

# **PEAK DISTRICT NATIONAL PARK LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT 2009/10**

**Policy Service**

## **Peak District National Park Authority Annual Monitoring Report**

Member of the United Kingdom Association of National Park Authorities (UK ANPA)

Aldern House  
Baslow Road  
Bakewell  
Derbyshire  
DE45 1AE

Tel: (01629) 816 200  
Text: (01629) 816 319  
Fax: (01629) 816 310  
Email: [customer.service@peakdistrict.gov.uk](mailto:customer.service@peakdistrict.gov.uk)  
Website: [www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk)

Your comments and views on this Monitoring Report are welcomed. Comments and enquiries can be directed to David Alexander, Research Officer– [david.alexander@peakdistrict.gov.uk](mailto:david.alexander@peakdistrict.gov.uk) . This report is accessible from our website, located under 'publications'.

**We are happy to provide this information in alternative formats on request where reasonable, so please contact us by phone on 01629 816200, by text phone on 01629 816319 or by email at [customer.services@peakdistrict.gov.uk](mailto:customer.services@peakdistrict.gov.uk)**

## Contents

	<b>Page</b>
Glossary of terms	v
Summary of Key Findings and Action to be taken	vii
1 Introduction	1
1.1 The Annual Monitoring Report	1
1.2 Planning Context of the Peak District National Park	3
2 Spatial portrait, vision and objectives for the Peak District National Park	5
2.1 Spatial Portrait	12
2.2 Spatial Vision	13
2.3 Spatial Aims and Objectives	13
2.4 Sustainability Appraisal/Strategic Environmental Assessment Objectives	13
3 The Local Development Scheme (LDS)	15
3.1 Context of the Local Development Framework (LDF)	15
3.2 Local Development Scheme Time Frame	16
4 Policy Monitoring	19
4.1 Conservation / Environment	19
4.2 Housing	20
4.3 Shops and Community Services	24
4.4 Economy	25
4.5 Recreation and Tourism	26
4.6 Utilities	27
4.7 Minerals	28
4.8 Waste Disposal	28
4.9 Transport	29
4.10 Bakewell	30
5 Applications that have raised significant policy issues	31
5.1 Applications granted contrary to policy	31
5.2 Other applications that have raised significant policy issues	31
5.3 Unused Policies	34
6 Conclusions	35
Appendix 1: National Park boundary and its Constituent Authorities	36
Appendix 2: Nature Conservation Designations covering the Peak District	37
Appendix 3: Contextual Indicators	38
Appendix 4: Previous Structure Plan Objectives	40
Appendix 5: Summary of previous Structure Plan Policies	41
Appendix 6: Summary of Local Plan Policies	42
Appendix 7; SA / SEA Objectives	44

## List of Figures

	<b>Page</b>
Figure 1: Constituent and Neighbouring Authority areas & regions	2
Figure 2: Relationship of the National Park Management Plans to wider strategies	4
Figure 3: Spatial Portrait	12
Figure 4: The Peak District National Park LDF	14
Figure 5: Revised timetable agreed in February 2007 and progress to date	15
Figure 6: Net dwelling completions & forecast against estimated need and regional provision	21
Figure 7: Cumulative net dwelling completions in relation to Structure Plan forecasts	22

## List of Tables

	<b>Page</b>
Table 1: Core Indicators for Conservation / Environment	19
Table 2: Local Indicators for Conservation / Environment	19
Table 3: Core Indicators for Housing	21
Table 4: Net dwelling completions & forecast against estimated need and regional provision	22
Table 5: Cumulative net dwelling completions compared to Structure Plan forecast	23
Table 6: Local Indicators for Housing	24
Table 7: Core Indicators for Shops and Community Services	24
Table 8: Local Indicators for Shops and Community Services	25
Table 9: Core Indicators for the Economy	25
Table 10: Local Indicators for the Economy	26
Table 11: Local indicators for Recreation and Tourism	27
Table 12: Core Indicators for Utilities	27
Table 13: Local Indicators for Utilities	27
Table 14: Core Indicators for Minerals	28
Table 15: Local Indicators for Minerals	28
Table 16: Core Indicators for Waste Disposal	28
Table 17: Local Indicators for Waste Disposal	28
Table 18: Local Indicators for Transport	29
Table 19: Local Indicators for Bakewell	30
Table 20: Applications granted contrary to policy	31
Table 21: Applications that have raised significant policy issues	32
Table 22: Unused policies during 2009/10	35

## Glossary of terms

**Annual Monitoring Report (AMR):** Annual report monitoring the implementation of the LDS and the extent to which policies in the LDDs are being achieved.

