

Peak District National Park Authority Local Development Framework

Annual Monitoring Report

2010-11

Contents

1. Introduction	3
2. Spatial portrait, vision and objectives for the Peak District National Park	5
3. Local Development Scheme	19
4. Policy Monitoring	23
5. Improvements to the Annual Monitoring Report	26
6. Applications that have raised significant policy issues	27
7. Appendices	30

1. Introduction

This Annual Monitoring Report (AMR) relates to the period from 1 April 2010 to 31 March 2011. Its purpose is to monitor progress on preparing documents in the Development Plan/Local Development Framework, and the extent to which policies in the current Development Plan, (which during that period comprised the saved policies of the Local Plan adopted 2001), are being achieved.

In March 2009, the former Structure Plan was replaced in full by the East Midlands Regional Plan. During 2010 the Government indicated its intent to abolish the regional planning process and revoke regional plans. The AMR provides information on policies and indicates where monitoring systems are still required.

During the period covered by this AMR, the National Park Authority was preparing the LDF Core Strategy, which was eventually adopted in October 2011. Subsequent AMRs will monitor policies in the Core Strategy.

The boundary of the Peak District National Park (PDNP) does not follow any other boundaries. Data to fit the Park boundary has been used where available. In other cases, a 'best fit' geography has been used based on the smallest geographical areas for which data is available. The National Park Authority (NPA) continues to press for data available to Local Authorities from government related sources to be made available to National Park Authorities (NPAs) on the same basis, to avoid the additional costs currently incurred.

Constituent and neighbouring local authority areas and the regions



1.2 Planning Context of the Peak District National Park

The planning context for the PDNP is complex. It was designated in 1951 and the Peak District National Park Authority (PDNPA) is the management and unitary planning authority for the National

Park (including responsibility for minerals and waste planning). Other local authority functions lie with constituent authorities (see Appendix 1).

Partnership working is long-standing and responds to the new statutory planning and monitoring requirements, e.g. through joint working with Derbyshire Dales District Council and High Peak Borough Council on evidence gathering and delivery issues.

The purposes of NPAs were set out in the National Parks and Access to the Countryside Act 1949 and updated in the Environment Act 1995:

- *"conserving and enhancing the natural beauty, wildlife and cultural heritage of the area....; and"*
- *"promoting opportunities for the understanding and enjoyment of the special qualities of those areas by the public".*

In pursuing these purposes the NPA has a duty to:

"seek to foster the economic and social well-being of local communities within the National Park,..., and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of the National Park".

The special qualities of the Peak District National Park are identified as:

- natural beauty, natural heritage, landscape character and diversity of landscapes;
- sense of wildness and remoteness;
- clean earth, air and water;
- importance of wildlife and the area's unique biodiversity;
- thousands of years of human influence which can be traced through the landscape;
- distinctive character of hamlets, villages and towns;
- trees, woodlands, hedgerows, stone walls, field barns and other landscape features;
- significant geological features;
- wealth of historic buildings, and registered parks and gardens;
- opportunities to experience tranquillity and quiet enjoyment;
- opportunities to experience dark skies;
- opportunities for outdoor recreation and adventure;
- opportunities to improve physical and emotional well being;
- easy accessibility for visitors from surrounding urban areas;
- vibrancy and sense of community;
- cultural heritage of history, archaeology, customs, traditions, legends, arts and literary associations;
- environmentally friendly methods of farming and working the land;
- craft and cottage industries;
- special value attached to the national park by surrounding urban communities;
- the flow of landscape character across and beyond the National Park boundary;
- providing a continuity of landscape and valued setting for the National Park;
- any other feature or attribute which make up its special quality and sense of place

The Environment Act (1995) also emphasises that all relevant authorities:

"exercising or performing any functions in relation to, or so as to affect, land in a National Park" should "have regard to" the National Park purposes and "if it appears that there is a conflict between those purposes, shall attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in the National Park" (section 62).

Section 66 of the Environment Act (1995) requires the NPA to prepare a Management Plan (NPMP) for the Park. The current Plan was published in February 2007. It is co-ordinated and integrated with other plans, strategies, and actions in the National Park within the statutory purposes and duty upon

the NPA and its partners. It indicates how the purposes and duty will be delivered through sustainable development and as such provides a strategic framework component of the LDF.

The revised PPS12 (2008) restated the concept of “soundness” in plan making. To be “sound” a Core Strategy must be ‘justified’ (founded on a robust, credible evidence base), ‘effective’ (deliverable, flexible and monitorable) and ‘consistent with national policy’.

Evidence and spatial policies are important to ensure that development documents are locally responsive and distinctive. Documents within the LDF should reflect the Sustainable Community Strategies (produced by Constituent Authorities) where they relate to the use and development of land compatible with National Park Purposes and with the East Midlands Regional Plan. The NPMP is the equivalent of the Sustainable Community Strategy for the National Park.

Liaison has been maintained with Local Strategic Partnerships through the preparation of the Core Strategy. The diagrammatic analysis below demonstrates how the LDF will contribute positively to locally stated priorities in Sustainable Community Strategies. This diagram has been incorporated into the supporting Delivery Plan for the Core Strategy.

The delivery plan offers a summary of key delivery issues for each theme presented in the Core Strategy. It also includes a set of proposed indicators for monitoring the new strategy, which will become the focus of future AMRs upon adoption of the new plan.

Guidance from the Countryside Agency (now Natural England) demonstrates the relationship of statutory plans with other strategies in the National Park (see below). It shows the primacy attached to National Park designation: while the National Park Management Plan (NPMP) must take account of the priorities in Sustainable Community Strategies, it must seek to address these in ways, which are compatible with the statutory purposes of the National Park, as described above.

The Strategy 'Fit' of National Park Management Plans



These principles have been adopted in the current reviews of the existing Development Plan in order to foster a National Park specific approach to spatial planning.

During the NPMP review, the Authority, in consultation with stakeholders, has explored the extent to which the vision and objectives for the NPMP and the LDF can be aligned. (See www.peakdistrict.gov.uk/index/looking-after/plansandpolicies.htm).

2 Spatial portrait, vision and objectives for the Peak District National Park

2.1 Spatial portrait

2.2 The National Park is a complex tapestry of different landscapes but there are three distinct areas: the less populated upland moorland areas and their fringes (the Dark Peak and Moorland Fringes); the most populated lower-lying limestone grasslands and limestone dales and the Derwent and Hope Valleys (the White Peak and Derwent Valley); and the sparsely populated mixed moorland and grassland landscapes of the south west (the South West Peak). The challenges broadly fall into seven closely related themes:

- Landscapes and conservation
- Recreation and tourism
- Climate change and sustainable building
- Homes, shops and community facilities
- Supporting economic development
- Minerals
- Accessibility, travel and traffic

Landscapes and conservation

2.3 The Dark Peak moorlands are characterised by larger land ownerships. This makes large-scale land management more possible than in areas of fragmented land ownership such as the White Peak. The challenge is to sustain the positive land management work by sustainable rural businesses and through projects such as Moors for the Future. It is also important to maintain a high level of protection for moorland areas of the Dark Peak and South West Peak landscapes. These areas display few obvious signs of recent human activity and offer the visitor a sense of wilderness. Much of this area is classed as the Natural Zone¹. It is valued by millions of visitors but remains extremely fragile and susceptible to damage. The challenge is to maximise both the value and significance of the natural resources, biodiversity and cultural heritage, and peoples' ability to access and enjoy the valued characteristics.

2.4 In stark contrast, the White Peak landscapes are generally in small ownerships (other than the estates such as Haddon, Chatsworth, and Tissington). It is a more obviously farmed landscape, but the combination of limestone plateau and limestone dales means it is no less spectacular and no less valued by visitors and residents. It has a sweeping pastoral nature with a distinct pattern of limestone walls. The scale of this walled landscape on the plateau is particularly striking whilst areas like Monsal Dale, Dovedale, Lathkill Dale, Wolfscote Dale and the Manifold Valley are iconic visitor destinations.

2.5 The South West Peak is different again, with many small settlements and a few larger villages such as Longnor, Warslow and Waterhouses. An abundance of farms is interspersed with these settlements and the topography is a mixture of rugged moorlands and more gentle pasture.

2.6 Ancient mineral workings add to the culture, heritage and biodiversity of the area, but the scars left by recent quarrying are less welcome. The challenge is to progressively reduce the negative impact of quarries on the landscape, surrounding communities, and visitors' enjoyment. Landowners, from the smallest farmer to the largest estate, need to sustain and

¹ For a more detailed description of these areas see paragraph 9.17 in the Landscapes and Conservation chapter of the Core Strategy

grow their business in a difficult economic climate, but this leads to pressure for development that can sit uneasily in the landscape. The challenge is to find ways to enable landowners and managers to prosper in ways that conserve and enhance landscapes. The creeping loss of the drystone wall network and the unwelcome changes in quality and appearance of traditional vernacular buildings and settlements is not lost on the Authority, local people or visitors. The challenge is to respect residents' and visitors' desire to enjoy the landscapes as well as their desire to prosper in the area.

Recreation and tourism

- 2.7 Across the National Park, tourism remains a vital part of the local economy, supporting not only tourism businesses but also the services that residents' value. However, whilst places like Chatsworth and Tissington depend on tourists, residents of other places such as Castleton and Hathersage find the impact of tourism difficult at peak times. Many people across the National Park want fewer, not more; holiday and second homes, and they want more affordable houses and more facilities that are useful to residents. There is a need to be sensitive to their needs whilst enabling the sustainable growth of tourism businesses.
- 2.8 The landscapes of the Dark Peak and Moorland Fringes are easily accessible to millions of people living in large conurbations particularly to the north, west, and east of the National Park. The Dark Peak landscape lends itself to dispersal of visitors over a wide area from a few carefully managed visitor hubs such as Fairholmes in the Upper Derwent. This usually works well, but the use of some routes by off-road 4x4s and trail bikes threatens other users' quiet enjoyment and places pressure on fragile landscapes. Some organised recreational groups work with land managers to minimise and compensate for their impact. However, the challenge is to encourage responsible use by these who are currently disinclined to respect the National Park's valued characteristics. This is addressed through other strategies and plans, and where agreements cannot be reached, the Authority can apply the Sandford principle in order to conserve valued characteristics. In terms of development, the area is better suited to lower-key facilities such as appropriately-sited signage and interpretation, and back-pack or farm-based tent and caravan sites, rather than higher profile developments.
- 2.9 The more gentle White Peak landscape and much of the South West Peak generally attract pursuits such as walking and cycling, but the extensive road network also lends itself to car and coach borne visitors moving between attractive villages and towns. The presence of many settlements means that the landscape, whilst still highly valued, is slightly less sensitive than the Dark Peak. The challenge here is to support the development of appropriate facilities in recognised visitor locations such as Bakewell, Castleton, the Hope Valley and Dovedale; and consolidate Bakewell's role as a tourist centre and hub, possibly accommodating a new hotel. However, the challenge is also to create alternatives to car visits; this is being addressed in part by encouraging smarter routing and timetabling of public transport services to generate greater use by residents and visitors. The Authority needs to plug gaps in the Rights of Way network; protect the recreational value of the Manifold, Tissington, and High Peak trails; and enhance the recreational value of the Monsal Trail.
- 2.10 The South West Peak whilst generally quieter than the other areas has visitor hubs at Macclesfield Forest, the Goyt Valley and the Roaches. Sensitive visitor management is an ongoing challenge here too. The area also contains some public roads such as the A537 whose line makes them attractive to high powered motorbikes. The resultant high accident rates and the pressure for solutions is an enduring challenge to this Authority and the Highways Authorities. This problem blights other users' enjoyment of the area and has a negative impact on communities. However, the obvious solutions may create a problem in themselves if they involve signage and infrastructure that adversely affects landscape character. The challenge is to encourage solutions that make routes safer for all users without blighting the wider landscape.

