

# Options for Stanage/North Lees Consultation Response



## Summary

A consultation was undertaken to seek wide opinion on 3 management options for the built assets of the Stanage/North Lees estate. Around 450 people responded by:

- Participating in a Stanage Forum facilitated workshop
- Participating in a Peak District National Park Authority staff and member facilitated workshop
- Answering an on-line questionnaire
- Writing detailed letters and emails
- Participating in a virtual 'Question and Answer' session.

Some respondents have detailed knowledge of the estate and professional/technical understanding of the issues, while others are regular visitors.

## Options Considered

The **Investment Option** includes:

- Refurbish Hall as holiday accommodation
- Convert Cruck Barn for public engagement/interpretation, or as a camping barn
- Refurbish Cattiside Cottage for either holiday or residential accommodation
- Improve the existing facilities on the campsite
- Utilise the former Ranger Briefing Centre for interpretation and as a meeting point
- Regularise parking charges

The **Arm's-Length Management Option** includes:

- Let the Hall under Assured Shorthold Tenancy Agreement to private tenants
- Let the Cruck Barn on a long-term improvement lease
- Housing association to use Cattiside Cottage for affordable local housing
- Lease the campsite to a private operator

- Regularise parking charges

The **Reduce Liabilities Option** includes:

- Let the Hall under Assured Shorthold Tenancy Agreement to private tenants
- Carry out essential maintenance only to the Cruck Barn
- Permanent disposal of Cattiside Cottage
- Lease the campsite to a private operator
- Continue current car park arrangements
- Carry out essential maintenance only to the toilets and former Ranger Briefing Centre

## **Consultation results for the 3 Options considered as a whole**

The staff and member workshop indicates a preference for the Investment Option, but this is strongly tempered by numerous concerns, particularly around travel and accessibility and links to the wider estate. The Arm's-Length Management Option is least favoured.

The Stanage Forum workshop indicates a preference for the Investment Option, but this is very strongly tempered by numerous concerns, particularly around travel and accessibility, links to the wider estate and alternative uses being proposed for the buildings. Neither the Arm's-Length Management Option nor the Reduce Liabilities Option are supported. Arm's Length Management is regarded much less positively than the other Options.

The on-line questionnaire indicates a very strong preference for the Investment Option. There is suggestion that management of the estate as a whole should be re-considered. Many of the respondents wrote in detail about the need to focus on landscape scale nature recovery.

## **Consultation results for built elements considered individually**

### **North Lees Hall**

There is a strong preference across all respondents for holiday accommodation (holiday lets in preference to B&B), that retains some public access and where any profit is used towards management of the estate.

### **Cruck Barn**

There is a strong preference across all respondents for the Authority to explore a non-commercial use that would permit much greater public access. This is true for respondents with an

understanding of the financial constraints, the nature of the building and of the access issues, and also for *all* respondents who were asked to think about 'the parking issues'. Educational use is preferred. Community use and use as a camping barn/bunk-house are also supported.

### **Cattiside Cottage**

A strong preference for the 'investment option' indicates that all respondents wish to see Cattiside retained in PDNPA ownership. The online questionnaire strongly supports retention. The message is less clear when considering the staff/member and Stanage Forum workshops, and the written responses. In this case disposal of the cottage is favoured. Regarding the cottage's use, the online questionnaire shows a slight preference for holiday over residential. Its use as local needs affordable housing is somewhat supported but where it is not supported this is due to the condition of the house (costly refurbishment vs likely returns) and its location.

### **Campsite**

There is a strong preference across all respondents for the campsite to be managed by the Authority. The online questionnaire supported high quality facilities but there is also a desire to keep it simple and 'traditional'. Use of camper vans at the campsite should be explored.

## **Limitations of the Consultation**

Many respondents are critical about the scope of, and the nature of, the consultation. The main criticisms are:

- That the focus is only on commercial options without understanding what grants or non-commercial partnerships may be available
- While the imperative to focus on the buildings is understood, *how* the buildings and built assets are used and managed is fundamentally linked to the wider estate. The estate as whole should be managed to focus more on National Park purposes – access and landscape scale nature recovery
- The '3 options' approach was too restrictive

**Further information from the online questionnaire not directly related to the aims of the consultation, but regarding people's use of and thoughts about Stanage/North Lees can be found in Appendix 5 at the end of this report.**

## 1.0 Introduction

1.1 The purpose of the consultation was to seek wide opinion on options for the future management of the built assets of the Stanage/North Lees estate, and to use this opinion to inform decision-making. The consultation was designed to seek views from within and outside the Authority including staff, members, partner organisations via the Stanage Forum, members of the public that know and visit the estate, and local residents.

1.2 The consultation was carried out by Policy and Communities Service on behalf of the Head of Visitor Experience Development (HVED)

1.3 Three options were consulted on were:

- Investment Option (Appendix 1)
- Arm's-Length Management Option (Appendix 2)
- Reduce Liabilities Option (Appendix 3)

1.4 These options were devised by the HVED (based on a consultant's report) in order to assist the consultation and decision-making process. The 3 options 'package' related themes with regard to potential operation, sale or lease and management of the following 'built' elements of the Estate. Options are not fixed and elements are interchangeable. Map 1 shows the location of these assets within the estate.

- North Lees Hall
- Cruck Barn
- Cattiside Cottage
- Campsite
- Car Parks
- Ranger Briefing Station

### How to use this report

1.5 The results of the consultation are presented in two ways. Firstly by looking at the options as a whole and secondly by looking separately at each individual 'built' element. Where appropriate the results are also presented by 'consultation method' as a crude way of distinguishing between consultees that have in-depth knowledge and other members of the public. There is a summary statement at the end of each section.

1.6 This report provides information only about the consultation responses. It does not make any recommendations.

## 2.0 The Consultation Process

### 2.1 Who was consulted and how?

- Workshop with Stanage Forum. Presentation by HVED and facilitated discussion. 12 members attending.
- Workshop with PDNPA staff and members. Presentation by HVED and facilitated discussion. 14 attending.
- Online questionnaire (see Appendix 4). Over 400 responding.
- Written representations. Twenty emails.
- Q and A session with British Mountaineering Council and Friends of the Peak District

It was intended to hold a workshop session for residents if local people had not responded to the online questionnaire. Sixty-six (66) of the 376 respondents that gave a post code, had a Hope Valley post code. If it is felt a further consultation with local residents is necessary this can be done when current Covid-19 restrictions are lifted.

### 2.2 The scope of consultation and feedback

2.2.1 The consultation did not include the farmland, woodland and wider estate. The reasons for this were explained during the consultation. (The imperative to deal with the built elements as soon as possible, the external consultant's report recommending no change to current management and the uncertainty about future farming support mechanisms.) There is an issue with the timing of the consultation. Ideally the Estate Management Plan, which was developed in collaboration with the Stanage Forum and sets out the Authority's holistic approach, would have been published prior to consultation. Due to unforeseen circumstances this did not happen, which may have contributed to the feeling that the consultation was 'partial'. However it was still felt very strongly by responders that the future of the built elements are so integral to the future of the wider estate, with uses for one impacting on the other in many direct and indirect ways, that the consultation was not holistic. It was also felt that in excluding the wider estate, climate change and the biodiversity crisis - issues more closely related to national park purposes - have not been considered. This is not the case and the wider issues have been considered as part of the development of the Estate Management Plan, to be published shortly.

2.2.2 Whilst the consultation invited respondents to suggest alternative options or different combinations of suggested options, many respondents commented that they did not agree with the options 'as a whole' and therefore found it difficult to express their true opinion.

### 2.3 What was done with the data?

2.3.1 Responses from workshops and direct emails generated a series of statements that were analysed as follows.

For each option:

- comment is positive
- comment is negative
- comment is neutral
- comment is raising an issue (what is the issue)
- comment is making a recommendation (what is the recommendation)

For each individual built element:

- Building should be . . .
- Building should not be . . .
- What are the issues?

2.3.2 For the online questionnaire respondents were asked to indicate how much they agreed or disagreed with a statement, and to make open comments. This produced a mixture of numerical and text-based data. The text has been analysed by the Strategy Research Officer using a statistical package called 'quanteda'<sup>1</sup> to produce Word Frequency, Word Cloud and Word Association. This does not analyse the meaning or sentiment of responses but is included in the results where it usefully illustrates the issues raised.

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<sup>1</sup> More information can be found at <https://tutorials.quanteda.io/>

### 3. Results 1: Looking at the Options as a whole

#### 3.1 Staff & Member Workshop

3.1.1 With regard to the **Investment Option**, of the 78 separate comments that were recorded:

- 41% were positive statements
- 33% were negative statements
- 26% were neutral statements

The actual comments and the analysis are at appendix 5.

