you have any other comments about individuals wishing to build their own homes?

Re Q27, the thresholds are too prescriptive. Communities need more flexibility than this, it's also very short-sighted regarding future housing need. Re Q29, this is too blunt a tool to be applied universally. If future needs change significantly and original size was limited by existing need, then >10% increase could be legitimately needed.

Overall, this section of the survey feels too restrictive. The outcome, unhelpfully, is fewer homes being built than is needed to tackle existing housing need.

Similarly, why is a person renting, say, a housing association home but wanting to build their own prevented from doing so (because not regarded as 'in need')? Allowing this would release their original home for someone else to use.

The current Home Options system is too restrictive

Self-builds for housing needs CAN NOT be turned into holiday lets

'Need' should include evidence for future need as well as current need

If they have demonstrated a genuine need then this should be acceptable. It is however not known what the criteria are. In addition the list of who can apply should be reviewed ie Agricultural worker can but District Nurse, Mechanic and many other cannot apply, is this a prejudice on the part of the National Park.

The size restriction policy is appropriate but too strictly adhered to for single people who may form a partnership and possibly have children. The thresholds should therefore be more realistic and generous.

How often does this happen?

For people wanting to raise a family in these homes there should be flexibility for say two children.

Extensions should be judged by each individual application. We also don't agree with the current housing needs assessment. We feel the current options is too restrictive for certain individuals and families. More attention needs to be paid to suitable housing not just build more two bed housing.

Re q 25: Agree provided they already work in the Peak;

Re q 26: Agree and it needs to be more widely known

re q 28: Agree and in perpetuity

Self build is also self funded. Restrictions that do not take account of changing family circumstances (such as growth) can easily lead to families having to move away from the Park to meet their increased housing needs.

As above

Local, family and social needs all have a relevance here and individuals must accept in perpetuity local clauses on self builds

Policies should not inhibit initiatives involving construction of "green" or zero carbon housing

Should not be restricted to current needs of the occupiers. Should be large enough to accommodate families if the future needs of the occupiers or future occupiers are met. Why waste the opportunity to build a family home by making an individual only build that accommodates up to two individuals

Also could the development be more substantial if still in keeping with the setting. For example, could a barn conversion be 2 properties or have an extension built on that houses another permanent residence (provided appropriate second/holiday home restrictions are applied).

Need to encourage families

Future family expansion plans for younger generations need some flexibility.

Clearer clauses explaining the reasons for new builds when granted is needed as there is a misconception that certain types of applicant always get through. Clear in perpetuity restrictive occupancy clauses on the Decision Letter would assist this.

Q26 Home Options may help to establish the factual background of an applicant's circumstances under present policy but their criteria are aligned to the job of rationing out a limited stock of housing amongst those who are seeking a home from them. It is wrong to use the Home Options criteria to determine what sort of house a person should be allowed to build for themselves. It discourages self-build new housing and works against the concept of sustainable communities. Q27. Young and enterprising young people wanting to build their own houses in a village are to be encouraged. The Parish Council is appalled by the negativity and discouragement given by the National Park Authority to a young applicant in this village over the past couple of years which undermines the whole concept of "thriving and sustainable". Such people are sensible enough to know what their anticipated needs will be and should be encouraged. Q29. Restricting the size of a house to 10% could be reasonable but where a need rises it may be preferable to extend a house than to build a new one or to force a family away from a village. If the Policy in Q27 is applied, this restriction will dry up the local affordable housing market. If restricting the size of affordable houses is justified, so is restricting the size of other housing so that the open market for housing at the lower end of the price range remains more affordable for local people.

Buy-to-rent should be avoided, especially for holiday homes. Local housing should be for local people.

35. Do you have any other comments about housing types and affordability?

Re Q31, this policy is too limiting, resulting in too few new homes being delivered.

The PDNPA emphasis on building affordable homes may lead to many "ugly boxes" being built, because that minimises cost. Should there also be aspiration to have some new homes featuring good and interesting architecture, to give a good mix of design in our settlements?

