

# **BAKEWELL NEIGHBOURHOOD PLAN**

**2020 -2035**



## **BASIC CONDITIONS STATEMENT**

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## Part (1) Introduction

1.1 This Basic Conditions Statement has been produced in accordance with Regulation 15 (1)(d) of the Neighbourhood Planning (General) Regulations 2012<sup>1</sup>, to explain how Bakewell Neighbourhood Plan (BNP) meets the 'basic conditions' of neighbourhood planning and other considerations as prescribed by paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990.

### Basic Conditions Legal Framework

1.2 BNP must comply with the provisions made by or under Sections 38A<sup>2</sup> and 38B<sup>3</sup> of the Planning and Compulsory Purchase Act 2004. BNP must also comply with Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990<sup>4</sup> and meet the following basic conditions:

- have regard to national policies and advice contained in guidance issued by the Secretary of State
- contribute to the achievement of sustainable development
- be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
- not breach, and otherwise be compatible with EU obligations
- not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017<sup>5</sup>

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<sup>1</sup> <http://www.legislation.gov.uk/uksi/2012/637/regulation/15>

<sup>2</sup> <http://www.legislation.gov.uk/ukpga/2004/5/section/38A>

<sup>3</sup> <http://www.legislation.gov.uk/ukpga/2004/5/section/38B>

<sup>4</sup> <http://www.legislation.gov.uk/ukpga/1990/8/schedule/4B/paragraph/8>

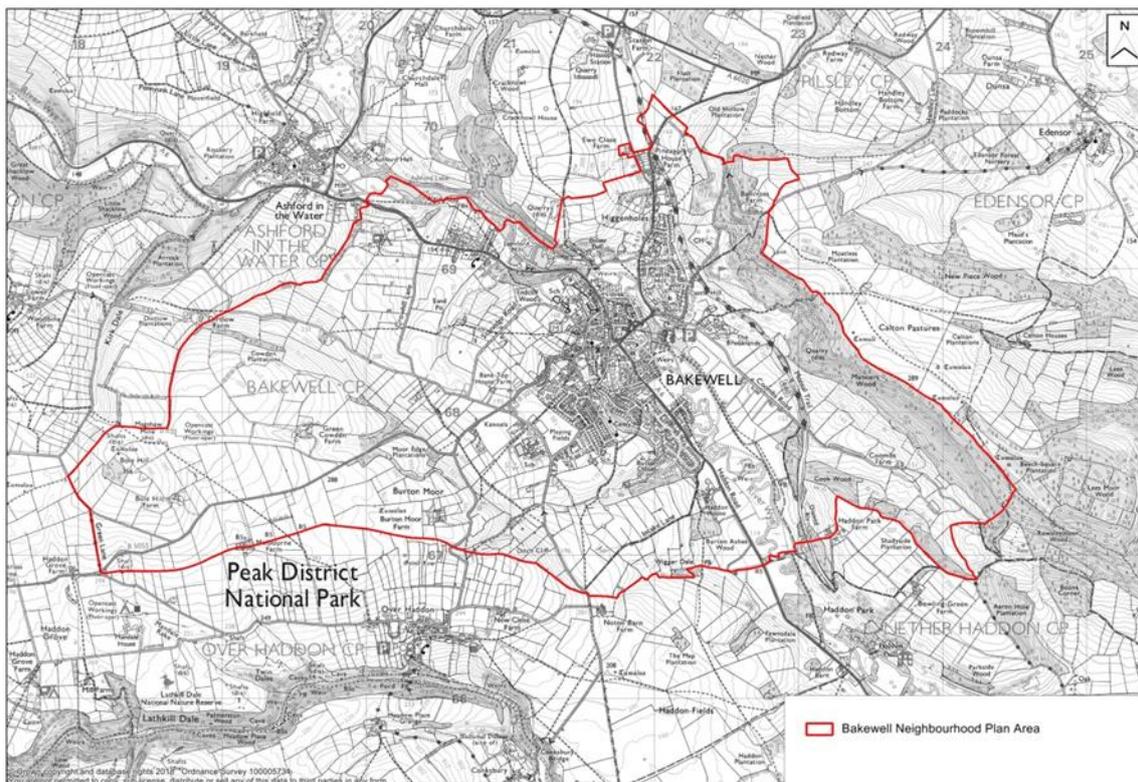
<sup>5</sup> <http://www.legislation.gov.uk/uksi/2017/1012/part/6/chapter/8/made>

## Part (2) Meeting prescribed legal conditions

2.1 Bakewell Neighbourhood Plan (BNP) has been prepared and is submitted in accordance with all statutory requirements and processes:

- BNP is submitted by Bakewell Town Council, which is a qualifying body.
- BNP sets out policies that relate to the development and use of land only within Bakewell Neighbourhood Area (BNA).
- BNP is the only neighbourhood plan for BNA.
- BNA was designated by the Peak District National Park Authority (PDNPA) on 15<sup>th</sup> November 2013. BNA is the same as Bakewell Parish.
- BNP does not include policies regarding excluded development.
- BNP covers the period from 2020-2035.

### Map of Bakewell Neighbourhood Area and parish



## Part (3) National Planning Policy Framework and Guidance Issued by the Secretary of State

### National Planning Policy Framework

3.1 The table below (Table 1) describes how Bakewell Neighbourhood Plan (BNP) has regard to and is consistent with the National Planning Policy Framework (NPPF) (February 2019). BNP is also subject to the purposes and duty of a National Park as set out in the 1995 Environment Act. The purposes are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the national parks
- To promote opportunities for the understanding and enjoyment of the special qualities of the parks by the public.

And the duty is:

- To seek to foster the economic and social well-being of their local communities.

**Table 1**

<b>NPPF 2019</b>	<b>Bakewell Neighbourhood Plan (BNP)</b>
<b>Chapter 2 Sustainable Development</b>	
<b>Para 11</b> ...provide for objectively assessed need ... unless ... the application of policies provides a strong reason for restricting the overall scale, type or distribution of development. Footnote 6 refers to National Parks	BNP provides for the development needs of Bakewell Neighbourhood Area (BNA) of a scale, type and distribution that is consistent with a National Park. Policy DB1 extends the development boundary.
<b>Para 13</b> Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.	BNP supports the delivery of strategic policies contained in the Peak District National Park Authority's (PDNPA) Local Plan which comprises the Core Strategy (2011) and the Development Management Policies (2019).
<b>Chapter 3 Plan Making</b>	
<b>Para 16 (a)</b> be prepared with the objective of contributing to the achievement of sustainable development	BNP must meet 'basic conditions', one of which is to 'contribute to the achievement of sustainable development'. Part 4 of this document, and the appendices to this

	document, demonstrate how this achieved.
<b>Para 16 (b)</b> be prepared positively, in a way that is aspirational but deliverable	BNP policies are positively prepared to permit development within the strategic constraints of the National Park and strategic planning policies. Policy DB1 extends the development boundary. 'H' policies provide for affordable homes and starter homes, Policy CF1 promotes the redevelopment of a hospital site and Policy E2 safeguards the best employment land.
<b>Para 16 (c)</b> be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees	BNP has been prepared in accordance with Regulations as outlined in the Consultation Statement.
<b>Para 16 (d)</b> contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals	BNP policies are clear
<b>Para 16 (e)</b> be accessible through the use of digital tools to assist public involvement and policy presentation	Once adopted the policy maps will be on line and the development boundary shown on the PDNPA's digital policies map.
<b>Para 18</b> Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.	BNP contains only non-strategic policies.
<b>Para 29</b> Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.	BNP promotes development, in line with strategic policies, by: <ul style="list-style-type: none"> <li>• extending the development boundary (Policy DB1)</li> <li>• supporting the delivery of affordable homes (Policy H1)</li> <li>• supporting the delivery of market homes and starter homes on brownfield land (Policy H2)</li> <li>• supporting the redevelopment of a redundant/underused NHS hospital site (Policy CF1)</li> <li>• designating a Central Shopping Area (Policy E1)</li> <li>• designating and safeguarding employment sites (Policy E2)</li> </ul>
<b>Para 31</b> The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.	BNP has used the following evidence in support of its policies: <ul style="list-style-type: none"> <li>• <i>'Peak District National Park Demographic Forecasts'</i> (Feb 2018) Edge Analytics</li> <li>• <i>'Bakewell Housing Needs Survey'</i> (2015) Derbyshire Dales District Council</li> <li>• Parish level population data from the Office</li> </ul>

