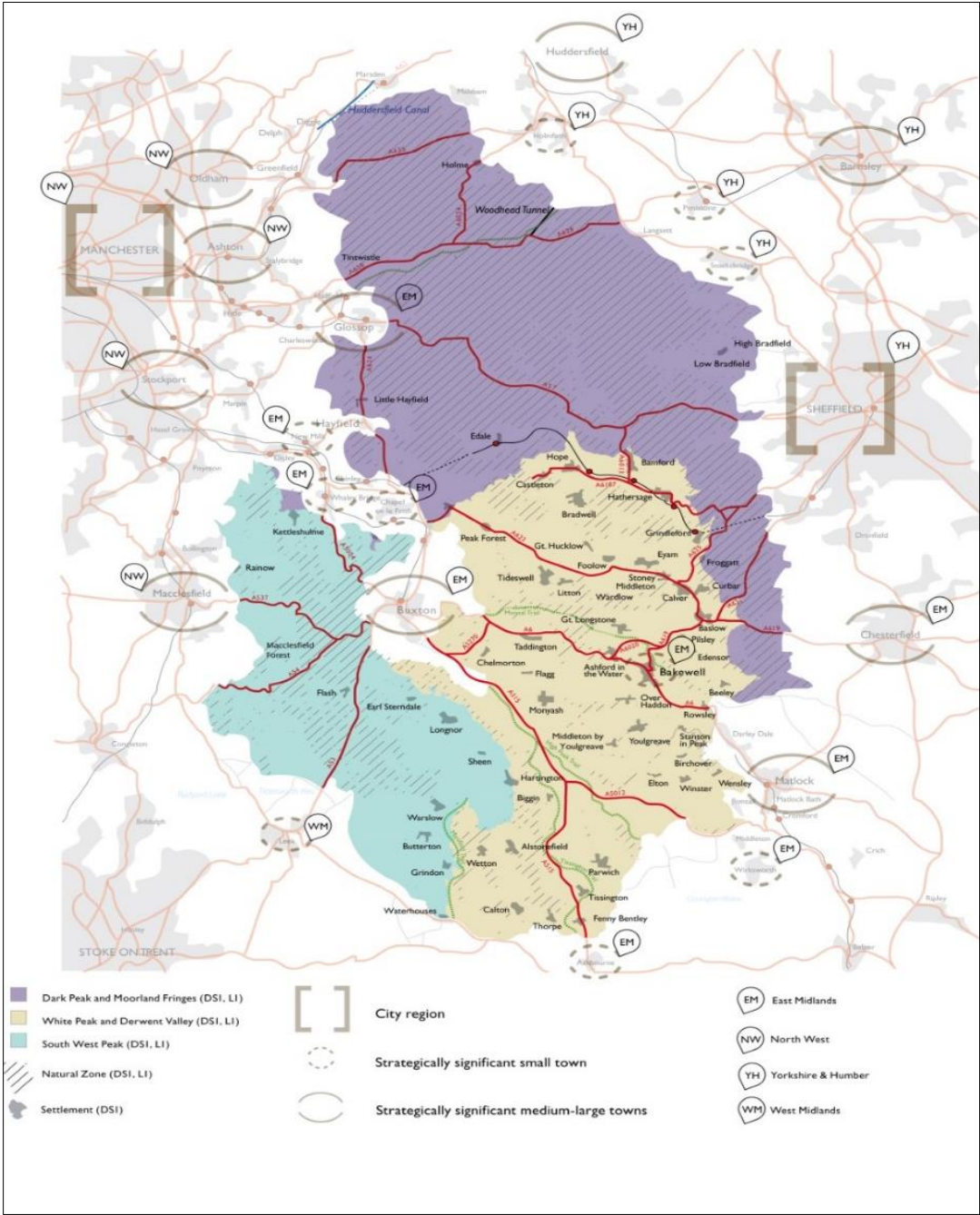


Local Plan Review Topic Paper

Spatial Strategy



April 2021

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Introduction

This topic paper has been prepared to inform the review of the Peak District National Park Local Plan. Its focus is the spatial strategy.

Its purpose is to:

- assess the performance of existing policy
- examine the latest research, guidance and evidence that will impact on new policy
- highlight gaps in knowledge and generate areas of further research

Other topic papers in this series cover:

- Climate Change and Sustainable Buildings
- Economy
- Health and Well-being
- Heritage and Built Conservation
- Housing
- Landscape, Biodiversity and Nature Recovery
- Minerals (pending)
- Recreation and Tourism
- Shops and Community Facilities
- Sustainable Transport and Infrastructure
- Utilities

Summary

A spatial strategy explains what development can happen in different parts of a planning area. It helps planners, communities, politicians, and planning applicants understand whether development is likely to be acceptable in the National Park.

The spatial strategy for the Peak District National Park:

- protects the wildest and least developed areas (the Natural Zone) from development
- enables landowners and businesses to manage the landscape in ways that respect valued landscape character, biodiversity and cultural heritage
- directs most new-build development to 63 main settlements so that the communities remain vibrant and thriving.

In the local plan review we need to consider new challenges: mitigating climate change, encouraging nature recovery and increased visitor numbers.

We need to respond to a declining population with fewer school-age and working-age people. But we need to do this in ways that don't harm valued landscape and village environments.

We need to identify where there is scope for development and we need to identify and protect those areas where there is the greatest opportunity for nature recovery.

Part 1: Context

1.1 National Park context

1.1.1 The context for the spatial strategy is the national park status as a protected landscape for all to enjoy. This is enshrined in national park purposes¹, which are in summary to:

- conserve and enhance natural beauty, wildlife and cultural heritage
- enable opportunities for people to understand and enjoy the National Park.

1.1.2 The Authority also has a duty to try and foster the social and economic well-being of our communities, provided that we don't permit development that harms natural beauty, wildlife, or cultural heritage, or prevents people from enjoying it.

Vision and Circular

1.3.3 The associated National Park 'Vision and Circular'² details the Government's expectation for development in national parks. Planning authorities are expected to further general Government objectives for subjects like housing and the economy. However National Park Authorities need not accommodate the levels of development that might otherwise be encouraged in non-protected rural areas. The Planning Inspectorate has supported this reduced expectation in all National Park Local Plans so it is a sound starting point for our spatial strategy.

1.2 National Planning Policy Framework

1.2.1 The Framework³ outlines different expectations for development in National Parks compared to other planning authorities. Paragraph 172 states that:

"great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited".

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○ ¹ [Environment Act 1995 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/1995/24)

² <https://www.gov.uk/government/publications/english-national-parks-and-the-broads-uk-government-vision-and-circular-2010> (This webpage incorrectly states that the Circular was published by the Coalition Conservative and Liberal Democrat Government but it was published in March 2010 by the Conservative Government. The Coalition Government was formed in May 2010)

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

1.3 Local Plan: Core Strategy

The Spatial Strategy

- 1.3.1 The spatial strategy for the Peak District National Park is described in the Core Strategy. It comprises a relatively simple map that shows landscape character areas and areas protected by existing environmental designations (such as Sites of Special Scientific Interest). We only permit development appropriate to valued landscape character. We give modest scope for development in villages to help sustain communities and businesses.
- 1.3.2 The spatial strategy supports policies for conservation and enhancement of landscape, cultural heritage, biodiversity, and peoples' enjoyment of them, as fundamental to delivering National Park purposes.
- 1.3.3 The spatial strategy does not identify areas for growth but gives scope for small-scale housing schemes to meet community need on sites that we agree can be developed without harming the village scene. It also guards against loss of employment space so that the area can sustain a modest level of economic activity.

