

Appendix 5: Analysis of results from Staff & Member Workshop

Investment Option

Statement	Positive	Negative	neutral	raising issue	making recommendation	what is the issue#1?	what is the issue#2?	tally - link	tally - pp	tally - financial	tally - legal	tally - threat to building	tally - diminish	tally - travel
Is there need for an agricultural workers dwelling?			1	1		link to wider estate		1						
The farmer at the minute is very good at letting us know any issues but this might not always be the case so do we need estate ranger?		1		1		link to wider estate		1						
Reputation Anything that introduces parking affects planning permission	1		1	1		planning permission			1					
Reputation benefit	1													
Keeps estate as a whole	1													
Link to foundation – manage whole estate as a charitable trust	1				1	link to wider estate		1						
Financial risk		1		1		financial risk				1				
State aid issue?		1		1		legal issues					1			
Legal issues?		1		1										
Threats to integrity of built structure and character		1		1		threat to buiding							1	
Reputation Mould to our own exemplar corporate ambitions	1													
North Lees has a status/special value character	1													
Purchasing neighbouring farm to serve the estate			1		1	link to wider estate		1						
Can be difficult to get staff e.g. Vivat Trust struggled		1				difficult to manage								
Huge management costs		1				financial risk				1				
Rates/services to pay for		1				financial risk				1				

Public access loses income therefore focus on periods where difficult to let	1		1	financial risk	1		
Wider sustainable travel needs to be considered to try and reduce car dependency	1		1	travel & accessibility			1
Over-use of site could lead to diminishment of wilder qualities	1			diminish estate character			1
Farm is core for conservation management – must sustain this conservation farming business	1		1	link to wider estate	1		
Natural England views and need to consider links to wider management	1		1	link to wider estate	1		
Scope for temporary structures? Using 28 day rule for adding value but what impact?	1	1		threat to buiding diminish estate character		1	
Accessibility – help to bring in under-represented groups	1	1		travel & accessibility			1
Wider opportunities for improving experience through good management	1						
Holiday let - easier to enable public visit than if private let	1		1				
Lucrative	1						
Links to societies – give preferential treatment	1		1				
Large group holiday lets are growth area	1						
Literary connection/brand	1						
Reputational benefit of retaining Hall	1						
Retain opportunities for future	1						
Retaining some public access	1						
Market/lucrative – large holiday lets are growth area	1						
Hall - demand for public to see	1		1				
Too much emphasis on holiday accommodation – there is benefit to the Hall and Barn being ‘quiet’	1						
Would current building regulations for holiday use require undesirable changes to the Hall?	1	1		threat to building		1	

Holiday let is Suitable use for the Hall, this is a key element of the estate	1			threat to building			1
6 weeks loss – can this be reduced		1	1	financial risk		1	
Cruck Barn and Hall – great interpretation opportunity	1						
Interpretation and meeting point proposed for ranger briefing centre – move to Cruck Barn		1		1 wrong use			
Opportunities for enhanced use of Cruck Barn (but difficult planning)	1		1	planning permission		1	
Could be planning difficulties in Cruck Barn		1	1	planning permission		1	
The sensitive nature of Cruck Barn means that it is not suitable for holiday let. Could be residential in a bunk barn style?		1					
Has Cruck Barn been considered for a Ranger Briefing centre? Camping Barn? Interpretation/engagement area?		1		1 wrong use			
Is Cruck Barn suitable for residential?		1	1	wrong use			
Cruck Barn – opportunities to enhance setting of hall and barn by removing new bits	1				1		
Story to be told about the history of agriculture	1				1		
Not accessible (in wider sense/outside) – especially Cruck Barn, would need to do landscaping		1		diminish estate character			1
Cruck Barn and Hall – great interpretation opportunity	1						
Good return e.g. rental on Cattiside	1						
Cattiside is suitable for residential use but how is it relating to park purposes to retain. Best option is to dispose of it.		1		1 not park purposes			
Cattiside has some potential for farmhouse if extended	1				1		
Continue to build on the investment and success of the campsite	1				1		

Car parking, if charge – unintended consequences; kill community	1	1	travel & accessibility				1
Car parking charges linked to traffic management		1	1	travel & accessibility			1
Knock on effect of parking issues on verges and ecosystems	1		1	travel & accessibility	diminish estate character		1
The car parking definitely needs regularising – charge for all, or don't charge at any and maybe use an honesty box.	1		1				
Car parking and access to the site – does this impact on de-luxe access plan?		1	1	travel & accessibility			1
Restrict public services to those paying at carpark		1		1			
Stanage bus was tried and failed	1		1	travel & accessibility			1
Most people come from Ringinglow/Burbage/Sheffield		1	1				
Wider sustainable travel issues	1		1	travel & accessibility	link to wider estate		1
Needs whole estate and gateway thinking	1			1		1	
Car park charging is relevant to all options		1		1			
Opportunities to bring back permits or Stanage sticker		1		1			
Verge parking is free	1		1	travel & accessibility			1
Restricted parking zones – role for highways e.g. clearway, currently there are no restrictions, this can lead to displacement	1			1	travel & accessibility		1
Can we attract people to managed points?		1	1				
In the Hollins carpark – improve with info centre and café		1		1			
Making it clear what the car parking money goes back into. Creating a sense of ownership, something like the 'Stick up for Stanage'	1			1	travel & accessibility		1

