

**CONSULTATION ON CORE STRATEGY  
ISSUES AND OPTIONS  
SPRING 2007**

**Sheet 9  
Settlements**



## Peak District National Park Authority

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**Your comments and views on this options paper are welcomed up to 29 June 2007.** Enquiries can be directed to Brian Taylor, Policy Planning Manager on 01629 816 303. This report is also accessible from our website located under [www.peakdistrict.gov.uk/plansandpolicies.htm](http://www.peakdistrict.gov.uk/plansandpolicies.htm) .

**We are happy to provide this information in alternative formats on request where reasonable.**

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<p><b>Issue</b></p>	<ol style="list-style-type: none"> <li>1. The overall sustainability of Peak District communities</li> <li>2. The role of Bakewell (the largest settlement, and only Market town in the National Park)</li> <li>3. The need to conserve and enhance the character and appearance of conservation areas</li> <li>4. The need for more affordable housing</li> <li>5. The access to jobs, services and leisure opportunities</li> <li>6. The pressure on green space and rural character</li> </ol>
<p><b>Evidence</b></p>	<p><b>National</b></p> <p><a href="#">1995 Environment Act</a> (National Park purposes and associated duty)</p> <p>National park purposes, as defined in the 1995 Environment Act, are:</p> <p>to conserve and enhance the natural beauty, wildlife and cultural heritage [of the national parks]; and to promote opportunities for the understanding and enjoyment of the special qualities of those areas by the public.</p> <p>The duty of the National Park Authority and other organisations as defined in the 1995 Environment Act is:</p> <p>to ‘seek to foster the economic and social well-being’ of their local communities.</p> <p><a href="#">PPS1 – Delivering sustainable development</a></p> <p><a href="#">PPS 6 - Planning for town centres</a></p> <p><a href="#">PPS 7 – Sustainable Development in rural areas</a></p> <p><a href="#">UK Sustainable Development strategy</a></p> <p>English National Park Authority Association Position Statement on Climate Change – seeking carbon neutral National Parks by 2012</p> <p><b>Regional</b></p> <p><a href="#">Sustainable communities in the East Midlands (February 2003)</a></p> <p>Encourages partners in rural areas to improve access to services such as rural post offices and village shops.</p> <p><a href="#">East Midlands Regional Spatial Strategy 8 (RSS8)</a></p> <p>Identifies market towns as the preferred location for housing and services in rural areas, to shorten journeys and make services more accessible. Market town vitality and viability must be strengthened by employment development, providing housing and services, and improving transport links between these towns and their hinterlands. RSS8 specifies housing targets for sub regions but there is no target for the National Park.</p>

## **Local**

### [Structure Plan](#)

#### **policy GS2:**

Defines Bakewell as the major centre in the National Park, and makes exceptional provision for a replacement livestock market, a relief road and town centre redevelopment.

Retail development will normally be confined to settlements, unless it is part of a farm diversification programme.

Non-retail community services will normally be permitted.

Change of use from shops and community services will normally be resisted unless it is proven that it is unviable and surplus to community needs.

A change of use from a shop, should meet another community need.

#### **Structure Plan Conservation Policy 3:**

Development should normally be confined to towns and villages, and should enhance the valued characteristics of the area.

#### **Structure Plan Conservation Policy C3 and C4:**

Development should respect, and where possible enhance the valued characteristics of the area including important open spaces and the wider landscape setting.

Scale, siting, landscaping and building materials must all be appropriate in this context with design to a high standard. Development which would not preserve, and where possible enhance the valued character of the conservation area will not be granted, other than in exceptional circumstances.

### [Local Plan](#)

#### **Conservation Policy LC2:**

Lists which settlements are considered able to accommodate development based on the level of services and facilities, its physical ability to absorb new development and its relationship with surrounding parishes, towns and villages. (the 63 designated settlements list)

### [The State of the Park Report \(2004\)](#)

Of 125 Parishes in the National Park:

7 had no services and 14 had just one (generally either a mobile library or bus service).  
(Countryside Agency's survey of rural services 2000)

Of the 75 parishes studied between 1994 and 2000:

51 saw a loss in the number of services. (post offices, general stores, banks/building societies and meeting places most commonly lost)

The number of supermarkets in and around the Park increased from 10 to 19 between 1997 and 2002.

There was a small increase in the number of public houses.

No schools closed between 1997 and 2000.

### [Annual Housing Reports](#)

Policies have enabled an average of 50 affordable homes per year in the National Park.

### [National Park Management Plan](#)

#### **Required outcomes**

Communities around the National Park are more cohesive with:

- More opportunities for children and young people and the elderly,
- Reduced inequality,

and communities within the National Park have:

- Better access to services, and
- More affordable homes for those that need them

Communities are better able to shape their futures, with more objectives for the National Park and its communities being met by the voluntary sector, volunteering and community activity and enterprise

#### **Community Strategies**

Derbyshire Dales and High Peak – priorities include need for affordable housing, access to services and rural transport, enhancement of built environment, lower crime rates and better community safety.

Staffordshire Moorlands (under review) – wants Local Development Frameworks to be linked to the Community Strategy

[\(link to NPMP map part 1 page 9 of 9\)](#)

### [Rural Action Zone Business Plan](#)

Identifies poor access to services; high housing costs; high dependency on private car; poor road and rail connections as factors affecting the communities in and around the National Park.