Landscape Character

- 1.3.4 Landscape character can be affected by development, so our Core Strategy objectives are influenced to an extent by what the Landscape Strategy says is valued landscape character. Our current spatial strategy identifies planning objectives for three broad landscape areas: the White Peak and the Derwent Valley; the Dark Peak and Moorland Fringe; and the South West Peak.

The Natural Zone

- 1.3.5 The Natural Zone pre-dates the Landscape Strategy as a spatial planning designation. (It gives meaning to areas identified as 'special' under Section 3 of the Wildlife and Countryside (Amendment) Act 1995.) The Natural Zone includes areas that are less developed and more natural than the rest of the National Park. It mainly comprises moorland in the Dark Peak and extends to the White Peak and South West Peak to take in particularly sensitive areas like limestone dales, where less-intensive farming has enabled nature to retain a foothold.

Recreation Zones (Visitor pressure points)

- 1.3.6 Landscape character superseded 'recreation zones' as a mechanism for determining proposals for development of recreation facilities. However, current thinking has evolved so that the (draft) Supplementary Planning Document (SPD) identifies visitor pressure points and specifies the nature and scale of development that is appropriate at those points. It is based on a thorough understanding of specific sites (not zones) with regard to the pressure on that site, its landscape character, and an understanding of its carrying capacity.

Protected Areas

- 1.3.7 Other designations such as Sites of Special Scientific Interest (SSSI), Special Protection Areas (SPA), and Special Areas for Conservation (SAC) provide

strong protection against development. Similarly, higher flood risk areas automatically mitigate against development in some areas of the National Park.

Part 2: Performance of Policy

2.1 What are we judging policy against?

Vision, outcomes and spatial objectives

2.1.1 The spatial objectives for each policy area (landscape conservation, recreation and tourism, climate change, housing, economy, transport) flow from a Vision and a set of Outcomes that we wanted to achieve by the end of the plan period in 2026.

2.1.2 The vision, outcomes, spatial objectives, and development strategy are outlined in Chapter 8 of the Core Strategy (pages 41-55). The spatial objectives are also set out in Appendix 1 of this document. In their turn, they flow from the National Park Management Plans 2005–2010, and 2010– 015. This approach recognizes that control of development is just one aspect of National Park management, and that planning decisions should help achieve wider ambitions for the National Park. Our aim is that all proposals for development should conserve and enhance landscape character, wildlife, and cultural heritage, or offer people the opportunity to enjoy the national park.

The Development Strategy and the ‘DS1 villages’

2.1.3 We do this by considering where development is needed, but also where development can best be accommodated. Core Strategy Policy DS1 (DS standing for Development Strategy) lists so-called called ‘DS1 villages’ – those places where development could be accommodated without harm to the landscape provided it is ‘in or on the edge of’ the settlements rather than being spread across the landscape. The objectives for housing and employment logically steer most development to a wide-range of villages in the White Peak and Derwent Valley because that is where most of the villages and most of the people are. In the Dark Peak and Moorland Fringe, housing development is restricted to a few moorland-fringe DS1 villages. Employment here is mostly limited to farming and estate management. The South West Peak has a range of very small DS1 villages spread across the area and a small population by comparison with the White peak and Derwent Valley.

2.2 Evidence: Annual Monitoring Reports^{4 5} (AMRs)

2.2.1 The following paragraphs summarize evidence presented in Appendix 1. Annual Monitoring Reports can be used to assess policy performance for each of the three landscape character areas and the Natural Zone, against the core strategy policy objectives for housing, mineral development, landscape conservation, recreation and tourism facilities.

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⁴ <https://www.peakdistrict.gov.uk/planning/policies-and-guides/annual-monitoring-reports>

○ ⁵ Appendix 1: Annual Monitoring Report assessment of policy performance for each of the three spatial areas

Dark Peak Moorland Fringes

- 2.2.2 The objective of policy here is to limit the development of housing both inside and outside DS1 settlements. This has been achieved.
- 2.2.3 The pressure for wind turbines on the edge of this area has abated in this plan period. As a result, the Peak District Moorland Fringes retain an undeveloped character when compared to moorland in West Yorkshire for example, where wind turbines are a more common sight in other valued landscapes such as 'Bronte Country'.
- 2.2.4 Agricultural changes have however created pressure on the moorland fringes and have led to large, incongruous developments, for example on the Sheffield edge of the National Park. This starts to undermine the character of this area and impact on the Natural Zone.

White Peak and Derwent Valley

- 2.2.5 Housing development and employment space is broadly in line with that anticipated. There were many more conversions for open market and holiday use than there were new-build affordable houses.
- 2.2.6 The evidence suggests the need for affordable housing is not going to be met by the end of the plan period. Good sites where housing need is greatest have proved difficult to find, for example in Hathersage.
- 2.2.7 Overall however more dwellings are provided via conversion than new-build, because the Authority prioritizes conservation over addressing housing need, and it is generally easier to conserve landscapes and village environments by converting existing buildings, than by building new houses in and around villages. The challenge now is to determine what else can be done to address housing need, if that remains an Authority objective for the next plan period.
- 2.2.8. Evidence suggests that we have been largely successful in safeguarding higher-quality employment space. There has been pressure for some employment sites to be released for housing, for example offices in Bakewell and at Deepdale Business Park on the town's edge. The nature of business use has changed too, with a variety of businesses now at Riverside Business Park.

Quarrying in the White Peak

- 2.2.9 The closing down of activity at Longstone Edge and the remediation works achieved at Long Rake have conserved and enhanced the landscape to an extent. The achievements of the planning service in brokering solutions in the Stanton area show an ongoing commitment to both the landscape and the communities that live around mineral sites.

Highways in the White Peak

- 2.2.10 The Authority works with highway authorities to ensure that new infrastructure (such as signs) is sensitive to landscape and valued character. This is an ongoing challenge, in part because of different responses from different highway authorities. However our new Supplementary Planning Document has been agreed by all the highways authorities operating across

the National Park. It is hoped that their buy-in to this SPD will lead to better outcomes on the ground.

South West Peak

- 2.2.11 Overall, there are low levels of development in the South West Peak. Valued landscape is threatened more by changes in land management practice than by development pressure. For this reason the landscape scale project '*South West Peak: A landscape at the cross roads*' was established.
- 2.2.12 Very little new housing or business development has taken place. This is despite the presence of a number of small 'DS1 villages' where development could be permitted. The plan acknowledges the dispersed settlement pattern and the Authority has, in some cases, given planning permissions for development in non-DS1 settlements. However, there appears to be little appetite for new housing development from Parish Councils, the housing authority, or housing associations. Some existing social housing is already difficult to re-let, perhaps explaining the reluctance of some social housing providers to invest in more.
- 2.2.13 Business sites have had limited success in retaining and attracting business, to the extent that some have been lost, for example in Warslow. Other sites exist outside of main settlements but are poor quality developments for a national park landscape, especially in the case of the Upper Hulme site close to the Roaches. A Neighbourhood Plan and an informal 'Authority driven' design brief provides the template for re-development here, but split ownership makes this prospect challenging for all concerned.