	<p>for National Statistics</p> <ul style="list-style-type: none"> <li>• <i>'Bakewell Employment Land and Retail Review'</i> (2016) GL Hearn</li> <li>• <i>'Built Sports Facilities, Playing Pitch and Open Spaces Strategy'</i> (2016) Derbyshire Dales District Council</li> <li>• <i>'Bakewell Archaeological Survey'</i> (2002) John Barnett</li> <li>• <i>'Town Comparison Report'</i> (2015) Experian</li> </ul>
<p><b>Para 32</b> Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements.</p> <p><b>Footnote 17</b> The reference to relevant legal requirements refers to Strategic Environmental Assessment. Neighbourhood plans may require Strategic Environmental Assessment, but only where there are potentially significant environmental effects.</p>	<p>BNP was subject to a Strategic Environmental Assessment Screening process which concluded that the possible adverse environmental effects with regard to policy DB1 and E2 required an appropriate assessment.</p> <p>Policy DB1 would impact on the environment and character of the settlement through the expansion of the settlement boundary to facilitate development if needed.</p> <p>Policy E2 would impact on the environment and character of the settlement through the allocation of an employment site.</p> <p>Therefore a full Sustainability Appraisal/Strategic Environmental Assessment of BNP was undertaken. This process and its conclusions are outlined in Part 4 of this report.</p>
<p><b>Para 37</b> Neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.</p>	<p>This Basic Conditions Statement demonstrates how BNP meets the requirements of para 8 of Schedule 4B of the Town and Country Planning Act 1990.</p>
<p><b>Chapter 5 Delivering Homes</b></p>	
<p><b>Para 59</b> it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay</p>	<ul style="list-style-type: none"> <li>• Policy DB1 extends the development boundary in 3 locations.</li> <li>• Policy H1 requires affordable housing of a range and number to address local need and references the most up to date housing needs survey.</li> <li>• Policy H3 requires age and disability to be considered in all housing that is on sites that are relatively flat and with easier access to the town centre.</li> </ul>
<p><b>Para 61</b> Within this (strategic) context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including,</p>	<ul style="list-style-type: none"> <li>• Policy H1 requires affordable housing of a range and number to address local need.</li> <li>• Policy H2 requires starter homes to be built on brown field sites.</li> <li>• Policy H3 requires age and disability to be</li> </ul>

<p>but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).</p>	<p>considered in all housing that is on sites that are relatively flat and with easier access to the town centre.</p>
<p><b>Para 64</b> Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups</p>	<ul style="list-style-type: none"> <li>• Policy H2 requires 50% of dwellings permitted on brownfield sites and previously developed land, to be Starter Homes.</li> <li>• Policy H3 requires the needs of older and/or disabled people to take priority on land that is developed for housing that is reasonably flat and with relatively easy access to the town centre.</li> </ul>
<p><b>Para 65</b> Strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.</p>	<p>PDNPA strategic policies do not set out a housing target therefore there is no housing requirement for BNP.</p>
<p><b>Para 66</b> Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body.</p>	<p>PDNPA strategic policies do not set out a housing target therefore there is no indicative figure BNP.</p>
<p><b>Para 67</b> Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites . . .</p>	<p>The strategic housing markets assessments of Derbyshire Dales and High Peak, comprising 82.3% of the population of the National Park, form part of the evidence base for the NPA's strategic housing policy. These assessments provide 'reasonable estimates' for housing delivery in the National Park but do not represent a target. The NPA is not required to identify a supply and mix of housing land.</p>
<p><b>Para 69</b> Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.</p>	<p>BNP does not allocate sites for housing, in line with strategic policies of PDNPA. However Policy DB1 does extend the development boundary and recognises that the areas that are newly within this boundary may have potential as housing sites.</p>
<p><b>Para 77</b> In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs . . .</p>	<p>BNP Housing Policies H1, 2 and 3 are derived from and reflective of local needs, via the Housing Needs Survey and community consultation through the neighbourhood plan process.</p>
<p><b>Chapter 6 Economy</b></p>	

<p><b>Para 83</b>          Planning policies and decisions should enable:          a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;          b) the development and diversification of agricultural and other land-based rural businesses;          c) sustainable rural tourism and leisure developments which respect the character of the countryside; and          d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship</p>	<ul style="list-style-type: none"> <li>• Policy E2 designates and safeguards 'employment sites' for B class uses.</li> <li>• Policy E2 permits flexibility within safeguarded employment sites.</li> <li>• Policy E1 designates a 'Central Shopping Area' and a 'Primary Shopping Area' to protect the vitality and viability of the essential retail character.</li> <li>• Policy CF1 supports the provision of community and/or employment uses on a redundant/underused NHS hospital site.</li> <li>• Policy CF2 supports accessible community, sports and arts facilities.</li> </ul>
<p><b>Para 84</b>          . . . sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, . . .</p>	<p>The employment sites safeguarded and designated under Policy E2 are all within the development boundary.</p>
<p><b>Chapter 7 Vitality of Town Centres</b></p>	
<p><b>Para 85 (a)</b>          . . . allow(s) a suitable mix of uses (including housing) . . .</p>	<p>Housing in the town centre is supported by Policy H3</p>
<p><b>Para 85 (b)</b>          Define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;</p>	<ul style="list-style-type: none"> <li>• Policy E1 designates a 'Central Shopping Area' and a 'Primary Shopping Area' to protect the vitality and viability of the essential retail character.</li> </ul>
<p><b>Para 85 (d)</b>          Allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;</p>	<p>The Neighbourhood Plan considered the boundary of the Central Shopping Area (CSA) and determined that it should remain unchanged. The reasons for this are:</p> <ul style="list-style-type: none"> <li>• Bakewell is a small town and the existing CSA is bounded by the River Wye (on the eastern edge) residential areas and amenity green space, none of which are suitable for town centre uses.</li> <li>• The Peak sub-Regional Retail and Town Centre Study<sup>6</sup> cited in the Core Strategy advises that development outside the town centre would harm its vitality and viability.</li> </ul>
<p><b>Para 85 (e)</b>          Where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that</p>	<p>The neighbourhood plan does not allocate edge of centre sites. This is because:</p> <ul style="list-style-type: none"> <li>• The neighbourhood plan must be in general conformity with the Core Strategy,</li> </ul>

<sup>6</sup> [https://www.highpeak.gov.uk/media/1022/peaksub\\_finalreport/pdf/peaksub\\_finalreport.pdf](https://www.highpeak.gov.uk/media/1022/peaksub_finalreport/pdf/peaksub_finalreport.pdf)

<p>are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre.</p>	<p>which in turn, with regard to the provision of homes, shops and community facilities, <i>“considers the delivery of statutory national park purposes as being the National Park Authorities’ Primary role<sup>7</sup>”</i>. It is not appropriate for a neighbourhood plan to allocate sites in ‘other accessible locations that are well connected to the town’ as this would be in conflict with the Core Strategy.</p> <ul style="list-style-type: none"> <li>• Bakewell is a small town and the existing CSA is bounded by the River Wye (on the eastern edge) residential areas and amenity green space, none of which are suitable for town centre uses.</li> <li>• Sites which may be considered suitable are designated and/or safeguarded as employment sites where A class uses are permitted but only as on-site sales form B class units.</li> </ul>
<p><b>Para 85 (f)</b> Recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.</p>	<p>Residential development in the town centre is supported by Policy H3.</p>
<p><b>Chapter 8 Promoting Healthy &amp; Safe Communities</b></p>	
<p><b>Para 91 (a)</b> Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;</p>	<ul style="list-style-type: none"> <li>• Policy ENV2 (A) requires all development to contribute positively to the quality of the public realm.</li> <li>• Policy ENV2 (C) requires new housing development to create character, ‘sense of place’ and define streets and spaces.</li> <li>• Policy ENV2 encourages developers to use a Building for Life assessment.</li> <li>• Policy CF2 encourages links to pedestrian and cycle paths for all new community sports, arts and leisure</li> <li>• Policy E1 defines the Central Shopping Area and the Primary Shopping Area so that in areas of vacancy/high turnover a more flexible approach promotes active street frontages.</li> </ul>
<p><b>Para 91 (b)</b> Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the</p>	<ul style="list-style-type: none"> <li>• Policy ENV2 (A) requires all development to contribute positively to the quality of the public realm.</li> <li>• Policy CF2 encourages links to pedestrian and cycle paths for all new community sports, arts and leisure</li> <li>• Policy ENV2 (C) requires new housing</li> </ul>

