

1951-2021



**PEAK
DISTRICT
NATIONAL
PARK**



Spatial Strategy and Housing





Summary of current strategy

Performance of current strategy

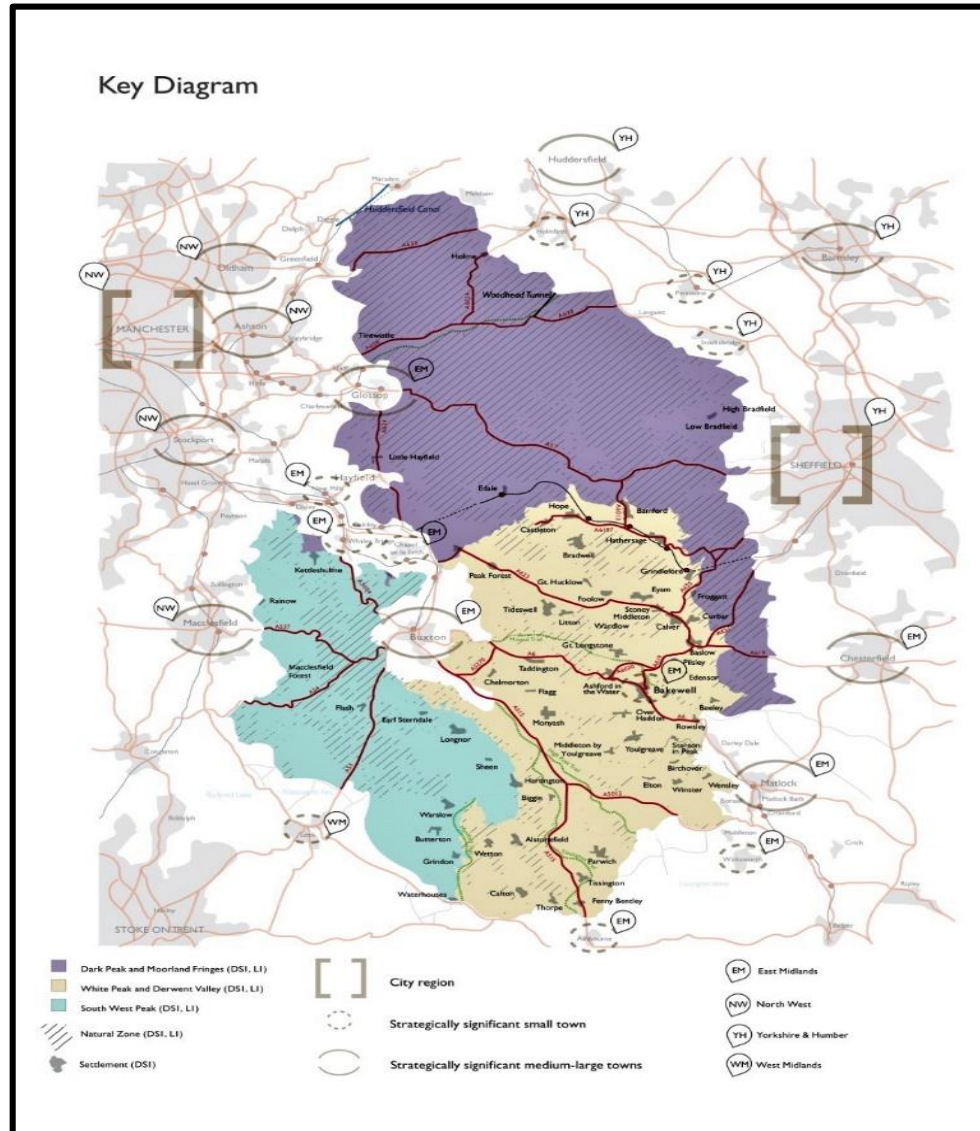
Survey results so far

Challenges and drivers

The Spatial Strategy

Landscape focussed

Key diagram



Our vision is for:

A conserved and enhanced Peak District, where the natural beauty and quality of its landscapes, its biodiversity, tranquillity, cultural heritage and the settlements within it continue to be valued for their diversity and richness.

A welcoming Peak District, where people from all parts of our diverse society have the opportunity to visit, appreciate, understand and enjoy the National Park's special qualities.