3.1.2 Thirty-three (33) % of the comments raised an issue of concern, and 33% of the comments made a suggestion for improvement. The subjects of these areas of concern or suggestions were, in rank order:

- **Issues around travel and accessibility.** The need for a whole estate sustainable travel plan that reduces car dependency. The unintended consequences of charging, eg verge parking. (11 comments)
- **Need to link to wider estate.** To consider how the farm and the woodland best serves purposes. Manage as one. Manage as a charitable trust. (7 comments)
- **Financial risk.** (5 comments)
- **Risk of diminishing the character of the estate.** Losing the farm, losing traditional management with tenant and ranger. Over-use diminishing character. (4 comments)
- **The threat to the buildings.** (4 comments)
- **Issues with regard to planning permission.** (3 comments)
- **Legal issues.** (1 comment)

3.1.3 With regard to the **Arm's-Length Management Option**, of the 32 separate comments that were recorded:

- 6% were positive statements
- 41% were negative statements
- 53% were neutral statements

3.1.4 Forty-four (44) % of comments raised an issue of concern and 9% made a suggestion for improvement. The subjects of these areas of concern or suggestions were, in rank order:

- Issues around the time, cost and complexity of managing the estate. (5 comments)
- The need to link to the wider estate. Concern regarding the future of the farm and woodland. (5 comments)
- Alternative uses being suggested for Cattiside (5 comments)
- The risk of not meeting national park purposes (4 comments)
- Issues concerning financial implications (2 comments)

3.1.5 With regard to the **Reduce Liabilities Option**, of the 33 separate comments that were recorded:

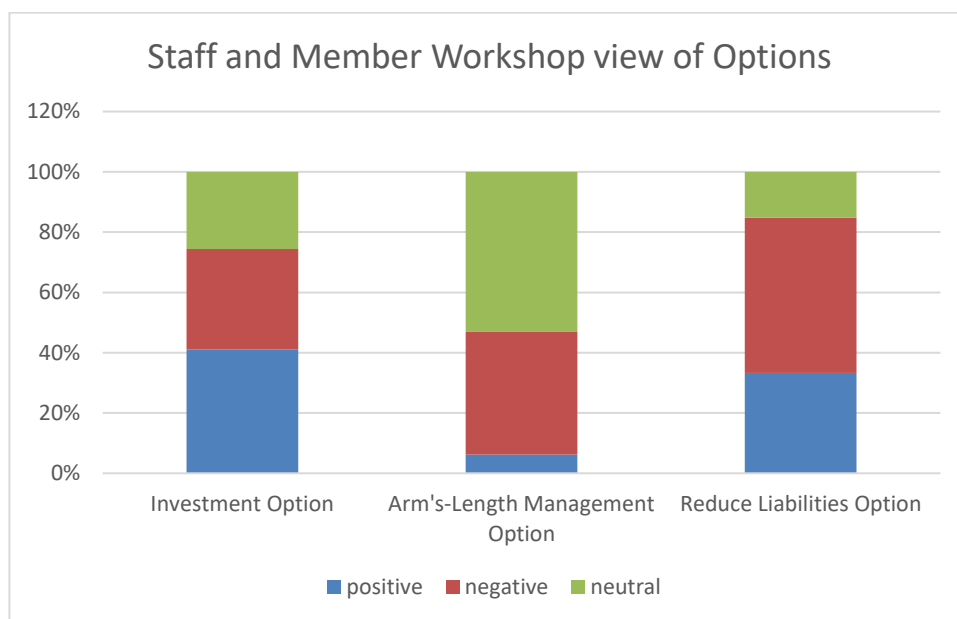
- 33% were positive statements
- 42% were negative statements

- 15% were neutral statements

3.1.2 Fifty-two (52) % of the comments raised an issue of concern. The subjects were, in rank order:

- The risk of not meeting national park purposes (4 comments)
- Issues concerning financial implications (4 comments)
- The need to link to the wider estate (3 comments)
- Issues around the complexity of managing the estate (3 comments)
- Not making the most of the assets (3 comments)

3.1.3 The graph below summarises the views regarding the 3 options as captured at the staff and member workshop.



### Summary

The staff and member workshop indicates a preference for the Investment Option, but this is strongly tempered by numerous concerns, particularly around travel and accessibility and links to the wider estate. The Arm's-Length Management Option is least favoured.

*"Mould to our own exemplar corporate ambitions"*

*"We are in this business (re-thinking the Estate) now because of arm's-length management"*



### 3.2 Stanage Forum Workshop

3.2.1 With regard to the **Investment Option**, of the 28 separate comments that were recorded:

- 25% were positive statements
- 11% were negative statements
- 64% were neutral statements

The actual comments and analysis are at Appendix 6.

3.2.2 Forty-six (46) % of the comments raised an issue of concern, and 36% of the comments made a suggestion for improvement. The subjects of these areas of concern or suggestions were, in rank order:

- Issues around travel and accessibility. Enforcement of charges and unintended consequences. The need to minimise traffic. (7 comments).
- Alternative uses proposed for the buildings (5 comments)
- Issues with regard to finance. Risk. Ensure profit is used for estate. (3 comments)
- Not meeting national park purposes (2 comments)
- Risks associated with management (2 comments)
- Issues with regard to the wider estate. Better use of woodlands. (2 comments)
- Issues regarding planning permission (1 comment)

3.2.3 With regard to the **Arm's-Length Management Option**, of the 14 separate comments that were recorded (for consistency the results are reported as percentages although the number of comments is low):

- 14% were positive statements
- 57% were negative statements
- 29% were neutral statements

3.2.4 Fifty-seven (57) % of comments raised an issue of concern and 14% made a suggestion for improvement. The subjects of these areas of concern or suggestions were, in rank order:

- The risk of not meeting national park purposes (4 comments)
- Issues around travel and accessibility (3 comments)
- Issues around the complexity of managing the estate (2 comments)
- Alternative uses proposed for the buildings (2 comments)
- Issues with regard to finance (1 comments)

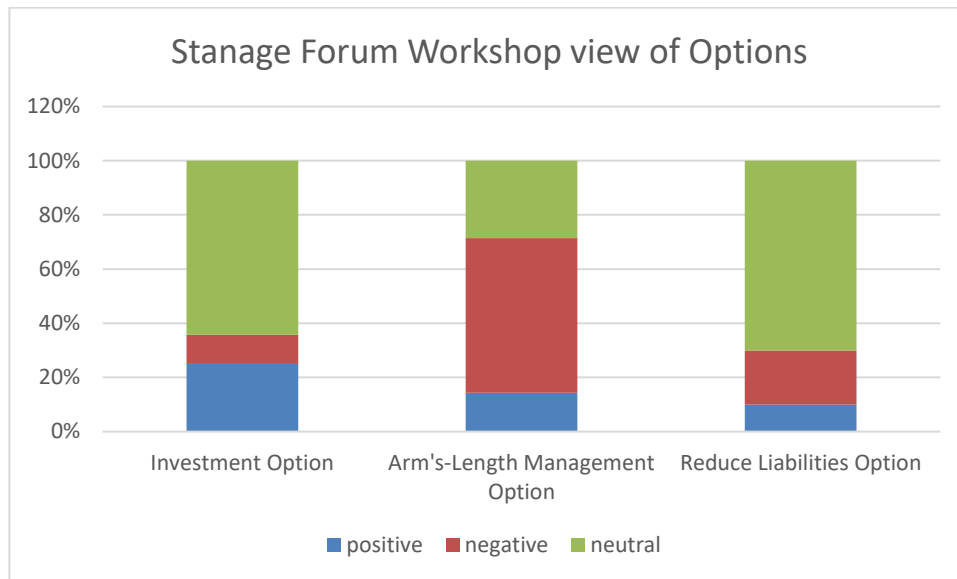
3.2.5 With regard to the **Reduce Liabilities Option**, of the 10 separate comments that were recorded (for consistency the results are reported as percentages although the number of comments is low):

- 10% were positive statements
- 20% were negative statements
- 70% were neutral statements

3.2.6 Fifty (50) % of the comments raised an issue of concern and 30% made a suggestion for improvement. The subjects of these areas of concern or suggestions were, in rank order:

- Issues around travel and accessibility (4 comments)
- Issues around the complexity of managing the estate (1 comment)
- Issues regarding planning permission (1 comment)
- Alternative uses proposed for the buildings (1 comment)
- Issues with regard to finance (1 comments)

3.2.7 The graph below summarises the views regarding the 3 options as captured at the Stanage Forum workshop.



### Summary

The Stanage Forum workshop indicates a preference for the Investment Option, but this is very strongly tempered by numerous concerns, particularly around travel and accessibility, links to the wider estate and alternative uses being proposed for the buildings. Neither the Arm's-Length Management Option nor the Reduce Liabilities Option are regarded positively. Arm's Length Management is regarded in a significantly more negative way than the other Options.