**Core Strategy:** Sets out the long-term spatial vision for the local planning authority area, and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.

**Countryside and Rights of Way Act (CRoW):** Provided the right to roam for the general public on specific areas of land.

**Development Control (DC):** Department within the Planning Authority which processes planning applications. This department was renamed as 'Planning Services' in the Peak District National Park Authority during 2007.

**Development Plan:** As set out in the Planning and Compulsory Purchase Act 2004, the Authority's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within the Local Development Framework.

**Development Plan Documents (DPDs):** Spatial planning documents that are subject to independent examination which, with the East Midlands Regional Spatial Strategy, will form the development plan for a local authority area. They can include a Core Strategy, Development Control Policies, and Site-Specific allocations; they will all be shown geographically on an adopted proposals map. Individual Development Plan Documents or parts of a document can be reviewed independently from others. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme.

**Dwelling:** An accommodation unit where all rooms are behind a door that is inaccessible to others and has no restrictions on occupancy (other than for local needs).

**Government Office for the East Midlands (GOEM):** The regional focus of central government in the East Midlands, including town and country planning work on behalf of the Secretary of State for Communities and Local Government.

**Household:** A single person or group of people who live together at the same address with common housekeeping (2001 Census of Population).

**Household Space:** Accommodation available for an individual household.

**Holiday Homes:** The PDNPA's definition of a holiday home is a development with permission for a maximum occupation of 28 days per year by any one person. The definition of a holiday home in the 2001 Census was any dwelling rented out for holidays.

**Local Biodiversity Action Plan (LBAP):** A plan for wildlife conservation priorities in the area.

**Local Development Document (LDD):** The collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

**Local Development Framework (LDF):** The name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.

**Local Development Scheme (LDS):** Sets out the programme for preparing LDDs.

**Local Plan:** Current set of policies that seek to guide development within the Park, providing the finer detail underneath the over arching policies within the Structure Plan.

**Local Planning Authority (LPA):** The Authority responsible for Land Use Planning in the area.

**National Park Authority (NPA):** The Authority responsible for Land Use Planning and management within a National Park.

**National Park Management Plan (NPMP):** The Plan seeks to guide the management of the National Park in a way which will help to achieve its statutory purposes and duty.

**Peak District National Park (PDNP):** Area of land designated as a National Park under the National Parks and Access to the Countryside Act (1949).

**Peak District National Park Authority (PDNPA):** The Authority responsible for planning in and management of the Peak District National Park.

**Planning Advisory Service (PAS):** Part of the Improvement and Development Agency for local government. Its aim is to provide advice to local authorities on tackling local planning issues.

**Planning Policy Statements (PPS):** Statutory guidance issued by the Government under the Planning and Compulsory Purchase Act (2000).

**Regional Spatial Strategy (RSS):** Sets out the region's policies in relation to the development and use of land, and forms part of the Development Plan for LPAs. The whole of the National Park is included in the RSS for the East Midlands (RSS8). When approved the current update will be called the East Midlands Regional Plan.

**Saved Policies or Plans:** Existing adopted development plans saved for 3 years from the date of commencement of the Planning and Compulsory Purchase Act in September 2004 and by further agreement from GOEM until replaced by the LDF.

**Site of Special Scientific Interest:** Conservation designation for the country's very best wildlife and geological sites.

**Statement of Community Involvement (SCI):** Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of LDDs and development control decisions. The Statement is not a DPD but is subject to independent examination.

**Strategic Environmental Assessment (SEA):** A generic term used to describe formal environmental assessment of policies, plans and programmes, as required by the European 'SEA Directive' (2001/42/EC).

**Structure Plan (SP):** The present set of over arching policies for development within the Park.

**Supplementary Planning Guidance (SPG):** Provides supplementary information for the policies in DPDs. It is not part of the Development Plan and is not subject to independent examination.

**Sustainability Appraisal (SA):** Tool for appraising policies to ensure that they reflect sustainable development objectives (ie social, environmental and economic factors); required in the Planning and Compulsory Purchase Act 2004 to be undertaken for all LDDs.

**Sustainable Community Strategy:** Document required as part of the LDF to show how the social, environmental and economic well being of the area will be improved. GOEM has agreed that the NPMP is the equivalent for the purpose of developing the Core Strategy.

**Use Class Order (UCO):** Classification of land use as defined by the Town and Country Planning (Uses Classes) Order 1987 and amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order, 2005.