A living, modern and innovative Peak District, that contributes positively to vibrant communities for both residents and people in neighbouring urban areas, and demonstrates a high quality of life whilst conserving and enhancing the special qualities of the National Park.

A viable and thriving Peak District economy, that capitalises on its special qualities and promotes a strong sense of identity.

Planning aims to achieve that by:

- Protecting the wildest and least developed areas (the Natural Zone) from development
- Encouraging businesses of all kind to manage the landscape in ways that respect valued landscape character, biodiversity and cultural heritage (by careful accommodation of new buildings and better use of old buildings)
- Steering most new-build development to 63 main settlements, whilst pointing investment towards conservation of existing heritage assets and regeneration of brownfield sites
- Permitting visitor facilities that don't harm valued landscape character
- Permitting small scale renewable energy infrastructure and resisting the harm caused by larger infrastructure.
- Encouraging sustainable travel by minimising development in areas where public transport is not available or easily accessible.

Performance of the strategy

Landscape, biodiversity and cultural heritage

- The focus on conserving valued landscape character hasn't led to improved biodiversity outcomes in some areas.
- The Natural Zone has remained an effective planning tool to keep the least-developed and wildest areas of the Park free from harmful development.
- The Landscape Strategy has helped us prevent development of a scale that would harm valued character (e.g. large wind turbines and major transport works) but we haven't maximised the opportunities for small scale renewable energy.
- Cultural Heritage has benefitted from strong national planning guidance but it is becoming harder to conserve it.

Recreation and Tourism

- We have permitted tourist and recreation facilities where the landscape and road networks can accommodate development without harm to our special qualities.
- It has proved hard to permit recreation facilities at some more open tourist hot-spots.
- We have permitted new hotel development in Bakewell and Stoney Middleton but other facilities in the Hope Valley are currently lost to tourism.
- We have seen increased pressure for different forms of holiday accommodation but think we have accommodated this successfully so far (glamping, pods, shepherds huts etc).



Our communities and the economy

We said our Spatial Strategy would enable

- between 550 and 890 homes in the White Peak and Derwent valley DS1 settlements and another 125 outside
- between 35 and 75 homes in the Dark Peak and Moorland Fringe DS1 settlements and 35 outside
- between 30 and 130 homes in the South West Peak DS1 settlements and 30 outside.

..... the result??

- The level of housing completions overall in the White Peak and Derwent Valley is what we anticipated.
- There were many more conversions for open market and holiday use than there were new-build affordable houses.
- Completions are less than anticipated in the other two areas.

And for the economy?

- We have safeguarded employment space in line with regional requirements.
- Policies have enabled the regeneration of key sites like Bakewell Riverside.
- Policies have supported relocation of business in DS1 villages.
- Policies have supported some existing businesses outside villages to expand.



That was the past – but what about the future ? Are we on the right track? What did our survey tell us?

- 90% agreed that only development that supports nature recovery should be permitted in the ‘Natural Zone’
- 82% of responders would support a changed National Park landscape to achieve nature recovery and improved biodiversity.
- 83% of responders agreed that applications for development should complement a spatial plan for nature recovery
- 77% support smaller-scale renewable energy technologies but don’t support larger-scale wind turbines and large solar farms.

- 79% of responders agreed we should give scope for touring caravans, tents, camping pods and shepherd huts but prevent new static caravans, chalets and lodges in the open countryside
- 77% of responders agreed that new build hotel accommodation outside of Bakewell should be restricted to brownfield sites.
- 57% thought we should confine larger recreation and tourism development to ‘hub sites’ that can be accessed by non-car means.

- 81% of responders agreed that development should happen ‘organically’ and with the involvement and consent of the community rather than by drawing boundaries around settlements and identifying sites for development on plan.
- 88% agreed that businesses should be directed to existing business sites, or use converted traditional farm buildings and existing commercial buildings rather than requiring new business units.
- 78% of responders agreed we should only permit new build housing on small green field sites in or on the edge of settlements, and that we should restrict development on these sites to affordable housing.
- 78% of responders agreed that we should permit open market housing only where it helps to regenerate a previously developed site or a building that has some cultural heritage value.
- 70% of responders support the idea of development being allowed to ‘break out’ from the edge of settlements if necessary, but 16% opposed the idea.
- However only 45% support the ‘DS1 settlement strategy’.