Natural Zone

- 2.2.14 Policies that designate and protect the Natural Zone have largely prevented harmful development and have enabled others to invest in enhancements. For example, they have helped the Authority to persuade National Grid to underground overhead lines in sensitive landscapes. The main pressure has been from surrounding authorities wishing to improve connectivity across the Park via improvements to the A628 road. This is one of the biggest challenges to the integrity of Dark Peak.

2.3 Other evidence and data

State of Nature Report⁶

- 2.3.1 This document highlights the state of biodiversity in the National Park. It gives cause for concern because some species that should ordinarily flourish in the National Park do not. There are numerous reasons for this including changing climate and changing, or indeed, un-changing land management practice, but it highlights that a simple 'landscape character only' approach to national park management is insufficient to fulfil the national park purpose of conserving and

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○ ⁶ awaiting publication at the time of writing

enhancing wildlife (biodiversity) as well as natural beauty (landscape) and cultural heritage.

Parish Statements⁷

- 2.3.2 These use published statistics, land-use surveys and input from parish councils to give a 'snapshot' of each parish. They highlight concern at the volume of traffic, and its detrimental impact, particularly at weekends and holidays. This concern has been heightened by the Covid-19 pandemic which has created 'busy weekend' type pressure more regularly as people are unable to travel further afield for holidays. However visitor pressure is a recurring theme, and this valuable evidence will help us shape recreation and transport policies. Communities seem less concerned about the levels of housing development permitted in their village, which suggest that our current approach is acceptable to many.

2.4 Conclusion

Housing and the settlement strategy

- 2.4.1 The settlement strategy has helped us to steer most new development to villages in sustainable locations and prevent harmful development in the wider countryside. We have permitted development of the scale and type that we anticipated was sustainable for different areas of the National Park. Most new-build housing is in or on the edge of the 62 villages and 1 town (Bakewell) identified in the Core Strategy. In turn, most of this is within the White Peak and Derwent Valley. In the South West Peak and Moorland Fringe where there are fewer, smaller villages, new-build housing development has been more limited.
- 2.4.2 It now appears there is little remaining space to meet community needs for housing and businesses without harming the character of some of the busiest and most populated villages. Our challenge is to support communities but conserve Conservation Areas and their settings.

Recreation and Tourism

- 2.4.3 We have permitted tourist and recreation facilities where the landscape and road networks can accommodate development without harm to our special qualities. However it has proved hard to permit recreation facilities for the evolving needs of visitors, particularly at tourist hot-spots such as Stanage Edge, due to the need to conserve valued landscape character. This challenge is likely to increase because high visitor numbers since the onset of Covid-19 have created added pressure on landscapes and communities.
- 2.4.4 The AMRs show success in preventing facilities that would become attractions in their own right. We have resisted these because we think they have no essential need to locate in the National Park and would harm special qualities. The majority of our visitors come for simple day visits. This sets us aside from some other National Parks where people tend to stay for longer holidays, and perhaps seek a wider range of activities inside the National Park,

⁷ <https://www.peakdistrict.gov.uk/looking-after/living-and-working/your-community/village-plans>

including for example 'thrill-seeking' activities such as zip-lines. The National Park Authorities for other national parks also have an economy that relies much more heavily on attracting tourists than is the case here. Nevertheless, there has recently been pressure in some locations such as Redmires Reservoir near Sheffield, where the local council applied for permission for a mountain-bike circuit close to the National Park boundary in an area already heavily used by visitors.

2.4.5 The Authority has responded positively to the relatively new desire for 'glamping' style holidays, and the associated planning applications for wooden pods or shepherds huts. Our informal guidance has helped planners and applicants to integrate these structures into sensitive landscapes without harm. So far, this seems to be working well because most are located close to building groups and we have discouraged clusters of pods or huts in the open landscape.

2.4.6 The Authority has permitted more hotel-style development than anticipated in the Core Strategy, but these are mostly small-scale 'boutique' hotels achieved by conversion rather than new-build. Nevertheless permissions exist for the regeneration of three significant sites; in the Hope Valley, Stoney Middleton and Bakewell. The Authority has also approved hostel-style accommodation in redundant portal framed agricultural buildings at Stokes Farm near Grindleford and Highlow Farm at Bamford Edge.

Climate Change

2.4.7 The climate change policy and guidance on appropriate siting of wind turbines are informed by landscape character and have resulted in only appropriate small scale development. They have prevented large-scale turbines from harming valued landscape character. Policies for small-scale domestic renewable energy generation and a supportive supplementary planning document have not led to any noticeable increase, possibly because these policies were not promoted in the early days of the policy and guidance. However permitted development rights mean that solar panels are now a more common sight in villages and some farm businesses take advantage of large roof scapes to generate renewable energy. Such development is now actively encouraged where appropriate with both residential and business development.

Natural Zone and Landscape

2.4.8 The over-riding emphasis on conserving landscape character means there has been less emphasis on the emerging and urgent need to address the climate and biodiversity crises, for example by creating networks for nature to recover. It has traditionally been assumed that conserving valued landscape character automatically means the landscape will be managed well for biodiversity, but this isn't the case as the State of Nature Report has highlighted.

2.4.9 The Natural Zone has proven an effective tool to keep the least-developed and wildest areas of the Park free from harmful development. The Landscape Strategy has helped prevent development of a scale that would harm valued character (e.g. wind turbines and major transport works) but has been less

effective with regard to smaller-scale development such as modern farm buildings and house extensions on the edge of villages.

- 2.4.10 The Core Strategy sought 'strict protection' for the Natural Zone. However the Authority has permitted development to allow farm businesses to remain viable. The impact of such development has been considered by the Authority to be largely benign in terms of the overall impact on the character of the Natural Zone. However other development claimed to be essential for land management, such as moorland tracks across larger land holdings, have in the Authority's view damaged valued landscape character.
- 2.4.11 There is a sustained and significant demand for large portal framed agricultural buildings across the National Park due to evolving safety, hygiene and feeding standards. These buildings⁸ are more abundant in the White Peak where dairying is more common than sheep farming. The Authority has limited control over these due to permitted development rights but, where planning permission is required for larger buildings, it is usually granted.
- 2.4.12 It remains popular for farm businesses to convert traditional farm buildings to residential use where they can no longer serve an agricultural purpose. This is increasingly the case, so the Authority's long held policy that farmers should re-use traditional buildings for farming purposes before building new ones has limited impact in deterring new modern portal framed buildings.
- 2.4.13 It has proved hard to assess the cumulative impact of planning permissions on both village character and valued landscape character. We know how many large modern agricultural buildings have been added to the National Park landscape and where they are, but we haven't objectively assessed whether or not the impact of these is harmful to valued landscape character. We also know how many permissions we have granted for extensions to houses in Conservation Areas, but we have no objective process to determine whether the impact of these is positive.
- 2.4.14 There has been a pressure on us to agree whole estate plans for some areas of the National Park. This could give estate owners more certainty over potential for future development to aid the running of their business, including major tourism facilities such as Chatsworth House. To date, we have considered that the valued landscape character should be the main driver for our policies to conserve and enhance landscape. This respects the national park purpose to conserve and enhance landscape and enable opportunities for people to understand and enjoy the National Park without relegating those purposes behind the economic aspirations of those owning land. .

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⁸ An investigation into the effectiveness of adopted planning policy and guidance in respect of conserving and enhancing the valued landscape character of the Peak District National Park from agricultural building developments: Imogen Scotney May 2019 (available by email from policy@peakdistrict.gov.uk)

Minerals

- 2.4.15 The policy of safeguarding mineral areas has not created irresistible pressure for major extensions of workings but applications for large quarry extensions remain a reality in some locations.