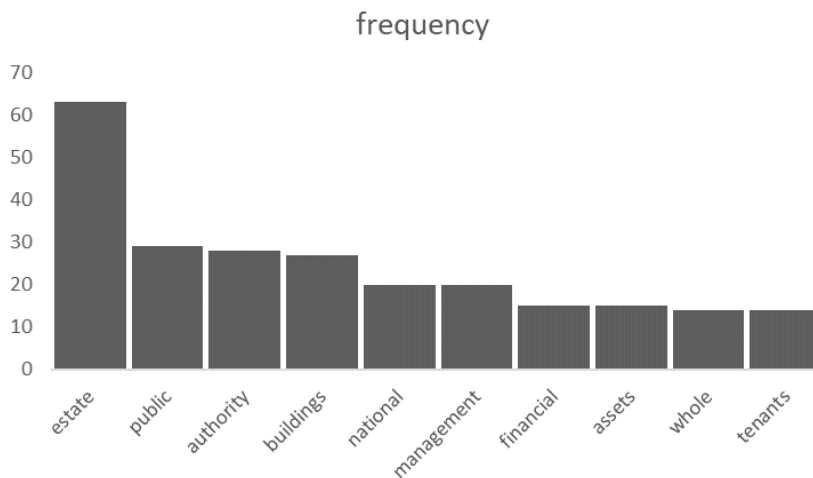
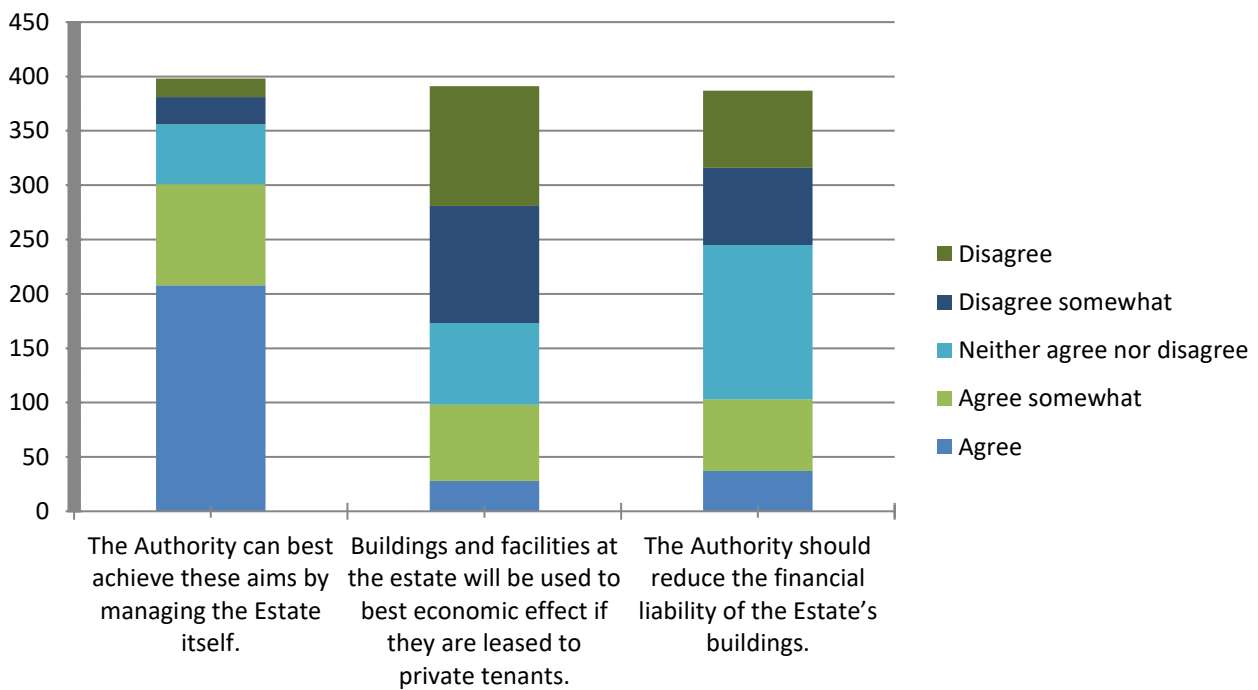
*“Keeping it in-house (Investment Option) would provide an opportunity to promote PDNPA principles.”*

*“(Arm's-Length Management) doesn't meet NPA statutory purposes or the Stanage Forum vision”*

### 3.3 Online public consultation

#### 3.3.1

Q1 With regard to the Estate as a whole, and the aims that we have for the Estate, to what extent do you agree or disagree with the following statements?



Word cloud based on free text – for illustration only



**Buildings: association between frequent terms (i.e., terms which correlate) limit of correlation = 0.3:**

<b>Word</b>	liability	farm	working	estates	estate	bring	made	remain
<b>Correlation</b>	0.41	0.39	0.37	0.37	0.34	0.34	0.34	0.34
<b>Word</b>	assets	assuming	burden	end	engagement	handed	improvements	individuals
<b>Correlation</b>	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34
<b>Word</b>	inline	interpretation	npa	reinvest	relevant	share	significance	under-estimated
<b>Correlation</b>	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34
<b>Word</b>	worse	largely	moving	tempting				
<b>Correlation</b>	0.34	0.34	0.34	0.34				

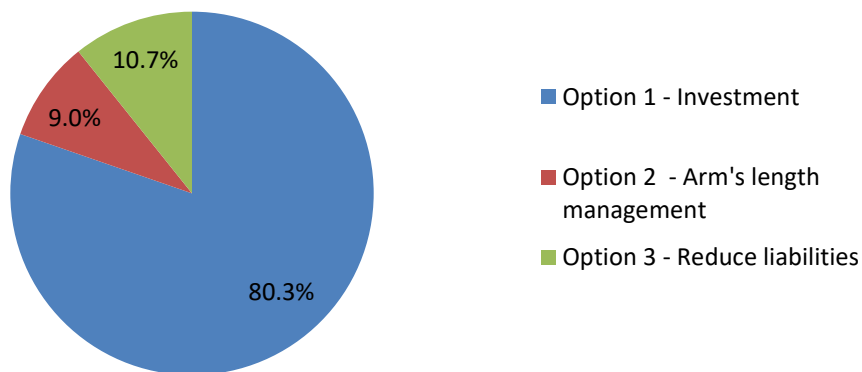
3.3.2

Thinking of each of the 3 options as a whole, which one do you feel is the best way to achieve both of these 2 aims:

To use the Estate’s assets to best economic effect  
 To care for the Estate and promote understanding in a sustainable way which respects and enhances wildlife, heritage and landscape for everyone, forever

Answer Choice		Response Percent	Response Total
1	Option 1 - Investment	80.3%	269
2	Option 2 - Arm's length management	9.0%	30
3	Option 3 - Reduce liabilities	10.7%	36
Additional comments on the Options as a whole			145
			<i>answered</i> 335
			<i>skipped</i> 70

Thinking of each of the 3 options as a whole, which one do you feel is the best way to achieve both of these 2 aims:



**Summary**

The on-line questionnaire indicates a very strong preference for the Investment Option. There is comment that management of the estate as a whole should be re-considered. Many of the respondents wrote in detail about the need to focus on landscape scale nature recovery.

*“PDNPA owns and manages the land on behalf of the people of the UK. It should maintain that management and where possible avoid divesting responsibility to commercial operators.”*

*“The Estate, while not in itself a particularly large area, should be kept 'in-house' if for no other reason than that National Parks should now place themselves at the forefront of restoring ecosystems and wildlife. The Peak District National Park often proudly promotes itself as the first in the UK but within its short history the loss of wildlife has been devastating [as it has in all the other NPs]. This is not going to be reversed by trying to independently protect small pockets of land, but a crucial advantage of holding on to that 542 hectares is that it can be used as a lever to link with neighbours such as the National Trust, Wildlife Trusts and the RSPB [and perhaps even some sympathetic private landowners] to develop a total area of land on which a natural ecosystem can be revived”.*

### 3.4 Direct Emails

3.4.1 Twenty direct emails were received as part of the consultation. Unanimously they express disagreement with either the consultation process, the options as presented or both. Of particular concern is:

- The lack of background information
- The lack of detail
- The packaging of individual elements within the options so that a preference could not be expressed
- The fact that the whole estate is not considered, in particular for landscape scale nature recovery
- The apparent emphasis on income generation rather than national park purposes
- The lack of consultation with, and consideration of, other non-commercial partners

*“However, (the consultation) overemphasises the assets as financial entities and underemphasises the all-important broader vision for how the Estate can best be protected and enjoyed through responsible recreation.”*

*“If all available buildings are seen only through the lens of income generation through turning them into accommodation, public assets will be lost, and the nature of the Estate will be altered in a way which is incompatible with the purposes of the PDNPA. For example, changes to the buildings which would be desirable for a resident (such as increased security, adjacent car parking, and the fragmentation of the land) may not be compatible with the aims of conservation and recreation.”*

*“Our key desire, which we are sure you share, is to enable the current Vision to be met, especially now in the face of the pressing climate emergency and the UK’s biodiversity crisis. The urgency of addressing these issues was not foreseen when the 2015-2025 Management Plan was drawn up. The Vision however was very clear on partners, land managers and visitors working together (Landscape aims) and the use of innovation, volunteering and partnership working (Resources aims) in delivery. Whilst we understand and agree with the urgent necessity to deal with the (predominantly built) assets that are covered by the options in the consultation, it is far from clear to us how these options sit within a wider strategy or plan to enable the Vision to be met.”*

### **3.5 Question and Answer session with British Mountaineering Council (BMC) and Friends of the Peak District (FoPD)**