### [Local Transport Plan Accessibility plans](#)

focuses on improving the ease with which people can access local services and includes the option of taking services to people ( mobile service provision)

[Derbyshire Dales, High Peak housing needs surveys](#) – report not yet published but establishes level of housing need across the larger part of the Peak sub area of the East Midlands.

## [Staffordshire Moorlands District Council housing need surveys](#)

Identify the level of need for housing across the District/Borough and where this need must be met. Significantly, it gives up to date surveys for the villages within the National Park part of the District

### **Help Shape the Future consultation**

Support from stakeholders to:

- Review the designated settlement policy
- Update knowledge of the growth trends in settlements
- Consider each settlement's ability to accommodate new development
- Use landscape character work and village design work to inform policy
- Understand the factors affecting services and facilities in a parish.
- Understand the relationships between parishes (the anomalies of Parish boundaries; the distance between settlements; the cultural associations)
- Classify 'key settlements' (a place to which 'higher' order services serving several settlements and parishes should be steered or their possible closure resisted (e.g. surgeries, schools, sports halls, larger stores).
- Improved (closer) working with service providers and partners (e.g. Sub regional Strategic Partnerships, Rural Transport Partnerships, Rural Action Zone and Local Strategic Partnerships)
- Oppose the loss of employment, retail and community services include pubs and garages.
- Resist the conversion of shops to residential use across all settlements.
- Allocate sites for development in Bakewell recognising its role as a key service centre and the pressure for development (more pressure here than elsewhere in the Park)
- Develop towns on the fringe of the National Park as centres for jobs, services and locally produced food so that together with National Park settlements and communities they provide a network of sustainable communities. (Stocksbridge, Penistone, Chesterfield, Matlock, Leek, Macclesfield, Chapel en le Frith, Hayfield, etc)

### [2004 Survey results](#)

Total number of responses = 388

Where do these people live?

- 63.1% described themselves as visitors to the park.
- 34.3% described themselves as residents of the park.
- 2.6% gave no response.

Where should we build houses?

- 8.8% 'Bakewell'
- 36.6% 'Larger settlements'
- 45.4% 'Any village'
- 13.9% 'Other'
- 6.7% did not reply

Does it matter who lives here?

- 76% felt 'Yes' it does matter who lives here
- 19.3% felt 'No' it does not matter who lives here
- 11% had no opinion

	<ul style="list-style-type: none"> <li>• 3.1% did not respond</li> </ul> <p>What is important about community life?</p> <ul style="list-style-type: none"> <li>• 65.2% felt a 'Shop' was important</li> <li>• 71.1% felt a 'School' was important</li> <li>• 65.2% felt a 'Post office' was important</li> <li>• 59.2% felt 'Housing' was important</li> <li>• 23.7% felt 'Other' was important</li> </ul> <p>What detracts from village life?</p> <ul style="list-style-type: none"> <li>• 12.9% felt that 'Isolation' detracts from village life.</li> <li>• 57.5% felt that 'Lack of services' detracts from village life.</li> <li>• 21.1% felt that 'Visitor intrusion' detracts from village life.</li> <li>• 47.7% felt that 'Traffic impacts' detract from village life.</li> <li>• 41.2% felt that 'Lack of public transport' detracts from village life.</li> <li>• 10.1% selected 'Other'</li> </ul> <p>How important is it to conserve and enhance the traditional village scene?</p> <ul style="list-style-type: none"> <li>• 3.4% felt it is 'Unimportant'</li> <li>• 22.7% felt it is Quite important'</li> <li>• 73.5% felt it is 'Very important'</li> <li>• 1.3% had no opinion</li> </ul>
	<p>What is most attractive about living in the Peak District villages?</p> <ul style="list-style-type: none"> <li>• 77.8% felt 'The place' is most attractive</li> <li>• 36.3% felt 'The people' are most attractive</li> <li>• 4.1% felt 'Services' are most attractive</li> <li>• 13.4% felt 'safety' is the most attractive</li> <li>• 49.7% felt 'Tranquillity' is the most attractive.</li> <li>• 2.8% felt 'Distance to work' is most attractive.</li> <li>• 2.6% selected 'Other'</li> </ul> <p>Further evidence outstanding</p> <p>Results of Joint Housing Market Assessment  Results of Strategic Housing Needs Survey  Results of Gypsy and Travelers study</p>
<p>Option 9.1</p>	<p><b>Issue: Establishing the best pattern of development for the National Park and its communities</b></p> <p>Narrow the range of designated settlements to allow for greater growth in larger serviced settlements and removing smaller, less well serviced settlements from the list to aid sustainability and conservation aims.</p>

<p>Option 9.2</p>	<p>Review the 63 designated settlements within saved policy with a view to using existing criteria to establish a new list on the basis that it should accommodate a similar range of settlements, all classified with the same status as per saved policy.</p>
<p>Option 9.3</p>	<p>Review designated settlements and the criteria for designation on the basis of a new approach to classification under categories defined by national planning guidance, e.g. Market Town, Rural Service Centre and Small Rural Centre. This could allow a large flexible list to be retained but across which different levels of growth could be managed, e.g. by way of thresholds and/or allocations. This approach should also be linked to LCA.</p>

**Do you have a preferred option or is there another option you would prefer to see.**