Employment

- 2.4.16 The policy of safeguarding employment space has worked well. There is good uptake of most sites and few losses to other types of use. However, in terms of land management by estates and farms it has sometimes proved difficult to secure their support to conserve valued landscape character. The Authority has lost no employment space to residential use other than a few individual offices that were located in traditional buildings rather than purpose built employment units. These were not in the list of safeguarded sites.

Part 3: Issues and Evidence driving new policy

Planning for the Future White Paper

- 3.1.1 The White Paper proposes a simple ‘three category’ zoning system that requires planning authorities to identify:

- green field land to be built on
- brownfield land for renewal, via development
- land that is protected from development.

- 3.1.2 The proposal recognizes that the methodology for identifying housing need and delivering housing must protect areas like National Parks, which can only remain protected if they don’t deliver the levels of housing required in non-protected landscapes. This is true despite house prices being beyond the reach of many local first-time-buyers. Whilst housing isn’t the only form of development we permit in the National Park, it is the type of development we get most pressure for.

- 3.1.3 The outcome of the consultation on these proposals may have implications for our Local Plan. For example, at the moment we do not identify (zone) green field land that we would permit development on. Also, we have a brownfield land register but we don’t identify (zone) those sites on a plan. We consider that National Park designation offers a high level of protection to all the land within the National Park so it may be unnecessary over and above that to identify (zone) parts of the Park for protection.

Landscapes Review (Glover)⁹

- 3.1.4 The report celebrates the fact that ‘protected status’ has preserved landscapes of great beauty. Significantly, the report also considers new challenges such as climate change and nature depletion. Its recommendations have profound

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⁹https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/833726/landscapes-review-final-report.pdf

implications for National Parks and how they are managed. This in turn has profound implications for the planning system and what planning authorities need to do to help meet these challenges.

English National Parks

3.1.5 England's National Park Authorities and the Broads Authority have agreed four priorities under a vision for National Parks to be 'national beacons for a sustainable future, where nature and people flourish'. They are:

- Wildlife and Nature Recovery
- Climate Leadership
- Sustainable Farming and Land Management
- Landscapes for Everyone.

Authorities are also clear that these are equally important and are inter-connected.

Environment Bill

3.1.6 Whilst land use planning is primarily concerned with development, it has the potential to secure gains for nature by identifying nature recovery areas and charging for development so that funds can be directed to nature recovery. We can also mitigate climate change by encouraging development that reduces emissions from vehicles, homes or businesses. We can encourage sustainable land management by enabling land managers to remain viable without maintaining practices that harm biodiversity or mitigate against its recovery; and finally we can encourage development and infrastructure that enables all parts of society to enjoy the National Park without harming its special qualities. The control element of planning means that policies may also have to discourage some types of development and land management.

White Peak Environmental Land Management System (ELMS)

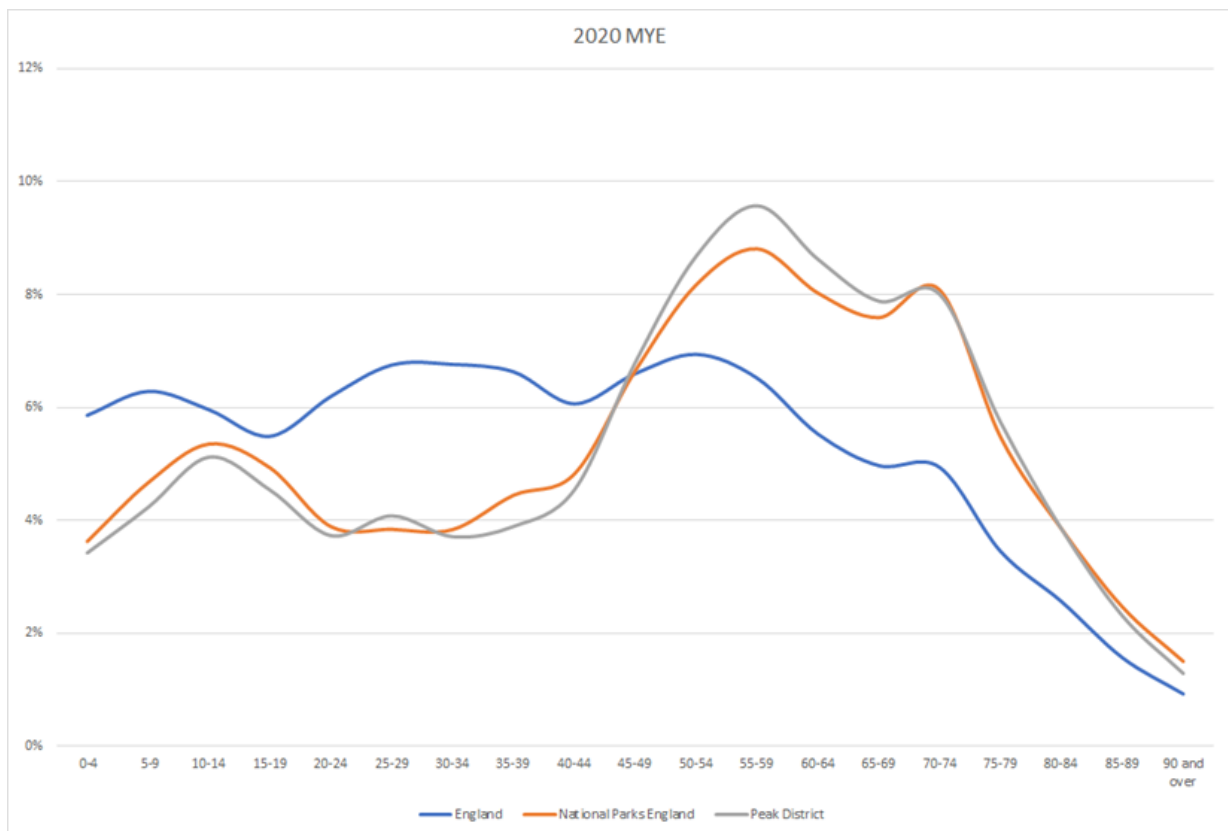
3.1.7 This explores how farming and land management can improve biodiversity, but also health and well-being in an era of different farm payments. The ELMS project is too new to provide evidence for this plan review but by the time of local plan adoption will be on the verge of delivering public goods from land management beyond food production.

3.1.8 The scheme could fundamentally re-align the purposes of farming to the wider needs of the country, including nature recovery and climate change mitigation. It could signal a shift away from the more intensive forms of upland farm management and bring with it a reduced demand for portal framed buildings. It might also lead to reduced sheep and cattle numbers, and increases in habitat creation for threatened or missing species. This will have special relevance to the White Peak.

Changing population¹⁰

3.1.9 Population in the National Park is declining and aging. Total projected population for mid-2020 is estimated as 36,940, down from almost 38,000 recorded in the last census. The trend towards an aging population can also be seen in the following table.

The trend of ageing population in the Peak District National Park, other English national parks and England (2020 mid-year estimate)



3.1.10 Our previous plan stated that population would be an outcome of overall demographic changes in the population and policies to conserve and enhance the National Park. The plan before that looked for population stability. The implication, based on the comparisons with the population profile for England and for other National Parks, is that the National Park would have to

¹⁰ Estimated figures for 2020 based on 2018 mid-year estimates. Given the infrequency of census these estimated figures are the best indication of significant trends.

permit more development to stabilise the population and encourage more working age people to live here. The steady decline in household size and the relative scarcity of housing in the National Park means that even with modest increases in the housing stock, the population will reduce.