## Summary of key findings and action to be taken

- During 2009/10, the Authority approved its Preferred Approaches document for consultation. Responses from this stage then allowed good progress to be made in writing a final version of the plan, ready for approval by the Authority in May 2010. This version was then used in the pre-submission consultation commencing in September followed by formal submission to the Secretary of State in December 2010
- The number of dwelling completions was particularly low during 2009/10, as was the number of completions of holiday homes.
- There was a reduction in the access to services for residents. However, there was an increase in the availability of GP surgeries.
- Office floorspace has increased in 2009/2010
- Unemployment levels remain low compared with the surrounding area and England as a whole.
- The LDF Annual Monitoring Report does not monitor enforcement issues.
- This version of the AMR has not identified any policy issues that are not already been addressed as part of the LDF.

## 1 Introduction

### 1.1 The Annual Monitoring Report

1.1.1 The Planning and Compulsory Purchase Act 2004 requires every Local Planning Authority to submit an Annual Monitoring Report (AMR) to the Secretary of State by the end of December for the previous financial year. The Act specifies that the AMR should:

- *"Review actual progress in terms of local development document preparation against the timetable and milestones in the Local Development Scheme;*
- *Assess the extent to which policies in local development documents are being implemented;*
- *Where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;*
- *Identify the significant effects of implementing policies in local development documents and whether they are as intended; and*
- *Set out whether policies are to be amended or replaced".*

*(Section 35 of the Planning and Compulsory Purchase Act 2004)*

1.1.2 'Planning Policy Statement 12: Local Development Frameworks' and the 'Annual Monitoring Report: A Good Practice Guide' identify a strong relationship between the LDD Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) and the AMR. The AMR is to form the basis for monitoring the significant effect indicators identified in the SA/SEA. The Authority updated its SA/SEA scoping report in 2008 including a smarter set of SA/SEA objectives. Since then the Authority has used these objectives to test the sustainability of refined options and subsequently in selecting preferred approaches.

1.1.3 This AMR relates to 1 April 2009 to 31 March 2010. It focuses on the saved policies in the current Development Plan, which, during that period, comprised the saved policies of the Local Plan (adopted 2001) and monitors progress in transferring to Local Development Documents (LDDs). In March 2009 the former Structure Plan was replaced in full following the issuing of the East Midlands Regional Plan by GOEM. The AMR provides information on policies and indicates where monitoring systems are still required. It will focus on the policies set out in the LDDs when they are adopted.

1.1.4 The National Park spans 4 regions as shown on Figure 1 below. The Core Strategy has been drawn up during a period when a Regional Spatial Strategy was in place for the East Midlands. The Core Strategy contains policies that are not only consistent with national policy, but that were widely supported by the evidence, public examination and conclusions that accompanied the East Midlands Regional Plan (2009). The East Midlands Regional Plan was revoked by the Secretary of State for Communities and Local Government on July 6th 2010. In publishing and submitting the Core Strategy the National Park Authority has acted in a manner that is compatible with the Secretary of State's decision, removing reliance on (and most references to) the East Midlands Regional Plan.

1.1.5 The boundary of the Peak District National Park (PDNP) does not follow any other boundaries. Data to fit the Park boundary has been used where available. In other cases a 'best fit' geography has been used based on the smallest geographical areas for which data is available. The National Park Authority (NPA) continues to press for data available to Local Authorities from government related sources to be made available to NPA's on the same basis, to avoid the additional costs currently incurred.