Climate change and sustainable building

- 2.11 The Authority's challenge is to enable people and businesses to mitigate and adapt to climate change. The requirement for sustainable building is imperative, but the potential for gains is limited because the overall levels of new development will be low even in the most populous areas of the White Peak. In addition, the quality of the landscapes mean that infrastructure such as wind turbines is difficult to accommodate particularly in the more remote upland areas such as the Dark Peak. Close working with constituent local authorities is vital to protect the integrity of the National Park landscape and maintain its rural setting.
- 2.12 There is however potential to generate sustainable energy in ways more suited to the National Park landscape. For example, the White Peak has been a traditional location for water-generated power and it retains this potential. There is also considerably more opportunity here for individuals to make a difference because this is the part of the National Park where most people live. The challenge is to harness their enthusiasm to 'think globally and act locally' and convert it into development that conserves and enhances buildings and landscapes. The existence of 109 Conservation Areas, many of which cover parts of settlements in the White Peak, heightens the challenge. Nonetheless, the requirement to meet national energy efficiency and building standards will, over time and improve energy efficiency in more of the housing stock.
- 2.13 For existing buildings, the aim is to reduce energy consumption and not replace expensive and polluting fossil fuel consumption with incongruous renewable energy infrastructure. However, there is a long term economic and wider environmental benefit in producing cheaper energy from renewable sources. The challenge therefore is to make it easier to do this in ways that conserve and enhance buildings and their landscape settings across the National Park.
- 2.14 Whilst the potential for new development is limited, the potential for better natural resource management is huge. Most notably the moorland management projects in the Dark Peak are already fulfilling some of the potential to improve soil quality, stabilise soils, reduce CO2 emissions and reduce flood risk and speed of water 'run off'. This benefits local communities and those in surrounding built-up urban areas such as Derby, where a fast rise in water levels of the River Derwent has a propensity to damage homes and businesses. Sustainable resource management therefore has benefits way beyond the National Park boundary and can offer a more appropriate response to the issue of climate change than new development.

Homes, shops and community facilities

- 2.15 Most of the National Park's population of around 38,000 lives in the White Peak and Derwent and Hope Valleys, so the challenges inevitably manifest themselves more here than in the less populated Dark Peak and South West Peak. The major challenge here is to assist the delivery of affordable homes because it is an urgent priority for communities and housing authorities.
- 2.16 The challenge is heightened by knowledge that development sites are scarce. This makes it harder to build housing to address community need whilst conserving and enhancing the National Park. The Authority believes however that there are other ways to provide homes for local people, such as buying houses as they become available on the open market and permitting conversion of existing buildings to affordable rather than open market homes. The challenge is to switch to these alternatives over time in order to address community needs, and conserve and enhance the built environment.
- 2.17 The level of shops and community services has diminished slightly across the National Park in spite of Authority efforts to prevent the change of use away from retail and community services. For individual communities this loss can be serious, but overall the recent impacts have been limited and not confined to a particular area. Nor is there a direct correlation

between service loss and settlement size. The challenge Park-wide is to resist change of use where communities run the risk of losing services altogether.

- 2.18 The challenge of providing social care increases as the elderly population grows. Providing other services to a relatively small and widely scattered population is also difficult. There is a culture of good quality voluntary service provision including community transport which is valued in this area. However, the challenge is to encourage development in places that will make it easier for service providers rather than harder.
- 2.19 The challenge is also to focus development on the needs of local communities rather than the needs of those with less sustainable motives. For example, second and holiday home ownership reduces the availability of housing stock and in part exacerbates the gap between house prices and peoples' incomes. The situation here is not as extreme as in most other National Parks but there are pockets, predominantly in the White Peak, where at ward level these types of tenure account for about 10% of housing stock. At a settlement level, the figures are probably much higher, and there is a concern that this skews the population profile and has a negative impact on community life. The issue is complicated: ownership and maintenance of holiday homes can generate employment and income for local people, and provide accommodation for visitors to access and enjoy the National Park. Nonetheless, the challenge remains to ensure continued community vibrancy.
- 2.20 In absolute terms, the eligible need for affordable homes is less in the Dark Peak and South West Peak. In moorland fringe settlements around the Dark Peak, the eligible need for affordable homes is small and most communities have easy access to services and jobs in nearby towns and cities. However, South West Peak communities need some housing and business development because there are pockets where people are relatively isolated from jobs and services in larger towns and cities.
- 2.21 Unlike areas that must manage an expectation for growth, the principle of this spatial strategy is to offer as much flexibility for the exceptional need to meet local housing needs and essential countryside needs, whilst protecting the valued characteristics of the area. In this context, such needs are proportionate to population level. Therefore, these challenges are addressed by effectively concentrating development in a range of better serviced settlements that have capacity for development. The most populated settlements tend to have the greatest need and the least populated settlements the least need. Following this logic, most of the settlements named in the policy are in the White Peak and Derwent Valley because this is where most of the population lives. The South West Peak and the Dark Peak are less populated, but ranges of villages are still considered important in addressing the needs of communities in these areas. This approach both conserves and enhances the built environment and the countryside across the National Park, enables development in line with community needs, and is as close to the source of need as possible.

Supporting economic development

- 2.22 The area sustains high levels of employment and a relatively wealthy resident population. However, structural problems still exist and there are differences across the National Park. For example, the South West Peak has a greater proportion of lower income, semi-skilled workers. Overall the economy is still dominated by moderately intensive pastoral farming and small to medium enterprises. A few large employers remain but the National Park has lost, or is in the process of losing some larger employers such as Dairy Crest from Hartington and Newburgh Engineering from Bradwell.
- 2.23 Levels of self-employment and home working are relatively high across the National Park. Future improvements in broadband connectivity and reduced cost of internet access, and changes in peoples' work patterns, could make home working more realistic for more people, and further reduce residents' need to commute to work. However, all parts of the National Park are closely ringed by towns and cities offering significant numbers of better paid jobs

within relatively easy commuting distances and times. The challenge is to encourage a pattern of development that encourages shorter and easier commuting for work because this can improve the sustainability of peoples' lifestyles. This would be particularly beneficial in pockets of the White Peak plateau and the South West Peak where accessibility to services is poorest and access to larger towns and cities is at its worst. There is pressure to tackle this by allowing business to set up in the National Park. However, permitting a business to establish itself in the National Park cannot carry with it an obligation to employ local people, so the extent to which it would make communities more sustainable is questionable.

- 2.24 In the farming community, the level of farm payments continues to threaten business viability. This encourages people to move out of farming, sell off buildings and land, or diversify into other activities. One impact is a loss of skilled land management workers, whilst another is business growth in unsuitable buildings and countryside locations. The change in the economics of farming therefore has widespread implications for the environment as well as the local economy.
- 2.25 Despite recent and impending losses, manufacturing remains a large part of the economy. However, the demand for business units has been patchy for example at Bakewell in the White Peak, and in smaller settlements such as Warslow in the South West Peak. The location and suitability of these units may in some instances be the problem, but there is some evidence that poor marketing and uncompetitive prices aggravates it and reflect a desire on the part of some owners to sell off business sites for housing. Good housing sites and appropriate businesses premises are both scarce. The challenge is to welcome business enterprise and accommodate it without forgetting the wider need for small but locally significant business and housing sites. This is easier to achieve in settlements but more challenging in the wider rural areas. However, a significant number of people live and work in the wider countryside and their need to grow businesses is a greater challenge. These businesses may sustain the valued natural environment and opportunities for people to enjoy it. The challenge is most acute in the White Peak and Derwent Valley where most residents live and work. Here, the marginal nature of businesses such as farming, along with individual and community enterprise, is the catalyst for business ideas and enthusiasm. However, the ideas often require development not traditionally associated with the landscape. These can jar with the landscape and the values placed on it by residents and visitors, so the challenge is to accommodate business growth that enhances valued characteristics. The same challenges apply, but to a much lesser extent, in the Dark Peak and South West Peak.
- 2.26 Park-wide, the persistent problem of lower than average wages and an overdependence on seasonal work also throws up the need to diversify the economy. The problem is particularly evident in the White Peak and South West Peak. The challenge is to shape the economy in ways that work with the National Park landscape and benefit its traditional and new custodians.

Minerals

- 2.27 Quarries and quarrying operations impact heavily on the landscape particularly in the White Peak. Indeed, many villages such as Winster, Youlgrave, and Bradwell have their roots in the quarrying industry and it is undoubtedly a part of the area's history and economy. However, it is generally felt that some quarries cause overwhelming adverse environmental and social impacts beyond any benefits to communities and the economy, despite the steady reduction in the number of operating quarries. Indeed the speed and scale of working in some areas such as Longstone Edge has led to demands for action against the unwelcome environmental damage caused by quarrying. The challenge is to manage down the adverse environmental impacts of the industry, respecting the fact that it provides jobs and building materials that are valuable locally and nationally. Appropriate site restoration is also necessary.

Accessibility, travel and traffic

- 2.28 As in most rural areas, people are largely car-dependent and public transport services are limited and fragile. The level of access to essential services by walking or public transport is reasonable for most communities, but car ownership in the National Park is of necessity above average and few people need to rely on buses or trains. However the trend is towards service loss rather than gain, so accessibility could worsen and the need for car usage could increase, most worryingly amongst those least able to afford regular use of a car. The problem would be most acute in pockets on the White Peak plateau and in the South West Peak where accessibility to services by public transport is worst.
- 2.29 Commuting patterns generally are unlikely to worsen because the trend is towards higher levels of home working - in an area where levels are already above average.
- 2.30 The network of roads is at its most dense in the White Peak and Derwent Valley where most people live. The network is relatively good with main roads north to south (the A6 and A515) connecting Matlock to Glossop, and Ashbourne to Buxton; and east to west (the A6, A623, and A6187) connecting Sheffield and Chesterfield to Buxton, Chapel, and the Manchester fringe towns. This enables people to live and work in the National Park, or commute out to surrounding towns, in both cases without travelling huge distances. For those needing or preferring to travel by public transport, the service is patchy and it is not generally good enough to discourage car use. Train travel is limited to the Hope Valley line, which is valued because it connects Hope Valley communities to Manchester and Sheffield and enables reduced commuting by car.
- 2.31 The road network is sparse in the Dark Peak and the South West Peak, and it is often easiest to travel round rather than across the moorland areas. Communities have lower populations and generally fewer services than the larger White Peak settlements. However, most people are not unduly disadvantaged by this because of their close proximity to larger towns such as Macclesfield, Holmfirth, Leek, Glossop and Penistone. Their overall accessibility to jobs and services therefore compares reasonably favorably with the more populated areas of the White Peak.
- 2.32 However, cross-Park traffic is a continuing challenge. The major cross routes are the A628 in the north linking Manchester to Sheffield; the A537 in the South West Peak linking Macclesfield and Buxton; the A6 linking Matlock and Buxton; the A515 linking Ashbourne to Buxton; and the A619/A623 linking Chesterfield to Chapel. The high accident rates on some routes such as the A537 and the A515 lead to pressure for new road infrastructure. This is not welcomed by everybody because of its impact on the landscape and the built environment. A major challenge for this plan period is to encourage Highways Authorities to tackle road safety in ways that conserve the valued characteristics of the landscapes through which routes pass.
- 2.33 In addition, excessive vehicle use still damages walls and buildings, whilst vehicle emissions degrade air quality and destroy the tranquillity valued by visitors. The challenge is to discourage traffic that has no essential need to be in the National Park and find ways to maximise the quality of the road and rail network for residents, visitors and National Park based businesses. Achieving this would not only enhance visitor enjoyment but also improve the quality of the environment and its natural resources. This in turn can help effect a positive change to conditions that would otherwise exacerbate climate change.