Changing economic trends

3.1.11 Changes to farm grants may increase the need to diversify incomes from traditional agricultural and land management practice. This could threaten valued landscape character, but could generate additional investment into conserving heritage assets. The Farmsteads Heritage Assessment and Guidance gives us a start point for farm buildings and farmstead conservation into the future, and recognizes the changing needs of the economy. This is important because many of these buildings cannot be re-used for modern farming purposes and will only retain their character and heritage value with new use.

3.1.12 More generally, as internet connectivity improves peoples' ability to homework, and workplace preferences potentially change for good as a result of Covid 19, there may be greater demand for extensions and alterations to property. This also shines a light on the spatial strategy because people are less dependent on good travel connections to get to work so the location of homes and work places is perhaps less relevant to achieve sustainable living patterns.

Mineral working and waste disposal

3.1.13 The future approach to quarrying will be shaped by National Government policy as much as our policies to limit adverse landscape impacts. The evidence from the East Midlands Regional Aggregate Working Party shows that the requirement for aggregate can be met from quarries outside the National Park¹¹. This has not however prevented applications for significant extensions to some quarries in the National Park, notably the Hope Cement Works.

3.1.14 The Authority has strong design guides requiring use of local stone in building works. This means we have to ensure a sufficient supply of building material. Design codes can change however, and we may need to revisit this policy and consider more sustainable building techniques and materials.

3.1.15 The Authority's spatial strategy makes no provision for waste disposal inside the National Park and it supports the 'reduce re-use recycle' principles that underpin sustainable development. The increased emphasis on sustainable living means that the Authority does not expect pressure to accommodate waste over the next plan period.

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¹¹ East Midlands Regional Aggregate Working Party and Assesments

Part 4: Requirement for Further Evidence and Questions Arising

4.1 Further Evidence

- 4.1.1 The requirement to increase biodiversity means we need to have a nature recovery network identified on plan so that we focus on areas with most potential, and ensure that development does not lead to biodiversity loss.
- 4.1.2 The Authority needs to find an objective means of assessing the cumulative impact of large modern farm buildings on valued landscape character and cultural heritage. Such an assessment could lead to SPD if it was felt necessary to make better informed decisions.
- 4.1.3 The Authority needs to research potential mineral sites to ensure future working meets regional and national requirements without harming special qualities.
- 4.1.4 The Authority should assess the need for building stone and set an expectation for extraction over the plan period. It needs to determine and agree with regional and national bodies how much material for use elsewhere should be quarried inside the National Park.
- 4.1.5 The Authority needs to definitively clarify the capacity for development in villages because it is no longer clear whether in-principle acceptance of new-build housing to address local need is sustainable in some places.
- 4.1.6 The Authority needs to determine the potential impact of a declining and ageing population on the special qualities of the National Park and the health of our communities.

4.2 Questions Arising

- 4.2.1. For plan-making purposes we split the National Park into three broad areas: White Peak and Derwent Valley; Dark Peak and Moorland Fringe, and South West Peak. The three areas reflect not just broad differences in the character of the landscape, but also differences in the number of villages and hamlets in an area and therefore the levels of development that might be expected.

Is this 'spatial split' of the Park into three broad areas based on landscape character fit for purpose? If not – what other 'spatial splits' might work better?

For example:

- groups of villages such as Hope Valley
- National Park constituent authority boundaries

- 4.2.2. Should we should identify areas of opportunity for nature recovery and biodiversity net gain on a map so that any planning gain can be targeted at enhancing biodiversity, and development steered away from areas where it would be harmful?
- 4.2.3. Should we identify visitor hotspots on a map and link policy to them in the Local Plan?
- 4.2.4. Is it sustainable to continue to identify a spread of villages where development could happen in principle? Or, alternatively, should we respond to community need for development wherever that arises and permit development in any size village or hamlet, subject to it conserving and enhancing any valued built environment or landscape character?
- 4.2.5. Should we pre-empt possible changes to the local plan making system and zone the whole National Park for protection (in line with National Park purposes) and then outline the circumstances under which we would permit development as an exception?

Appendix 1: Annual Monitoring Report assessment of policy performance for each of the three spatial areas

Dark Peak and Moorland Fringes

Spatial Objective Policies will	AMR evidence	Outcome
Protect the remoteness, wildness, open character and tranquillity of the Dark Peak landscapes	Resist A628 widening works and consultee responding to various schemes Seek undergrounding of high voltage lines	Unknown, but loss of full tunnel option increases pressure for surface schemes Partial undergrounding agreed Dunford Bridge
Protect and manage the Eastern Moors open upland landscapes	No evidence	Unknown
Seek opportunities to manage and enhance cultural heritage, biodiversity, recreational opportunities and tranquillity whilst maintaining the open character	Ensure recreational routes are not adversely affected by schemes on the A628. Ensure development protects biodiversity	Unknown, but loss of full tunnel option increase pressure for surface schemes Mixed picture with some development seeming to be more about creating grouse monoculture than biodiversity (e.g. Midhope Moor tracks)
Manage the landscapes to mitigate the impacts of climate change	Moors for the Future ensures that carbon remains locked into the Moors and that water run-off is reduced and less peat ridden. multiagency response to combat moorland fires (Neither of these was affected by planning policy because the work does not usually require planning permission)	Positive impact on air quality and water quality. Negative impact on areas of restored moorland which was exacerbated by the intensity and duration of the hot weather and possibly the capability and resources available to emergency services.
Seek opportunities to protect and manage the tranquil pastoral landscapes and the distinctive cultural character of the Dark Peak Yorkshire Fringe	Consultation responses on planning applications and Local Plans including HPBC, GMCA seeking to downgrade aspirations for housing and renewable energy schemes, and recreation facilities tight up to the boundary.	Varied impact on schemes and Local Plans as pressure to find development sites has intensified over the plan period.
Seek opportunities to enhance recreation opportunities, woodlands, wildness, and diversity of more remote areas	Plans to enhance the visitor offer at Fairholmes are ongoing alongside STW and NT.	The plan period has not seen significant changes at either site but policy has not been a barrier to NPA or partners plans. The NT have received permission to improve parking

Spatial Objective Policies will	AMR evidence	Outcome
	<p>Plans to enhance the tourism offer at Langsett are ongoing with YW.</p> <p>Ongoing management of Longshawe by the NT by negotiation with NPA</p>	<p>facilities at Longshaw and this has been successful barring the incongruous yellow lining completed by SCC contractor AMEY</p>
<p>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</p>	<p>Input to HPBC, and KMC Local Plans, GMSF and Chapel and Saddleworth Neighbourhood Plans to avoid exploitative development and protect cultural character and associations with Dark Peak landscapes.</p>	<p>Varied success,</p>
<p>Enable development of appropriate sites and facilities at key sites such as the Hope Valley, Stanage Edge, the Upper Derwent and Langsett</p>	<p>Plans to enhance the visitor offer at Fairholmes are ongoing alongside STW and NT.</p> <p>Plans to enhance the tourism offer at Langsett are ongoing with YW. The Hope Valley has seen improved cycling facilities and improved access for rail passengers at stations but no improvements in the hotel offer.</p> <p>Stanage has not seen significant changes in the visitor offer but North Lees campsite has</p>	<p>Mixed picture with policy aiding schemes in some areas but not leading to investment in others.</p>
<p>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</p>	<p>The strategy has been used to dampen ambitions for new facilities in areas such as Stanage but enable development at hubs such as Longshawe e.g. new car parking.</p>	<p>The countryside locations don't exhibit character changing development</p>
<p>Help constituent councils to use the potential for activity that addresses poor health and improves equality of opportunity</p>	<p>This hasn't required development</p>	<p>No development specifically permitted to further this objective.</p>
<p>Support tourist accommodation that is particularly suited to the wilder and quieter areas, such as</p>	<p>2012/13 Wooden Pods, Crowden; 2013-15 Camping pods at North Lees campsite;</p>	<p>Policy has been flexed enough to accommodate pods, but the trend towards glamping has</p>