3.5.1 Two main themes emerged from the Question and Answer session with BMC and FOPD. These are:

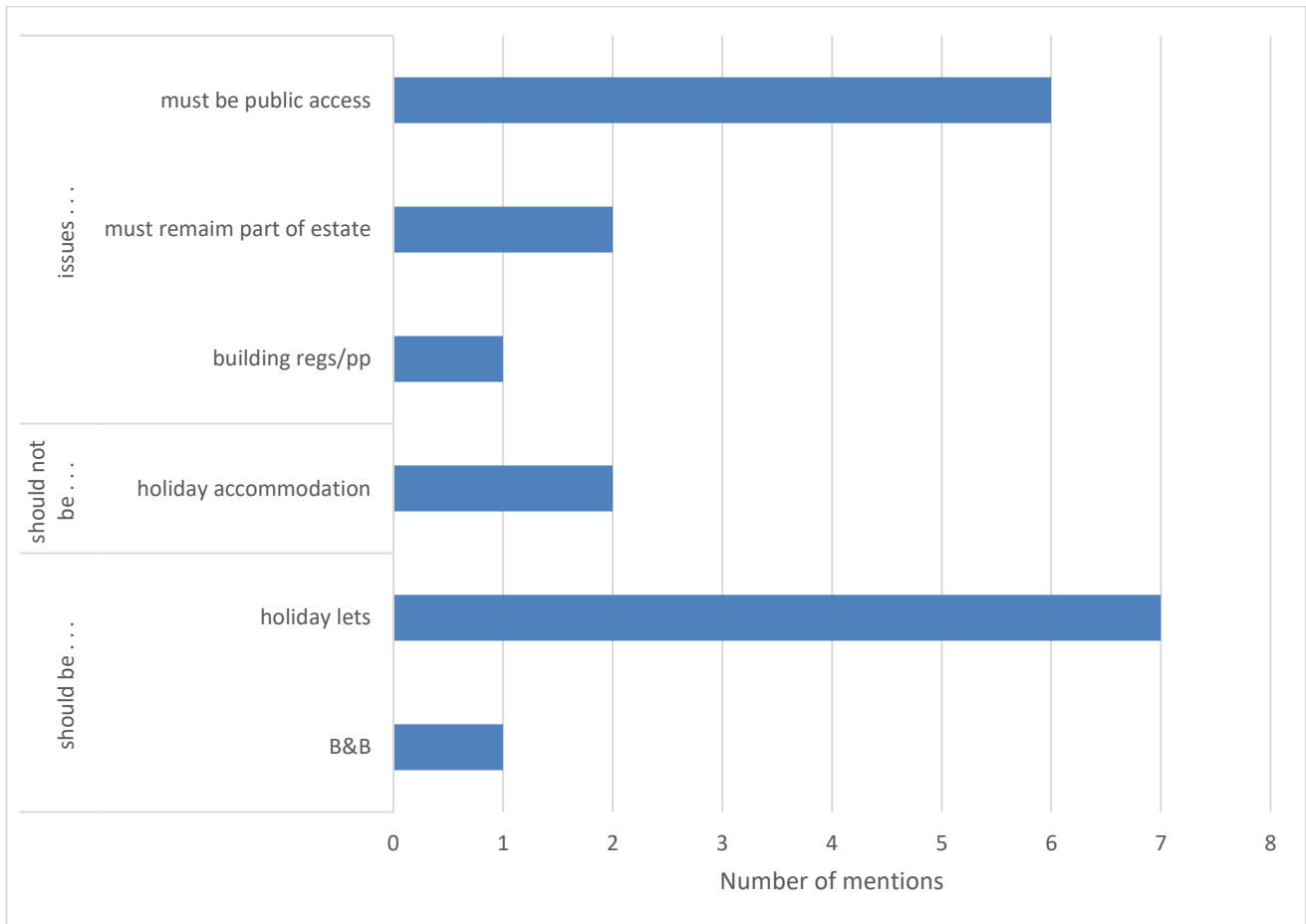
- The estate as a whole, but in particular the woodland and farmland should not have a 'business as usual' approach focused on maximizing income and farm tenancy. The Authority should be doing much more, and think differently, to deliver NP purposes with access and biodiversity the top priority. If the Authority continues to be 'wedded to tenants and farmers' this will be 'a 'dead hand' on conservation outcomes'. The Authority should be considering a partnership like Eastern Moors - not always looking to work with a farmer. Need to consider natural capital, afforestation, climate change and the contribution of the estate to landscape scale nature recovery. Should be exemplar and radical.
- There is too much focus on what can create income, rather than thinking about what grants might be available, especially regarding Cruck Barn. Concern that grant funding has not been explored that could deliver on some of the options that have been dismissed as not commercially viable, eg use as an education centre. The Authority needs to think about a whole estate approach to a grant bid, including iconic elements like Stanage Edge, so that each element supports the other.



## 4. Results 2: Looking at individual buildings

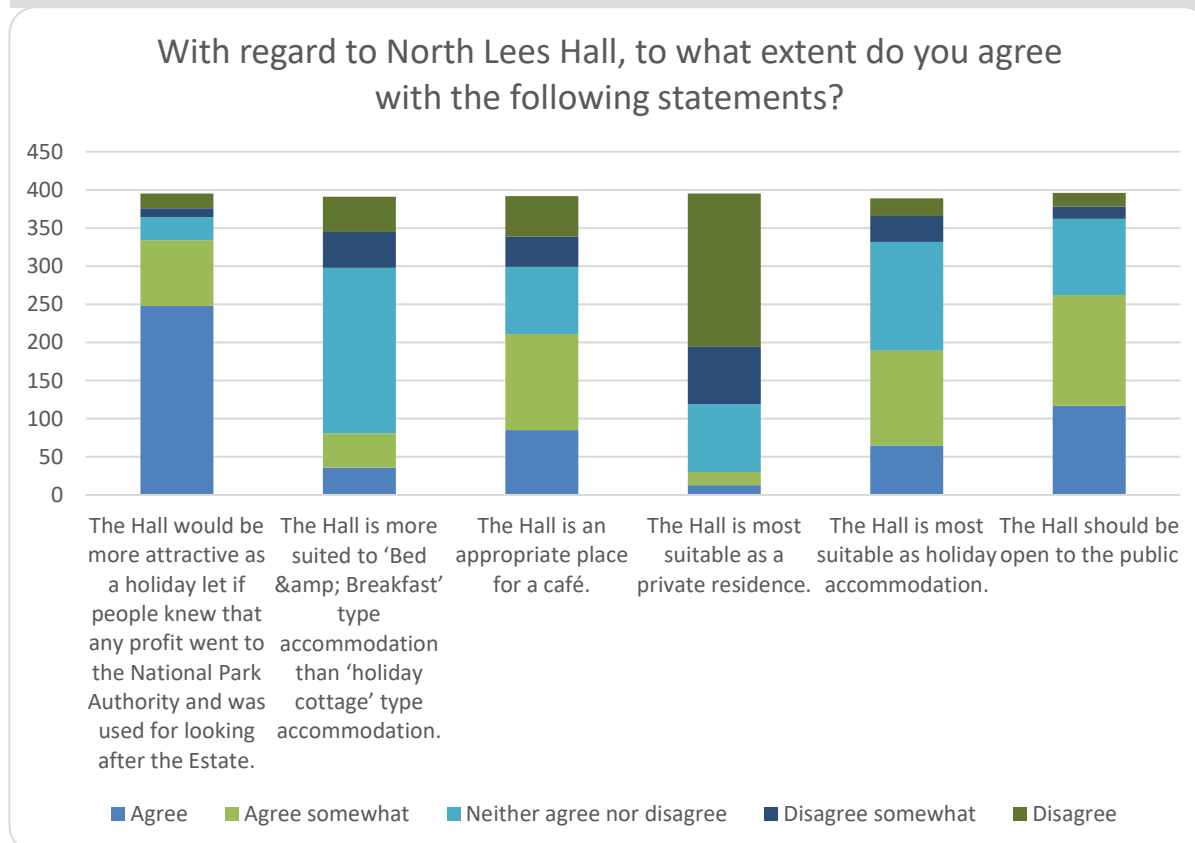
### 4.1 North Lees Hall

#### 4.1.1 North Lees Hall: workshops and written reps

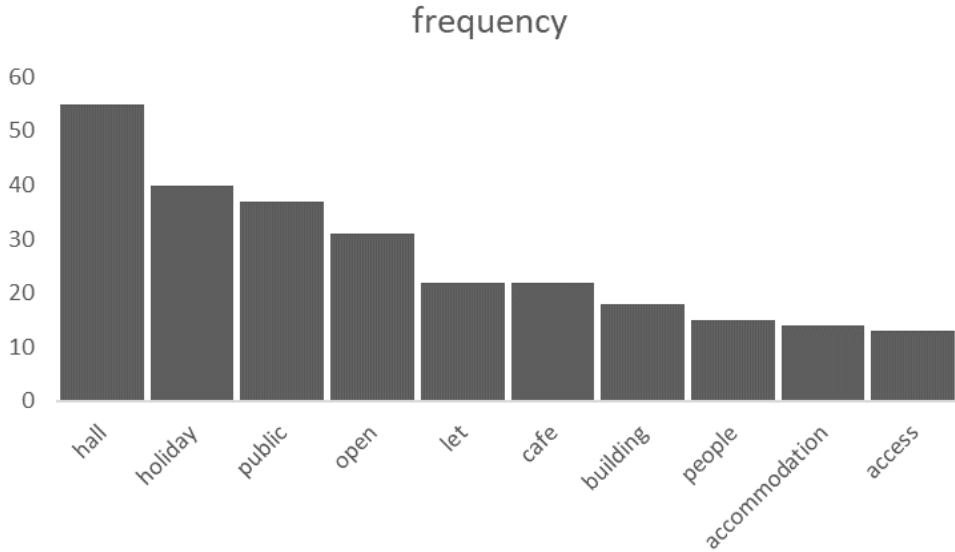


### 4.1.2 North Lees Hall: on line questionnaire

With regard to North Lees Hall, to what extent do you agree with the following statements?							
Answer Choice	Agree	Agree somewhat	Neither agree nor disagree	Disagree somewhat	Disagree	Response Total	
1 The Hall would be more attractive as a holiday let if people knew that any profit went to the National Park Authority and was used for looking after the Estate.	248	86	30	12	19	395	
2 The Hall is more suited to 'Bed & Breakfast' type accommodation than 'holiday cottage' type accommodation.	36	45	217	47	46	391	
3 The Hall is an appropriate place for a café.	85	126	88	40	53	392	
4 The Hall is most suitable as a private residence.	13	17	89	75	201	395	
5 The Hall is most suitable as holiday accommodation.	65	124	143	34	23	389	
6 The Hall should be open to the public	117	145	100	16	18	396	
Additional comments on North Lees Hall.						87	
						<b>answered</b>	<b>400</b>
						<b>skipped</b>	<b>5</b>