Constituent and neighbouring local authority areas and the regions

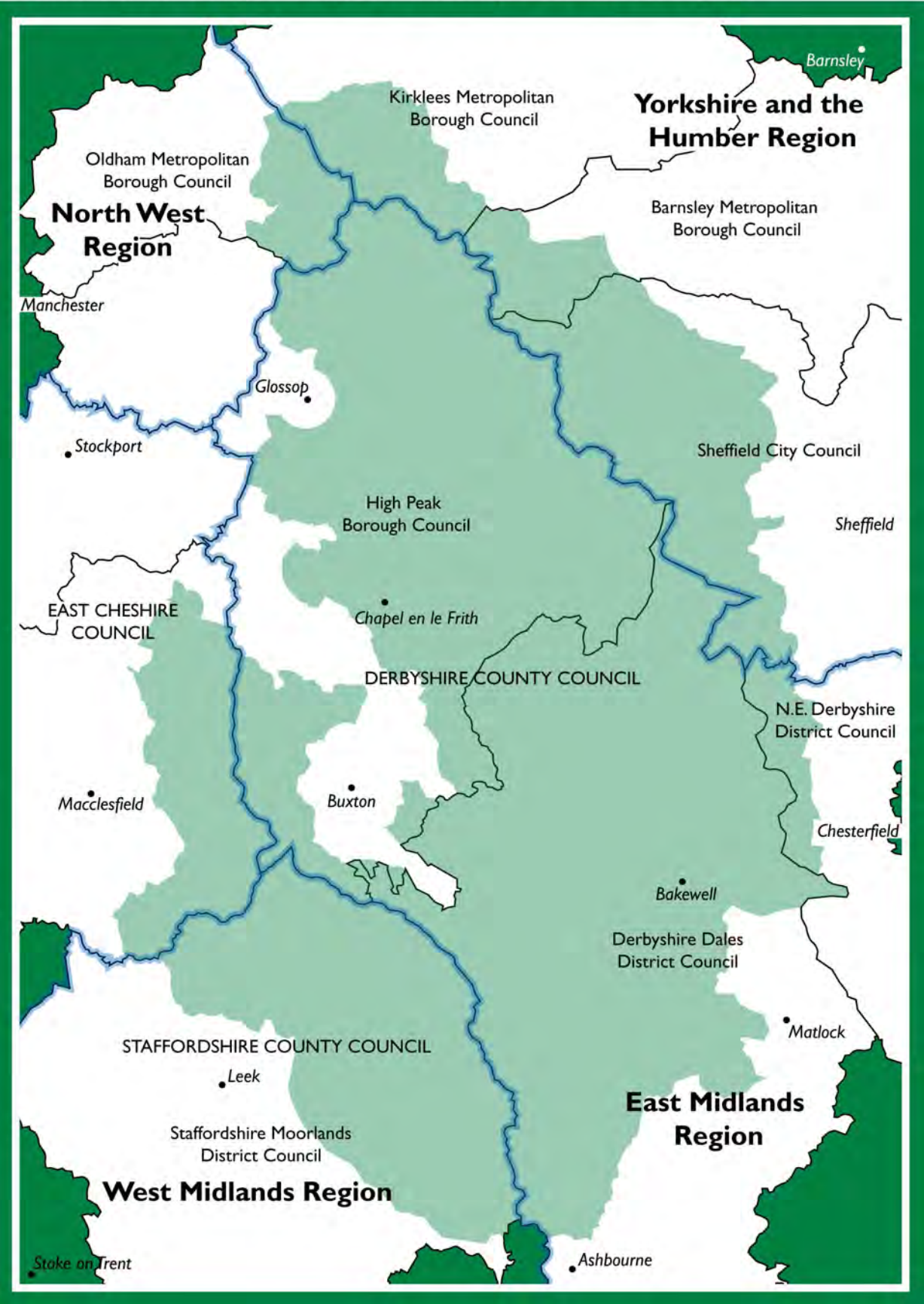


Figure 1: Constituent and Neighbouring Authority areas and the regions

## 1.2 Planning Context of the Peak District National Park

- 1.2.1 The planning context for the PDNP is complex. It was designated in 1951 and the Peak District National Park Authority (PDNPA) is the management and unitary planning authority for the National Park (including responsibility for minerals and waste planning). Other local authority functions lie with constituent authorities (Appendix 1).
- 1.2.2 Partnership working is long-standing and responding to the new statutory planning and monitoring requirements, e.g. through joint working with Derbyshire Dales District Council and High Peak Borough Council on evidence gathering and delivery issues.
- 1.2.3 The purposes of NPA's were set out in the National Parks and Access to the Countryside Act 1949 and updated in the Environment Act 1995:
- *"conserving and enhancing the natural beauty, wildlife and cultural heritage of the area....; and"*
  - *"promoting opportunities for the understanding and enjoyment of the special qualities of those areas by the public".*

In pursuing these purposes the NPA has a duty to:

*"seek to foster the economic and social well-being of local communities within the National Park,..., and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of the National Park".*