- 93% of responders agree that shops and community facilities should be in settlements and that we should resist their loss.
- 94% agreed that we should support self-sufficient communities via allotments, renewable energy and broadband
- 91% agree that residents should have easy or convenient access to greenspaces for children's play, sport and access to nature

The drivers and challenges

- Urgent need to promote nature recovery.
- Pressure on valued landscape character from landowning businesses of all kind.
- Pressure on cultural heritage from residents and businesses.
- Pressure from community representative groups to define and meet community and business needs.
- Changes to service provision (health, education, care needs) and how well that matches community needs.
- Pressure to do more to mitigate and adapt to climate change.
- Pressure on the planning system. Changes such as Zoning?
- Increased permitted development rights to unleash the economy, 'build back better', 'levelling up' 'improved connectivity'.

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Housing



Summary of our current housing strategy



Our plan aim between 2006 and 2026 was to permit:

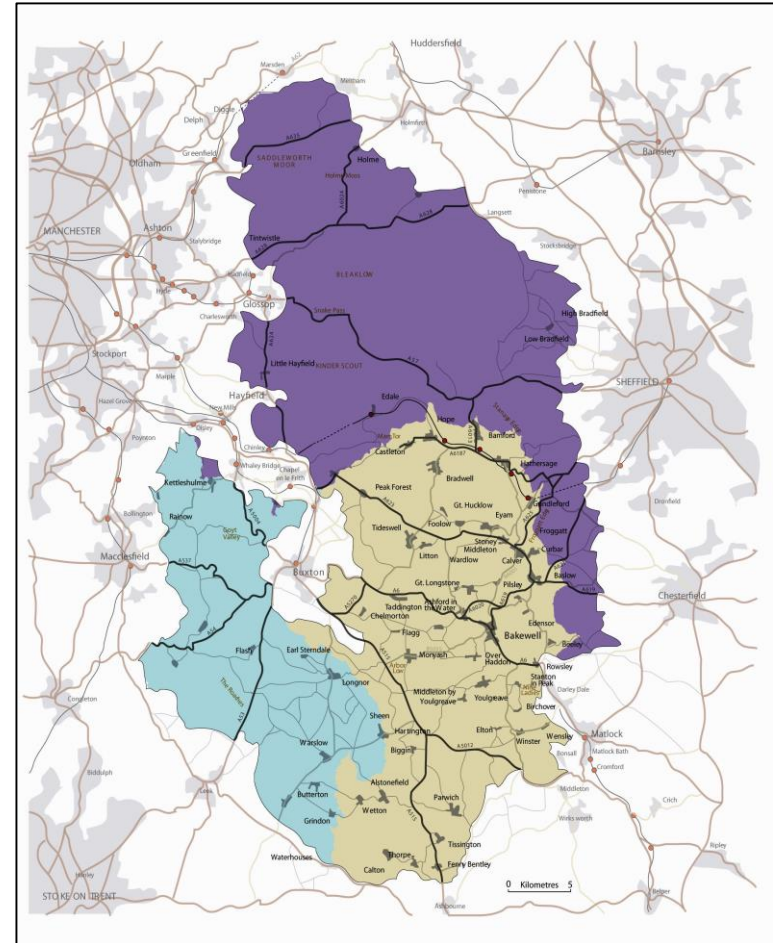
between 550 and 890 homes in the White Peak and Derwent valley DS1 settlements and another 125 outside. (c 1000)



between 35 and 75 homes in the Dark Peak and Moorland Fringe DS1 settlements and 35 outside. (c100)