Analysis of free text – frequently used words with regard to North Lees Hall



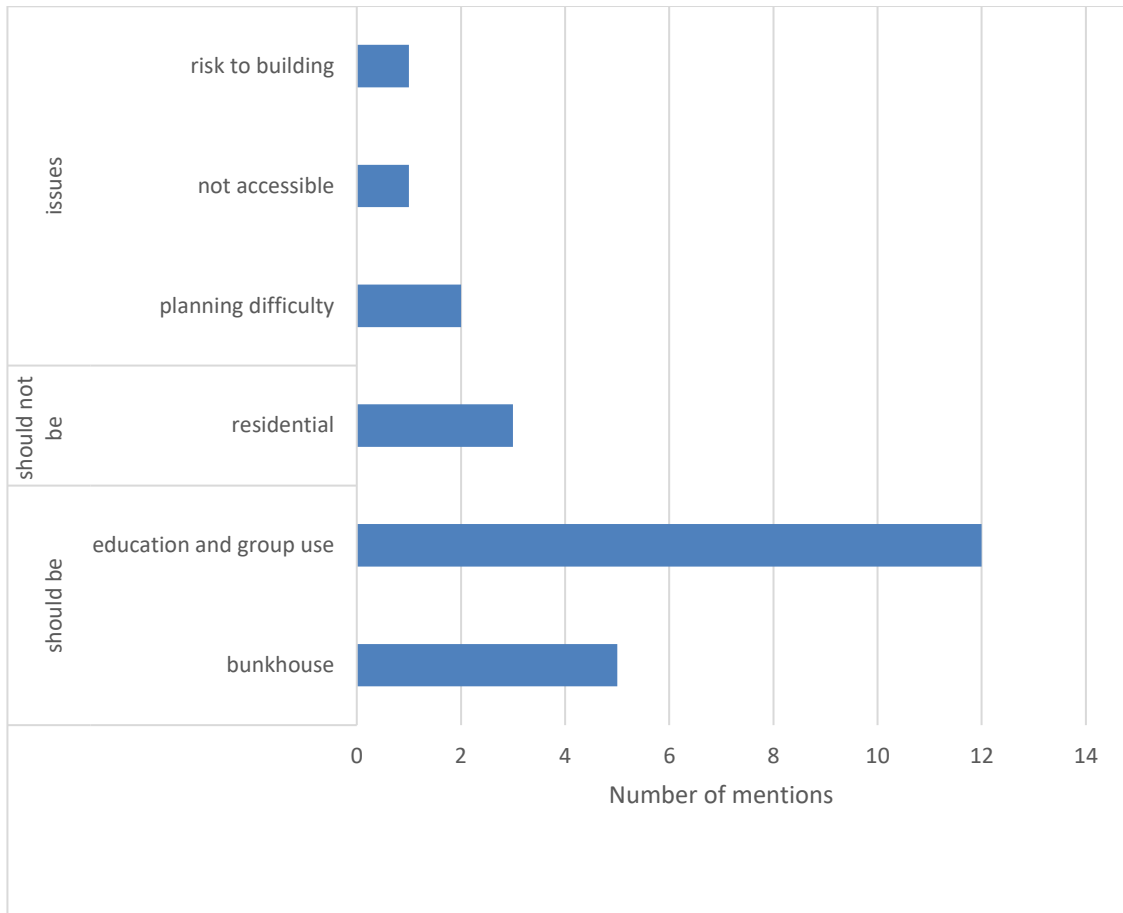
Word cloud based on free text – for illustration only



**North Lees Hall**  
 There is a strong preference across all respondents for holiday accommodation (holiday lets in preference to B&B), that retains some public access and where any profit is used towards management of the estate.