<sup>7</sup> Core Strategy page 92, para 12.10

active and continual use of public areas; and	development to create character, 'sense of place' and define streets and spaces.
<p><b>Para 91 (c)</b> enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p>	<ul style="list-style-type: none"> <li>• Policy ENV4 designates local green spaces that are protected from development</li> <li>• Policy CF2 supports the development of community sports and arts facilities and the provision of pedestrian and cycle access to these.</li> <li>• Policy E1 designates a 'Central Shopping Area' and a 'Primary Shopping Area' to protect the vitality and viability of the essential retail character and maintain a balance between A1 and non-A1 uses.</li> </ul>
<p><b>Para 92 (a)</b> Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</p>	<ul style="list-style-type: none"> <li>• Policy DF2 promotes community, sports and arts facilities</li> <li>• Policy E1 designates a 'Central Shopping Area' and a 'Primary Shopping Area' to protect the vitality and viability of the essential retail character and maintain a balance between A1 and non-A1 uses.</li> <li>• Policy ENV4 designates local green spaces that are protected from development</li> </ul>
<p><b>Para 92 (b)</b> take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;</p>	<p>Para 5.16 of BNP states <i>"The Neighbourhood Plan supports the principles and priorities identified in the Derbyshire Dales Built Sports Facilities, Playing Pitch and Open Space Strategy."</i></p>
<p><b>Para 92 (c)</b> guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs</p>	<p>Policy E1 designates a 'Central Shopping Area' and a 'Primary Shopping Area' to protect the vitality and viability of the essential retail character and maintain a balance between A1 and non-A1 uses.</p> <ul style="list-style-type: none"> <li>• Policy CF1 requires an assessment of the demand for community and employment uses on an underused NHS site, and provision of these uses on site unless special circumstances justify otherwise.</li> </ul>
<p><b>Para 92 (d)</b> Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community</p>	<p>Policy E1 designates a 'Central Shopping Area' and a 'Primary Shopping Area' to protect the vitality and viability of the essential retail character and maintain a balance between A1 and non-A1 uses.</p>
<p><b>Para 96</b></p>	<p>Para 5.16 of BNP states <i>"The Neighbourhood Plan supports the principles and priorities identified in the Derbyshire Dales Built Sports Facilities, Playing Pitch and Open Space Strategy."</i></p>
<p><b>Para 97</b> Existing open space, sports and recreational buildings and land, including playing fields,</p>	<ul style="list-style-type: none"> <li>• Policy ENV4 designates local green spaces that are protected from development.</li> </ul>

<p>should not be built on unless:</p> <p>a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</p> <p>b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</p> <p>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</p>	
<p><b>Para 98</b> Planning policies . . . should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>	<p>Policy TC1 supports and requires improvements for non-car users in the form of physical measures for accessibility, pedestrian routes and extending traffic-free trails.</p>
<p><b>Paras 99 and 100</b> The Local Green Space designation should only be used where the green space is:</p> <p>a) in reasonably close proximity to the community it serves;</p> <p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <p>c) local in character and is not an extensive tract of land.</p>	<p>Policy ENV4 only designates green spaces that satisfy these criteria.</p>
<p><b>Para 101</b> Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>	<p>Policy ENV4 is consistent with that for Green Belts.</p>
<p><b>Chapter 9 Sustainable Transport</b></p>	
<p><b>Para 102 (c)</b> opportunities to promote walking, cycling and public transport use are identified and pursued</p>	<ul style="list-style-type: none"> <li>• Policy TC1 supports and requires improvements for non-car users in the form of physical measures for accessibility, pedestrian routes and extending traffic-free trails.</li> <li>• Policy TC2 supports the provision of cycle parking</li> <li>• Policy CF2 supports the development of community sports and arts facilities and the provision of pedestrian and cycle access to these</li> <li>• Policy ENV2 (A) requires all development to</li> </ul>

	contribute positively to the quality of the public realm.
<b>Para 102 (d)</b> The environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.	Policy TC1 encourages improvements for non-car users by requiring applications for development to demonstrate pedestrian and cycle accessibility, off-road parking and delivery parking.
<b>Para 102 (e)</b> patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.	Parking and vehicular and pedestrian movements are considered in BNP. Non-planning 'action points' are included for promotion to relevant authorities.
<b>Para 110 (a)</b> give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use.	Policy CF2 encourages links to pedestrian and cycle paths for all new community sports, arts and leisure
<b>Para 110 (b)</b> address the needs of people with disabilities and reduced mobility in relation to all modes of transport	Policy TC1 requires applications for development to consider wheelchair users
<b>Para 110</b> (c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;	Improvements for non-car users, including the issue of street-clutter, are considered in BNP. Non-planning 'action points' are also included for promotion to relevant authorities.
<b>Para 110 (d)</b> allow for the efficient delivery of goods, and access by service and emergency vehicles	Policy TC1 requires applicants for development to consider the inclusion of delivery parking
<b>Chapter 10 Supporting High Quality Communications</b>	
<b>Para 112</b> Planning policies and decisions should support the expansion of electronic communications networks	Policy TC4 supports communications infrastructure
<b>Chapter 11 Effective use of land</b>	
<b>Para 117</b> Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while	BNP enables the effective use of land in BNA by: <ul style="list-style-type: none"> <li>• adjusting the development boundary giving more scope for development on the edge of the town (Policy DB1)</li> </ul>

safeguarding and improving the environment and ensuring safe and healthy living conditions.	<ul style="list-style-type: none"> <li>• designating and safeguarding land for predominantly business use (Policy E2)</li> <li>• designating a Central Shopping Area and Primary Shopping Area (Policy E1)</li> <li>• requiring housing development that is on flat land in close proximity to the town centre to take into account the needs of the elderly and disabled (Policy H3)</li> <li>• designating Local Green Spaces for the beauty, wildlife interest and historic interest (Policy ENC4)</li> <li>• encouraging the re-use of underused community facilities (Policy CF1)</li> </ul>
<b>Para 118 (a)</b> taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside	Policy ENV1 requires new development to provide green infrastructure and connectivity for nature and people.
<b>Para 118 (b)</b> recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;	Policy ENV designates Local Green spaces for in part for their wildlife and recreation value. Local Green Spaces 1,6,16,22 and 23 are in the EA Floodzone so will also contribute to flood risk mitigation.
<b>Para 118 (c)</b> give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land	Policy E2 designates the remaining 0.8ha of brownfield land at ‘the Cintride Site’ as employment land suitable for B uses.
<b>Para 118 (d)</b> promote and support the development of under-utilised land and buildings	Policy CF1 supports the provision of community and/or employment uses on a redundant/underused NHS hospital site.
<b>Para 121</b> (b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.	<ul style="list-style-type: none"> <li>• Policy CF1 supports the provision of community and/or employment uses on a redundant/underused NHS hospital site.</li> </ul>
<b>Para 122 (a)</b> the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating	Policy H3 supports development of specialist housing to address local need. Policy DB1 extends the development boundary Policy H2 supports the development of Starter Homes and requires that they are built within the floorspace thresholds of the DCLG Technical Standards.
<b>Para 122 (b)</b> local market conditions and viability	Policy H2 supports the development of open market housing on brownfield sites and previously developed land, in conformity with

	PDNPA Core Strategy. The policy also supports the provision of Starter Homes which are restricted in terms of occupancy and floorspace, subject to viability.
<p><b>Para 122 (d)(e)</b> the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change</p> <p>the importance of securing well-designed, attractive and healthy places</p>	<p>Bakewell's unique and special character and setting are recognised, protected and enhanced by:</p> <p>Policy ENV1 which supports development that is sensitive to the landscape's character</p> <p>Policy ENV2 which requires a positive contribution to the built environment and public realm</p>
<p><b>Para 123</b> Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.</p>	<p>Policy ENV2 requires the siting, design, layout and landscaping of new development to align with the principles embedded in the National Park Design Guide. Part C of this policy requires new housing development to 'contribute to local character'. The Design Guide states "lower densities are out of keeping with the local building tradition." (para5.9, p30).</p> <p>Policy H2 supports the development of Starter Homes and requires that they are built within the floorspace thresholds of the DCLG Technical Standards.</p>
<p><b>Para 123 (a)</b> plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible</p>	<p>Policy H1 supports the development of affordable housing to address local need, in line with PDNPA Core Strategy.</p>
<p><b>Chapter 12 Well designed places</b></p>	
<p><b>Para 125</b> Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</p>	<ul style="list-style-type: none"> <li>• BNP examines Bakewell's special qualities in detail, including what local people regard as special to them.</li> <li>• Policy ENV1 requires development to protect and enhance Bakewell's setting, including by ecologically appropriate landscaping and green infrastructure.</li> <li>• Policy ENV2 requires new development to protect and enhance Bakewell's special character</li> <li>• Policy ENV3 identifies non-designated heritage assets and requires applications for development to demonstrate how these will be conserved and enhanced.</li> <li>• Policy ENV4 designates and protects local green spaces</li> </ul>
<p><b>Para 127</b> (a) will function well and add to the overall</p>	<p>Overall, long term quality is achieved through a balance between protection and limited</p>

quality of the area, not just for the short term but over the lifetime of the development	growth (limited by the national park context and strategic policy); and where development is permitted, ensuring that it is of the highest quality, respecting both character and setting.
<b>Para 127</b> (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping	<ul style="list-style-type: none"> <li>• Policy ENV2 requires new development to protect and enhance Bakewell's special character</li> </ul>
<b>Para 127</b> (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)	<ul style="list-style-type: none"> <li>• Policy ENV1 requires development to protect and enhance Bakewell's setting, including by ecologically appropriate landscaping and green infrastructure.</li> <li>• Policy ENV2 requires new development to protect and enhance Bakewell's special character</li> </ul>
<b>Para 127</b> (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit	<ul style="list-style-type: none"> <li>• Policy E2 requires new development to protect and enhance Bakewell's special character</li> </ul>
<b>Para 127</b> (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks	<ul style="list-style-type: none"> <li>• Policy ENV1 requires development to protect and enhance Bakewell's setting, including by ecologically appropriate landscaping and green infrastructure.</li> <li>• Policy E2 requires new development to protect and enhance Bakewell's special character</li> </ul>
<b>Para 127</b> (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience	<ul style="list-style-type: none"> <li>• Policy CF2 encourages links to pedestrian and cycle paths for all new community sports, arts and leisure</li> </ul>
<b>Para 129</b> Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include . . . assessment frameworks such as Building for Life.	<ul style="list-style-type: none"> <li>• Policy ENV2 encourages developers to support proposals with a Building for life Assessment.</li> </ul>
<b>Chapter 14 Climate change &amp; flooding</b>	
<b>Para 149</b> Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply,	<ul style="list-style-type: none"> <li>• BNP designates most of the River Wye's flood plain as local green space.</li> <li>• Policy ENV1 requires developers consider the landscape's capacity to accommodate additional development.</li> </ul>