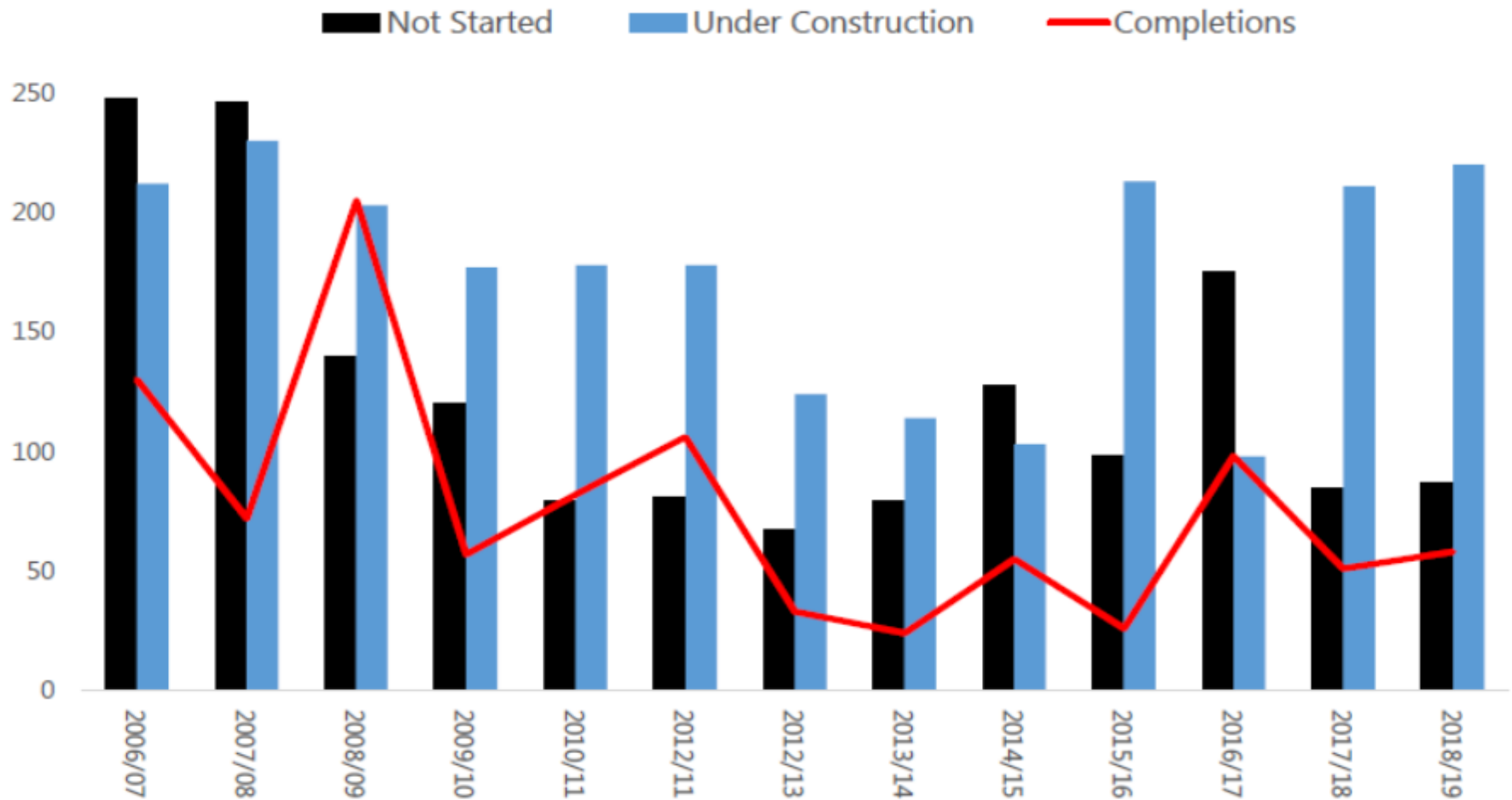


between 30 and 130 homes in the South West Peak DS1 settlements and 30 outside. (c.150)