- 1.2.5 The special qualities of the Peak District National Park are identified as:
- natural beauty, natural heritage, landscape character and diversity of landscapes;
  - sense of wildness and remoteness;
  - clean earth, air and water;
  - importance of wildlife and the area's unique biodiversity;
  - thousands of years of human influence which can be traced through the landscape;
  - distinctive character of hamlets, villages and towns;
  - trees, woodlands, hedgerows, stone walls, field barns and other landscape features;
  - significant geological features;
  - wealth of historic buildings, and registered parks and gardens;
  - opportunities to experience tranquillity and quiet enjoyment;
  - opportunities to experience dark skies;
  - opportunities for outdoor recreation and adventure;
  - opportunities to improve physical and emotional well being;
  - easy accessibility for visitors from surrounding urban areas;
  - vibrancy and sense of community;
  - cultural heritage of history, archaeology, customs, traditions, legends, arts and literary associations;
  - environmentally friendly methods of farming and working the land;
  - craft and cottage industries;
  - special value attached to the national park by surrounding urban communities;
  - the flow of landscape character across and beyond the National Park boundary; providing a continuity of landscape and valued setting for the National Park;
  - any other feature or attribute which make up its special quality and sense of place
- 1.2.6 The Environment Act (1995) also emphasises that all relevant authorities:
- "exercising or performing any functions in relation to, or so as to affect, land in a National Park" should "have regard to" the National Park purposes and "if it appears that there is a conflict between those purposes, shall attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in the National Park" (section 62).*
- 1.2.7 Section 66 of the Environment Act (1995) requires the NPA to prepare a Management Plan (NPMP) for the Park. The current Plan was published in February 2007. It is co-

ordinated and integrated with other plans, strategies, and actions in the National Park within the statutory purposes and duty upon the NPA and its partners. It indicates how the purposes and duty will be delivered through sustainable development and as such provides a strategic framework component of the Local Development Framework (LDF).

- 1.2.7 The revised PPS12 (2008) restated the concept of “soundness” in plan making. To be “sound” a Core Strategy must be *‘justified’* (founded on a robust, credible evidence base), *‘effective’* (deliverable, flexible and monitorable) and *‘consistent with national policy’*.
- 1.2.8 Evidence and spatial policies are important to ensure that development documents are locally responsive and distinctive. Documents within the LDF should reflect the Sustainable Community Strategies (produced by Constituent Authorities) where they relate to the use and development of land compatible with National Park Purposes and previously, with the East Midlands Regional Plan. The NPMP is the equivalent of the Sustainable Community Strategy for the National Park.
- 1.2.9 Liaison has been maintained with Local Strategic Partnerships through the preparation of the Core Strategy, and this has allowed a useful diagrammatic analysis to be prepared demonstrating how the LDF will contribute positively to locally stated priorities in Sustainable Community Strategies. This diagram has been incorporated into the supporting Delivery Plan for the Core Strategy.
- 1.2.10 The delivery plan offers a summary of key delivery issues for each theme presented in the Core Strategy. Moreover, it includes a set of proposed indicators for monitoring the new strategy, which will become the focus of future AMR’s upon adoption of the new plan.
- 1.2.11 Guidance from the Countryside Agency (now Natural England) demonstrates the relationship of statutory plans with other strategies in the National Park (Figure 2). It shows the primacy attached to National Park designation: while the National Park Management Plan (NPMP) must take account of the priorities in Sustainable Community Strategies, it must seek to address these in ways, which are compatible with the statutory purposes of the National Park, as described above.

Figure 2 : Relationship of the National Park Management Plans to Wider Strategies



Source: Countryside Agency 2005

- 1.2.11 These principles have been adopted in the current reviews of the existing Development Plan in order to foster a National Park specific approach to spatial planning.
- 1.2.12 During the review, the Authority, in consultation with stakeholders, has explored the extent to which the vision and objectives for the NPMP and the LDF can be aligned. (See [www.peakdistrict.gov.uk/index/looking-after/plansandpolicies.htm](http://www.peakdistrict.gov.uk/index/looking-after/plansandpolicies.htm) ).

## 2 Spatial portrait, vision and objectives for the Peak District National Park

### 2.1 Spatial portrait

2.2 Located at the southern tip of the Pennines, the National Park extends over 1438 sq km of gritstone moorland and edges, limestone upland and dales, and attractive villages. It is nationally and internationally important with much of the National Park being covered by other designations, providing extra protection for geological, ecological, biological, and historical features and sites. Environmental, Cultural, Social, and Economic information on the National Park as a whole is provided in Appendices 2 and 3 and further information was provided in the LDF AMR 2007/08. However, with the drive for more spatially related planning, the Peak District National Park Authority has categorised the National Park into 3 areas based on the results of the Landscape Character Assessment. These are the less populated upland moorland areas and their fringes (the Dark Peak and Moorland Fringes); the most populated lower-lying limestone grasslands and limestone dales and the Derwent and Hope Valleys (the White Peak and Derwent Valley); and the sparsely populated mixed moorland and grassland landscapes of the south west peak (the South West Peak). The challenges broadly fall into seven closely related themes:

- Landscapes and conservation
- Recreation and tourism
- Climate change and sustainable building
- Homes, shops and community facilities
- Supporting economic development
- Minerals
- Accessibility, travel and traffic