<p>biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.</p>	<ul style="list-style-type: none"> <li>• Policy ENV1 supports development that provides green infrastructure</li> <li>• Non-planning policies support actions to conserve energy</li> </ul>
<p><b>Para 155</b> Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.</p>	<ul style="list-style-type: none"> <li>• BNP designates most of the River Wye's flood plain as local green space</li> <li>• The expansion of the development boundary (Policy DB1) includes a small part of the floodplain (EA Floodzone 2 and 3). This is considered more fully in the Sustainability Appraisal.</li> </ul>
<p><b>Para 157</b> All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by: a) applying the sequential test and then, if necessary, the exception test as set out below.</p>	<p>BNP does not allocate land for development, in line with strategic policy, but Policy DB1 extends the development boundary. The approach taken to determine the precise extent and location of the revised development boundary is considered more fully in the Sustainability Appraisal.</p>
<p><b>Para 158</b> The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.</p>	<p>As above</p>
<p><b>Para 159</b> If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance.</p>	<p>As above</p>
<p><b>Para 160</b> The application of the exception test should be informed by a strategic or site-specific flood</p>	<p>As above</p>

<p>risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that:</p> <p>a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and</p> <p>b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.</p>	
<p><b>Para 161</b> Both elements of the exception test should be satisfied for development to be allocated or permitted.</p>	As above
<p><b>Chapter 15 Conserving &amp; enhancing the natural environment</b></p>	
<p><b>Para 170</b> a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)</p>	Bakewell Neighbourhood Area is within the Peak District National Park. All policies within BNP conform to the NPA's strategic planning policies and protect and enhance the area's valued landscape and biodiversity commensurate with this status.
<p><b>Para 170</b> (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland</p>	<ul style="list-style-type: none"> <li>• Policy ENV1 requires development to protect and enhance Bakewell's setting, including by ecologically appropriate landscaping and green infrastructure.</li> <li>• Policy ENV2 requires new development to protect and enhance Bakewell's special character, including by the planting of new native street trees.</li> <li>• Policy ENV3 identifies non-designated heritage assets, including areas of biodiversity, and requires applications for development to demonstrate how these will be conserved and enhanced.</li> <li>• Policy ENV4 designates and protects local green spaces, including areas of high biodiversity</li> </ul>
<p><b>Para 170</b> (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures</p>	<ul style="list-style-type: none"> <li>• Policy ENV1 requires development to protect and enhance Bakewell's setting, including by ecologically appropriate landscaping and green infrastructure that connects nature and people.</li> <li>• Policy ENV2 requires new development to protect and enhance Bakewell's special character, including by the planting of new native street trees.</li> <li>• Policy ENV3 identifies non-designated heritage assets, including areas of</li> </ul>

	<p>biodiversity, and requires applications for development to demonstrate how these will be conserved and enhanced.</p> <ul style="list-style-type: none"> <li>• Policy ENV4 designates and protects local green spaces, including areas of high biodiversity</li> </ul>
<p><b>Para 170</b> (f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate</p>	<p>Policy H2 encourages the development of market and starter homes on brown field sites and previously developed land.</p>
<p><b>Para 171</b> Plans should: distinguish between the hierarchy of international, national and locally designated sites</p>	<p>BNP considers international, national and locally designated sites as demonstrated in its Habitats Regulations Assessment Screening Statement..</p>
<p><b>Para 171</b> allocate land with the least environmental or amenity value</p>	<p>BNP does not allocate land for development but does extend the development boundary in 3 places. Parcel 1, Land off Stoney Closes is Grade 3 and 4 agricultural land with little environmental or amenity value. Parcel 2, Land bounded by Monyash Road and Shutts Lane is currently playing fields for Lady Manners School. Therefore the amenity value of this land is high. Part of the site has planning permission for 30 houses. Further development on this site would only be acceptable if equivalent or improved facilities were made elsewhere, in line with strategic and neighbourhood policies.</p>
<p><b>Para 172</b> 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.</p>	<p>Bakewell Neighbourhood Area is within the Peak District National Park. All policies within BNP conform to the NPA's strategic planning policies and protect and enhance the area's valued landscape and biodiversity commensurate with this status.</p>
<p><b>Para 174</b> To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks . . .</p>	<p>Policy ENV4 designates and protects local green spaces, including areas of high biodiversity.</p>
<p><b>Para 174</b> (b) promote the conservation, restoration and enhancement of priority habitats, ecological networks . . .</p>	<ul style="list-style-type: none"> <li>• Policy ENV1 requires development to protect and enhance Bakewell's setting, including by ecologically appropriate landscaping and green infrastructure that connects nature and people.</li> <li>• Policy ENV4 designates and protects local green spaces, including areas of high</li> </ul>

	biodiversity.
<p><b>Para 178</b> Planning policies and decisions should ensure that:</p> <p>a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining . . .</p>	<p>BNP does not allocate sites for housing development, in line with strategic policies of PDNPA. However Policy DB1 does extend the development boundary and recognises that the areas that are newly within this boundary may have potential as housing sites. The newly extended development boundary includes an area of historic chert mining and this is mapped in Appendix 3 of BNP.</p>
<p><b>Para 180</b></p> <p>Planning policies . . . should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development</p>	<p>BNP has been subject to a Sustainability Appraisal and Habitats Regulations Assessment Screening Statement to consider these effects.</p>
<p><b>Para 181</b> Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.</p>	<p>BNA is not covered by an Air Quality Management Area or a Clean Air Zone. The Sustainability Appraisal of BNP considers the neighbourhood plan effects with regard to pollution.</p> <p>Source: <a href="https://uk-air.defra.gov.uk/aqma/maps">https://uk-air.defra.gov.uk/aqma/maps</a></p>
<p><b>Chapter 16 Conserving and enhancing the historic environment</b></p>	
<p><b>Para 185</b> Plans should set out a positive strategy for the conservation and enjoyment of the historic environment . . .</p>	<p>BNP lists non-designated heritage assets and Policy ENV3 requires applications for development that affect these to demonstrate how they will be conserved and enhanced.</p>

## Planning Practice Guidance Issued by the Secretary of State

3.2 Where applicable, BNP has been prepared in accordance with Planning Practice Guidance (PPG) issued by the Secretary of State. The most relevant sections are set out below.

- **Flood risk.** *“In plan-making, local planning authorities apply a sequential approach to site selection so that development is, as far as reasonably possible, located where the risk of flooding (from all sources) is lowest, taking account of climate change and the vulnerability of future uses to flood risk.”*

BNP’s approach to flood risk is set out in the Sustainability Appraisal. It complies with PPG advice regarding the sequential approach.

- **Historic Environment.** *“Where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies into action at a neighbourhood scale. It is beneficial for any designated and non-designated heritage assets within the plan area to be clearly identified at the start of the plan-making process so they can be appropriately taken into account.”*

BNP describes the significance of the historic environment and clearly describes and maps non-designated heritage assets.

- **Housing.** *“Within the administrative area of a National Park, the Broads Authority or a Development Corporation (where planning powers are conferred), each local planning authority should set a housing requirement figure for the proportion of the designated neighbourhood area which is covered by their administration.”*  
*“Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do*

*contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.”*

BNA is wholly within the planning authority of the Peak District National Park Authority (PDNPA). The PDNPA does not set a housing requirement figure for any part of Bakewell Neighbourhood Area. Strategic planning policy (Core Strategy HC1 and DS1) restricts the provision of new housing to that which meets local needs. BNP policy DB1 extends the development boundary of the Bakewell to provide for future growth of the town.

Census and housing market data, the housing needs survey, demographic forecasts and community consultation responses have been used as evidence for the housing policies.

- **Evidence.** *“While there are prescribed documents that must be submitted with a neighbourhood plan or Order there is no ‘tick box’ list of evidence required for neighbourhood planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan or the proposals in an Order.  
A local planning authority should share relevant evidence, including that gathered to support its own plan-making, with a qualifying body.*

Census and housing market data, the housing needs survey, demographic forecasts and community consultation responses have been used as evidence for the ‘housing’ policies.

