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Managing Development in Bakewell

Strategic Context

- 8.1 Bakewell is the only settlement with a population over 3000 in the National Park. At around 4000 population, it could be considered a modest market town, but significant by local standards. With its quality of buildings and its riverside location it attracts large numbers of visitors which in many cases help sustain local businesses.
- 8.2 The town retains reasonable public transport links north and south through bus services on the A6 but there is no rail link. Through traffic still uses the bridge over the River Wye if travelling to Chesterfield or Sheffield and uses the A6 to and from Matlock to the south and Buxton to the north.
- 8.3 Non-residential parking is split across sites, with town centre car parking on much of the old cattle market area and a significantly larger area of parking for cars and coaches next to the Agricultural Business Centre on the land to the east of the river at the southern end of the town.
- 8.4 Business premises now exist on the Deepdale site on Ashford Road, and some businesses have taken up residence on the Riverside site since the previous Local Plan was published in 2001. However this site is an example of where premises could be improved, and policy would allow for a mix of uses provided a significant element of business use is retained.

Policy context

- 8.5 This plan does not include policies that are specific to Bakewell. However, the Core Strategy makes specific reference to Bakewell in the spatial objectives for White Peak and the Derwent Valley (see objectives for recreation and tourism development housing, business development and accessibility, travel and transport on **page 46 of the Core Strategy**). In addition DS1, HC5 and T5 make specific reference to Bakewell.
- 8.6 Any policies or neighbourhood development orders adopted in a neighbourhood plan for Bakewell will form part of the development plan and be given weight when planning proposals are put forward.

Bakewell Settlement Boundary

- 8.7 The settlement boundary makes it easier to assess whether applications are inside or on the edge of the settlement. As a tool to manage development pressure and avert speculative proposals for detached sites, it has been successful. Development pressure remains, so it is sensible to retain the boundary, and this is done through core strategy DS1. The boundary shown is that agreed with the community as the preferred extent for growth and would be adopted by the proposed Neighbourhood Plan for the town. It is shown on the proposals map

DMB 1 Bakewell's Settlement Boundary

The future development of Bakewell will be contained within the development boundary. Policy DMC4 will not apply.

Central Shopping Area

- 8.8 Bakewell is the only settlement boasting a wide range of shops. Some other larger villages have modest runs of shops along the high street, but only Bakewell gives a significant retail offer that is important not just for Bakewell residents but those in the surrounding area.
- 8.9 Whilst it fulfils this important role, it is a modest settlement with little scope for expansion of retail uses. Those shops that do exist are in themselves relatively modest in size. For this reason the **Core Strategy policy DS1** retained the central shopping area and this plan shows what is considered to be the Central Shopping Area re-affirming that significant retail development should be contained within this boundary and where it is considered to be significant retail development it should not be permitted outside the boundary. The **Core Strategy policy HC5** makes this clear.
- 8.10 The boundary of this area is that originally established for the Local plan 2001. The neighbourhood plan process has considered whether there is a need to change the central shopping area boundary and concluded that

there is no need to change the boundary. The national park Authority agrees with this approach

Principles for land use across the town

- 8.11 The **Core Strategy policy DS1** establishes development expectations for Bakewell confirming that a development boundary and central shopping area will be retained. The strategic need for employment sites means that the policy safeguards existing employment sites so that their re-development includes a substantial element of business use, and promotes enhancement of under-used employment sites. Evidence for the Core Strategy has also led to policy scope for a new build hotel to serve the town and improve the range of accommodation within the National Park.
- 8.12 These provisions are in addition to the usual provisions for development in a range of settlements listed in policy DS1 e.g. new build affordable housing, retail and business premises and new community facilities.
- 8.13 New permitted development rights have led to the loss of some high quality office space in Bakewell but there is still scope for additional office space if demand leads to development

would not result in the loss of a valued facility or service. (in the sense that its loss would mean there was no other business offering that service in the town) However, there may be cause for concern if any particular type of facility was becoming dominant to the detriment and loss of other valuable services. The use of neighbourhood development orders or removal of usual permitted development rights to switch within use classes may be tools the community of Bakewell or the Authority considers using to slow down or reverse a pattern of retail use if it considers it is detrimental to the overall retail offer for residents or visitors. This may accompany a neighbourhood plan, and may serve to respond positively to deeply held concerns that the retail mix or range of facilities is unhealthy and working against securing a vibrant and thriving community.

Principles for land use in the Central Shopping Area

- 8.14 The central shopping area is a tool to direct retail development to the core of the town and avoid spread of significant retail activity to the fringes of the town. Within that broad principle, there is the usual scope for change of existing retail units to different types of retail or in certain circumstances to change the use of office space to residential use. In some circumstances it has proved useful to permit non-conforming uses to re-locate and to permit more neighbourly uses within the town, but this is not restricted to retail uses. There is also scope for other uses such as new community facilities within the area. However, the central shopping area includes a small area of the town, and there are few if any areas within it that offer obvious scope for significant change.
- 8.15 The retail offer and the number and type of facilities such as cafes and restaurants is to large extent determined by market forces, and there is rarely justification to use planning as a tool to influence the offer or prevent change. This is especially the case where changes