Performance of current strategy



Summary

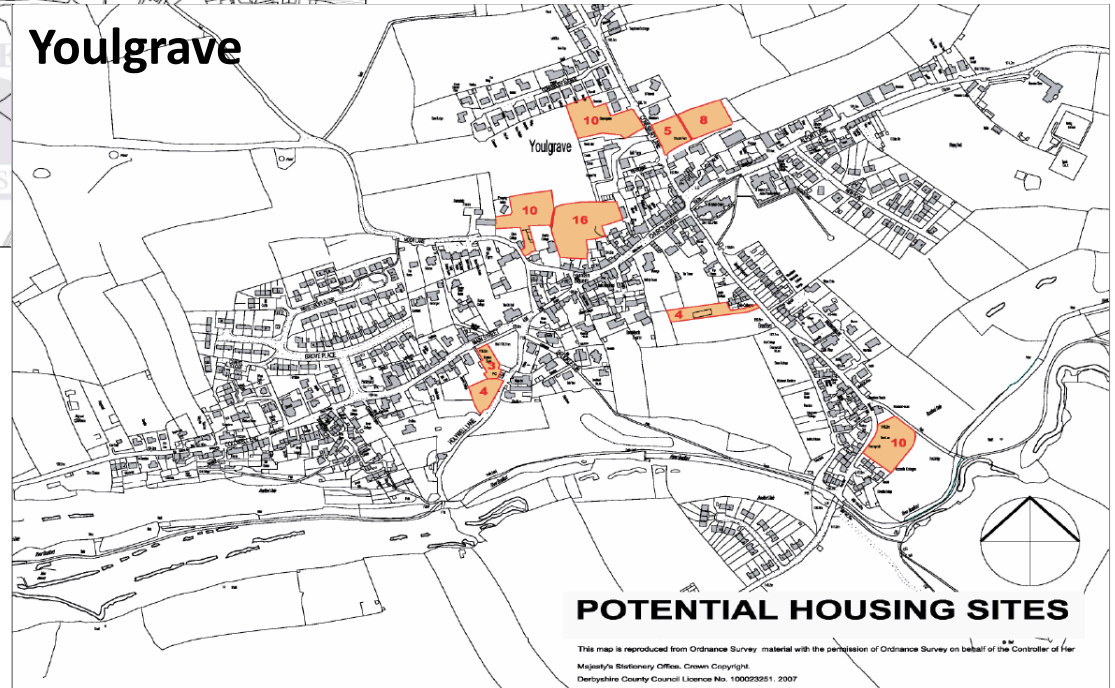
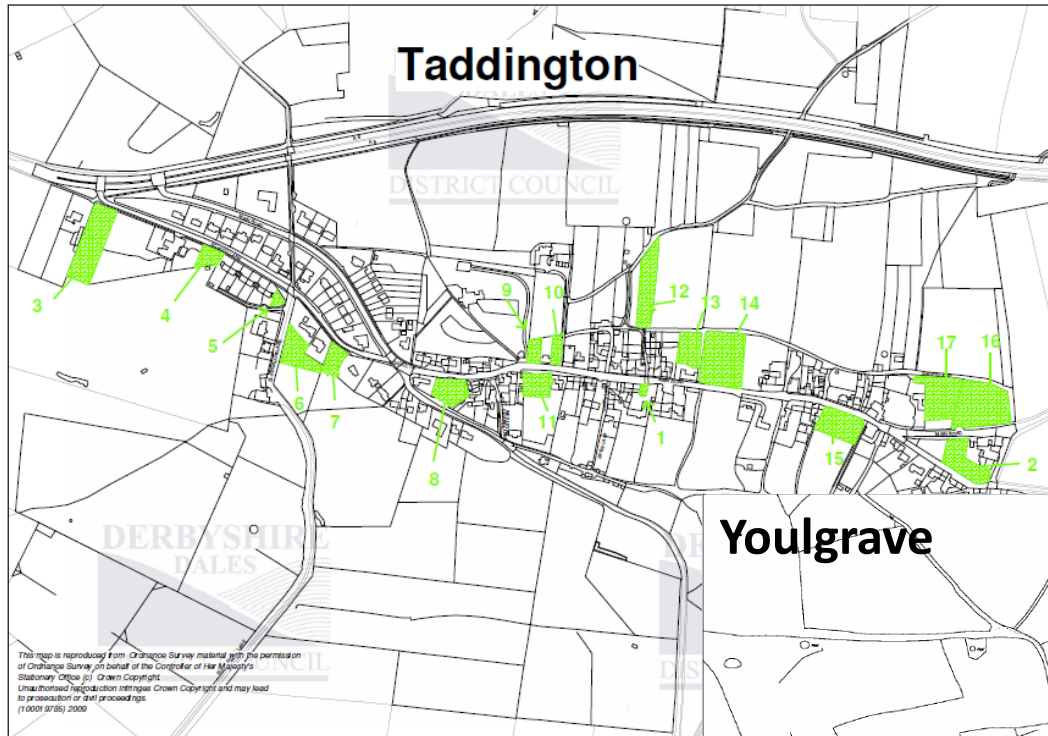


The level of housing completions in the White Peak and Derwent Valley is what we anticipated.

BUT

There were many more conversions for open market and holiday use than new-build affordable houses.

(Completions are less than anticipated in the other two areas.)