Spatial Portrait

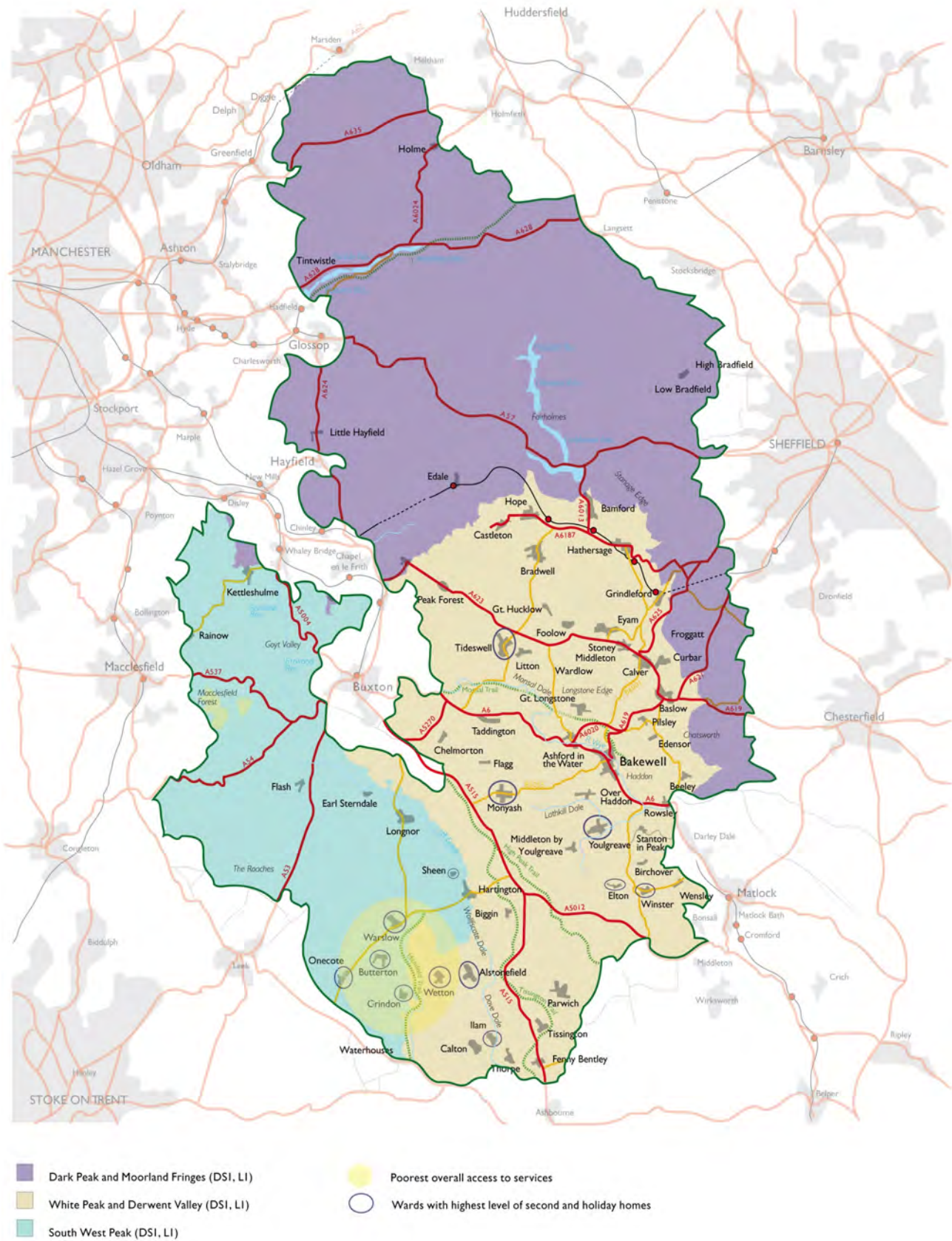


Figure 2: Spatial Portrait (extract from adopted Core Strategy)

2.2 Spatial Vision

2.2.1 Early in the process of developing the LDF Core Strategy, the consultation around issues was closely entwined with the developing National Park Management Plan. The result was broad support to use the same vision for the Management Plan and Core Strategy documents. The vision in the spatial plan should always be based on the NPMP.

2.2.2 This principle was retested during the examination into the Core Strategy. The key issue was that over time, should the Management Plan Vision change, would this leave the spatial strategy vision out of date. As such explanation was included in the Core Strategy to say:

2.2.3 “This Core Strategy is the principal document of the Local Development Framework (LDF), and provides the spatial planning expression of the National Park Management Plan (NPMP) 2006-2011 and its successors. The NPMP established a vision, which the Core Strategy builds upon in the spatial vision and outcomes at Chapter 8. At the time of adoption of the Core Strategy, the NPMP is being reviewed, taking account of the new influences on the overall vision. Further reviews will take place during the life of the Core Strategy. The revised Management Plan vision should be read in conjunction with this Core Strategy. The National Park Authority is confident that an enduring relationship between the LDF and the NPMP (and its successors) is a sound approach to maintaining a relevant spatial vision and strategy”

2.2.4 **The Vision for the National Park was developed in the current National Park Management Plan and reads as follows:**

“The Peak District National Park is a special place whose future depends on all of us working together for its environment, people and the economy. Our vision is for:

- *A conserved and enhanced Peak District where the natural beauty and quality of the landscape, its biodiversity, tranquillity, cultural heritage and the settlements within it continue to be valued for their diversity and richness*
- *A welcoming Peak District where people from all parts of our diverse society have the opportunity to visit, appreciate, understand and enjoy the National Park’s special qualities.*
- *A living, modern, innovative Peak District that contributes positively to vibrant communities for both residents and people in neighbouring urban areas, and demonstrates a high quality of life whilst conserving and enhancing the special qualities of the National Park.*
- *A viable and thriving Peak District economy that capitalises on its special qualities and promotes a strong sense of identity.”*

2.2.5 During consultation, several detailed suggestions were made to amend the spatial objectives. The overriding advice from the Planning Advisory Service and GOEM has been the need to develop an increased spatial, “place-based” approach to developing objectives and ultimately, policies. Consideration of this and comments by stakeholders has led to the development of more area based spatial objectives for the Core Strategy.

2.3 Spatial Outcomes and Objectives

2.3.1 The spatial outcomes for the Peak District National Park are that by 2026:

- Landscapes and Conservation

The valued characteristics and landscape character of the National Park will be conserved and enhanced.

- Recreation and Tourism

A network of high quality, sustainable sites and facilities will have encouraged and promoted increased enjoyment and understanding of the National Park by everybody including its residents and surrounding urban communities.

- Climate Change and Sustainable Building

The National Park will have responded and adapted to climate change in ways that have led to reduced energy consumption, reduced CO₂ emissions, increased proportion of overall energy use provided by renewable energy infrastructure, and conserved resources of soil, air, and water.

- Homes, Shops and Community Facilities

The National Park's communities will be more sustainable and resilient with a reduced unmet level of affordable housing need and improved access to services.

- Supporting Economic Development

The rural economy will be stronger and more sustainable, with more businesses contributing positively to conservation and enhancement of the valued characteristics of the National Park whilst providing high quality jobs for local people.

- Minerals

The adverse impact of mineral operations will have been reduced.

- Accessibility, Travel and Traffic

Transport sustainability for residents and visitors will have been improved in ways that have safeguarded the valued characteristics of the National Park.

2.3.2 Area-based Spatial Objectives have then been drawn up to highlight the way that Core Policies are expected to lead to a different outcome in different areas of the National Park to reflect the variety of landscape types, community characteristics and local priorities.

Dark Peak and Moorland Fringe

Landscapes and Conservation policies will:

- Protect the remoteness, wildness, open character and tranquillity of the Dark Peak landscapes
- Protect and manage the Eastern Moors upland landscapes including through the promotion of the Moors for the Future Project
- Seek opportunities to manage and enhance cultural heritage, biodiversity, recreational opportunities and tranquillity whilst maintaining the open character
- Manage the landscapes to mitigate the impacts of climate change
- Seek opportunities to protect and manage the tranquil pastoral landscapes and the distinctive cultural character of the Dark Peak Yorkshire Fringe
- Seek opportunities to enhance recreation opportunities, woodlands, wildness, and diversity of more remote areas
- Protect and manage the settled, cultural character and the biodiversity and recreational resources of the Dark Peak Western Fringe whilst maintaining strong cultural associations with the Dark Peak landscapes

Recreation and Tourism policies will:

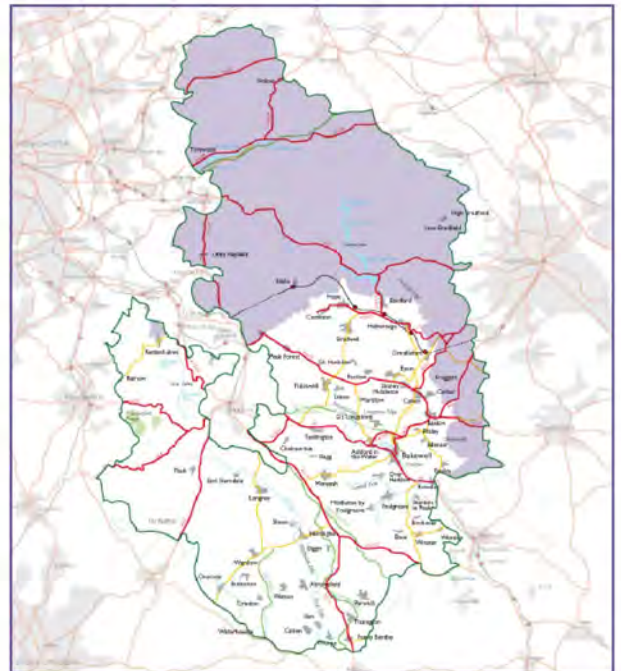
- Enable development of appropriate sites and facilities at key sites such as the Hope Valley, Stanage Edge, the Upper Derwent, Langsett and Longshaw
- In countryside locations between the remoter moorlands and surrounding urban areas, limit development to appropriate signage and interpretation, in line with the Recreation Strategy, Interpretation Plan and Working with People and Communities Strategy
- Help constituent councils to use the potential for activity that addresses poor health and improves equality of opportunity
- Support tourist accommodation that is particularly suited to the wilder and quieter areas, such as back-pack or farm-based tent and caravan sites

Climate Change and Sustainable Building policies will:

- Support work to protect peatland and promote its role as a carbon sink
- Support work to manage floodplain landscapes to increase flood storage and enhance biodiversity
- Protect open skylines, long views and semi-natural moorland expanses Support work to protect peatland and promote its role as a carbon sink

Homes, Shops and Community Facilities policies (in the context of the Development Strategy (DS1)) will be able to support:

- The provision of affordable homes for local need and consolidate services in the following settlements Edale,



Hayfield, High Bradfield, Holme, Little Hayfield, Low Bradfield, and Tintwistle

- The provision of between 35 and 75 homes in Edale, Hayfield, High Bradfield, Holme, Little Hayfield, Low Bradfield and Tintwistle (depending on identified capacity) with perhaps an additional 35 outside these settlements, agricultural dwellings and change of use or conversion.