Should also include housing/dwellings built for affordable renting

This includes social housing as well as affordable housing.

Within a Development Boundary in a Parish within the National Park there should be a wider scope than present for new mixed size , mixed affordability ,including Open Market Development . The current rigid rules do not allow for this and should be amended.

These housing types should be truly affordable.

The PC feel that many types of housing should be created. We don't agree with housing which creates a quick fix and not plan for the future.

Regarding question 32- This should apply to a proportion of housing stock.

Re q 33: Only if they can be secured in perpetuity

There is a significant difference between social and affordable housing, and this should be reflected in planning policy. Those in rented accommodation can move on to further rented accommodation (so long as it exists and is available) whereas self-build cannot. They will have to sell and go through the whole process again (if they can afford to) or move out of the Park.

Homes for families of 3 or 3 bed Semi and terrace with restrictions on second/holiday home ownership will always have a degree of affordability (by virtue of their type) and should be encouraged.

The restriction of new build schemes to Affordable Housing has proved a success for enabling next generation families to remain in our community but only if prepared to rent. The housing costs are too prohibitive for purchase due to the inflation caused by the second home and holiday rental market and there is agreement that this has now reached saturation and that the PDNPA needs to be given powers to stop housing stock from being removed from local family purchase affordability.

The PDNPA should recognise that many local families wish to purchase homes in their local community, but cannot afford to. The Plan should therefore focus on making affordable homes to buy, rather than only on affordable rental

Planning restrictions that restrict Air B&Bs and self-catering businesses

Q31: New build homes could also be provided by private builders. Open market housing can enable land to be released for future affordable housing needs Q32: It is a natural and sustainable thing for young people to want to own their own home and the prejudice against owner occupied housing is not acceptable. This question needs to be considered in the context of the National Park Authority's definition of Thriving and Sustainable Communities

Affordable homes should be prioritised.

38. Do you have any other comments about holiday and second homes?

PDNPA, by allowing holiday homes to exist in the current quantities, gives too much emphasis to its statutory purpose of "Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public". Holiday homes push up house prices by taking homes out of the housing pool, thus making it harder for local people to own their own homes. The Authority should be lobbying government to discourage this through financial penalties (e.g. 200% council tax or more). It is also questionable as to how much holiday and second homes bring in to the local economy, as visitors often bring supplies with them, bought elsewhere because they do not want to spend time shopping when on holiday.

Permanent occupancy should cover only the primary residence and should be defined as at least 6 months per year.

Change between permanent, non-permanent and holiday lets should require a 'change of use' application.

More resources should be made available for proper enforcement of these regulations.

Known holiday homes within Bakewell Parish is moderate but it is not known how many air b&b properties are being let to distort the figure, this should be part of any decision making as it could significantly alter open market availability for local people.

Positive effects - some services catering for visitors also benefit residents (local shops, post office)
Negative effects - house prices forced up, locals out, village schools lost (ours hanging on by the skin of it's teeth largely due to the tenacity and creativity of the head teacher).

A certain amount are fine and are actually positive for visitors and businesses but there should be a restricted amount and type allowed to enter or remain in this market which is now flooded.

Without doubt, people staying in the Parish for their holidays bring much needed support for local businesses – particularly pubs, cafes, and high street retailers. This is one benefit from an increased number of holiday cottages in the parish (this benefit is less obvious for second homes in the Parish, which are typically occupied far less).

However, there has been a large proliferation of holiday cottages and second homes over the past few years – accelerated by the pandemic when a lot of people saw a business opportunity from an increased trend of holidaying in the UK.

This has taken many of the smaller properties in the Parish out of the rental market, and pushed up property prices so they are now out of reach for many local residents. Over time, this will have a negative effect on local businesses over time as employees can no longer live locally due to the lack of supply of housing. There has also been seen to be a negative effect on the number of children at the local school and the number of registered patients at the Doctors surgery. The decrease in permanent residents has an effect on services and funding for said services.