#### Landscapes and conservation

- 2.3 The Dark Peak moorlands are characterised by larger land ownerships. This makes large-scale land management more possible than in areas of fragmented land ownership such as the White Peak. The challenge is to sustain the positive land management work by sustainable rural businesses and through projects such as Moors for the Future. It is also important to maintain a high level of protection for moorland areas of the Dark Peak and South West Peak landscapes. These areas display few obvious signs of recent human activity and offer the visitor a sense of wilderness. Much of this area is classed as the Natural Zone<sup>1</sup>. It is valued by millions of visitors but remains extremely fragile and susceptible to damage. The challenge is to maximise both the value and significance of the natural resources, biodiversity and cultural heritage, and peoples' ability to access and enjoy the valued characteristics, whilst minimising new development such as wind turbines and electricity pylons.
- 2.4 In stark contrast, the White Peak landscapes are generally in small ownerships (other than the estates such as Haddon, Chatsworth, and Tissington). It is a more obviously farmed landscape, but the combination of limestone plateau and limestone dales means it is no

---

<sup>1</sup> For a more detailed description of these areas see paragraph 9.17 in the Landscapes and Conservation chapter

less spectacular and no less valued by visitors and residents. It has a sweeping pastoral nature with a distinct pattern of limestone walls. The scale of this walled landscape on the plateau is particularly striking whilst areas like Monsal Dale, Dovedale, Lathkill Dale, Wolfscote Dale and the Manifold Valley are iconic visitor destinations.

- 2.5 The South West Peak is different again, with many small settlements and a few larger villages such as Longnor, Warslow and Waterhouses. An abundance of farms is interspersed with these settlements and the topography is a mixture of rugged moorlands and more gentle pasture.
- 2.6 Ancient mineral workings add to the culture, heritage and biodiversity of the area, but the scars left by recent quarrying are less welcome. The challenge is to progressively reduce the negative impact of quarries on the landscape, surrounding communities, and visitors' enjoyment. Landowners, from the smallest farmer to the largest estate, need to sustain and grow their business in a difficult economic climate, but this leads to pressure for development that can sit uneasily in the landscape. The challenge is to find ways to enable land owners and managers to prosper in ways that conserve and enhance landscapes. The creeping loss of the drystone wall network and the unwelcome changes in quality and appearance of traditional vernacular buildings and settlements is not lost on the Authority, local people or visitors. The challenge is to respect residents' and visitors' desire to enjoy the landscapes as well as their desire to prosper in the area.

### Recreation and tourism

- 2.7 Across the National Park, tourism remains a vital part of the local economy, supporting not only tourism businesses but also the services that residents' value. However, whilst places like Chatsworth and Tissington depend on tourists, residents of other places such as Castleton, and Hathersage find the impact of tourism difficult at peak times. Many people across the National Park want fewer, not more, holiday and second homes, and they want more affordable houses and more facilities that are useful to residents. There is a need to be sensitive to their needs whilst enabling the sustainable growth of tourism businesses.
- 2.8 The landscapes of the Dark Peak and Moorland Fringes are easily accessible to millions of people living in large conurbations particularly to the north, west and east of the National Park. The Dark Peak landscape lends itself to dispersal of visitors over a wide area from a few carefully managed visitor hubs such as Fairholmes in the Upper Derwent. This usually works well, but the use of some routes by off-road 4x4s and trail bikes threatens other users' quiet enjoyment and places pressure on fragile landscapes. Some organised recreational groups work with land managers to minimise and compensate for their impact. However, the challenge is to encourage responsible use by these who are currently disinclined to respect the National Park's valued characteristics. This is addressed through other Strategies and Plans, and where agreements cannot be reached, the Authority can apply the Sandford principle in order to conserve valued characteristics. In terms of development, the area is better suited to lower-key facilities such as appropriately-sited signage and interpretation, and back-pack or farm-based tent and caravan sites, rather than higher profile developments.
- 2.9 The more gentle White Peak landscape and much of the South West Peak generally attract pursuits such as walking and cycling, but the extensive road network also lends itself to car and coach borne visitors moving between attractive villages and towns. The presence of many settlements means that the landscape, whilst still highly valued, is slightly less sensitive than the Dark Peak. The challenge here is to support the development of appropriate facilities in recognised visitor locations such as Bakewell, Castleton, the Hope Valley and Dovedale; and consolidate Bakewell's role as a tourist centre and hub, possibly accommodating a new hotel. However, the challenge is also to create alternatives to car visits; this is being addressed in part by encouraging smarter routing and timetabling of public transport services to generate greater use by residents and visitors. The Authority

needs to plug gaps in the Rights of Way network; protect the recreational value of the Manifold, Tissington, and High Peak trails; and enhance the recreational value of the Monsal Trail.