Economy policies will:

- Support agricultural and land management businesses that conserve and enhance the valued characteristics of the landscape.
- Support diversification of agriculture and land management businesses
- Encourage the effective re-use of traditional buildings of merit

Minerals policies will :

- no specific outcomes for this area

Accessibility, Travel and Traffic policies will seek to ensure:

- The Woodhead route will be safeguarded but without accepting the principle of a new or reinstated railway
- Opportunities will be taken to increase public transport, particularly if they are integrated with recreational and leisure activities
- The TransPennine Trail will be retained
- The A628 Tintwistle bypass route will not be protected

White Peak and Derwent Valley

Landscape and Conservation policies will:

- Protect and manage the distinctive and valued historic character of the settled, agricultural landscapes of the White Peak, while seeking opportunities to enhance the wild character and diversity of remoter areas
- Protect and manage the settled, agricultural character of the Derwent Valley landscapes, seeking opportunities to enhance wooded character, cultural heritage and biodiversity
- Manage floodplain landscapes to increase flood storage and enhance biodiversity
- Protect and manage the tranquil pastoral landscapes and distinctive cultural character of the Derbyshire Peak Fringe through sustainable landscape management, seeking opportunities to enhance woodlands, wetlands, cultural heritage and biodiversity

Recreation and Tourism policies will:

- Support the development of appropriate facilities in recognised visitor locations such as Bakewell, Castleton, the Hope Valley, Dovedale, Chatsworth and Ilam
- Support work that maintains and fills gaps in the rights of way network
- Protect the recreational value of the Manifold, Tissington, and High Peak trails
- Retain the continuity of the Monsal Trail and explore its further potential
- Consolidate Bakewell's role as a tourist centre and a hub from which to explore other attractions
- Support the change of use of traditional buildings to visitor accommodation
- Enable a new hotel in Bakewell

Climate Change policies will:

- Support work to manage floodplain landscapes and enhance biodiversity

Homes and Communities policies (in the context of the Development Strategy (DS1)) will be able to support:

- The provision of between 550 and 890 homes, affordable homes for local need and consolidate services in the following settlements Alstonefield, Ashford, Bakewell, Bamford, Baslow, Beeley, Biggin, Birchover, Bradwell, Calver, Castleton, Chelmorton, Curbar, Earl Sterndale, Edensor, Elton, Eyam, Fenny Bentley, Flagg, Foolow, Froggatt, Great Hucklow, Great Longstone, Grindleford, Hartington, Hathersage, Hope, Litton, Middleton by Youlgrave, Monyash, Over Haddon, Parwich, Peak Forest, Pilsley, Rowsley, Stanton in Peak, Stoney Middleton, Taddington, Thorpe, Tideswell, Tissington, Wardlow, Wensley, Wetton, Winster, and Youlgrave (depending on identified capacity)



with perhaps 125 outside these settlements, agricultural dwellings and change of use or conversion

Economy policies will:

- Support business start-up and development particularly where it creates high skill - high wage jobs in the places shown on the key diagram
- Retain and enhance the role of Bakewell as a market town and centre for agricultural business
- Safeguard employment sites in sustainable locations such as Bakewell, Tideswell and through the Hope Valley, but consider redevelopment of lower quality employment sites in less sustainable locations for other uses including mixed use
- Support agricultural and land management businesses that conserve and enhance the valued characteristics of the landscape
- Support diversification of agriculture and land management businesses;
- Encourage the effective re-use of traditional buildings of merit

Minerals policies will:

- Allow the underground working of fluorspar ore from Watersaw and Milldam Mines whilst resisting proposals for fluorspar working by opencast methods

Accessibility, Travel, and Traffic policies will seek to ensure:

- The line of the Bakewell relief road will not be safeguarded
- Opportunities will be taken to enhance services on the Hope Valley Railway Line, particularly if they demonstrate a lasting decrease in private cars on adjacent roads
- The Matlock to Buxton route will be safeguarded but without accepting the principle of a new or reinstated railway
- The Monsal Trail will be retained

South West Peak

Landscape and Conservation policies will:

- Protect and manage the distinctive historic character of the landscapes
- Seek opportunities to celebrate the diverse landscapes
- Enhance recreation opportunities, woodlands, wildness and diversity of remoter areas

Recreation and Tourism policies will:

- Manage off-road recreation so that legitimate uses and users can enjoy the area without damaging the landscape or other peoples' enjoyment of it
- Support measures to improve visitor access into and around the area

Climate Change policies will:

- Support work to manage floodplain landscapes and enhance biodiversity
- Support work to protect peatland and promote its role as a carbon sink

Homes and Communities policies (in the context of the Development Strategy (DS1)) will be able to support:

- The provision of affordable homes for local need and consolidate services in the following settlements: Butterton, Calton, Flash, Grindon, Kettlethulme, Longnor, Rainow, Waterhouses, and Warslow
- The provision of between 30 and 130 homes in Butterton, Calton, Flash, Grindon, Kettlethulme, Longnor, Rainow, Sheen, Waterhouses and Warslow (depending on identified capacity) with perhaps an additional 30 outside these settlements, agricultural dwellings and change of use or conversion.

Economy policies will:

- Seek to retain an appropriate range of employment sites in sustainable locations such as Longnor and Warslow
- Support agricultural and land management businesses that conserve and enhance the valued characteristics of the landscape
- Support diversification of agriculture and land management businesses
- Encourage the effective re-use of traditional buildings of merit

Minerals policies will:

- No specific outcomes for this area

Accessibility, Travel and Traffic policies will seek to ensure:

- Increasing sustainable access for residents and visitors to key services, facilities and visitor places of interest



2.4 Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) Objectives

- 2.4.1 The list of SA/SEA objectives (Appendix 7) was amended following an updated scoping stage on the Core Strategy. Guidance on SA and SEA issued by the Government and the European Union (EU) respectively ensure that a range of key sustainability topics would be addressed under the broad range of environmental, social and economic themes. The list has been restructured to place the objectives within the context of the National Park purposes. They were also refined to ensure that priorities arising from regional strategies and sustainable community strategies are reflected. On-going debate focussed on the need for objectives to be SMART to aid the appraisal process and to clearly reflect the spatial vision established in the NPMP.

- 2.4.2 The present set of AMR indicators have been derived from the former Structure Plan and Local Plan policies and therefore relate to the objectives stated in the Structure Plan via the policies (see Appendices 3, 4 and 5) and not the SA/SEA objectives. Following the adoption of the LDF Core Strategy, the indicators for the next AMR can now be reviewed and related to the SA/SEA objectives as well as the Core Strategy spatial objectives set out above.

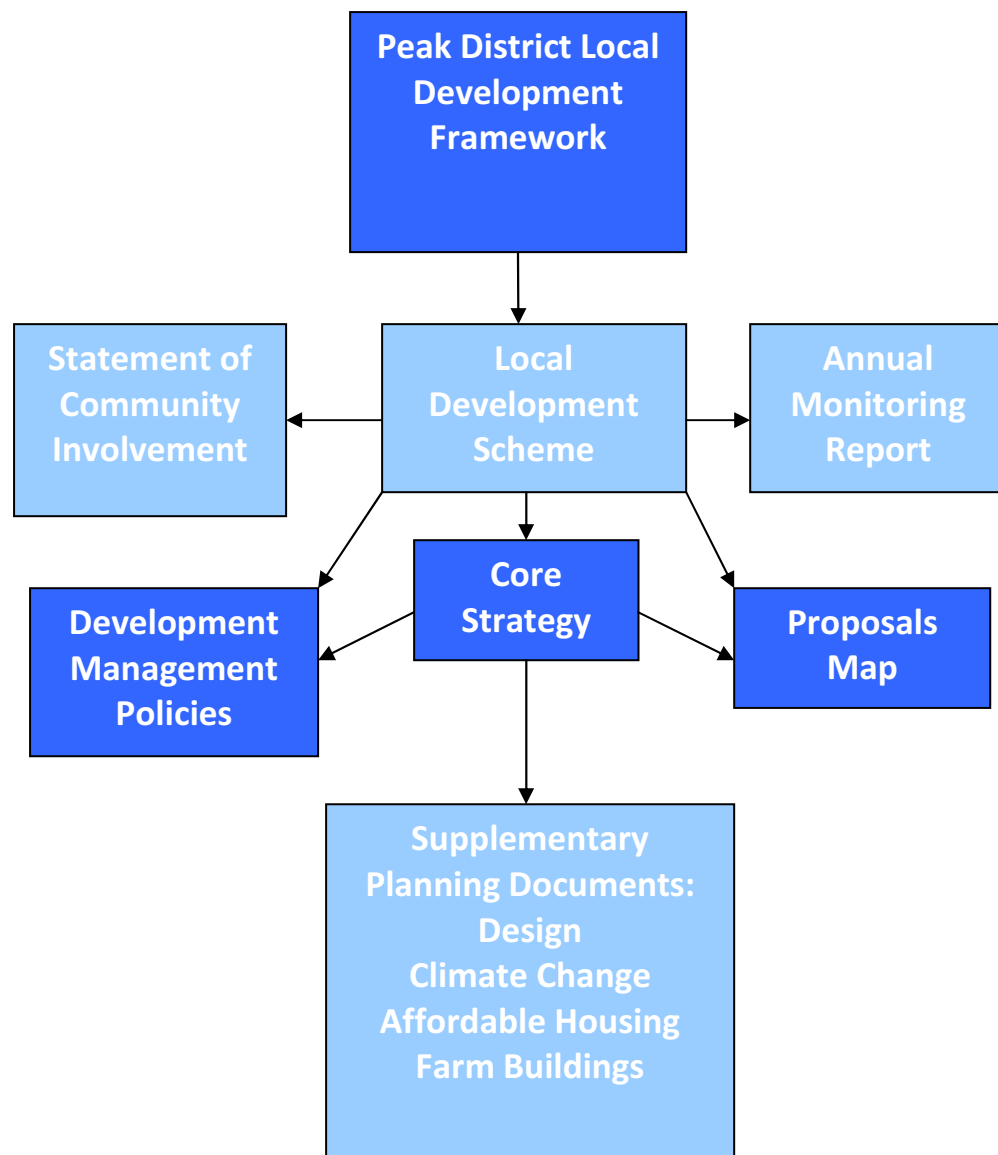
3 Local Development Scheme (LDS)

3.1 Context of the Local Development Framework (LDF)

3.1.1 The LDS sets out the various documents that comprise the LDF. It establishes profiles describing the role of each document and details the timetable for their preparation. The Authority approved a revised LDS in October 2009 to reflect the significant changes to the project plan that took place since the previous version.

3.1.2 Figure 2 details the LDF, and the relationship between Local Development Documents) and Development Plan Documents.