- 78% strongly agree or agree with our ‘tried and tested’ approach, which is to only permit new build housing on small sites that are within or on the edge of settlements, and to restrict this to affordable housing that meets recognised local need.
- 78% support our existing policy that permits market housing only where it helps to regenerate a previously developed site or a building that has some cultural heritage value.
- 84% would support a ‘primary occupancy clause’ so that all new build open market housing is lived in permanently and cannot legally be used as holiday or second homes. (this already applies to affordable housing)
- 67% agree that we may need to plan for specialist needs such as extra care developments, sheltered housing and more single storey accommodation.
- 81% agree that development should happen ‘organically’ and with the involvement and consent of the community (for example through a neighbourhood plan or a community land trust) rather than by us drawing boundaries around settlements and identifying sites for development in the Local Plan.
- 46% support for our current ‘settlement strategy’ that allows development in 63 named settlements. 16% disagreed with this approach.
- 70% support the idea of development ‘breaking out’ from the edge of settlements if necessary, but 16% don’t support this idea.

people of all generations can live healthy and fulfilled lives and can grow, flourish and prosper, now and in the future.

the diverse population is resilient, resourceful and adaptable to change, with a sense of pride in itself

its people and institutions are welcoming and demonstrate mutual care and respect, and where informed decision-making strives for equality, fairness and inclusivity

people are connected to others to share, collaborate and learn

the environment is safe and healthy

people, institutions and businesses respond positively to climate change (the net zero commitment) and the biodiversity crisis in a way that does not harm, and actively promotes the restoration of, functioning ecosystems and natural processes

its cultural heritage is respected, cared for and celebrated

there are **sufficient resources and infrastructure, including appropriate new development**

there are **high quality, long-term employment opportunities** so that local people do not have to move away.



Sustainable development can help communities to thrive by meeting today's needs in a way that **harmonises economic growth, social inclusion and environmental protection**, ensuring that the needs of future generations are not compromised. A sustainable community is therefore likely to include (all or most of):

- 1. the provision of a sufficient supply of safe, energy efficient homes in a mixture of tenures so that:**
 - a diverse population can be sustained
 - those with local roots can remain or return
 - family groups across the generations can stay together for mutual support opportunities to develop and participate in community activities
- 2. access to nature and outdoor green space for sport, play and recreation
essential services, including shops, entertainment and medical facilities
the ability to sustain those things that are important to it (e.g. schools, churches, community-run buildings, pubs, and cultural activities)**
 - access to the highest quality life-long education
 - consistent high-quality super-fast broadband and communications
 - convenient, attractive, affordable public transport alongside safe opportunities for active travel.

- people working together to conserve and enhance their area
- **land and natural resource management that safeguards communities, biodiversity and ecosystems**
- a radical shift in patterns of consumption towards reuse, repair & recycling and shorter supply chains that do not degrade any natural resources
- unpolluted air, water and soil
- **development that aims for biodiversity net-gain**
- an environment where **flood and other major risks** are regularly risk-assessed and **proactively mitigated**
- **renewable energy that is available to all systems** to ensure that waste does not exist.

- **sustainable, innovative workplaces**
- access to good-quality apprenticeships and training
- **the right conditions and infrastructure for businesses to flourish and innovate** so that
 - o the best workers are attracted
 - o local people can stay and compete in the national and global market for jobs
 - o there is a shift away from commuting towards local employment and self-employment
 - o sustainable products and services.

- Good sites for development in sustainable locations are limited. AND
- Our survey shows 91% of respondents think National Park communities should have easy or convenient access to greenspaces within settlements
- Our survey shows 94% of respondents think we should support communities to be as self-sufficient as possible e.g. through the availability of allotments
- BUT.....High house prices and low salaries means affordable housing is still needed.
- Communities also want more development to get a diverse population but they also want us to respect and care for cultural heritage.
- Communities want space for business so there are more jobs available in the area and patterns of living are more sustainable but they also want us to respect and care for cultural heritage.



The main challenge

- The priorities for planning in a National Park are led firstly by National Park purposes to conserve and enhance the Park for this and future generations to enjoy; and secondly by the duty to foster social and economic well being while doing that.
- The priorities of communities and business are generally for us to firstly foster their social and economic well being and, secondly, for us to conserve and enhance the Park for this and future generations to enjoy.