

Guidance Notes and Frequently asked Questions

What is a 'Call for sites?'

A new Local Plan for the Peak District National Park is currently being prepared. 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.

The 'Call for sites' is one step in a statutory process that must be undertaken by local authorities preparing a local plan. It will help us to identify possible sites that could be brought forward in the local plan to support national park purposes and duty and deliver our ambition for thriving and sustainable communities.

This Call for sites:

- **is** an opportunity for landowners, developers, community groups, and individuals to put forward sites to be considered for
 - the development of new homes and businesses
 - nature recovery, renewable energy and open spaces
 - designation as Local Green Space.
- **is not** to determine whether a site can be developed.

The focus of the Call for sites is:

- National Park purposes and duty
- The aims and objectives of the National Park Management Plan (2023-2028)
- Nature recovery
- Thriving and sustainable communities

What is the Call for sites area?

The Call for sites area is the Peak District National Park Authority area.

What land uses are included?

- 100% Affordable Housing (on greenfield land).
- Self and custom build homes
- Other housing (on brownfield land).
- Specialised care comes (for example older people).
- Small scale business including offices, manufacturing and warehousing.
- Small-scale and Community-led Renewable Energy
- Local Green Space.
- Biodiversity Net Gain.
- Open Space (allotments, amenity space etc).

Sites may be capable of fulfilling more than one of the above uses and this can be indicated on the submission form.

What kind of sites can be suggested?

Any site can be put forward for consideration but our focus is on delivering National Park purposes and supporting thriving and sustainable communities. Therefore, sites proposed **for development** should be:

- in a location suitable for the provision of development (typically in, on the edge of, or adjacent to Bakewell or a settlement)
- capable of development without causing unacceptable harm to landscape, wildlife, cultural heritage or the amenity of neighbouring properties.
- without other constraints such as flood risk, subsidence or contamination, unless it can be demonstrated that such issues can be mitigated against.
- without any restrictive covenants, or land in third party ownership that would prejudice the site's release.
- available, with a landowner that has genuine intent to release the land for development (or use proposed) and who has a realistic expectation of the commercial return possible from the land where relevant.

Who can put forward a site for consideration?

BNG submissions must be made by the landowner.

Anyone can submit sites for housing or other development, but the landowner must agree (as this will determine land availability).

Anyone can submit sites for Local Green Spaces. Landowners will be informed as part of the local plan process.

How are submissions made?

Submissions must be made within the call for sites period 10th March – 5th May 2025.

Submissions must be made separately for each site, on the call for sites proforma.

All submissions must include a location map (to a recognised scale) that clearly and accurately shows the outline of the area being proposed for development or use **in red** and any adjacent land in the same ownership **in blue**, using an Ordnance Survey base map. If multiple land ownerships are involved they should be clearly distinguished on the map.

Emails are limited to 10MB.

If the land owners are unknown you can contact the [Land Registry](#).

Submissions should be emailed to localplan@peakdistrict.gov.uk or by post to:

Policy and Communities Team
Aldern House
Baslow Road
Bakewell

What happens next?

We will assess each site for its suitability for development, proposed use, or local green space designation and advise the landowner of the outcome. All site assessments will be publicly available as part of the wider Land Availability Assessment, due later in 2025. If the Authority decides to allocate sites (for development, a safeguarded use or as local green space) we will consult on details of preferred sites.

Personal details of the nominee/landowner will not be shared.

Definitions

Affordable Housing (on greenfield land)

Affordable housing is defined in the National Planning Policy Framework Glossary¹. In the Peak District National Park we also require affordable housing to address identified local need. On 100% affordable housing development sites (also referred to as exception sites or greenfield sites) we are most interested in sites capable of providing 2 or more houses.

Self and Custom Build Housing

Self and custom build housing can be either affordable or market housing. It could form part of a mixed tenure site. We maintain a register² of those seeking to acquire serviced plots in the area for their own self-build and custom house building. The register is split into Part One (individuals who can demonstrate a local connection and are in housing need) and Part Two (individuals who cannot demonstrate a local connection). We are required to have regard for the register and to give enough suitable development permissions to meet the identified demand (Part One of the register). We are not imposing a site size minimum or maximum threshold but are most interested in sites capable of providing 2 or more houses.

Other housing (on brownfield land)

Brownfield sites (also referred to as previously developed land or enhancement sites) can come forward for market housing and affordable housing. Development must conserve and/or enhance valued vernacular or listed buildings, or named settlements. We are not imposing a site size minimum or maximum threshold but are most interested in sites capable of providing 2 or more houses.

Specialist Care (C2)

We need to consider how we are going to meet the current and future housing needs of people with additional needs, for example older people's care.

Small scale business including offices, manufacturing and warehousing

We have referred to business sites being 'small scale' rather than providing a site size minimum or maximum threshold. This is because our focus, subject to evidence of need, will be to expand or make better use of existing employment sites where appropriate and identify new accessible sites in, on the edge, or adjacent to, Bakewell or named settlements. This is to ensure that business can integrate well with existing businesses and community facilities to support thriving and sustainable communities.

¹ [National Planning Policy Framework - GOV.UK](#)

² Section 1 of the Self Build and Custom Housebuilding Act 2015

Small-scale and Community-led Renewable Energy

We are not imposing a site size minimum or maximum threshold but in accordance with the NPPF, we recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions.

Local Green Space

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'.

They must be:

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

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 in the local plan 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.

Biodiversity Net Gain (BNG)

BNG sites must be submitted by the landowner. Any such sites will be considered by the Authority as an expression of interest at this stage. Further assessments will then be made in accordance with local and national criteria.

Open Space (amenity space and allotments)

Evidence suggests that amenity greenspace and allotments are not well provided. Planning policy protects existing sites and potential sites can be identified and safeguarded.