- 2.10 The South West Peak whilst generally quieter than the other areas has visitor hubs at Macclesfield Forest, the Goyt Valley and the Roaches. Sensitive visitor management is an ongoing challenge here too. The area also contains some public roads such as the A537 whose line makes them attractive to high-powered motorbikes. The resultant high accident rates and the pressure for solutions is an enduring challenge to this Authority and the Highways Authorities. This problem blights other users' enjoyment of the area and has a negative impact on communities. However, the obvious solutions may create a problem in themselves if they involve signage and infrastructure that adversely affects landscape character. The challenge is to encourage solutions that make routes safer for all users without blighting the wider landscape.

#### Climate change and sustainable building

- 2.11 The Authority's challenge is to enable people and businesses to mitigate and adapt to climate change. The requirement for sustainable building is imperative, but the potential for gains is limited because the overall levels of new development will be low even in the most populous areas of the White Peak. In addition, the quality of the landscapes mean that infrastructure such as wind turbines is difficult to accommodate particularly in the more remote upland areas such as the Dark Peak. Close working with constituent local authorities is vital to protect the integrity of the National Park landscape and maintain its rural setting.
- 2.12 There is however, potential to generate sustainable energy in ways more suited to the National Park landscape. For example, the White Peak has been a traditional location for water-generated power and it retains this potential. There is also considerably more opportunity here for individuals to make a difference because this is the part of the National Park where most people live. The challenge is to harness their enthusiasm to 'think globally and act locally' and convert it into development that conserves and enhances buildings and landscapes. The existence of 109 Conservation Areas, many of which cover parts of settlements in the White Peak, heightens the challenge. Nonetheless, the requirement to meet national energy efficiency and building standards will over time, improve energy efficiency in more of the housing stock.
- 2.13 For existing buildings, the aim is to reduce energy consumption and not replace expensive and polluting fossil fuel consumption with incongruous renewable energy infrastructure. However, there is a long-term economic and wider environmental benefit in producing cheaper energy from renewable sources. The challenge therefore is to make it easier to do this in ways that conserve and enhance buildings and their landscape settings across the National Park.
- 2.14 Whilst the potential for new development is limited, the potential for better natural resource management is huge. Most notably the moorland management projects in the Dark Peak are already fulfilling some of the potential to improve soil quality, stabilise soils, reduce CO<sub>2</sub> emissions and reduce flood risk and speed of water 'run off'. This benefits local communities and those in surrounding built-up urban areas such as Derby, where a fast rise in water levels of the River Derwent has a propensity to damage homes and businesses. Sustainable resource management therefore has benefits way beyond the National Park boundary and can offer a more appropriate response to the issue of climate change than new development.

#### Homes, shops and community facilities

- 2.15 Most of the National Park's population of around 38,000 lives in the White Peak and Derwent and Hope Valleys, so the challenges inevitably manifest themselves more here than in the less populated Dark Peak and South West Peak. The major challenge here is to assist the delivery of affordable homes because it is an urgent priority for communities and housing authorities.
- 2.16 The challenge is heightened by knowledge that development sites are scarce. This makes it harder to build housing to address community need whilst conserving and enhancing the National Park. The Authority believes however that there are other ways to provide homes for local people, such as buying houses as they become available on the open market, and permitting conversion of existing buildings to affordable rather than open market homes. The challenge is to switch to these alternatives over time in order to address community needs and conserve and enhance the built environment.
- 2.17 The level of shops and community services has diminished slightly across the National Park in spite of Authority efforts to prevent the change of use away from retail and community services. For individual communities this loss can be serious, but overall the recent impacts have been limited and not confined to a particular area. Nor is there a direct correlation between service loss and settlement size. The challenge Park-wide is to resist change of use where communities run the risk of losing services altogether.
- 2.18 The challenge of providing social care increases as the elderly population grows. Providing other services to a relatively small and widely scattered population is also difficult. There is a culture of good quality voluntary service provision including community transport, which is valued in this area. However, the challenge is to encourage development in places that will make it easier for service providers rather than harder.
- 2.19 The challenge is also to focus development on the needs of local communities rather than the needs of those with less sustainable motives. For example, second and holiday home ownership reduces the availability of housing stock and in part exacerbates the gap between house prices and peoples' incomes. The situation here is not as extreme as in most other National Parks but there are pockets, predominantly in the White Peak, where at ward level these types of tenure account for about 10% of housing stock. At a settlement level the figures are probably much higher, and there is a concern that this skews the population profile and has a negative impact on community life. The issue is complicated: ownership and maintenance of holiday homes can generate employment and income for local people, and provide accommodation for visitors to access and enjoy the National Park. Nonetheless, the challenge remains to ensure continued community vibrancy.
- 2.20 In absolute terms, the need for affordable homes is less in the Dark Peak and South West Peak. In moorland fringe settlements around the Dark Peak, the need for affordable homes is small and most communities have easy access to services and jobs in nearby towns and cities. However, South West Peak communities need some housing and business development because there are pockets where people are relatively isolated from jobs and services in larger towns and cities.
- 2.21 All these challenges are being addressed by a policy of concentrating most development in a range of better-served settlements. The approach over previous plan periods has resulted in most new development being built in 63 settlements, some with populations as small as one or two hundred. Most of the 63 settlements are in the White Peak and Derwent Valley with some across the South West Peak and a few on the moorland fringes. The challenge is to maintain this relatively relaxed pattern of development whilst increasing the sustainability of working and living in the area.