Figure 2: The Peak District National Park LDF



3.2 Local Development Scheme Time Frame

Core Strategy	Development Management Policies and Proposals Map
<ul style="list-style-type: none"> • Submission to Secretary of State December 2010 • Pre-hearing meeting February 2011 • Examination hearings March 2011 • Receive Fact check Report May 2011 • Receive Inspector’s Report June 2011 • Adopt document September 2011 	<ul style="list-style-type: none"> • Pre-production survey & involvement from September 2010 • Consultation on Issues & Preferred Options October – November 2011 (6 weeks) • Consideration of representations and preparation of submission draft November 2011 – June 2012 • Consultation on submission draft June – July 2012 (6 weeks) • Submission to Secretary of State October 2012 • Pre-hearing meeting December 2013 • Examination hearings February 2013 • Receive Fact check report May 2013 • Inspector’s Report June 2013 • Adopt document July 2013

3.2.1 Progress on the Local Development Scheme is as follows:

- SCI – Adopted December 2006. Review to be brought forward during 2011/12.
- Peak District Design Guide Supplementary Planning Document (SPD) – Adopted in February 2007 following a stakeholder workshop and 6 weeks formal consultation in 2006. This document has received a commendation from the East Midlands branch of the Royal Town Planning Institute for ‘Rural Areas and the Natural Environment’.
- Core Strategy – Adopted October 2011
- Development Management policies – Scoping work has now begun, however the overall project plan has fallen behind the anticipated schedule during 2010/11 and into 2011/12, owing to the need to prioritise resources on the Core Strategy. New pressures on progress during 2012 will include the need to also resource work on the emerging supplementary planning document for climate change and sustainable building and to allow time to consider the impact of the National Planning Policy Framework. With these pressures, the Authority now anticipates adoption of the document during 2014. A revised LDS will set out the new proposal.
- Proposals Map – Now tracks production of the Development Management document.
- The LDS shows a commitment to complete the first technical design SPD during 2010, with the second document now being postponed until 2012/13. Priority has since been switched to the preparation of an SPD related to climate change and sustainable building techniques.
- The Climate Change and Sustainable Building SPD updates previous Supplementary Planning Guidance on renewable energy. Work on scoping the content and objectives of this document begun with a stakeholder conference in September 2010. Drafting work was postponed during the examination stages of the Core Strategy to refocus staff

resources during this crucial period, however work has progressed once more and it is hoped to bring a full draft to a Planning Committee early in the spring of 2012 for approval of the document ready for stakeholder consultation.

- The replacement of other existing SPGs covering affordable housing and farm buildings will now follow the current programme of work beyond the next 3-year period.

3.2.2 In March 2009 the adoption of the East Midlands Regional Plan signalled the full replacement of all Structure Plan policy, leaving the local development plan with just those saved policies in the Local Plan.

3.2.3 However since the adoption of the Core Strategy a further batch of policies from the Local Plan have now been replaced. These are set out at Appendix 2 of the Core Strategy. The remainder of the Local plan policies will be replaced through the adoption of the subsequent Development Management Policies DPD.

3.2.4 There may also be instances where there is no clear linkage between Core Strategy and existing Local Plan policy. In these cases, it is still reasonable to refer back to the earlier Structure Plan to explain the policy context and intent of the Local Plan. Any reference to the reasoning and / or policy in the Structure Plan is in order to help explain the interpretation and application of statutory policy to the particular circumstances of the National Park and to the case under consideration. Should there be any conflict between the Local Plan and the Core Strategy, then the Core Strategy will now take precedence.

3.2.5 GOEM has previously indicated that this approach described below is a sensible one that should clarify any potential gaps in the hierarchy of policy intent. This will be helpful in making development control decisions. It will also help to ensure consistency of approach in the application of policy between now and the completion of the Development Management Policies in 2014.

3.2.6 Future AMRs will be restructured to reflect the policies and objectives of the Core Strategy. It will begin to consider delivery at a spatial scale, addressing the 3 broad areas set out above. Moreover, in addition to the normal collection of data it will utilise qualitative descriptions to reflect on the “direction of travel” for Core Policy and the Plan as a whole, as well as recording particular planning cases that have tested the intent of policy. A first review will take place into the achievement of policies upon completion of the Development Management Policies document, anticipated for 2014.

4.0 Policy Monitoring

4.1 Environment & Conservation

Table 1: Core Indicators for Conservation / Environment

Indicator	2010/11	
	Target	Achieved
E1: Number of planning permissions granted contrary to Environment Agency (EA) advice on flooding and water quality grounds	0	0
E2: Change in areas of biodiversity importance <ul style="list-style-type: none"> • Natura 2000 sites • SSSIs • NNRs • ESAs • LNRs 	No net decline	0 102.34 856.14 0 0

Table 2: Local Indicators for Conservation / Environment

Indicator	Structure Plan Objectives	Plan policies	2010/11	
			Target	Achieved
CI6: Percentage of buildings demolished within a Conservation Area where historical details satisfactorily recorded and special features stored or re-used where required	Conservation	LC5		0
CI7: Number of Listed Buildings demolished and percentage where historical details satisfactorily recorded and special features stored or re-used	Conservation	LC7		0
CI8: Net number of agricultural workers dwellings completed (forestry not applicable)	Conservation Housing	LC12, LH3		5
CI11: Number of businesses in the Park registered with the EA to release chemicals into the environment	Conservation	LC21	0	0

4.2 Housing

Table 3: Core Indicators for Housing

Indicator	2010/11	
	Target	Achieved
H3: New and converted dwellings on previously developed land	60%	50%
H4: Net additional pitches (Gypsy and Traveller)		0
H5: Gross affordable housing completions		21

Table 6: Local Indicators for Housing

Indicator	Structure Plan	Plan policies	2010/11
-----------	----------------	---------------	---------

	Objectives		Target	Achieved
HI3: Number of applications granted for removal of local needs occupancy condition	Housing	LH1	0	0
HI4: Proportion of dwellings completed (gross) that do not have a local needs occupancy restriction	Housing	LH1		73.75%
HI5: Number of applications granted to remove agricultural occupancy condition	Housing	LH3	0	0
HI6: Number of lawful certificates for existing use as a dwelling granted	Housing			1

4.3 Shops and Community Services

Indicator description	2010/11	
	Gross	Net
BD4(i): Total amount of completed floorspace for 'town centre uses' – within town centre areas (m ²)		
• A1	118.00	-75.00
• A2	132.00	132.00
• B1(a)	0.00	0.00
• D2	0.00	0.00
BD4(ii): Total amount of completed floorspace for 'town centre uses' – within National Park (m ²)		
• A1	221.70	-159.00
• A2	255.00	255.00
• B1(a)	449.70	366.57
• D2	0.00	-95.50

Table 8: Local Indicators for Shops and Community Services

Indicator	Structure Plan Objectives	Plan policies	2010/11	
			Target	Achieved
SCI1: Number of applications granted for Change of Use from retail (UCO A1)	Shops and community services	LS2		4
SCI2: Change since previous year in percentage of households within target distance of:	Shops and community services	LS4		
• Bank/building society (4km)			0	-2.25%
• GP surgery - all sites (4km)			0	13.45%
• Job Centre (8km)			0	0.0%
• NHS Dentist (4km)			0	-2.36%
• Petrol Station (4km)			0	-12.87%
• Post Office (2km)	0	-2.98%		

<ul style="list-style-type: none"> • Primary School (2km) • Secondary School (4km) • Supermarket (4km) 			0	-1.11%
			0	-0.6%
			0	-1.51%

2010 data used as discrepancies with 2011 data from CRC.

4.4 Economy

Table 9: Core Indicators for the Economy

Indicator description	2010/11 Target	2010/11	
		Gross	Net
BD1: Total amount of additional employment floorspace (m ²):			
<ul style="list-style-type: none"> • B1(a) • B1(b) • B1(c) • B2 • B8 		449.70	366.57
		0.00	0.00
		330.35	330.35
		0.00	0.00
		976.60	718.60

Table 10: Local Indicators for the Economy

Indicator	Structure Plan Objectives	Plan policies	2010/11	
			Target	Achieved
E11: Number of applications granted for permanent Change of Use to B1	Economy	LE2		3
E13: Amount of employment land lost to retail (ha)	Economy	LE5		0

4.5 Recreation & Tourism

Table 11: Local indicators for Recreation and Tourism

Indicator	Structure Plan Objectives	Plan policies	2010/11	
			Target	Achieved
RT11: Number of holiday homes completed (gross)	Recreation and tourism	LR6		21
RT12: Number of applications granted for removal of holiday occupancy condition	Recreation and tourism	LR6		1

4.6 Minerals

Table 14: Core indicators for Minerals²

Indicator description	2010

	Target	Achieved
M1: Production of primary land won aggregates (million tonnes): <ul style="list-style-type: none"> Crushed rock Sand and gravel 		1,690,412

Table 15: Local Indicators for Minerals

Indicator	Structure Plan Objectives	Plan policies	2010/11	
			Target	Achieved
M12: Number of permissions granted for extraction by type	Minerals	LM8		1

4.7 Transport

Table 18: Local indicators for Transport

Indicator	Structure Plan Objectives	Plan policies	2010/11	
			Target	Achieved
T11: Traffic flow volume and vehicle type along different road classification types	Transport	LT1, LT2	Average increase of 2% per annum	Annual average daily traffic flows 2010 Cross Park routes 8271 Recreational roads 3311 Other A roads 5856

4.7 Bakewell

Indicator	Structure Plan Objectives	Plan policies	2010/11	
			Target	Achieved
BI1: Number of completions of buildings for UCO A1, A2 or A3 and proportion within the Central Shopping area	Shops and community services	LB9		4
BI2: Number of completions of buildings for community, sports or arts facilities and percentage within the town centre	Shops and community services	LB11		0

5. Improvements to the Annual Monitoring Report

This AMR represents the last in the current series of reports written under the terms of the LDF regulations, stemming back to 2004. With the commitment of the new Government to free up monitoring and give greater flexibility for local choices to be made regarding how to approach this work under a general 'duty to monitor', the Authority will be taking the opportunity to look at ways to improve monitoring systems and refresh the indicators with a view to reflecting the policies of the LDF Core Strategy.

Over the past few years several indicators have consistently had no monitoring system devised and as such have not produced any data. These indicators are shown at Appendix ??? and will be reconsidered during a review of the AMR to be undertaken during 2012 in readiness for reporting on the 2011/12 period. This review will cover various aspects of data quality including the following issues:

- Accuracy and reliability
- Completeness
- Up to date status
- Relevance
- Consistency across data sources
- Appropriate presentation
- Accessibility

Therefore for the purposes of this report it has been decided rather than describe the data set as having 'no monitoring system in place' with a zero entry these matters will not be reported against and are simply listed in the Appendix as areas to be reviewed. This report therefore focuses on those areas for which data is available.

6 Other applications raising issues for policy review

6.1 Applications granted contrary to policy

Table 20: Applications granted contrary to policy

Application number	Application description	Policies involved	Comments
NP/DDD/0810/0838, P5690	FULL APPLICATION - REPLACEMENT DWELLING, HIGH MEADOWS, OVER LANE, BASLOW	Local Plan policy LH5	Replacement dwelling significantly larger than existing so contrary to LH5. However significant design and landscaping benefits therefore allowed

6.2 Other applications that have raised significant policy issues

NB: All of the issues raised will be reviewed during production of the LDDs.