Spatial Objective Policies will	AMR evidence	Outcome
back-pack or farm-based tent and caravan sites		pressured wilder and quieter areas where tents would previously have come and gone.
Support work to protect peatland and promote its role as a carbon sink	No planning development requirement	N/A
Support work to manage floodplain landscapes to increase flood storage and enhance biodiversity	No planning development requirement	N/A
Protect open skylines, long views and semi-natural moorland expanses	Large agricultural building at Cliffe House Farm, Bradfield won on appeal	Skyline disturbed.
<p>The provision of 35 -75 homes in villages of Edale, Hayfield, High Bradfield, Holme, Little Hayfield, Low Bradfield, and Tintwistle</p> <p>The provision of 35 homes outside these villages including by change of use, conversion, and permission for agricultural workers dwellings</p>	<p>Edale:7 new dwellings but no new builds so the 7 could be anywhere in Edale Parish;</p> <p>Hayfield: 24 new dwellings with 10 new builds. The new builds are for Bank Vale Paper Mill in Hayfield village. There was another 14 by conversion or change of use, which could be inside or outside the village. (It is not immediately clear from AMR)</p> <p>Bradfield: There were 15 conversions or change of use but no new builds (it's not clear from AMR if the 15 were inside the villages of High or Low Bradfield;</p> <p>Holme: 2 conversions or change of use but not clear whether in village;</p> <p>Tintwistle: 3 conversions or change of use but not clear whether in village.</p> <p><u>SUMMARY</u></p> <p>72 new dwellings in the Dark Peak and Moorland Fringe as a whole,</p> <p>48 new dwellings in parishes with a named DS1 settlement Of which there were 10 new builds in Hayfield village.</p>	<p>After 10 years of the plan, 72 new dwellings had been added to stock which is over 65% of the anticipated delivery for this area as a whole between 2006 and 2026. (which is 110)</p> <p>48 of the 72 were in Parishes with a named settlement, where the anticipated delivery was between 35 and 75 over the period 2006 – 2026. However it is not clear what percentage was delivered inside the main settlements.</p>

Spatial Objective Policies will	AMR evidence	Outcome
	<p>22 additional conversions or change of use in other parishes in the Dark Peak and Moorland Fringe with 2 new build in Charlesworth</p> <p>Of the 38 new dwellings by conversion or change of use in parishes with a DS1 settlement it isn't clear what percentage had sole or partial holiday use. It isn't clear from the AMR what percentage of the remaining 24 gained by conversion or change of use outside parishes with a DS1 settlement had partial or sole holiday use.</p>	
<p>Support agricultural and land management businesses that conserve and enhance the valued characteristics of the landscape</p>	<p>The amount of development in the Natural Zone is a concern even where this is justified by land management business. Recent unauthorized development in moorland areas highlights the tension between the business of grouse shooting and the management of areas for water and carbon capture and biodiversity enhancement.</p>	<p>The impact of development justified on the grounds of supporting agricultural and land management business has not been monitored so it is hard to judge whether policy has been successful in practice.</p>
<p>Support diversification of agriculture and land management businesses</p>	<p>AMRs pick up that business growth in the countryside has been steady. This is predictable given the changes in farm businesses over the plan period. The target is no net decline although it is not clear why a decline would equate to not supporting diversification unless we were refusing many applications that rendered the diversified use unviable. The AMR doesn't tell us this. Business development away from farms includes extension to Carbolite in the Hope Valley which helps retain a strategic level of employment space in the more sustainable locations.</p>	<p>There is no objective or subjective assessment of whether the impact has conserved and enhanced the valued characteristics of the landscape. The size of modern farm buildings is becoming a problem in terms of successful integration into landscape without loss of special qualities. The High Bradfield example is a case in point.</p>

Spatial Objective Policies will	AMR evidence	Outcome
Encourage the effective re-use of traditional buildings of merit	The record of conversions and change of use throughout the plan period shows that policy enables the effective re-use of traditional buildings when we value keeping them. The growth of Bradfield brewery for example shows the scope for business development where the farming land management business has gone	We don't monitor the outcome of planning permissions in terms of what development looks like on the ground so we don't know if the work enhances the Park but in the sense that they are not lost to dereliction, it is assumed that they continue to make a positive contribution. The DPMF area is the least developed part of the Park so there is limited development activity across much of the area.
The Woodhead route will be safeguarded but without accepting the principle of a new or reinstated railway	This is still the case.	Ongoing involvement in cross park transport proposals at local and strategic level.
Development will be focussed on settlements that support and retain existing public transport routes	In terms of housing, 24 of the 72 were in Parishes without a named settlement and at least some of the other 48 will be outside of places with a public transport service.	In terms of the anticipated split in delivery between named places and the rest of the area the outcome is positive. However it isn't clear what we thought the impact of this would or could be in determining whether a public transport service was retained.
Opportunities will be taken to increase public transport, particularly if they are integrated with recreational and leisure activities	Not an objective that planning decisions make happen	No increases in public transport
The Trans Pennine Trail will be retained	No decision required yet	Trail is retained

SUMMARY

Policies have led to limited development of dwellings both inside and outside DS1 settlements. The Natural Zone protection for most of the area has protected against incongruous development in the least developed most natural areas of the Park. It has also given the Authority justification to successfully bid for funds to underground overhead lines. The main pressure in this area has been from surrounding authorities wishing to improve connectivity across the Park via A628 improvements. This pressure will be one of the biggest challenges to planning policy and the integrity of National Park purposes for the foreseeable future.