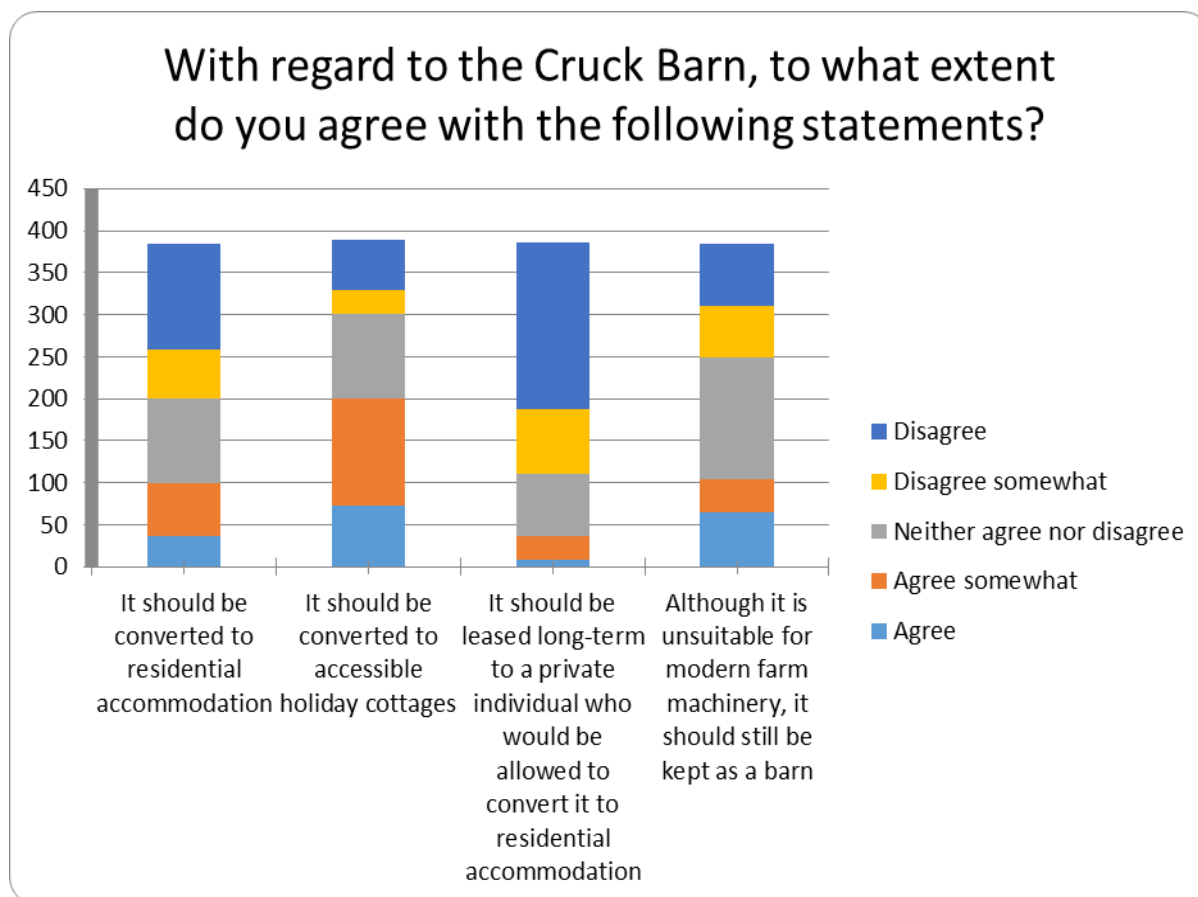
## 4.2 Cruck Barn

### 4.2.1 Cruck Barn: workshops and written reps

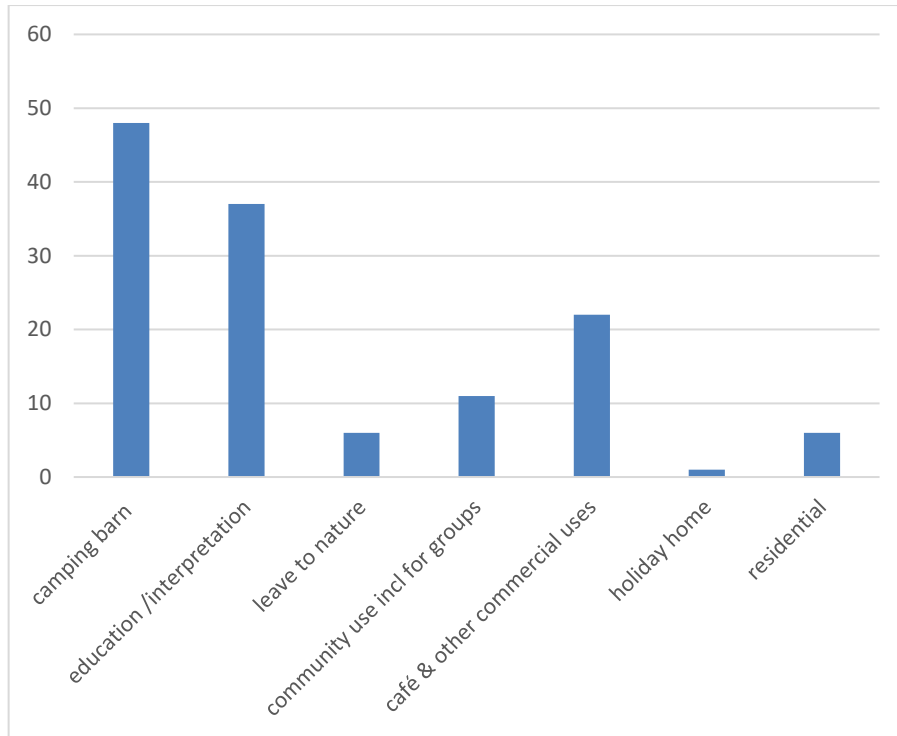


### 4.2.2 Cruck Barn: online questionnaire

With regard to the Cruck Barn, to what extent do you agree with the following statements?								
Answer Choice		Agree	Agree somewhat	Neither agree nor disagree	Disagree somewhat	Disagree	Response Total	
1	It should be converted to residential accommodation	36	63	102	57	126	384	
2	It should be converted to accessible holiday cottages	73	127	101	28	60	389	
3	It should be leased long-term to a private individual who would be allowed to convert it to residential accommodation	8	29	73	78	198	386	
4	Although it is unsuitable for modern farm machinery, it should still be kept as a barn	65	40	144	61	74	384	
Additional comments on the Cruck Barn							70	
							<b>answered</b>	<b>394</b>
							<b>skipped</b>	<b>11</b>



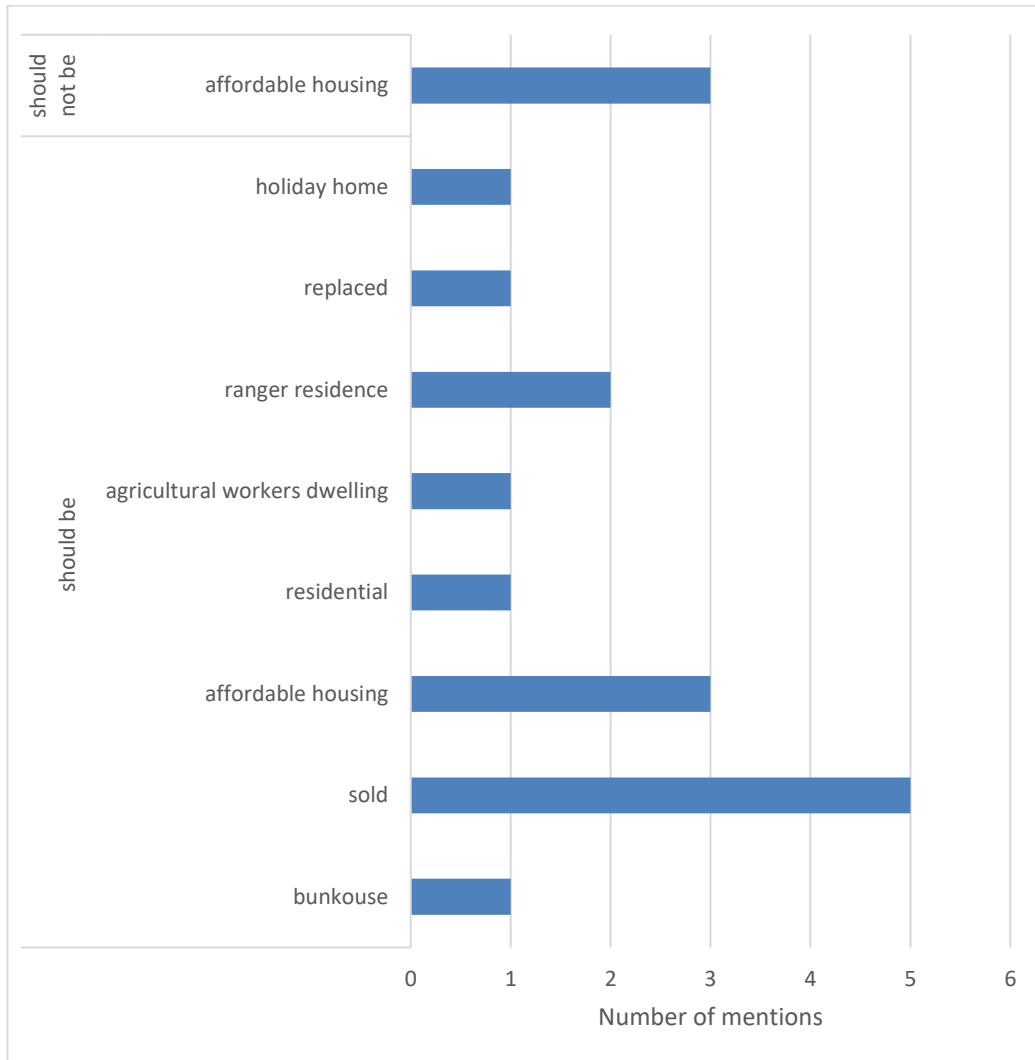
**What other uses do you think might be suitable for the Cruck Barn, bearing in mind the very limited car parking?**