Two consultants’ reports (‘Experion’ report commissioned by Bakewell Town Council and ‘Hearn’ report commissioned by PDNPA), town centre land-use surveys undertaken by PDNPA

officers, local traders' questionnaire undertaken by the neighbourhood plan working group and community consultation responses have all been used as evidence to support the 'economy' policies.

- **Local Green Space.** *"If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.*

*One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community."*

All of the proposed green spaces in BNP are already given some protection by national park designation and some are also 'important open space' in the Conservation Area Appraisal. However there is 'additional local benefit' to this extra layer of protection because planning policies do permit various types of development both inside and outside Bakewell's development boundary and local green space designation identifies areas that are of particular importance to the local community.

## Part (4) Contributing to the achievement of sustainable development

4.1 The NPPF states “the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives.”

4.2 Bakewell Neighbourhood Plan (BNP) was initially subject to a strategic environmental assessment screening process. This document is included in the Regulation 15 submission documents. This highlighted uncertainty with regard to the effects of 2 polices (DB1 that extends the development boundary and E2 that designates an employment site), meaning that an appropriate assessment was necessary. In consultation with the Environment Agency, Natural England and Historic England, BNP was therefore subject to a full Sustainability Appraisal (incorporating a Strategic Environmental Assessment.) This document is also included in the Regulation 15 submission documents.

4.3 A summary of the conclusions of the SA/SEA is contained in the table below.

<b>BNP Policy</b>	<b>Conclusion of SA/SEA</b>
ENV1: Protection and Enhancement of Bakewell's Setting ENV3: Protection of Non-Designated Heritage Assets ENV4: Local Green Spaces H3: Age and Disability Related Considerations E1: Central Shopping Area and Primary Shopping Area TC2: Car and Cycle Parking TC4: Broadband	No harmful effects with respect to the Strategic Environmental Assessment Framework (SAF)
H1: Provision of Affordable Housing H2: Market Housing and Starter Homes CF1: Redevelopment of Newholme Hospital CF2: Development of Community, Sports and Arts Facilities	'Low level' harmful effects with regard to one or more elements of the SAF. The harmful effects are mitigated either by strategic planning policy or by other policies in BNP. Alternative options were considered but determined not to be reasonable and not necessary in light of the low level effect and existing mitigation.
ENV 2: Protection and Enhancement of Bakewell's Special Character	Adverse impact on the consumption of finite natural resources by encouraging the use of

	limestone and gritstone. Alternative options would be contrary to strategic policy. However the policy does align to the PDNPA Design Guide 'as modified' and if the design guide were to be modified to permit the use of alternative materials, the neighbourhood plan would not be contrary to a changed position
TC3: Re-Opening of the Matlock-Buxton Railway	'High level' adverse impacts on several elements of the SAF. Deletion of the policy could be considered, but this would misrepresent the communities' view and neighbourhood level policies would not, in any event, prevent harmful effects with regard to strategic issues.
<p>DB1: Development Boundary</p> <p>Amend policy so that any development in Area 3 is required to leave a 10m buffer zone to the banks of the River Wye.</p> <p>CF3: Retaining Playing Fields and Sports Facilities</p> <p>Amend policy to require any new playing fields to be well landscaped and integrated into the landscape.</p> <p>E2: Safeguarding and Designating Employment Sites</p> <p>Amend policy so that any development must maintain and where possible enhance the continuity and integrity of the river corridor, including associated water courses, and protect the trees at Site 1.</p> <p>TC1: Improvements for Non-Car Users</p> <p>Amend policy to require all such improvements to be of a high standard of design, protecting and enhancing Bakewell's special qualities.</p>	<p>Significant adverse impacts with regard to one or more elements of the SAF. Reasonable alternatives are possible and with some modification the adverse impacts could be negated or mitigated.</p> <p>NB Policy CF3 deleted as a result of the Regulation 14 consultation.</p>

4.4 The table below describes more broadly how BNP meets the objectives of sustainable development as described in the NPPF.

<b>NPPF</b>	<b>BNP</b>
Economic objective . . . ensuring that sufficient land of the right types is available in the right places . . .	As the largest settlement in the National Park, Bakewell has an important role in offering employment opportunities in business, retail, local services and tourism. Policy E2 designates and safeguards employment sites. Policy CF1 promotes the redevelopment of an underused NHS site for employment and community uses.  BNP also defines a central shopping area and Policy E2 supports the vitality and viability of the retail sector.
Social objective . . . ensuring a sufficient number and range of homes . . .	Policy DB1 extends the development boundary of Bakewell Policy H1 supports the provision of affordable homes within the development boundary Policy H2 permits market housing and starter homes on brownfield sites and previously developed land Policy H3 requires housing development of all kinds that is in a flat location near to the town centre, to accommodate the needs of older and disabled people
Social objective . . . well designed and safe built environment . . .	Policy ENV2 requires all development to contribute positively to the quality of the public realm, and for all new housing to contribute to local character
Social objective . . . accessible services	Policy E1 designates a 'central shopping area' and 'Primary Shopping Areas' to protect the vitality and viability of the essential retail character and a 'balance' between the needs of tourists and residents Policy CF2 requires that the development of community, sports and arts facilities are accessible by all and link to pedestrian and cycle paths where possible
Social objective . . . open spaces that reflect current and future needs . . .	Policy ENV4 designates and protects local green spaces
Environmental objective . . . protect and enhance the natural . . . environment	Policy ENV1 requires development to consider the valued landscape setting, to provide ecologically appropriate landscaping, native street trees and green corridors to connect nature and people.  Policy ENV4 designates and protects local green spaces, including those which are valued for their wildlife
Environmental objective . . . protect and enhance the . . . built . . . environment	Policy ENV2 requires all development to contribute positively to the quality of the public realm, and for all new housing to contribute to local character
Environmental objective . . . protect and enhance the . . .	Policy ENV3 describes non-designated heritage assets and requires applications for development to demonstrate how they will be conserved and enhanced.

historic environment	
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## Part (5) Achieving general conformity with Local Strategic Policy

5.1 Bakewell Neighbourhood Plan (BNP) must be in general conformity with the strategic policy of the development plan for the area. The Peak District National Park Authority (PDNPA) is the planning authority for Bakewell Neighbourhood Area. The relevant strategic policies are in the Peak District National Park Authority Local Plan comprising the Core Strategy (CS) 2011 and Development Management Policies (DMP) 2018.

5.2 The neighbourhood plan has been produced alongside the NPA's Part 2 Local Plan Development Management Policies. The PDNPA and the neighbourhood plan working group co-operated fully in this process. The DMP states:

*“The intent of the planned approach for Bakewell is to give the community more influence through its emerging Neighbourhood Plan. Therefore this plan sets out the strategic context for Bakewell but leaves space for the community to devise local policy. The Neighbourhood Plan for Bakewell will consider: development boundary; environmental resilience; protection and enhancement of the town's setting, special character and heritage assets, including the designation of local green spaces; housing; community facilities; shops and services; employment sites and transport and communications.”*

5.3 The table below demonstrates the relationship between BNP policies and the corresponding strategic policies of PDNPA. All BNP policies are shown to be in conformity with strategic policy.

BNP Policy		Summary of content	PDNPA Policy Ref	Is BNP in general conformity with strategic policy?
DB1	Development Boundary	To contain future development	CS DS1 DMP DMB1	Yes. CS DS1 retains a development boundary for Bakewell and DMP DMB1 and supporting text supports the boundary as proposed in the neighbourhood plan.
ENV1		Protection and enhancement of Bakewell's landscape setting	CS GSP2 & L1 DMP DMC3	Yes. The neighbourhood policy respects valued characteristics and adds detail to strategic policy by requesting green infrastructure, net gain for biodiversity and reduction of light pollution.
ENV2		Protection of Bakewell's special character through design	CS GSP2, L1 DMP DCM3	Yes. The neighbourhood policy aligns to strategic policy and design guides and adds detail by requesting a positive contribution to the public realm and reference to Building for Life Standards.
ENV3		Protection of non-designated heritage sites	CS L3 DMP DMC5, DMC6, DMC7, DMC8, DMC9, DMC10	Yes. The neighbourhood policy describes the non-designated heritage assets that should be considered under strategic policy.
ENV4	Local Green Spaces	Designating Local Green Spaces and safeguarding them from development	CS GSP2 DMP DMC4(B)	Yes. The neighbourhood policy designates local green spaces in accordance with NPPF and with reference to published evidence and public consultation responses.
H1	Provision of affordable housing	Supporting development of affordable housing to address local needs	CS DS1, HC1 DMP DMH1	Yes. The neighbourhood plan aligns with strategic policy.