Table 21: Applications that have raised significant policy issues

Application number	Application description	Policies involved	Decision	Effect on policy
NP/DDD/0310/0263, P7868	CONVERSION AND EXTENSION OF EXISTING BARN TO FORM DWELLING, PROPOSED DEMOLITION OF EXISTING LEAN-TO STRUCTURE AT TOWN END FARM, MAIN STREET, CHELMORTON	East Midlands Regional Plan 1,2,8.15.26 Local Plan policy LC8	Grant	Raised issue as to whether this retrospective proposal was a rebuild or a conversion and whether it represented genuine enhancement.
NP/HPK/0310/0291, P11014	CHANGE OF USE OF PREVIOUSLY APPROVED ANCILLARY ACCOMMODATION TO FORM MIXED USE OF ANCILLARY ACCOMMODATION AND B1 BUSINESS USE, PEEP O DAY FARM, CHINLEY	Local Plan policy LE2	Grant	Business development in the open countryside of a scale beyond homeworking but with some enhancement. Raised issue of the scale of activity appropriate in open countryside
NP/DDD/0208/0148,P.8536	ERECTION OF DWELLING, COAL AND HAULAGE DEPOT, MOORLANDS LANE, FROGGATT	Former Structure Plan policy HC1(c)	Refuse	Justification for an open market dwelling on enhancement grounds not accepted on the grounds lawful use of site as coal yard not proven
NP/DDD/0610/0545	CONVERSION OF REDUNDANT AGRICULTURAL BUILDING TO HOLIDAY LET USE, BARN ON HARDINGS LANE, HARTINGTON	Local Plan policy LC4	Grant	Raised finely balanced issues as to whether this had any significant landscape impact in the open countryside

NP/SM/0710/0664	SITING OF STATIC CARAVAN FOR HOLIDAY RENTAL, RED LION INN, WATERFALL, WATERHOUSES	Local plan policies LR1 & LS4	Grant	Temporary permission for a year as a minor policy exception to presumption against static caravans (LR1) in order to help viability of a community facility (pub)
NP/DDD/0503/268	SECTION 73 APPLICATION - VARIATION OF CONDITION 2 ATTACHED TO APP CODE NO. NP/DDD/0503/268 (RELATING TO CONVERSION OF BARN TO HOLIDAY ACCOMMODATION AT LANE END FARM), TO ALLOW FIRST FLOOR OF BARN 1 TO BE USED AS A PERMANENT LOCAL NEEDS DWELLING	Local Plan policies LH1 & LH2	Refused	Unlawful residence not considered to count towards consideration of the requirement for 10 years residency criteria in LH2
NP/DDD/1010/1106	FULL APPLICATION – DEVELOPMENT AND CONSTRUCTION OF NEW, PART TWO STOREY MEDICAL CENTRE WITH NEW ACCESS DRIVE AND ANCILLARY CAR PARKING, ON LAND ADJACENT TO BOWLING GREEN, COCK HILL, (A619) BASLOW	Local Plan policies LC2, LC3 & LS4	Grant	Site not within the settlement although close to the edge, which is technically contrary to LC3. Allowed on the basis there were no alternative sites for this important community facility.
NP/DDD/0910/0985, P.1237	FULL APPLICATION - DEMOLITION OF 12 SHELTERED FLATS AND ONE HOUSE AND THE ERECTION OF TEN AFFORDABLE FLATS, MOUNT PLEASANT COURT, GRINDLEFORD	Local Plan policies LC4 & 5	Refused	Despite justified need for housing development of this scale, it was considered overdevelopment detrimental to neighbouring amenities
NP/CEC/1010/1099, P1338	FULL APPLICATION – CHANGE OF USE OF EXISTING PUBLIC HOUSE TO DWELLING, WITH EXISTING CAR PARK CONVERTED TO DOMESTIC GARDEN AND EXISTING ACCESS CLOSED, CRAG INN, WILDBOARCLOUGH	Local Plan policy LS4	Refused	Loss of a community facility resisted on the basis of inadequate effort to market the sale of the pub and doubt regarding the claims that it is unviable
NP/DDD/1210/1224 P4221	FULL APPLICATION – DEVELOPMENT OF TWO EARTH SHELTERED DWELLINGS AT THE CHASE/THE CROFT, COLDWELL END, YOULGREAVE	Local Plan policies LH1,2 & LC4	Refused	No justification on local needs housing grounds nor on the basis of enhancement despite partial burying of the dwellings in the hillside

<p>NP/DDD/0810/0856, P10368</p>	<p>REPLACEMENT HOUSE AND GARAGE, DEMOLITION OF THORN COTTAGE AND GARAGE, NEW DRIVEWAY AND ENTRANCE ON PART OF PADDOCK AT THORN COTTAGE, FROGGATT LANE, FROGGATT (NP/DDD/0810/0856, P10368,</p>	<p>Local plan policy LH5</p>	<p>Refused</p>	<p>Replacement dwelling refused on the basis of increased scale (approx. 35% increase in floor space including detached garage). Siting of garage and encroachment into agricultural land. Members considered 35% increase was too much in this case bearing in mind siting and location</p>
--	---	------------------------------	----------------	--

6. Appendices

6.1 GLOSSARY OF TERMS

Annual Monitoring Report (AMR): Annual report monitoring the implementation of the LDS and the extent to which policies in the LDDs are being achieved.

Core Strategy: Sets out the long-term spatial vision for the local planning authority area, and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.

Countryside and Rights of Way Act (CRoW): Provided the right to roam for the public on specific areas of land.

Development Control (DC): Department within the Planning Authority that processes planning applications. This department was renamed as 'Planning Services' in the Peak District National Park Authority during 2007.

Development Plan: As set out in the Planning and Compulsory Purchase Act 2004, the Authority's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within the Local Development Framework.

Development Plan Documents (DPDs): Spatial planning documents that are subject to independent examination, which, with the East Midlands Regional Spatial Strategy, will form the development plan for a local authority area. They can include a Core Strategy, Development Control Policies, and Site-Specific allocations; they will all be shown geographically on an adopted proposals map. Individual Development Plan Documents or parts of a document can be reviewed independently from others. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme.

Dwelling: An accommodation unit where all rooms are behind a door that is inaccessible to others and has no restrictions on occupancy (other than for local needs).

Government Office for the East Midlands (GOEM): The former regional focus of central government in the East Midlands, including town and country planning work on behalf of the Secretary of State for Communities and Local Government.

Household: A single person or group of people who live together at the same address with common housekeeping (2001 Census of Population).

Household Space: Accommodation available for an individual household.

Holiday Homes: The PDNPA's definition of a holiday home is a development with permission for a maximum occupation of 28 days per year by any one person. The definition of a holiday home in the 2001 Census was any dwelling rented out for holidays.

Local Biodiversity Action Plan (LBAP): A plan for wildlife conservation priorities in the area.

Local Development Document (LDD): The collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Framework (LDF): The name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.

Local Development Scheme (LDS): Sets out the programme for preparing LDDs.

Local Plan: Current set of policies that seek to guide development within the Park, providing the finer detail underneath the over arching policies within the Structure Plan.

Local Planning Authority (LPA): The Authority responsible for Land Use Planning in the area.

National Park Authority (NPA): The Authority responsible for land use planning and management within a National Park.

National Park Management Plan (NPMP): The Plan seeks to guide the management of the National Park in a way which will help to achieve its statutory purposes and duty.

Peak District National Park (PDNP): Area of land designated as a National Park under the National Parks and Access to the Countryside Act (1949).

Peak District National Park Authority (PDNPA): The Authority responsible for planning in, and management of, the Peak District National Park.

Planning Advisory Service (PAS): Part of the Improvement and Development Agency for local government. Its aim is to provide advice to local authorities on tackling local planning issues.

Planning Policy Statements (PPS): Statutory guidance issued by the Government under the Planning and Compulsory Purchase Act (2000).

Regional Spatial Strategy (RSS): Sets out the region's policies in relation to the development and use of land, and forms part of the Development Plan for LPAs. The whole of the National Park is included in the RSS for the East Midlands (RSS8).

Saved Policies or Plans: Existing adopted development plans saved for 3 years from the date of commencement of the Planning and Compulsory Purchase Act in September 2004 and by further agreement from GOEM until replaced by the LDF.

Site of Special Scientific Interest: Conservation designation for the country's very best wildlife and geological sites.

Statement of Community Involvement (SCI): Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of LDDs and development control decisions. The Statement is not a DPD but is subject to independent examination.

Strategic Environmental Assessment (SEA): A generic term used to describe formal environmental assessment of policies, plans and programmes, as required by the European 'SEA Directive' (2001/42/EC).

Structure Plan (SP): The present set of over arching policies for development within the Park.

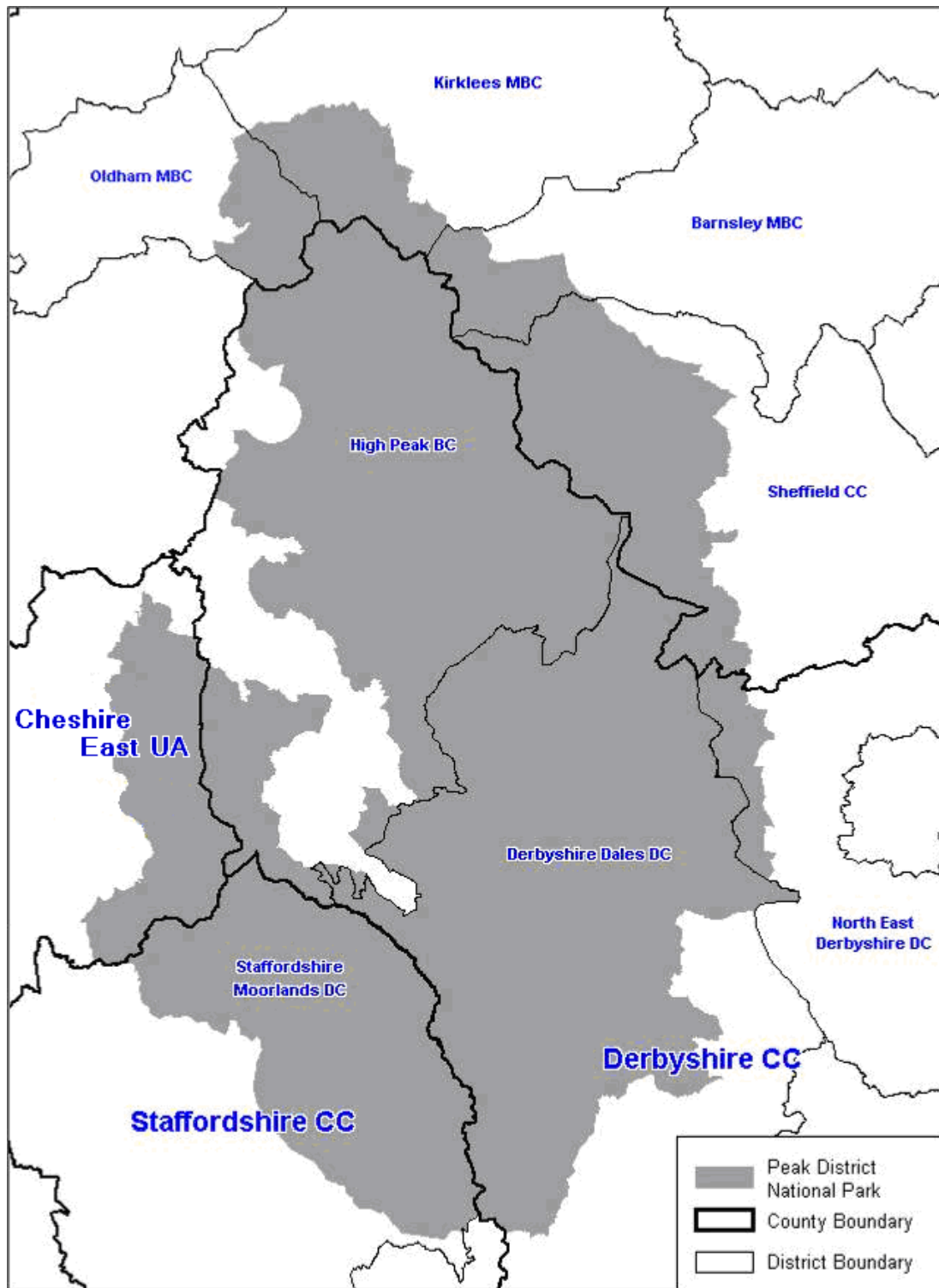
Supplementary Planning Guidance (SPG): Provides supplementary information for the policies in DPDs. It is not subject to independent examination and is not part of the Development Plan

Sustainability Appraisal (SA): Tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. social, environmental, and economic factors); required in the Planning and Compulsory Purchase Act 2004 to be undertaken for all LDDs.