### 4.3 Cattiside Cottage

#### 4.3.1 Cattiside Cottage: Workshops and written reps

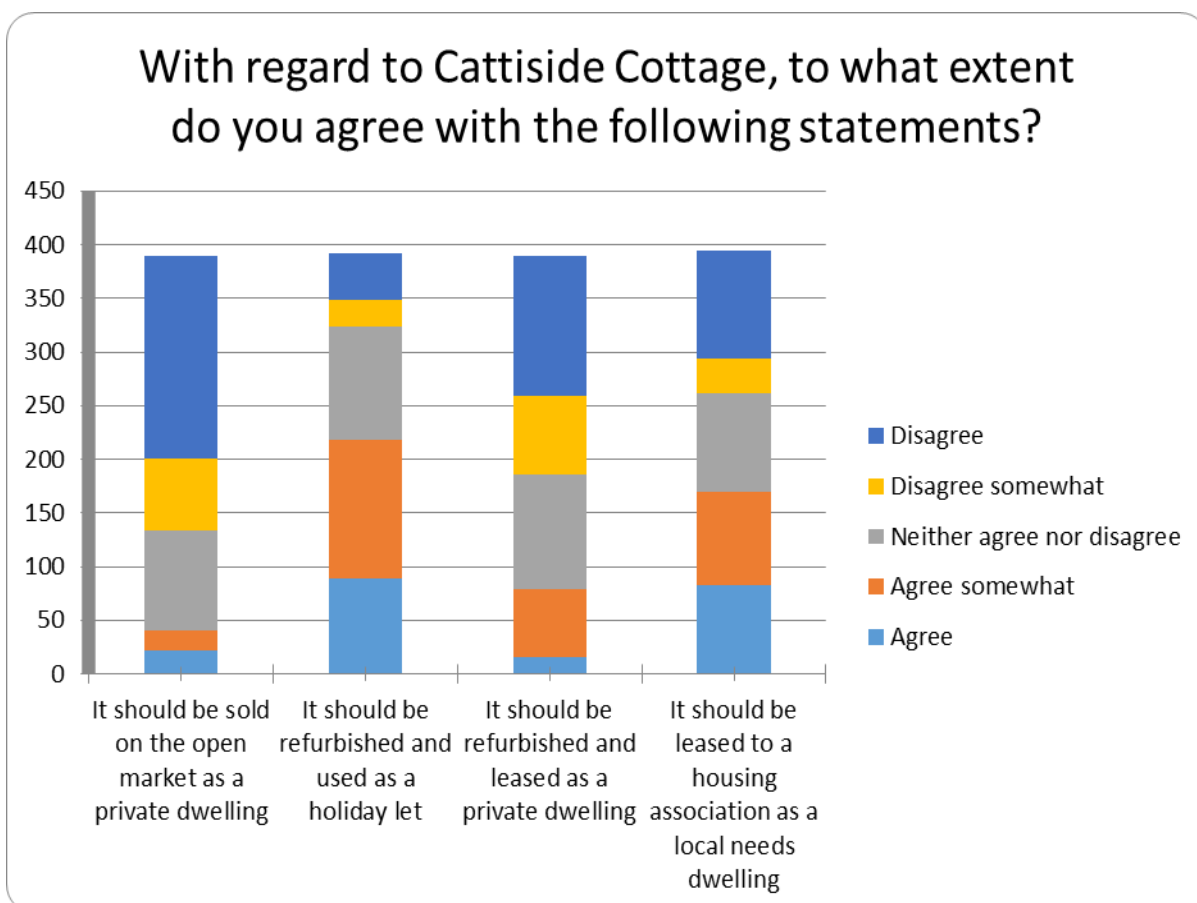






### 4.3.2 Cattiside Cottage: online questionnaire

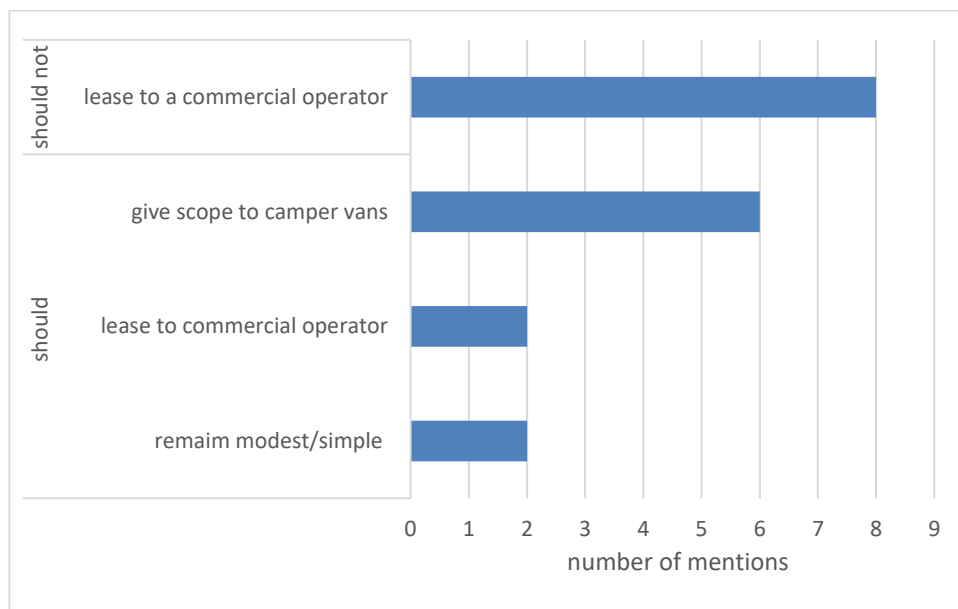
With regard to Cattiside Cottage, to what extent do you agree with the following statements?								
Answer Choice		Agree	Agree somewhat	Neither agree nor disagree	Disagree somewhat	Disagree	Response Total	
1	It should be sold on the open market as a private dwelling	22	18	93	68	189	390	
2	It should be refurbished and used as a holiday let	89	129	106	25	43	392	
3	It should be refurbished and leased as a private dwelling	15	64	107	73	130	389	
4	It should be leased to a housing association as a local needs dwelling	83	87	92	32	100	394	
Additional comments on Cattiside Cottage							74	
							<i>answered</i>	<b>398</b>
							<i>skipped</i>	<b>7</b>





## 4.4 Campsite

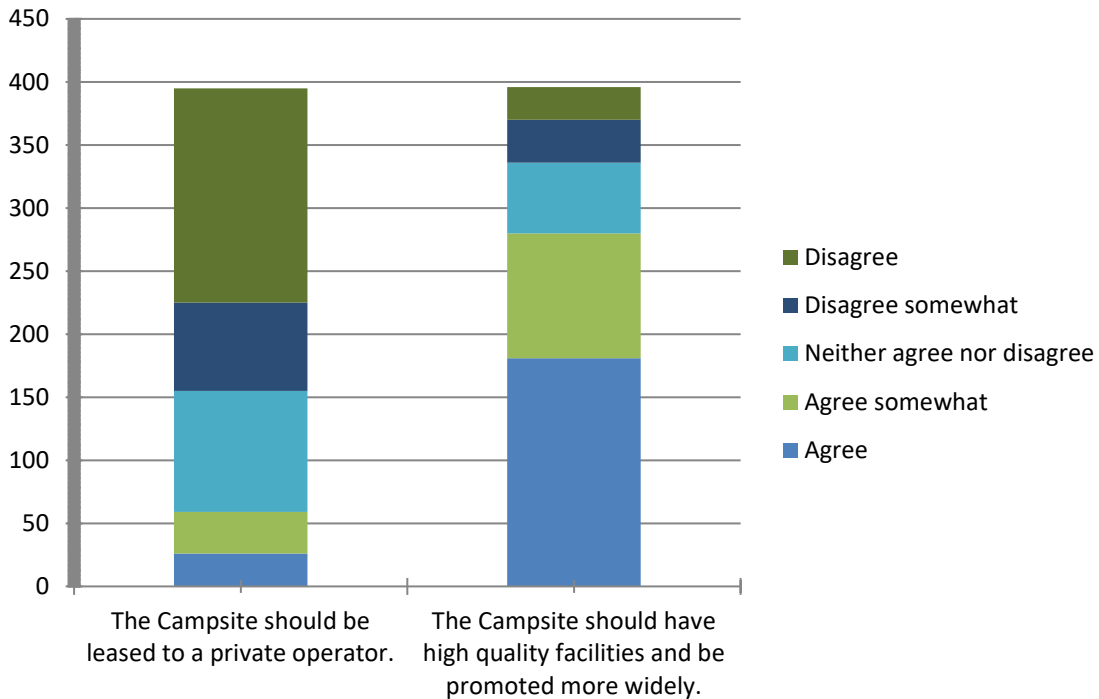
### 4.4.1 Campsite: workshops and written reps



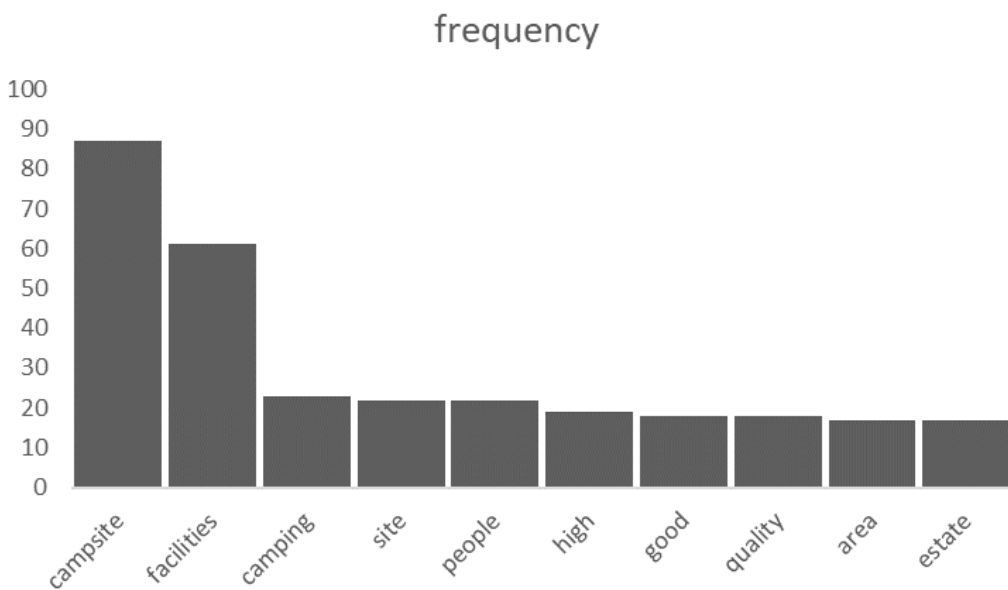
### 4.4.2 Campsite: online consultation

With regard to the Campsite, to what extent do you agree with the following statements?							
Answer Choice	Agree	Agree somewhat	Neither agree nor disagree	Disagree somewhat	Disagree	Response Total	
1 The Campsite should be leased to a private operator.	26	33	96	70	170	395	
2 The Campsite should have high quality facilities and be promoted more widely.	181	99	56	34	26	396	
Additional comments on the Campsite						136	
						<b>answered</b>	<b>400</b>
						<b>skipped</b>	<b>5</b>