BNP Policy		Summary of content	PDNPA Policy Ref	Is BNP in general conformity with strategic policy?
H2	Open market housing & starter homes	Enabling the 'second rung on the ladder' with safeguards to ensure primary full-time occupancy	CS DS1, HC1	Yes. The neighbourhood plan aligns with strategic policy but additionally requires that starter homes be considered and imposes some restrictions on occupancy.
H3	Age & disability related considerations	Enabling new housing in flat locations with easy access	CS DS1, HC1	Yes. The neighbourhood plan aligns with strategic policy but additionally requires a proportion of the houses that are built in certain locations to provide for specialist needs.
CF1	Newholme Hospital	Redevelopment should contribute to community or employment uses	CS DS1 DMP DMS2	Yes. The neighbourhood plan aligns with strategic policy but additionally requires that any redevelopment must provide: Affordable housing (in accordance with Policy H1) Starter Homes (in accordance with H2) Homes that meet specialist needs and the needs of the town's ageing population (in accordance with Policy H3)
CF2	Development of community, sports & arts facilities	Supporting community developments to meet agreed needs	CS DS1, HC4 DMP DMS 6	Yes. The neighbourhood plan aligns with strategic policy but additionally requires that the playing fields provided be in or on the edge of the development boundary and be linked by footpaths or cycle paths.
E1	Primary Shopping Areas within Bakewell Central Shopping Area	Supporting shopping facilities by limiting cafes and restaurants on main shopping frontages	CS DS1, HC5 DMP DMS1	Yes. The neighbourhood plan aligns with strategic policy but additionally requires that non-A1 retail uses do not overly dominate individual street frontages.

BNP Policy		Summary of content	PDNPA Policy Ref	Is BNP in general conformity with strategic policy?
E2	Employment sites	Safeguarding sites for primarily B Class employment uses	CS DS1, E1 DMP DME3, DMP Chapter 8, para 8.4	Yes. The neighbourhood plan aligns with strategic policy but additionally safeguards additional land, protects existing tree cover, protects the river bank and takes flood risk into account.
TC1	Improvements for non-car users	Improving the balance between cars and pedestrians, wheelchairs, pushchairs and mobility scooters	CS T1, T6, T7	Yes. The neighbourhood plan aligns with strategic policy but additionally focuses on ease of pedestrian movement.
TC2	Car & cycle parking	Retain car parking and improve cycle parking provision	CS T7 DMP DMT5&6	Yes. The neighbourhood plan aligns with strategic policy but additionally focuses on protection of the conservation area.
TC3	Reopening the Matlock-Buxton railway	Supporting railway reinstatement depending on impact on the Monsal Trail	CS T5 DMP DMT3	Yes.
TC4	Broadband	Encourage and support improvements to communications infrastructure	CS HC4 DMP DMU4	Yes. The neighbourhood plan aligns with strategic policy but additionally makes access to superfast broadband a requirement.

## **Part (6) European Union obligations**

### **Human Rights**

6.1 An equalities impact assessment has not been undertaken, as no longer required under the Equalities Act 2010, and it is not considered the Plan discriminates unfairly or in a manner which is contrary to the Human Rights Act 1998. The Plan has been prepared in accordance with the obligations for Parish Councils under the Public Sector Equality Duty in the Equalities Act 2010. The Neighbourhood Plan has a neutral or positive impact on groups with protected characteristics.

### **Strategic Environmental Assessment**

6.2 EU Directive 2001/42 requires 'an environmental assessment is carried out of certain plans and programmes.' Accordingly a full Appropriate Assessment of Bakewell Neighbourhood Plan has been undertaken and this is part of the Regulation 15 submission. The findings of the Assessment, including the consultation responses of the statutory bodies, have informed the plan.

### **The conservation of natural habitats, wild fauna and flora and wild birds**

6.3 Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds require an appropriate assessment of BNP to determine the likelihood of significant effects of a site's conservation objectives.

6.4 In order to satisfy the above requirement a Habitat Regulations Assessment (HRA) screening report has been completed. It concludes that significant effects are not likely. See Section 7 below for full details.

## Part (7) Conservation of Habitats and Species Regulations

7.1 A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 105 or to enable it to determine whether that assessment is required.

7.2 Regulation 105 states that where a land use plan

(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) is not directly connected with or necessary to the management of the site,

the plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's conservation objectives.

7.3 The plan-making authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.

7.4 A Habitats Regulations Assessment screening was undertaken to determine the likelihood of significant effects. This report concludes:

“There are likely to be **no significant effects, and no ‘in combination effects’** of Bakewell Neighbourhood Plan policies on the European sites and therefore no further assessment is required.”

7.5 The HRA screening report has been subject to the scrutiny of and amended in accordance with the Peak District National Park Authority's *Natural Environment and Rural Economy Team Manager*. Any recommendations to amend the draft Plan have been made accordingly.

7.6 The HRA screening report was subject to consultation with Natural England for a 6 week period from 21 May 2019 to 3<sup>rd</sup> July 2019. A reply was received stating:

*“Natural England (also) agrees with the report's conclusions that the Bakewell Neighbourhood Plan would not be likely to result in a significant effect on any European Site either alone or in combination and therefore no further assessment work under the Habitats Regulations would be required.”*

7.7 A 'Regulation 14' consultation was undertaken between 15th July 2019 and 9th September 2019 and as a result, modifications were made to the plan and the policies. An analysis of the significance of the changes was also undertaken to determine the likelihood of any changes affecting the findings or outcome of the HRA Screening Statement. This analysis shows that although there were some significant changes – for example deletions of policies – the modifications do not alter the above conclusions. The table below shows Bakewell Neighbourhood Plan Policies at Regulation 14 draft stage and at Regulation 15 submission stage, and sets out the significance of the changes.

7.8 A further consultation was undertaken with Natural England on 9<sup>th</sup> May 2020 to ensure agreement that that post Regulation 14 changes to BNP did not alter the conclusion of the HRA Screening. A response was received on 15 May 2020 stating:

*“Natural England agrees with the conclusions that the updated changes to the Neighbourhood Policies would not result in Likely Significant Effects on any European Site either alone or in combination and therefore no further Appropriate Assessment work under the Habitats Regulations would be required.”*

Policy Number	Policy as drafted for Regulation 14 Consultation	Policy as drafted for Regulation 15 Submission	Summary of changes including assessment of significance of change	Effect of change on conclusion of HRA Screening Statement or Sustainability Appraisal
DB1 Development Boundary	<p>Future development of Bakewell will be contained within the Development Boundary as indicated on Map 2.</p> <p>Any development on land between Ashford Road and River Wye (extension area 3) should include a 10m buffer to the bank of the Wye.</p> <p>Any development in an area of flood risk will need to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce overall flood risk</p>	<p>A. Future development of Bakewell will be contained within the Development Boundary as indicated on Map 2.</p> <p>B. Any new residential or industrial development within the Extension Areas should facilitate attractive, safe pedestrian and cycle routes to the town centre.</p> <p>C. Any development in an area of identified flood risk will need to be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere.</p>	<p>Added requirement for pedestrian and cycle routes</p> <p>Strengthened protection with regard to flooding</p> <p><b>Minor changes.</b> <i>The proposed boundary and the development permissible within that boundary are unchanged.</i></p>	No change

		<p>D. Development should reduce overall flood risk through the use of sustainable drainage systems where possible.</p> <p>E. Any development on land between Ashford Road and River Wye (Extension Area 3) should include a 10m buffer from the river bank.</p>		
<p>POLICY ENV1 Protection and Enhancement of Bakewell's Setting</p>	<p>POLICY ENV1 Protection and Enhancement of Bakewell's Setting</p> <p>A. Development will be supported within the development boundary where it:</p> <p>(i) respects the landscape's sensitivity and capacity to accommodate additional development, and; (ii) includes ecologically appropriate landscaping and the provision of street trees of an appropriate scale, form and species, favouring native trees in less formal settings, and; (iii) provides green infrastructure appropriate to the size of the development, restoring and enhancing connectivity for nature and people, and; (iv) secures</p>	<p>A. Development will be supported within the development boundary where it:</p> <p>(i) respects the landscape's sensitivity and capacity to accommodate additional development; and</p> <p>(ii) includes ecologically appropriate landscaping and the provision of street trees of an appropriate scale, form and species, favouring native trees in less formal settings; and</p> <p>(iii) provides green infrastructure appropriate to the size of the development, restoring and enhancing connectivity for nature and people; and</p> <p>(iv) secures measurable net gains for biodiversity; and</p>	<p>Clause added to require light pollution to be minimised.</p> <p>Requirements for landscape character assessment made more specific.</p> <p><b>Minor changes.</b></p>	<p>No change</p>

	<p>measurable net gains for biodiversity</p> <p>B. Developers are encouraged to undertake a local Landscape Character Assessment</p>	<p>(v) limits, and where possible reduces the impact of light pollution from externally visible light sources.</p> <p>B. Developers are encouraged to undertake a local landscape and visual impact assessment in accordance with a proven methodology and submit this with a planning application.</p>		
<p>POLICY ENV2 Protection and Enhancement of Bakewell’s Special Character</p>	<p>A. Development in Bakewell will be expected to contribute positively to the quality of the built environment and public realm, including by the provision of new street trees of an appropriate scale, form and species.</p> <p>B. Applicants will be expected to demonstrate how the siting, design, layout and landscaping of the proposal align with the principles embedded in the National Park Design Guide and, where applicable, the Detailed Design Guide for Shopfronts, the Supplementary Planning Document for Extensions and Alterations, the Conservation Area Appraisal and the A-board</p>	<p>A. Development in Bakewell will be expected to contribute positively to the quality of the built environment and public realm, including by the provision of new street trees of an appropriate scale, form and species.</p> <p>B. Applicants will be expected to demonstrate how the siting, design, layout and landscaping of the proposal align with the principles embedded in the National Park Design Guide and, where applicable, the Detailed Design Guide for Shopfronts, the Supplementary Planning Document for Extensions and</p>	<p>Requirements for a building for life assessment clarified.</p> <p><b>Minor change.</b></p>	<p>No change</p>