Sustainable Community Strategy: Document required alongside the LDF to show how the social, environmental and economic well being of the area is to be improved. GOEM has agreed that the NPMP is the equivalent for the purposes of developing the Core Strategy.

Use Class Order (UCO): Classification of land use as defined by the Town and Country Planning (Uses Classes) Order 1987 and amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order, 2005.

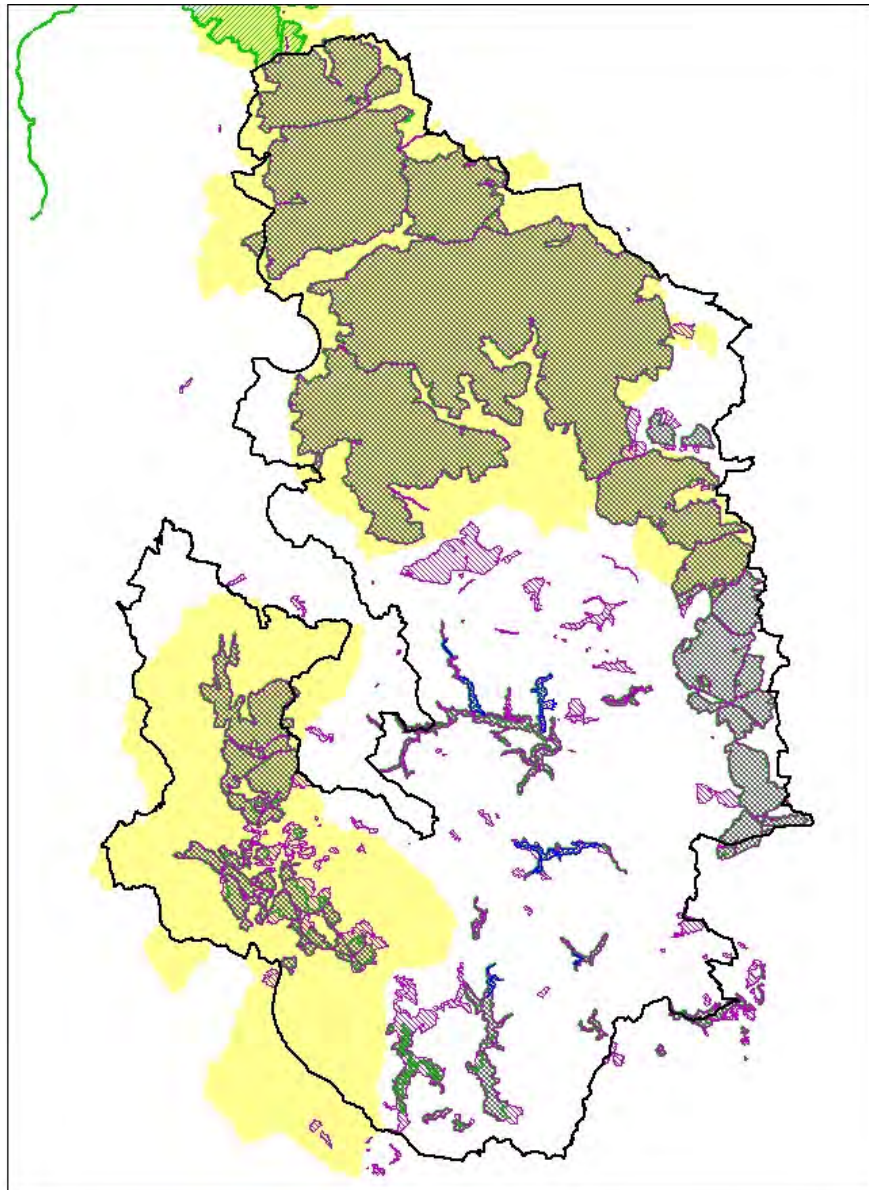
6.2 NATIONAL PARK BOUNDARY AND ITS CONSTITUENT AUTHORITIES



Scale 1:270000

This map is reproduced from Ordnance Survey material with the permission of Controller of HMSO. Crown Copyright. All rights reserved. Peak District National Park Authority. Licence No. LA 100005734. 2005

6.3 NATURE CONSERVATION DESIGNATIONS COVERING THE PEAK DISTRICT



This map is reproduced from Ordnance Survey material with the permission of Controller of HMSO. Crown Copyright. All rights reserved. © Crown Copyright and database rights 2012. 100005734

6.3 CONTEXTUAL INDICATORS

1) Cultural heritage within the Peak District National Park

	2004/05	2005/06	2006/07	2007/08	2008/09
Total number of listed buildings	2899	2899	2899	2899	2902
Number of listed buildings at risk	211	205	205	205	174
Number of Scheduled Ancient Monuments	457	457	457	457	457

Source: PDNPA in-house records

2) Distribution of National Park residents and geographical area per constituent authority

Constituent Authority	Percentage of Residents	Percentage of land
Barnsley	0.3	2.2
Oldham	0.3	2.2
North East Derbyshire	0.4	1.7
Kirklees	0.6	3.2
Sheffield	2.6	9.8
Macclesfield	3.4	6.1
Staffordshire Moorlands	10.3	14.3
High Peak	17.4	28.7
Derbyshire Dales	64.8	31.9

Source: Experimental mid-year estimates for National Parks 2007, Office for National Statistics, Crown Copyright.^{xiv}

3) Resident population profile

	Peak District National Park	East Midlands	England
People per hectare	0.3	2.7	3.8
Non white British residents	2.1%	13%	8.7%
Residents with a limiting long-term illness	17.3%	17.9%	18.4%

Source: 2001 Census, Key statistics for Local Authorities, Office for National Statistics, Crown Copyright

Age	Population mid year estimate 2001	Population mid year estimate 2007	Change since 2001
0 – 14 yrs	6,312	5,921	-6%
15 – 24 yrs	3,285	3,702	13%
25 – 44 yrs	9,063	8,143	-10%
45 - 64 yrs	11,868	12,508	5%
65+ yrs	7,356	8,135	11%
Total	37,884	38,409	1%

Source: Experimental mid-year estimates for National Parks, Office for National Statistics, Crown Copyright.³

³ The mid-year estimates for National Parks are not classified as National Statistics. They are consistent with the published mid-year estimates for local authorities but do not meet the same quality standards.

Claimant Unemployment Rate (October)	2004	2005	2006	2007	2008
Peak District (Selected Wards)	0.6	0.6	0.8	0.6	0.7
Peak District (All Wards)	0.7	0.6	0.8	0.6	0.7
England	2.1	2.3	2.5	2.1	2.5

Source: NOMIS monthly Claimant unemployment statistics

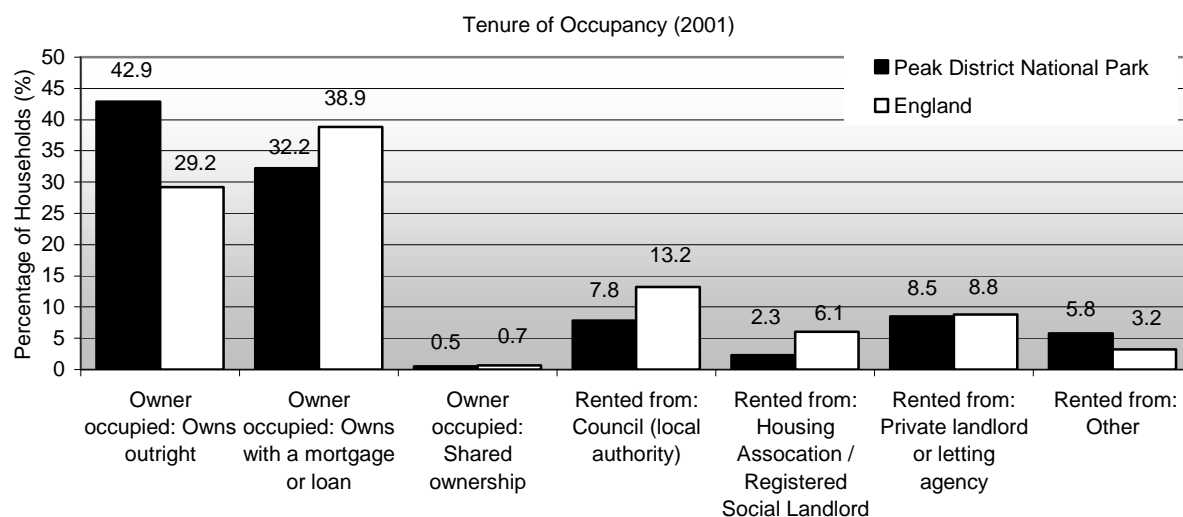
4) Household characteristics

	Peak District National Park	England
Number of people per household	2.34	2.36
Number of rooms per household	6.1	5.3
Households without access to a car/van	13.5%	26.8%

Source: 2001 Census, Key statistics for Local Authorities, Office for National Statistics, Crown Copyright

Types of household (%)	Peak District National Park	England
One person: Pensioner	16.2	14.4
One person: Other	11.2	15.7
One family: All pensioners	11.4	8.9
One family: Couple: No children	22.3	17.8
One family: Couple: With children (dependant or non-dependant)	28.7	27.1
One family: Lone parent: With children (dependant or non-dependant)	5.8	9.5
Other	4.4	6.7

Source: 2001 Census, Key statistics for Local Authorities, Office for National Statistics, Crown Copyright



Source: 2001 Census, Key statistics for Local Authorities, Office for National Statistics, Crown Copyright

5) Economic profile (2007)⁴

⁴ Data does not fit the National Park boundary. Ward definition used. Figures for jobs rounded to the nearest 100 and so may not sum due to rounding

Businesses by Industrial Classification	Businesses		Jobs	
	Number	Percent	Number	Percent
D: Manufacturing	202	8	3,000	19
F: Construction	221	9	600	4
G: Wholesale & retail trade; repair of motor vehicles, motorcycles and personal and household goods	460	18	2,400	15
H: Hotels & restaurants	281	11	2,700	17
I: Transport, storage & communication	190	7	800	5
K: Real estate, renting & business activities	733	29	1,700	11
M: Education	82	3	1,400	9
N: Health and social work	118	5	1,600	10
O: Other community, social, personal services	169	7	900	6
P: Private households with employed persons	0	0	0	0
Q: Extra-territorial organisation & bodies	0	0	0	0
Other categories	79	3	700	5
Total	2,535		15,200	
Full-time jobs			9,900	65

Source: Annual Business Inquiry, 2007

6) Quarry profile (2010/11)

	Area (ha)	Number of sites
Active Quarries	3,343.3	46
Dormant Quarries	107.5	5

Source: PDNPA in-house records

6.4 PREVIOUS STRUCTURE PLAN OBJECTIVES

General Strategic Objectives:

- a) To control the use and development of land and buildings to achieve the Board's two statutory duties:
 - i. Conservation and enhancement
 - ii. Provision for public enjoymentAnd to have regard to local needs.
- b) To give effect to the primacy of the Development Plan among matters to be considered in future development control decisions, in accordance with the Planning Acts

Conservation Objectives:

- a) To conserve and enhance natural qualities (for example landscape, wildlife and geological features) and particularly to safeguard those areas which have the wildest character.
- b) To conserve and enhance the traditional, historic and cultural qualities which make up its distinctive character (for example historic buildings, the character of the villages, archaeological sites and landscape features such as dry-stone wall field boundaries).

Housing Objectives:

To ensure an adequate supply of housing, shops and services to meet the essential needs of local residents, communities, and businesses while conserving and enhancing the valued characteristics of the Park.