This issue will not be resolved by simply having a “permanent occupancy” clause on any new build homes in the Parish. A more radical solution is required which we encourage PDNPA to urgently investigate – either through increasing council tax (and/or removing business rate relief) on second homes and holiday cottages or introducing some other mechanism where the proportion of holiday cottages / second homes can be better managed.

Re q 37: Agreed and should follow the principle established by local planning authorities in Cornwall

There is some anecdotal evidence of second home ownership restricting market opportunities for local people. Further, many second homes are left empty for much of the year

Many properties are being purchased specifically for the purpose of holiday lets. This is no longer restricted to conversions of farm buildings or additional income for farms. Housing stock in many villages is being snapped up as property investment opportunities and the same can be said of the increasing number of second home purchasers. This is taking affordable properties out of the reach of local people and their children.

Many second homes stand empty for months at a time and where thriving villages and communities once existed, empty properties form a proportion of the scene and have a negative impact on those communities.

There should be a requirement in planning permission for a change of use from residence to holiday let

They are now so numerous as to have a significant negative impact on the sustainability of communities, both in terms of community make-up, engagement and affecting local shops and schools, threatening their sustainability which can lead to the collapse of local villages as communities and viable places to live.

The PDNP should as a matter of urgency seek the relevant powers to restrict them and take the necessary measures to bring ones back into permanent occupation. This is the single most important and effective measure the PDNP could undertake and is overwhelmingly supported by residents within the Peak Park.

There is also a threat to social cohesion and order as they will eventually become a target for disaffected local people.

The detriments to our village school and community buildings along with pubs and shops by the limited use of many buildings due to the excessive numbers of holiday lets and second homes compounded by the unregulated Airbnb market lying empty for increasing periods needs to be addressed. No more and the encouragement of stock to go back to full time occupancy are more vocally being championed in the community. Holiday lets should also be restricted to those properties with off road parking spaces as visitors insist they have to park adjacent with no local knowledge of tractor/tanker access to farms often causing obstruction.

The PDNPA should look to using Article 4 Directions to make a planning change of use required for holiday and second homes, where these have reached a threshold and where requested by the local community

Any restrictions must be enforced

Conversion of existing domestic houses for use as holiday let accommodation reduces the availability of homes to meet local need, therefore, a cap on the proportion of homes used as holiday accommodation should be considered

42. Do you have any other comments about publicly accessible green space?

Whilst there is sufficient green space in that part of the Holme Valley Parish within the Peak District National Park, we have concerns that there is a reduction in its accessibility. We also have concerns about the lack of accessible facilities for visitors, eg toilets, parking, litter bins, which is leading directly to anti-social behaviour.

Edale has a great many visitors. Publicly accessible green space needs to be managed for nature and the wider environment, as well as for visitors.

Mainly woodland is Bakewell Town Council land.

Our largest area of public accessible green space is the Play Field, managed by the Playing Field Committee. They have a nature recovery plan in progress.

Hucklow Woods are privately owned but provide a major wildlife habitat close to Great Hucklow.

The parish council makes every effort to keep its own accessible land in good order. Some owners of 'accessible' land within the Park do not always maintain points of access.

Council doesn't own any land and The Green is leased for community and play area use. We already set a small area of it aside unmown so are very restricted in being able to do more.

Lathkill National Nature Reserve functions as an accessible green space but its status is unclear and needs clearly defined management parameters stated and publicised

This Council has only tarmac playgrounds and yards - the borders are maintained by our green volunteers

We don't have any land - the play area is leased from the church

Green spaces in villages whilst encouraged for status quo maintenance do not need expansion with the many walks and surrounding dales providing leisure and dog walking provision. Parish land for playing fields and play areas is distinct from parks and recreation areas so protection from wrong use needs protection.