The pressure for wind turbines has abated in this plan period so the area retains a different character to comparable moorland areas outside of the Park e.g. in West Yorkshire. Agricultural changes have created pressure on the moorland fringes and led to unfortunate developments on the Sheffield edge of the Park and challenges to the integrity of the Natural Zone in this area

White Peak and Derwent Valley

Spatial Objective Policies will....	AMR evidence	Outcome
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	AMR evidence doesn't help in assessing whether we have protected and managed valued historic character but the historic farmsteads assessment shows a wealth of 'intact' cultural heritage indicating that policies have no resulted in degradation of historic farmsteads.	There is no evidence that this hasn't been achieved but none that it has either (particularly the enhancement of wilder 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	AMR evidence doesn't help in term of wooded character and biodiversity but its assumed cultural heritage is largely intact	There is no evidence that this hasn't been achieved but none that it has either (particularly the enhancement of woodland and biodiversity)
Manage floodplain landscapes to increase flood storage and enhance biodiversity	AMR evidence doesn't help	Unknown from AMR
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,	AMR evidence doesn't help	Unknown from AMR

Spatial Objective Policies will....	AMR evidence	Outcome
wetlands, cultural heritage and biodiversity		
Support the development of appropriate facilities in recognised visitor locations such as Bakewell, Castleton, the Hope Valley, and Dovedale	Policy has enabled facilities at Castleton (visitor centre) and Hathersage (village centre project) and hotel in Bakewell (Riverside)	Positive development in sustainable locations
Protect the recreational value of the Manifold, Tissington, and High Peak trails	Policy not challenged. Facilities permitted at Parsley Hey	The value is evident from the use levels though not as big as the Monsal Trail.
Retain the continuity of the Monsal Trail and explore its further potential	Policy was challenged in terms of extending northwards to Buxton but the Authority upheld its conservation purpose by refusing development into the Dales on grounds of adverse landscape impact and adverse impact on biodiversity. These sites have SPA SA SSSI status as well which adds weight to planning policy	Extensions not achieved but pressure still exists to explore potential for recreational or other mainstream transport uses.
Consolidate Bakewell's role as a tourist centre and a hub from which to explore other attractions	Policies surrendered to the neighbourhood plan process which challenged the role the NPA seeks for Bakewell	Neighbourhood Plan modified to reflect wider role of Bakewell but still retains subtly different policies for housing.
Support the change of use of traditional buildings to visitor accommodation	AMR only records that we haven't allowed new build hotel accommodation over 5 beds outside Bakewell. Holiday accommodation remains a popular use when converting existing buildings. However 50% of	

Spatial Objective Policies will....	AMR evidence	Outcome
	additional holiday accommodation for the Park as a whole occurred in this area and the ratio of holiday accommodation to affordable housing since 2006 has been approximately 1:1 (there is no requirement that houses achieved by conversion are affordable)	
Enable a new hotel in Bakewell	New hotel permitted at Riverside Business Park.	Permission not implemented at Feb 2019 but early demolition work imminent so likely to be progress later in 2019.
Support work to manage floodplain landscapes and enhance biodiversity	In 2015/16 37 permissions significantly increased impermeable surfaces and therefore increase flood risk but the overall quantum of development for a 555 sq mile area of national park is not such that policy needs to tighten.	The policy has not prevented loss of permeable surfaces but there is no discernible adverse impact on landscape or built environment and development in flood risk zones has been avoided.
The provision of between 550 and 890 homes and affordable homes for local need and consolidate services in the following settlements Alstonefield, Ashford, Bakewell, Bamford, Baslow, Beeley, Biggin, Birchover, Bradwell, Butterton, Calver, Castleton, Chelmorton, Curbar, Earl Sterndale, Edensor, Elton, Eyam, Fenny Bentley, Flagg, Foolow, Froggatt, Great	There were 609 additional dwellings enabled by planning between 2006 and 2018 with 551 of those being in parishes with a named settlement. Between 2006 and 2016 the figure was 507 of which 166 were local needs houses so mostly new build. However AMRs don't separate out total dwellings permitted in	The impact on the built environment from new dwellings is extremely low. The impact of conversions has not been assessed but the assumption is that residential use has conserved the buildings that we value and has not created adverse impact on the landscape.

Spatial Objective Policies will....	AMR evidence	Outcome
<p>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. Plus 125 homes outside these places by conversion change of use and agricultural workers dwellings.</p>	<p>DS1 villages from those in the rest of the parish with the DS1 settlement so it isn't clear to what extent policy has helped consolidate services or address housing need in DS1 villages and parishes. The figures do indicate higher than expected figures for some parishes e.g. Chelmorton (14) and lower than expected figures in others e.g. Hathersage (13)</p> <p>The number of new build houses is around 33% (166) of the total net additions to housing stock. These will be in the named settlements meaning that approximately 16 new build houses per year are being completed across 47 villages.</p>	
<p>Support business start-up and development particularly where it creates high skill - high wage jobs in the places shown on the key diagram</p>	<p>Data shows some growth of business in DS1 settlements e.g. 7 permissions in 2015/16. There is no clear data on business start-ups outside of DS1 settlements but there is evidence of intensified business outside DS1 settlements.</p>	<p>Expanded facilities at sites such as Buxoplas alter landscape character with no evidence that the jobs are high wage or high skilled either.</p>
<p>Retain and enhance the role of Bakewell as a market town and centre for agricultural business</p>	<p>Permission granted for new housing up Monyash Road and permissions for supermarket at</p>	<p>The town's role has not changed.</p>

Spatial Objective Policies will....	AMR evidence	Outcome
	Cintrides and re-development of Riverside, alongside protection of office space at Deepdale re-affirms commitment to see Bakewell thrive as a market town	
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	Policy has largely achieved this with appeals being fought to safeguard offices in Bakewell. These sites have been granted permissions for other uses too, even where they are in sustainable locations (Riverside and Cintrides) In Tideswell, business use is being moved to a business park with re-development to housing on the former business site. Some space is being lost at Bradwell but this isn't as sustainable as business space and a mix of uses is positive for the village in visual terms and the community in socio economic terms	The outcome is largely positive for the Park and wider area. The business areas are largely positive or have neutral impacts on the street scene and retain a working feel to the area reflecting IUCN category v status of UK national parks.
Support agricultural and land management businesses that conserve and enhance the valued characteristics of the landscape	The assumption is that we permit applications that do this.	The actual impact on landscape has not been assessed.
Support diversification of agriculture and land management businesses;	There is no clear data on business start-ups outside of DS1 settlements but there is evidence of intensified business	The actual impact on landscape has not been assessed in any objective way i.e. by involvement of landscape staff as well

Spatial Objective Policies will....	AMR evidence	Outcome
	outside DS1 settlements. (e.g. Buxoplas , Pittlemere Lane) where the link to good land management is poor or broken altogether.	as planners and members.
Encourage the effective re-use of traditional buildings of merit	Continued flow of conversions and change of use throughout the plan period but occasional disagreements as to what 'merit' means leading to more intensive use of buildings not seen as traditional valued.	No loss of traditional buildings of merit that we are aware of but no monitoring of this.
Allow the underground working of fluorspar ore from Watersaw and Milldam Mines whilst resisting proposals for fluorspar working by opencast methods	Policy has prevented surface working and enabled underground working	Milldam Mine re-opened but no open cast mining permitted
Development will be focussed on settlements that support and retain existing public transport routes	Policy has not led to a strong focusing of new residential development in settlements with public transport services.	Public transport services are reduced across the board but this cannot be attributed to policy because even if all new residential development went to DS1 villages it would be unlikely to have saved bus services. (car ownership and cars per adult of driving age per household already indicate heavy reliance on cars)
There will be innovative and sustainable mechanisms of alleviating the adverse impacts of	Transport SPD not complete but accord between Highways England and NPE signed. Ongoing work	Mixed picture with usual issues of communication with Highways Authorities being difficult to secure. Some

Spatial Objective Policies will...	AMR evidence	Outcome
traffic in villages along the A515 and A619/A62	to negotiate sensitive improvements where highways infrastructure proposed.	insensitive schemes have been softened through negotiation. There is no commonly agreed view that there has been any landscape degradation.
The line of the Bakewell relief road will not be safeguarded	Policy unsuccessfully challenged by the neighbourhood plan process	Neighbourhood plan has not pursued safeguarding and the route is largely compromised by development, and is not 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	Improvement to passing loop at Grindleford. Car park charges at Hathersage.	A mixed picture. Passenger service has improved in terms of frequency whilst car park charges have shunted cars onto adjacent roads.