### With regard to the Campsite, to what extent do you agree with the following statements?



### Analysis of free text – frequently used words with regard to Campsite

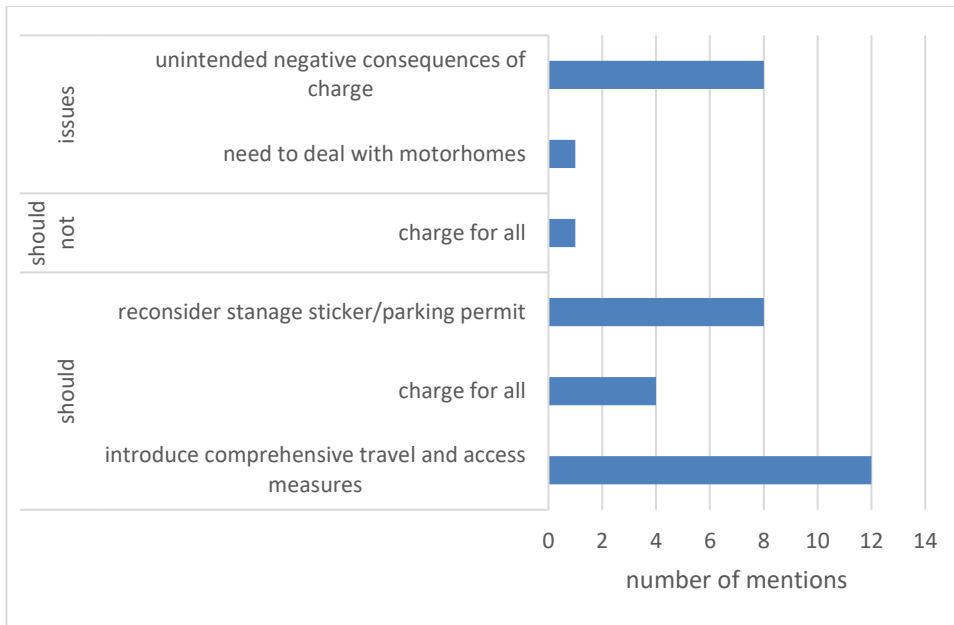






## 4.5 Car Parks

### 4.5.1 Car Parks: workshops and written reps

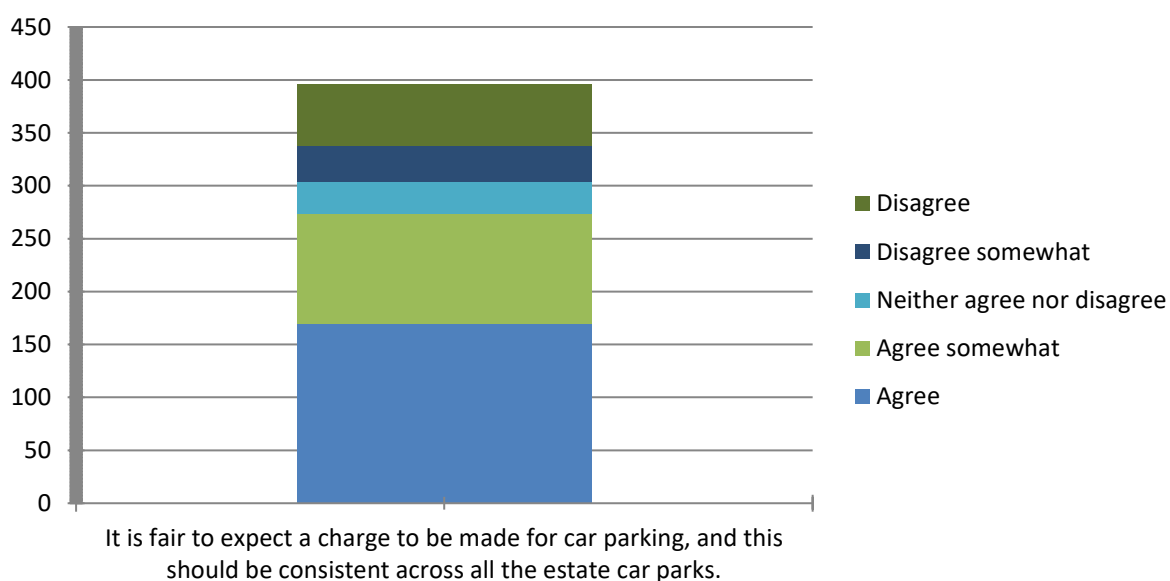




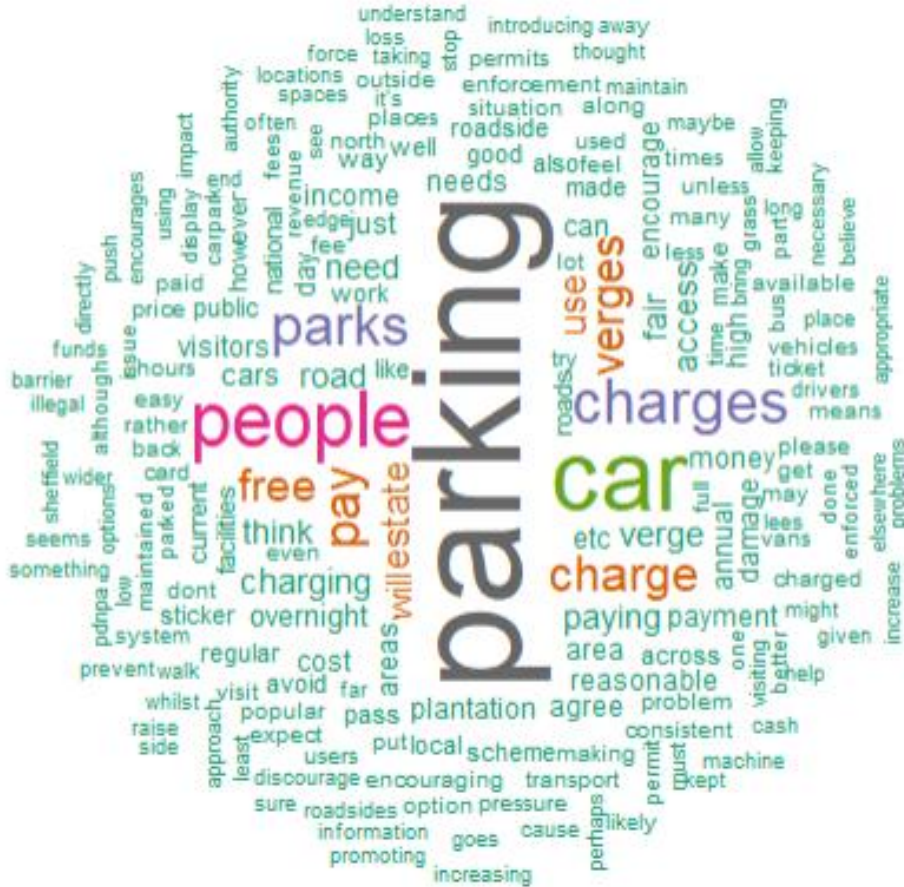
### 4.5.2 Car parks: online consultation

With regard to the Car Parks, to what extent do you agree with the following statement, bearing in mind that current car park income is a vital part of the Estate’s annual budget?						
Answer Choice	Agree	Agree somewhat	Neither agree nor disagree	Disagree somewhat	Disagree	Response Total
1 It is fair to expect a charge to be made for car parking, and this should be consistent across all the estate car parks.	169	104	31	34	58	396
Additional comments on the Car Parks.						200
						<i>answered</i> 396
						<i>skipped</i> 9

With regard to the Car Parks, to what extent do you agree with the following statement, bearing in mind that current car park income is a vital part of the Estate’s annual budget?



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**Carparks**  
 There is more support for consistent car park charges than either not charging at all or charging for some and not others, and this is true across all respondents, but workshop and written responses were more balanced, citing the benefits of the parking permit system. The danger of unintended consequences of car park charging and the need for a comprehensive, estate-wide travel plan emerge very strongly.

## **4.6 Ranger briefing station**

### **4.6.1 Ranger briefing station: workshops and written reps and online consultation**

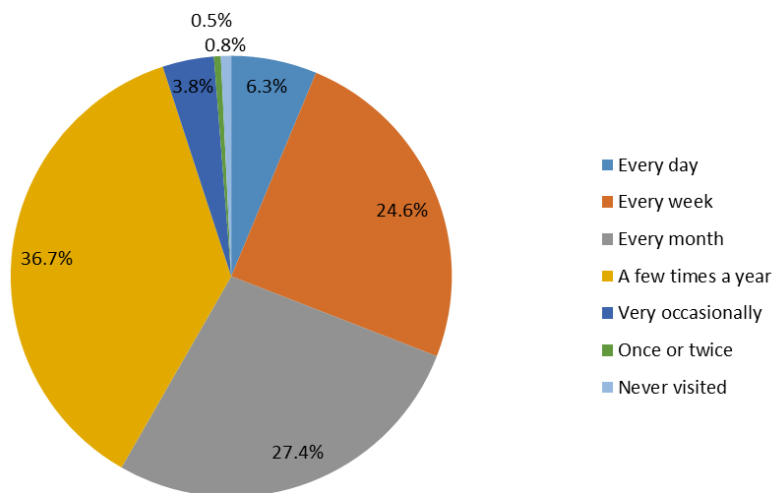
The ranger briefing station was hardly discussed or mentioned in written comments and was not part of the online consultation. The following points were made:

- lease as concession
- should be ranger base
- should be meeting point
- opportunity for BMC

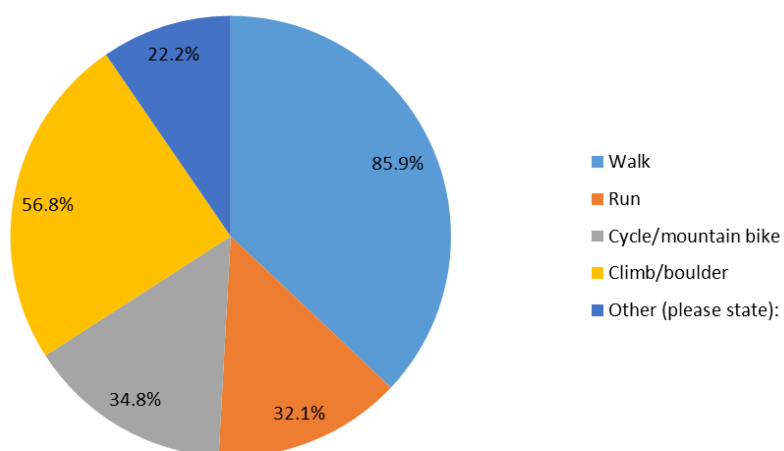
**Appendix 5**

**Further information from online questionnaire regarding people’s use of and thoughts about Stanage/North Lees**

How often do you visit the Estate? (Tick which best describes your visits)



What activities do you do when you visit the Estate? (Tick all that apply)



### What would you like to change or improve?

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**What in your view is the distinctive character and role of the Estate?**

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### What is your vision for the Estate?

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