People, particularly visitors to the area, require education about using accessible greenspace that is also used for agricultural purposes or is an important habitat for wildlife

44. Thinking about the switch to electric vehicles for both residents and visitors, what do you think new planning policy needs to take in to account?

- Infrastructure and spaces for charging (with some in every village for residents only).
- EV charging points for all new-build homes.
- (irrespective of whether vehicles are electric or not) Investment in park & ride infrastructure so that fewer vehicles come into the heart of the Park.

Sufficient charging points, including charging points for bicycles. There has been a substantial increase in the use of electric bicycles locally.

Charging points should be included on every new-build building.

The capacity of the local grid should be considered, working with the supply company (e.g.

Northern Powergrid) to improve potential.

Where there will be no off-street parking consideration needs to be given to local charging points.

More public charging points and no need for planning permission for residents to fit their own (other than listed buildings) charging point on their property for their use only.

The sympathetic design of charging points in public areas such as roads.

Charging points must be available - designated areas for residents and separate ones for visitors. The grid structure is reportedly inadequate. To upgrade it may require relaxation/change of planning regulations.

The village has a number of historic buildings - to accommodate domestic charging points and allow parking of e cars close to properties there may again need to be a relaxation of planning regulations.

Dedicated parking places for residents close to home - something DCC Planning should be talking to DCC over this.

ECP availability for public and visitors in the District car park.

Provisions for Electric Vehicle charging is essential. All new applications for housing need to had EV charging provisions and also street charging.

We strongly feel that PDNPA need to encourage and facilitate community led EV schemes by providing extra support for these schemes and allowing the installation in the PDNP.

Provision of charging points in local shops would help

Installation of adequate power to each of the villages

On street charging points where off-road charging is not possible

Clear policies on the installation of off-road charging points

Policy needs to ensure adequate provision of vehicle electric charging points

The provision of charging points incorporated into existing street lighting poles should be something all policy makers advocate for - providing the street width is sufficient to park cars.

In Over Haddon it is more of a problem managing existing facilities. The public car park is provided for visitors to Lathkill Dale but is managed as a cash cow for the District Council rather than a public service so that many visitors block the village streets rather than pay their fees. The public car park should have electric charging bays installed.

Need for vehicle charging and restricted parking usage.

Recognition that less people will use/own cars in future (drop in number of cars in last two years, long term trend of less young people driving). Therefore facilities such as shops and schools must be protected (by encouraging and supporting local occupation of homes and new family accommodation). If local schools close due to lack of local children (then in a future of less car usage and one that encourages sustainable lifestyles) this further reduces community cohesion, discourages family occupation, increases car usage, impacts on climate change and makes existing social housing less appealing and relevant to families, potentially meaning less demand causing under utilised bedrooms and homes.

Electric charging points that blend with the setting

Electric charging points that blend with the environment should be encouraged

Parking is a major issue for a village with few pavements and narrow lanes. The influx of tourists especially due to the attraction of the River Bradford for swimming and easy access from cities around the Peak Park needs the PDNPA to survey villages and propose areas acceptable for carparks both for residents and visitors to relieve this. Incentives to landowners to provide approved areas are welcomed. With extremely poor public transport this is a problem that will be with us for many years to come and needs addressing to get vehicles off the roads and provide the electric vehicle infrastructure to encourage take up of eco-friendly solutions.

Householders need more guidance and support on how to improve the energy efficiency of their

properties in the face of climate change. This is especially relevant for traditional and listed buildings where such measures are not straightforward and where planning guidance can appear restrictive and unhelpful. More guidance around EV charging points would also be welcome, especially where there is the possibility for community-led schemes or re-charging hubs like village pubs, garages, etc

EVCP's mandatory in all new development

Community charging aimed at properties who do not have off-street parking

Making it easier to recharge electric vehicles

1. Access to charging points
2. Additional parking

Visual impact of public charging points on the environment. Traffic and parking management around sites with an accessible EV