	<p>Guidance Note9, and with these documents as may be amended.</p> <p>C. New housing development must be designed to:</p> <p>(i) contribute to local character by retaining and creating a sense of place appropriate to its location;</p> <p>(ii) take advantage of existing topography, landscape features, habitats, buildings, orientation and micro-climate;</p> <p>(iii) define and enhance streets and spaces.</p> <p>Developers are strongly encouraged to support proposals with a Building for Life assessment.</p>	<p>Alterations, the Conservation Area Appraisal and the A-board Guidance Note, or as may be amended.</p> <p>C. New housing development must be designed to:</p> <p>(i) contribute to local character by retaining and creating a sense of place appropriate to its location;</p> <p>(ii) take advantage of existing topography, landscape features, habitats, buildings, orientation and micro-climate;</p> <p>(iii) define and enhance streets and spaces.</p> <p>D. Applications for housing development comprising 10 or more units should include a Building for Life assessment.</p>		
POLICY ENV3 Protection of Non-designated Heritage Assets	<p>Planning applications for development affecting non-designated heritage assets, including those listed in para 3.23, must clearly demonstrate how these will be conserved and</p>	<p>Policy DMC5 of the Peak District National Park Authority Part 2 Local Plan (Development Management Policies) applies to all applications for development affecting the</p>	<p>Clarified relationship with strategic policy and gives greater weight to the protection of the non-designated heritage assets listed in the Neighbourhood Plan.</p>	<p>No change</p>

	where possible, enhanced.	heritage assets, or their setting, listed in paragraph 3.23.	<b>Minor change.</b> <i>The intent of the policy – to require the significance of the non-designated heritage to be considered – remains the same.</i>	
POLICY ENV4 Local Green Spaces	The areas shown together in Table 1 and identified on Map 7 below Table 1 are designated as Local Green Spaces, where new development is ruled out other than in very special circumstances.	The areas shown together in Table 1 and identified on Map 7 below Table 1 are designated as Local Green Spaces, where new development is ruled out other than in very special circumstances.	<b>No change.</b>	<b>No change</b>
POLICY H1 Provision of Affordable Housing	<p>POLICY H1 Provision of Affordable Housing</p> <p>The Neighbourhood Plan supports the development of new affordable housing within the development boundary of a range and number to address local need. All resulting affordable housing units will be required to demonstrate that they comply with the local lettings plan<sup>13</sup> ensuring the homes go to people with a local connection</p>	The Neighbourhood Plan supports the development of new affordable housing within the development boundary of a range and number to address local need. All affordable housing units must comply with Policy DMH1, DMH2 and DMH3 of the Peak District National Park Authority Part 2 Local Plan.	<p>Amended to reference PDNPA policies rather than a 'local lettings plan'.</p> <p><b>Minor change.</b></p>	No change
POLICY H2 Market Homes and Starter Homes on Previously Developed	A. Open market housing development on brownfield sites and previously developed land where re-development would enhance the built environment will be permitted.	A. Open market housing development on brownfield sites and previously developed land where re-development would enhance the built	<p>Title changed, paragraphs renumbered</p> <p>Deleted 'old' B</p> <p>Re-wrote new 'C' to include market</p>	No change

<p>Sites</p>	<p>B. All such housing will be restricted by legal agreement to primary full time occupancy remaining in perpetuity on subsequent sales.</p> <p>C. Starter Homes must comprise at least 50% of the total dwellings units permitted, with market housing or other enabling development being accepted only to the level necessary, as verified by an independent viability assessment undertaken by a Chartered surveyor, if necessary commissioned by the NPA but in all cases at the applicant’s expense, which must include land purchase at values reflecting the policy constraint on re-development.</p> <p>D. Starter Homes will be restricted by legal agreement to primary full time occupancy remaining in perpetuity on subsequent sales.</p> <p>E. Starter Homes will be restricted by legal agreement to people who have lived in Bakewell parish or the adjacent</p>	<p>environment will be permitted.</p> <p>B. Starter Homes must comprise at least 50% of the total dwellings units permitted, with market housing or other enabling development being accepted only to the level necessary, as verified by an independent viability assessment undertaken by a Chartered surveyor, if necessary commissioned by the NPA but in all cases at the applicant’s expense, which must include land purchase at values reflecting the policy constraint on re-development.</p> <p>C. Market Homes and Starter Homes will be restricted by legal agreement to primary full time occupancy remaining in perpetuity on subsequent sales.</p> <p>D. Starter Homes will be restricted by legal agreement to:</p> <ul style="list-style-type: none"> <li>• people who have lived in Bakewell parish or the</li> </ul>	<p>homes</p> <p>Section F re-written to clarify that roof alterations (to prevent loft conversions) are also included</p> <p><b>Minor changes.</b></p>	
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	<p>parishes for a minimum of 10 years in the last 20 years and are first time buyers under the age of 40.</p> <p>F. Starter Homes must be built within the following floorspace thresholds:18</p> <p style="text-align: center;">Number of bed spaces</p> <p>Maximum Gross Internal Floor Area (m2)</p> <table border="0"> <tr> <td>39</td> <td>One person</td> </tr> <tr> <td>58</td> <td>Two persons</td> </tr> <tr> <td>70</td> <td>Three persons</td> </tr> <tr> <td>84</td> <td>Four persons</td> </tr> <tr> <td>97</td> <td>Five persons</td> </tr> </table> <p>G. Starter Homes will have permitted development rights for extensions removed.</p>	39	One person	58	Two persons	70	Three persons	84	Four persons	97	Five persons	<p>adjacent parishes for a minimum of 10 years in the last 20 years</p> <ul style="list-style-type: none"> <li>• first time buyers under the age of 40.</li> </ul> <p>E. Starter Homes must be built within the following floorspace thresholds:</p> <p style="text-align: center;"><b>Number of bed spaces</b></p> <p><b>Maximum Gross Internal Floor Area (m2)</b></p> <table border="0"> <tr> <td>One person</td> <td>39</td> </tr> <tr> <td>Two persons</td> <td>58</td> </tr> <tr> <td>Three persons</td> <td>70</td> </tr> <tr> <td>Four persons</td> <td>84</td> </tr> <tr> <td>Five persons</td> <td>97</td> </tr> </table> <p>F. Starter Homes will have permitted development rights for extensions, including roof alterations, removed.</p>	One person	39	Two persons	58	Three persons	70	Four persons	84	Five persons	97		
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<p>POLICY H3 Specialist Housing</p>	<p>(A) New residential schemes (whether new build or conversion, greenfield or brownfield, open market or social/affordable) that are proposed on reasonably flat locations with relatively easy</p>	<p>(A) New residential schemes (whether new build or conversion, greenfield or brownfield, open market or social/affordable) that are proposed on reasonably flat</p>	<p>Referred to 'specialist needs' rather than 'disabled'.</p> <p>Simplified how to determine the number of such homes.</p> <p>Aligned standards to Building</p>	<p>No change</p>																				

	<p>access to commercial and social facilities within the town centre, must contribute to meeting the housing needs of the town's ageing and disabled population.</p> <p>(B) The number of such homes within a proposed residential scheme, as well as their size and design, will either:</p> <p>(i) be determined in conjunction with the local housing authority with reference to an up to date housing needs survey; or,</p> <p>(ii) in the event that no up to date evidence exists, meet current Lifetime Home20 standards in 10% of housing on sites of 10 dwellings or more, or comprise at least one home on sites of less than 10 dwellings.</p>	<p>locations with relatively easy access to the town centre, must contribute to meeting specialist needs and the needs of the town's ageing population.</p> <p>(B) The number of such homes required within a proposed residential scheme will be determined in conjunction with the local housing authority with reference to the housing needs assessment.</p> <p>(C) The homes so required must meet either M4(2) (accessible and adaptable dwellings), and/or M4(3) (wheelchair user dwellings) of the Building Regulations.</p>	<p>Regulations.</p> <p><b>Minor changes.</b></p>	
POLICY CF1 Newholme Hospital	<p>(A) Redevelopment of Newholme Hospital shall include the provision of community and/or employment uses unless it can be demonstrated that there is no demand for these within Bakewell or that special circumstances justify otherwise.</p>	<p>(A) Applications for the redevelopment of the Newholme Hospital site must be accompanied by a heritage and landscape assessment detailing enhancements to the listed buildings, consideration of non-listed buildings for their</p>	<p>Redrafted for clarity. Omitted the need for employment uses. Referenced PDNPA DMP Policy para 2.27. Removed need for assessment of demand for community and employment uses. Referenced H policies of</p>	No change