Arm's-Length Management Option

Statement from workshop	positive	negative	neutral	raising issue	making recommendation	what is the issue #1	what is the issue #2	tally - manage	tally - NP purposes	tally - finance	tally - wider estate	tally - wrong use
Lower cost	1											
Less hassle/not less hassle?!!			1	1		management issues (time/cost/complexity)		1				
Loss of public access		1		1		NP purposes			1			
Lose control but retain the reputation		1		1		lose control	reputation	1				
Complexity of interest (complicated – could be a strength)			1	1		management issues (time/cost/complexity)		1				
Is it best return on investment?			1	1		return on investment				1		
“We are in this business now because of arm’s-length management”		1		1		management issues (time/cost/complexity)		1				
Does it deliver NP purposes?			1	1		query link to NP purposes			1			
Fragmentation		1		1		fragmentation of estate					1	
Link to foundation (foundation manage)			1		1	link to NP Foundation		1				
Stange forum and other interest groups			1									
Losing opportunities to promote purposes		1		1		query link to NP purposes						
The choice of partner for various elements			1									
Finding the right partner to fit with park purposes			1									
Elements of the estate could be run with the right partner as long as PDNP would see a financial return, there were engagement opportunities, and park purposes were achieved			1									
Need to keep as much in house as possible.		1										
Can we promote a more sustainable farming model?			1		1	link to wider estate					1	

Can't leave buildings empty									
Need to keep as much flexibility as possible									
Reputation									
We should maximise income of the Hall as this is such a good asset with so much interest	1								
How is the farmhouse to the side of the Hall to be incorporated? Currently housing family of the farmer, will there be an agricultural workers dwelling needed?				1	link to wider estate				1
The Hall is such a great asset we need to be careful not to lose out on this. If it was a private tenant then the chance of engagement would be lost, this does not fit so well with park purposes				1	link to NP puposes			1	
The 19 th century barn adjacent to Cruck Barn needs exploring – separate use? If an agricultural workers dwelling is needed then this would be the preferred location.				1	1 link to wider estate				1
Exploring other options for Cruck Barn, camping Barn with right partner e.g. BMC				1	1	wrong use			1
Is Cruck Barn suitable for residential use? Have other options been considered that keep internal sectioning to a minimum e.g. camping barn, interpretation area				1	1	wrong use			1
Lease to housing association is most socially responsible option				1		wrong use			1
Not great location for social housing				1	1	wrong use			1
Need to consider this as an agricultural workers dwelling (if needed). If not then this may be best disposed.				1		link to wider estate			1
Have to question how this cottage is fitting with park purposes.				1		NP purposes		1	

This is not the most suitable location for an affordable dwelling due to being isolated. Putting a S106 on the property would constrain it and reduce financial return

1

1

wrong use

1

Could lose out on the investment already made with the Campsite?

1

1

financial risk

1

TOTAL

2

13

17

14

3

5

4

2

5

5

%

6%

41%

53%

44%

9%

Loss of engagement opportunity with losing control of Hall and moving away from park purposes	1	1	impact on NP purposes						1
Closes door on using Hall as visitor attraction unless through legal agreement	1	1	impact on NP purposes						1
Poor selection of tenant For Cruck Barn the basic maintenance is not helping this heritage asset	1	1	issues around management			1			
Not generating income	1	1	financial issues					1	
Less harm to heritage Should be kept for ranger residence	1								
Permanent disposal of Cattiside is a preferred option		1							
Cattiside could be quite valuable – great location, with land	1								
Could re-invest eg Cattiside – feeling that there are very few non-essential assets	1								
Cattiside – not as integral to estate other assets	1								
A private operator of the campsite may try to create a more ‘upmarket’ campsite and could potentially change the nature of the site. Could have application for more pods/shepherd huts etc.		1							
Not gaining on the investment PDNP made into the campsite	1	1	financial issues					1	
The parking should be all pay and display, or all free BMC could take on ranger briefing centre		1							
	1								
TOTAL	11	17	5	17					
%	33%	52%	15%	52%				3	4
								3	4