

Tideswell and District Community Land Trust (TDCLT)

Project: Whitecross Farm

Frequently Asked Questions

Answers correct as at July 2026.

	Question	Answer																																
1	Where will the homes be built?	The homes will be built on land behind Chantry Lane/Pursglove Drive and next to the Church Lane allotment site. This land is currently used for grazing. The working title for this site is “Whitecross Farm”. The outline of the proposed site is shown on the ariel photograph on this page: https://www.tideswellclt.org/tdclt-projects																																
2	How many and what type of homes will form part of the scheme?	The intention is for a total of 30 dwellings, comprising the following mix. The majority will be social rent homes, the tenants of which will need to meet the Peak District National Park’s “10 year connection” rules (see later FAQ). <table><tr><th>Property types</th><th>No. of social rent units</th><th>No. of shared ownership units</th><th>Total</th></tr><tr><td>1 bed maisonette</td><td>4</td><td>0</td><td>4</td></tr><tr><td>1 bed house</td><td>4</td><td>0</td><td>4</td></tr><tr><td>1 bed bungalow</td><td>4</td><td>0</td><td>4</td></tr><tr><td>2 bed bungalow</td><td>5</td><td>0</td><td>5</td></tr><tr><td>2 bed house</td><td>7</td><td>2</td><td>9</td></tr><tr><td>3 bed house</td><td>2</td><td>2</td><td>4</td></tr><tr><td>Total</td><td>26</td><td>4</td><td>30</td></tr></table>	Property types	No. of social rent units	No. of shared ownership units	Total	1 bed maisonette	4	0	4	1 bed house	4	0	4	1 bed bungalow	4	0	4	2 bed bungalow	5	0	5	2 bed house	7	2	9	3 bed house	2	2	4	Total	26	4	30
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3	What will the houses look like?	We don’t know for sure yet, as the design of the homes is currently in progress. They will be designed using the strict design guidelines which all homes in the Peak District National Park need to adhere to. They will have gardens, parking for each property, and will meet the new ‘Future Homes’ building standards.																																
4	Why are they needed?	The Housing Needs Survey carried out by Derbyshire Dales District Council (DDDC) in autumn 2025 showed that there were 45 households in Tideswell and Litton in housing need. Elderly people are unable to find a property locally into which to downsize, and young people are having to leave the village to find more affordable housing. This is impacting the make-up of our community and also the viability of local services including schools. This scheme will help address this housing need and allow more people to stay in the community in which they grew up, should they want to. Nothing was done by the district council after the previous Housing Needs survey (2017) to address the need identified in that survey. But the good news is that DDDC																																

		have recently approved their social housing delivery strategy which allocates some funding for a 30-home scheme in Tideswell, should planning permission for Whitecross Farm be secured.
5	Why has the Whitecross Farm site been chosen?	The landowner submitted the site as part of Peak District National Park's (PDNPA) "Call for Sites" which ran during 2025. This is the process through which PDNPA identify different uses for sites for their new Local Plan. The new PDNPA Local Plan will shape future development in the National Park up to 2045 and will guide decisions on development proposals and planning applications. The PDNPA state that the Whitecross Farm site is possibly suitable for housing, and recognises that it is a highly sensitive site with landscape constraints. They have not given any permission for building on the site yet, as no planning application has yet been submitted.
6	How will the build of the houses be funded?	If planning permission is granted, the homes will be built using funding from a Housing Association, with contributions from government (Homes England) and DDDC.
7	Who will build the houses?	DDDC use a Midlands-based builder who regularly builds quality social housing for a number of Derbyshire councils. They are familiar with the requirements of building in the Peak District National Park. Should planning permission be granted, we expect that this is the company who will build the houses. Because involvement in the scheme is still being finalised by DDDC, we're not able to publicly identify the building company, just yet.
8	How will the site be accessed?	The scheme is still being designed, but the current preferred access is via Chantry Lane, over land between the existing Platform and Guinness-owned developments at the top of Chantry Lane, and then continuing onto the existing allotment track, which will be widened.
9	Will there be any impact on the DDDC-owned Church Lane allotments?	The scheme is still being designed, but it is anticipated that for the required widening of the track, only ~2% of existing allotment land will need to be transferred to the developer. Replacement land will be provided to Tideswell Allotment Association and, if a framework can be agreed for negotiation, other compensation will also be considered
10	How will the new houses be prevented from being sold off over time and becoming unaffordable open market housing?	'Right to Acquire' for social rent tenants does not apply to new developments in the Peak District National Park, while the maximum equity share that shared ownership tenants can acquire is pegged at 80%. In addition, we anticipate that will be a condition on any planning permission granted that the houses can only ever be for social housing.
11	How will any of new houses be prevented from becoming holiday cottages?	Unauthorised subletting of an entire socially rented property is a criminal offence under the Prevention of Social Housing Fraud Act 2013. Those caught can face eviction, heavy fines, or even imprisonment.
12	Will the local drainage infrastructure be able to cope with the new houses?	New homes will be connected to the sewerage and water mains infrastructure. Severn Trent have committed to enabling this in the context of an planned upgrade of Tideswell Wastewater Plant scheduled to complete before the occupation of the new homes.

13	How will the surface water run-off from the site be managed?	The strict Nutrient Neutrality rules which are in place for all developments in the Wye Valley SSSI will be adhered to. The site's design will also incorporate a rainwater management approach to capture surface runoff on-site and mimic the natural water cycle to prevent local flooding.
14	Who will live in the houses? Who will allocate them?	The Peak District National Park's "10-year local connection" clause would apply to everyone applying to rent or buy the new homes. This means people will either: a) Have lived in Tideswell or Litton parish for the past 10 out of 20 years, b) Need to move to Tideswell or Litton parish to give support to an infirm resident or receive support from a resident that has lived in the parish for 10+ years, or c) Have lived in a parish adjoining Tideswell or Litton parishes for the past 10 out of 20 years. People will apply to the Council (currently DDDC's Home Options team), who will check people's eligibility, and whether they meet the "10-year local connection" rules. If you are currently in housing need, and meet the 10-year local connection rules, it's worth you registering with Home Options in advance. It won't commit you to anything, but you'll be in prime position to be considered for the new homes when they are available.
15	Who will manage the houses when they are built?	A housing association will manage the properties on an ongoing basis. The housing association will be chosen by DDDC, with input from TDCLT.
16	When will a planning application be submitted?	We do not have a precise date yet, but it is likely to be later in 2026 or early in 2027.
17	When will the houses be built and first occupied?	Assuming that planning permission is granted, the build will happen during 2027-28 and people will move into the new homes in late 2028.
18	When will local residents be able to learn more about, and comment on, the design of the housing and the wider scheme?	Once the design of the scheme has progressed to an appropriate point, the developer and DDDC will host a series of consultation events. All will be welcome. The formal PDNPA planning consultation process will also be an opportunity for anyone to comment on the scheme, once a planning application has been submitted. These comments can be in support of or in objection of the scheme.
19	How can I get involved in Tideswell and District Community Land Trust?	TDCLT is a Community Benefit Society, and anyone over 18 with a link to Tideswell Ward can become a member. Membership costs £1 and gives you one vote at the AGM. You can apply to become a member of TDCLT by completing the application form on the website. You can download the form from this page here: https://www.tideswellclt.org/documents. You can also follow our facebook page, or read our contributions in the Village Voice. The current focus of TDCLT is the Whitecross Farm development. However, we expect more projects will follow – all aimed at improving Tideswell Ward. If you have great ideas, do get in touch!