SUMMARY

The levels of development are broadly in line with that anticipated in terms of housing and employment space, though the mix of housing show more conversions to market and holiday use rather than new build affordable housing. The acknowledged need for affordable housing, as expressed in the Housing Topic Paper evidence for the Development Management Policies Plan, is not therefore going to be met by the end of the plan period. This confirms the agreed and adopted plan expectation that delivery levels will be a result of many factors only some of which are controlled by the Authority. Where capacity has not been found to permit affordable houses, money has been re-directed to other sites within the area rather than to outside. However this has shown up a major challenge for this plan review which is that where the housing need is greatest the capacity for new development is least. Conversions have always yielded more houses than exception sites development so this is not a new outcome and the conservation objectives of the Authority when considering conversions trumps any objectives to address need for affordable housing. The challenge now is to determine what else can be done to address housing need within the context of furthering National Park purposes, assuming that the Authority retains similar housing objectives for the next plan period.

Employment space has largely been protected though the range of businesses has changed at the main Bakewell sites. Though there have been losses (e.g. Newburgh) the areas still retains employment space at a level strategic studies show is required for the Park to contribute to wider economic objectives of constituent authorities. Protection of some high quality office space at Deepdale enables higher wage higher quality jobs, but the loss of some space at both Deepdale and in

the town itself as a result of permitted development rights shows a need for careful policy making in future if places are to have a mix of housing and other essential uses.

The area is not currently under a similar landscape scale project as those set up for the Moors and South West Peak, but this is planned. This will establish how farming and land management contributes towards wider goals for biodiversity but also health and well-being in an era of different farm payments. The disparate land ownership of much of this area presents big challenges in terms of achieving coherent landscape scale objectives. At a planning level, the recognised value of historic farmsteads to this area in particular challenges us to find policy solutions that work for residents business and visitors.

In terms of quarrying, the closing down of activity at Longstone Edge and the remediation works achieved at Long Rake have improved the landscapes of both sites. The achievements of the planning service in brokering solutions in the Stanton area show an ongoing commitment to both the landscape and the communities that live around mineral sites. However, the proposed extension to Hope Valley Cement works (Breedon) further back into Bradwell Moor will be the biggest challenge to the Authority’s policy position of seeking reduction of mineral working overall.

In terms of highways impact, the Authority seeks sensitive new infrastructure where it is justified by the Highways Authorities. This has had moderate success but is an ongoing challenge as staff change and new relationships need to be built. The different approaches of highways authorities also present challenges that a new SPD should help to smooth out. However, the highway network is extensive and careless signage is hard to prevent at a very localised level of a street scene within a village but also at landscape scale such as the relatively A515 road running through relatively undeveloped landscapes.

South West Peak

Spatial Objective	AMR evidence	Outcome
Protect and manage the distinctive historic character of the landscapes	The need for and emergence of the South West Peak project ‘Landscape at the Cross roads’ suggests that we don’t think policy isn’t leading to a protected distinctive historic character as well as we’d like despite some subtle policy differences for this area.	Whilst development in villages hasn’t raised concerns, the condition of the wider landscape hasn’t been monitored.
Seek opportunities to celebrate the diverse landscapes	Although this is a planning objective it is not one that can be monitored other than in reporting that planning hasn’t prevented opportunities from being taken	unknown
Enhance recreation opportunities, woodlands,	No evidence available from AMR.	unknown

Spatial Objective	AMR evidence	Outcome
wildness and diversity of remoter areas		
Manage off-road recreation so that legitimate uses and users can enjoy the area without damaging the landscape or other peoples' enjoyment of it	Although it's a plan objective, it isn't clear what planning has or hasn't done to advance it.	
Support measures to improve visitor access into and around the area	Leekfrith neighbourhood plan has a policy to improve access to the Roaches	Plan not yet adopted
Support work to manage floodplain landscapes and enhance biodiversity	None	
Support work to protect peatland and promote its role as a carbon sink	Policy has not been required in this area	unknown
The provision of affordable homes for local need and consolidate services in the following settlements Butterton, Calton, Flash, Grindon, Kettlehulme, Longnor, Rainow, Waterhouses, and Warslow	The appetite for affordable homes in this part of the Park is poor and existing property is hard to let in some places such as Butterton and Warslow, suggesting either less need overall or more choice in the rented sector. Previously permitted affordable homes at Warslow are now less secure as affordable houses as a concession to get new houses occupied	16 new affordable homes have been completed between 2006 and 2017, with 75 holiday homes and 24 open market homes coming through as conversions. Another 17 ancillary and 9 agricultural worker dwellings were completed.
Seek to retain an appropriate range of employment sites in sustainable locations such as Longnor and Warslow	The sites at both locations are not well used and the employment use at Warslow has ceased. There are no new sites for business and the logic of encouraging such sites in relatively remote locations is perhaps flawed	Loss of employment space at Warslow and under use at Longnor.
Support agricultural and land management businesses that conserve and enhance the valued characteristics of the landscape	All agricultural business is assumed to conserve and enhance but when we support them through planning permission we don't assess whether their wider land	Unknown whether we achieve this because we don't assess it.

Spatial Objective	AMR evidence	Outcome
	management is positive or negative	
Support diversification of agriculture and land management businesses;	We don't know whether land management business feels that policy has enabled them to diversify but assume it has on the basis that there is no abandonment of building and land	No reason to change policy based on what's happened here
Encourage the effective re-use of traditional buildings of merit	The numbers of houses coming through by conversion (108) suggests our approach is encouraging. Whilst this pales in comparison to the White Peak , it exceeds numbers for the Dark Peak and Moorland Fringes , this reflects the relatively unpopulated nature of the landscape and the small size of most of the villages but also the more farmed nature of the area by comparison with the Dark Peak.	The outcome is positive for cultural heritage.
Increasing sustainable access for residents and visitors to key services, facilities and visitor places of interest	The policy climate hasn't facilitated more sustainable access but neither has it led to increased reliance on cars to get to key services and visitor attractions.	A worse situation than previously but not one that policy has aggravated.
Development will be focussed on settlements that support and retain existing public transport routes	Not clear that development has been focussed into DS1 settlements as opposed to wider areas of parishes with DS1 settlement	No clear picture of what has happened inside and outside DS1 settlements.

SUMMARY

The area is subject to low levels of development of all types but is now subject to a Landscape Scale project where the justification was that the Landscape is under pressure and at risk from degradation.

In terms of housing and business development very little new development has been forthcoming despite a presumption in favour of limited development in a range of small villages. The plan gives flexibility to recognise the dispersed nature of communities in this area and there has been more willingness to grant permissions outside of DS1 settlements in recognition of this. Interest in new

housing development from Parish Councils, housing authority, and housing associations has been low and some existing social housing is difficult to re-let, perhaps explaining the reluctance to invest.

Business sites are low key and of limited success in retaining and attracting business to the extent that some has been lost in Warslow. Other sites such as Upper Hulme are anomalies in the sense that they exist outside of main settlements and are poor quality development for a national park landscape especially so near the Roaches. The Neighbourhood Plan vehicle allied to an informal design brief agreed with the Authority provides the template for improvement but split ownership means the site is unlikely to come forward for re-generation.