	<p>(B) Redevelopment of Newholme Hospital will be supported subject to:</p> <p>(i) an assessment of demand for community and employment uses and re-provision on site;</p> <p>(ii) a heritage and landscape assessment detailing enhancements to the listed buildings, consideration of non-listed buildings for their heritage value, and landscaping of the site;</p> <p>(iii) provision of affordable dwellings;</p> <p>(iv) reference to an up to date housing needs survey to support the provision of a mixture of housing types and affordable dwellings on site.</p>	<p>heritage value, and landscaping of the site.</p> <p>(B) Redevelopment of the Newholme Hospital site shall include the provision of community facilities (subject to the NHS wider estate reorganisation programme in accordance with paragraph 7.27 of the Peak District National Park Authority Part 2 Local Plan) and/or meet another community need such as:</p> <ul style="list-style-type: none"> <li>• Affordable housing (in accordance with Policy H1)</li> <li>• Starter Homes (in accordance with H2)</li> <li>• Homes that meet specialist needs and the needs of the town's ageing population (in accordance with Policy H3)</li> </ul>	<p>Neighbourhood Plan.</p> <p><b>Significant change.</b></p>	
POLICY CF2	Proposals for the development of	Proposals for the development	Amended for clarity.	No change

Development of Community, Sports and Arts Facilities	community, sports and arts facilities to meet agreed local needs shall be located within the Development Boundary, or in the case of playing fields, within or adjacent to, the Development Boundary. All facilities should make provision for access for all and link to pedestrian and cycle paths where possible.	of new community, sports and arts facilities shall be located within the Development Boundary, or in the case of playing fields, within or adjacent to, the Development Boundary. All facilities should make provision for access for all and link to existing pedestrian and cycle paths where possible.	<b>Minor changes.</b>	
POLICY CF3 Retaining Playing Fields and Sports Facilities.	Developments resulting in the loss of playing fields and sports facilities will not be supported unless the loss resulting from the proposed development would be replaced by equivalent or improved quality facilities. Any new replacement facilities should be operational prior to the loss of the existing facilities and should be in a location that enables equivalent or improved access for the town's residents.		Policy replicated existing strategic policy.  <b>Deleted</b>	No change
Policy E1 Bakewell Central Shopping Area and Primary Shopping Area	The Central Shopping Area and Primary Shopping Area are identified on Map 8. Shopping Frontages are defined on page 45.  In order to protect the vitality and viability of shopping facilities	Proposals for non-A1 retail uses within the Primary Shopping Area will normally be allowed provided that the proportion of A1 retail length along that shopping frontage does not fall below 70%.	Re-written for clarity, simplicity. Explanatory text moved from policy to background. Positively framed.  Intent of remains the same.  <b>Minor changes.</b>	No change

	<p>and the essential retail character of Bakewell, proposals to change use within the Primary Shopping Area will be determined in accordance with the following provisions:</p> <p>1 Proposals for non-A1 retail uses within the Primary Shopping Area will normally be resisted where a proposal would result in the proportion of A1 retail length along that shopping frontage falling below 70%. Where this proportion is already below 70% proposals for non-A1 uses will normally be resisted.</p> <p>2 Non main town centre uses will not normally be permitted within the identified Protected Shopping Area.</p>	<p>Where this proportion is already below 70% proposals for non-A1 uses will normally be resisted.</p>		
<p>POLICY E2 Employment Sites</p>	<p>A. The sites described above and shown on Maps 9-13 are designated as employment sites and safeguarded for predominantly B Class employment uses.</p> <p>B. Where flexibility is sought and deemed necessary to aid development, it will only be granted if it is not likely to put at</p>	<p>A. The sites shown on Maps 9-13 are designated as employment sites and safeguarded for predominantly Use Class B employment uses.</p> <p>B. Where a mix of uses sought and deemed</p>	<p>(B) replaced 'flexibility' with 'mix of uses'.</p> <p><b>Minor change.</b></p>	<p>No change</p>

	<p>risk the viability, vitality and character of the Central Shopping Area.</p> <p>C. A Class uses will only be permitted as on-site sales from a B Class unit, and must be ancillary to the unit's primary B Class use.</p> <p>D. Any development permitted at the 'Riverside' and 'former Cintride' sites must maintain and where possible enhance the continuity and integrity of the river corridor, including associated watercourses. Any new development should not be within a 10m buffer zone from the river bank.</p> <p>E. Any application for development at Site 1 ('former Cintrides') should be accompanied by a survey of the health of the mature trees (that are subject to Tree Preservation Order number 88), demonstrate in the design and layout of any proposal how the health and longevity of the trees will be maximised, and include suitable landscape planting to perpetuate</p>	<p>necessary to aid development, it will only be granted if it is not likely to put at risk the viability, vitality and character of the Central Shopping Area.</p> <p>C. A Class uses will only be permitted as on-site sales from a B Class unit, and must be ancillary to the unit's primary B Class use.</p> <p>D. Any development permitted at sites 1 and 4 must maintain and where possible enhance the continuity and integrity of the river corridor, including associated watercourses. Any new development should not be within a 10m buffer zone from the river bank.</p> <p>E. Any application for development at Site 1 should be accompanied by an arboriculture report, demonstrate in the design and layout of any proposal how the health and longevity of the trees will be maximised, and</p>		
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	<p>and enhance tree cover on the site.</p> <p>F. Any development in an area of flood risk will need to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce overall flood risk</p>	<p>include suitable landscape planting to perpetuate and enhance tree cover on the site.</p> <p>F. Any development in an area of flood risk will need to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce overall flood risk</p>		
<p>POLICY TC1 Improvements for Non-Car Users</p>	<p>A. Applications for development must, where applicable:</p> <ul style="list-style-type: none"> <li>i. demonstrate how accessibility and movement for pedestrians, wheelchairs, pushchairs and mobility scooters is supported</li> <li>ii. include physical measures to reduce vehicle parking on pavements</li> <li>iii. include provision of delivery parking where possible.</li> </ul> <p>B. The provision, maintenance and signing of safe pedestrian routes will be supported, including a new footpath and cycle links towards Ashford avoiding the A6, and the continuation of the Monsal Trail</p>	<p>A. Applications for development must, where applicable:</p> <ul style="list-style-type: none"> <li>i. demonstrate how accessibility and movement for cyclists, pedestrians, wheelchairs, pushchairs and mobility scooters is supported</li> <li>ii. include physical measures to reduce vehicle parking on pavements</li> <li>iii. include provision of delivery parking where possible.</li> </ul>	<p>TC1 Ai added 'cyclists'.</p> <p><b>Minor change.</b></p>	<p>No change</p>

	<p>to Rowsley. Where appropriate to its scale and location, applications for development should show how the proposed scheme intends to provide links to the wider cycle and walking network and access to public transport.</p> <p>C. Development proposals which provide positive design to lessen the impact of traffic on people, cyclists and the town centre environment will be supported.</p>	<p>B. The provision, maintenance and signing of safe pedestrian routes will be supported, including a new footpath and cycle links towards Ashford avoiding the A6, and the continuation of the Monsal Trail to Rowsley. Where appropriate to its scale and location, applications for development should show how the proposed scheme intends to provide links to the wider cycle and walking network and access to public transport.</p> <p>C. Development proposals which provide positive design to lessen the impact of traffic on people, cyclists and the town centre environment will be supported.</p>		
<p>POLICY TC2: Car and Cycle Parking</p>	<p>A. New development which would lead to a net decrease in public or private car parking will be strongly opposed.</p> <p>B. Cycle parking racks in the town centre are supported, providing they do not adversely affect the character of the Conservation Area or obstruct</p>	<p>A. New development which would lead to a net decrease in public or private car parking will be strongly opposed.</p> <p>B. The provision of cycle parking racks in the town centre is supported, provided</p>	<p>TC2 B added 'the provision of'.</p> <p><b>Minor change.</b></p>	<p>No change</p>

	the pavements.	the character of the Conservation Area is not harmed and pavements are not obstructed.		
POLICY TC3: Re-opening the Matlock – Buxton Railway	Reinstatement of the Matlock to Buxton railway is supported, subject to thorough investigation of the impact on the Monsal Trail and the creation of a new recreation route and local green space of equal or better quality	Reinstatement of the Matlock to Buxton railway is supported, subject to thorough investigation of the impact on the Monsal Trail and the creation of a new recreation route and local green space of equal or better quality.	<b>No change.</b>	<b>No change</b>
POLICY TC4: Broadband	Efforts to enable faster and more reliable communications infrastructure throughout Bakewell will be encouraged and supported	(A) Proposals for superfast broadband infrastructure are supported. (B) All new developments should provide access to superfast broadband infrastructure.	Positively framed as a land use policy. Added new clause making provision a requirement of development.  <b>Significant change.</b>	No change