Shops and Community Services Objectives:

There are no Objectives for Shops and Community Services stated in the Structure Plan. However, the Economy Objectives will in part be related to this area.

Economy Objectives:

To maintain economically viable and socially balanced village and farming communities in order to sustain the well-being of agriculture; to encourage the development of a local forestry industry; and to provide for a wider and more varied employment base.

Recreation and Tourism Objectives:

- a) To provide for visitors and local people seeking quiet enjoyment of the valued characteristics of the Park
- b) To achieve a more even spread of visits over the year
- c) To increase the number of visitors who stay one night or more
- d) To maximise local social and economic benefits subject to the conservation priority.

Minerals and Waste Objectives:

To provide comprehensive land use policies which provide a framework for dealing with applications for mineral working or waste disposal and related matters so as to conserve and enhance the valued characteristics of the National Park.

Transport Objectives:

- a) To manage the demands for transport in and across the Park
- b) To seek to alleviate the problems caused by traffic, so as to protect and enhance the valued characteristics of the Park
- c) To support the provision of public transport between the towns, villages and recreational areas of the Park and from the urban areas around the Park
- d) To improve conditions for non-motorised transport and for those transport users with mobility difficulties.

6.5 PREVIOUS STRUCTURE PLAN POLICIES

General Strategic Policies

- GS1: Development within the Peak National Park
- GS2: Development in Bakewell

Conservation Policies

- C1: The Natural Zone
- C2: Development in Countryside Outside the Natural Zone
- C3: Development in Towns and Villages
- C4: Conservation areas
- C5: Agricultural Landscapes
- C6: Agricultural and Forestry Development
- C7: Farm Diversification
- C8: Evaluating sites and Features of Special Importance
- C9: Listed Buildings and other Buildings of Historic or Vernacular Merit
- C10: Sites of Historic, archaeological or Cultural Importance
- C11: Sites of Wildlife, Geological or Geomorphic Importance
- C12: Important Parks and Gardens
- C13: Trees, Woodlands and other Landscape features
- C14: Enhancement and Improvement
- C15: Pollution and Disturbance
- C16: Unstable or Contaminated Land
- C17: Energy

Housing

- HC1: Provision for Housing to Meet the Needs of the Park and its People
- HC2: Affordable Housing for Local Needs
- HC3: Distribution of Affordable Housing for Local Needs
- HC4: Residential Caravans and Mobile Homes

Shops and Community Services

No Structure Plan Policies saved

Economic Policies

- E1: Economic Development
- E3: Home Working
- E4: Safeguarding Industrial/Business Land and Buildings

Recreation and Tourism Policies

- RT1: Recreation and Tourism Development
- RT3: Tourist Accommodation
- RT4: Camping and Caravans
- RT5: Mobile Vendors

Minerals and Waste Disposal Policies

- M1: No Land allocation for New Workings or Extensions
- M2: Rigorous Examination and Strict Control of all Proposals
- M3: Major Development Proposals
- M5: Other Development Proposals
- M6: Safeguarding Known Mineral Resources
- M8: Oil or Gas Operations

Transport Policies

- T1: Reconciling Transport Demands with National Park Objectives
- T8: Traffic Management and Parking
- T9: Design Criteria for Transport Infrastructure

T2: The Road Hierarchy
 T3: Cross-Park Traffic
 T5: Public Transport
 T7: Freight Transport, Haulage Depots and Lorry Parks

T10: Cyclists, Horse Riders and Pedestrians
 T12: Pipelines, conveyors and Overhead Lines
 T13: Air Transport

6.6 SAVED LOCAL PLAN POLICIES

Conservation

LC1: Conserving and managing the Natural Zone	LC16: Archaeological sites and features
LC2: Designated Local Plan Settlements	LC17: Sites, features or species of wildlife, geological or geomorphologic importance
LC3: Local Plan Settlement limits	LC18: Safeguarding, recording & enhancing nature conservation interests when development is acceptable
LC4: Design, layout and landscaping	LC19: Assessing the nature conservation importance of sites not subject to statutory designation
LC5: Conservation Areas	LC20: Protecting trees, woodlands or other landscape features put at risk by development
LC6: Listed Buildings	LC21: Pollution and disturbance
LC7: Demolition of Listed Buildings	LC22: Surface water run-off
LC8: Conversion of buildings of historic or vernacular merit	LC23: Flood risk areas
LC9: Important parks and gardens	LC24: Contaminated land
LC10: Shop fronts	LC25: Unstable land
LC11: Outdoor advertising	
LC12: Agricultural or forestry workers' dwellings	
LC13: Agricultural or forestry operational development	
LC14: Farm diversification	
LC15: Historic and cultural heritage sites and features	

Housing

LH1: Meeting local needs for affordable housing	LH5: Replacement dwellings
LH2: Definition of people with a local qualification	LH6: Conversion of outbuildings within the curtilages of existing dwellings to ancillary residential uses
LH3: Replacement of agricultural occupancy conditions	LH7: Gypsy caravan sites
LH4: Extensions and alterations to dwellings	

Shops, Services and Community Facilities

LS1: Retailing and services in Local Plan Settlements	LS4: Community facilities
LS2: Change of use from a shop to any other use	LS5: Safeguarding sites for community facilities
LS3: Retail development outside Local Plan Settlements	

Economy

LE1: Employment sites in the Hope Valley	LE4: Industrial and business expansion
LE2: Exceptional permission for Class B1 employment uses	LE5: Retail uses in industrial and business areas
LE3: Home working	LE6: Design, layout and neighbourliness of employment sites, including haulage depots

Recreation and Tourism

LR1:	Recreation and tourism development	LR6:	Holiday occupancy of self-catering accommodation
LR2:	Community recreation sites and facilities	LR7:	Facilities for keeping and riding horses
LR3:	Touring camping and caravan sites		
LR4:	Holiday chalet developments		
LR5:	Holiday occupancy of camping and caravan sites		

Utilities

LU1:	Development that requires new or upgraded utility service infrastructure	LU4:	Renewable energy generation
LU2:	New and upgraded utility services	LU5:	Telecommunications infrastructure
LU3:	Development close to utility installations	LU6:	Restoration of utility infrastructure sites

Minerals

LM1:	Assessing and minimising the environmental impact of mineral activity	LM8:	Small scale calcite workings
LM2:	Reclamation of mineral sites to an appropriate after-use	LM9:	Ancillary mineral development
LM7:	Limestone removal from opencast vein mineral sites	LM10:	Producing secondary and recycled materials

Waste Management

LW2:	Assessing and minimising the environmental impact of waste management facilities	LW7:	Disposal of waste from construction or restoration projects
LW3:	Reclamation of waste disposal sites to an acceptable after-use	LW8:	Disposal of domestic, commercial, industrial & other non-inert waste by landfill at new sites
LW4:	Household waste recycling centres	LW9:	Disposal of inert, domestic, commercial, industrial & other non-inert waste by land raising
LW5:	Recycling of construction and demolition waste		
LW6:	Waste transfer stations and waste processing facilities		

Transport

LT1:	Implementing the road hierarchy: the main vehicular network	LT12:	Park and ride
LT2:	Implementing the road hierarchy: very minor roads	LT13:	Traffic restraint measures
LT3:	Cross-Park traffic: road and rail	LT14:	Parking strategy and parking charges
LT4:	Safeguarding land for new road schemes	LT15:	Proposals for car parks
LT5:	Public transport: route enhancement	LT16:	Coach parking
LT6:	Railway construction	LT17:	Cycle parking
LT7:	Public transport and the pattern of development	LT18:	Design criteria for transport infrastructure
LT8:	Public transport from Baslow to Bakewell and Chatsworth	LT19:	Mitigation of wildlife severance effects
LT9:	Freight transport and lorry parking	LT20:	Public rights of way
LT10:	Private non-residential (PNR) parking	LT21:	Provision for cyclists, horse riders and pedestrians
		LT22:	Access to sites and buildings for people with a mobility difficulty
		LT23:	Air transport

LT11: Residential parking

Bakewell

LB1: Bakewell's Development Boundary	LB7: Redevelopment at Lumford Mill
LB2: Important Open Spaces in Bakewell	LB8: Non-conforming uses in Bakewell
LB3: Traffic management in Bakewell	LB9: Shopping in Bakewell
LB4: Car, coach and lorry parking in Bakewell	LB10: Bakewell Stall market
LB5: Public transport in Bakewell	LB11: Community, sports and arts facilities in Bakewell
LB6: Sites for general industry or business development in Bakewell	

6.7 SA/SEA Objectives

1.To protect, maintain & enhance the landscape & townscape of the NP

- a) To conserve & enhance landscapes including moorland, edge, valley, woodland, grassland & their history.
- b) To protect, enhance & manage the character & appearance of the townscape, maintaining & strengthening local distinctiveness and sense of place.
- c) To protect open spaces within settlements.

2.To protect, enhance & improve biodiversity, flora & fauna & geological interests

- a) To conserve & enhance designated nature conservation sites & vulnerable habitats & species.
- b) To protect geology & geomorphology.

3.To preserve, protect & enhance the NP's historic & cultural environment

- a) To preserve & enhance sites, features, areas & settings of archaeological, historical & cultural heritage importance.

4.To protect & improve air, water & soil quality & minimise noise & light pollution

- a) To reduce air pollution.
- b) To maintain & improve water quality & supply.
- c) To maintain & improve soil quality.
- d) To preserve remoteness and tranquillity.

5.To minimise the consumption of natural resources

- a) To safeguard mineral reserves for future generations & promote the reuse of secondary materials.
- b) To reduce waste generation & disposal & increase recycling.
- c) To reduce water consumption.

6.To develop a managed response of climate change

- a) To reduce greenhouse gas emissions.
- b) To conserve & enhance carbon sinks within the Park.
- c) To promote the use of renewable energy exploring innovative techniques.
- d) To achieve efficient energy use.
- e) To ensure development is not at risk of flooding & will not increase flooding elsewhere.

7.To achieve & promote sustainable land use & built development

- a) To maximise the use of previously developed land & buildings.
- b) To consider sustainable construction in the design of development.
- c) Spatial development to be focused in settlements.

8.Increase understanding of the special qualities of the NP by target groups, young people (14-20 years); people from disadvantaged areas, with disabilities & from ethnic minority backgrounds

- a) Increase learning opportunities, information and interpretation.

9.To promote access for all

- a) Increase use of the National Park by under represented groups from surrounding urban areas.
- b) Manage the range of recreational activities so that all types of users can enjoy the Park & its special qualities.

10.Promote good governance

- a) To improve opportunities for participation in local action & decision making.
- b) Raise partners awareness of National Park purposes.

11.To help meet local need for housing

- a) To provide affordable /social housing which meets identified local need both in terms of quantity & type.

- b) To ensure housing in the National Park is appropriate in terms of quality, safety and security.
- c) To ensure that new housing is located appropriately in terms of employment & services.

12. Encourage better access to a range of local centres, services and amenities

- a) To improve access to & retention of schools, shops, post offices, pubs and GPs in order to support local need
- b) To improve access to & retention of countryside, parks, open space & formal leisure & recreation facilities
- c) To increase opportunities for skills development & access to education & training

13. Promote a healthy Park wide economy

- a) To encourage a viable & diversified farming & forestry industry
- b) To increase & improve jobs related to NP purposes including tourism
- c) To encourage business growth

14. To reduce road traffic (especially private cars & freight), traffic congestion & improve safety, health & air quality by reducing the need to travel, especially by car

- a) To promote the provision of public transport
- b) To increase opportunities for walking and cycling
- c) To reduce levels of traffic congestion