#### Supporting economic development

- 2.22 The area sustains high levels of employment and a relatively wealthy resident population. However, structural problems still exist and there are differences across the National Park. For example, the South West Peak has a greater proportion of lower income, semi-skilled workers. Overall, the economy is still dominated by moderately intensive pastoral farming and small to medium enterprises (SME). A few large employers remain but the National Park has lost, or is in the process of losing some larger employers such as Dairy Crest from Hartington and Newburgh Engineering from Bradwell.
- 2.23 Levels of self-employment and home working are relatively high across the National Park. Future improvements in broadband connectivity and reduced cost of internet access, and changes in peoples' work patterns, could make home working more realistic for more people, and further reduce residents' need to commute to work. However, all parts of the National Park are closely ringed by towns and cities offering significant numbers of better paid jobs within relatively easy commuting distances and times. The challenge is to encourage a pattern of development that encourages shorter and easier commuting for work because this can improve the sustainability of peoples' lifestyles. This would be particularly beneficial in pockets of the White Peak plateau and the South West Peak where accessibility to services is poorest and access to larger towns and cities is at its worst. There is pressure to tackle this by allowing business to set up in the National Park. However, permitting a business to establish itself in the National Park cannot carry with it an obligation to employ local people, so the extent to which it would make communities more sustainable is questionable.
- 2.24 In the farming community, the level of farm payments continues to threaten business viability. This encourages people to move out of farming, sell off buildings and land, or diversify into other activities. One impact is a loss of skilled land management workers, whilst another is business growth in unsuitable buildings and countryside locations. The change in the economics of farming therefore has widespread implications for the environment as well as the local economy.
- 2.25 Despite recent and impending losses, manufacturing remains a large part of the economy. However, the demand for business units has been patchy for example at Bakewell in the White Peak, and in smaller settlements such as Warslow in the South West Peak. The location and suitability of these units may in some instances be the problem, but there is some evidence that poor marketing and uncompetitive prices aggravates it and reflect a desire on the part of some owners to sell off business sites for housing. Good housing sites and appropriate businesses premises are both scarce. The challenge is to welcome business enterprise and accommodate it without forgetting the wider need for small but locally significant business and housing sites. This is easier to achieve in settlements but more challenging in the wider rural areas. However, a significant number of people live and work in the wider countryside and their need to grow businesses is a greater challenge. These businesses may sustain the valued natural environment and opportunities for people to enjoy it. The challenge is most acute in the White Peak and Derwent Valley where most residents live and work. Here, the marginal nature of businesses such as farming, along with individual and community enterprise, is the catalyst for business ideas and enthusiasm. However, the ideas often require development not traditionally associated with the landscape. These can jar with the landscape and the values placed on it by residents and visitors, so the challenge is to accommodate business growth that enhances valued characteristics. The same challenges apply, but to a much lesser extent, in the Dark Peak and South West Peak.
- 2.26 Park-wide, the persistent problem of lower than average wages and an overdependence on seasonal work also throws up the need to diversify the economy. The problem is particularly evident in the White Peak and South West Peak. The challenge is to shape the economy in ways that work with the National Park landscape and benefit its traditional and new custodians.



## Minerals

2.27 Quarries and quarrying operations impact heavily on the landscape particularly in the White Peak. Indeed, many villages such as Winster, Youlgrave, and Bradwell have their roots in the quarrying industry and it is undoubtedly a part of the area's history and economy. However, it is generally felt that some quarries cause overwhelming adverse environmental and social impacts beyond any benefits to communities and the economy, despite the steady reduction in the number of operating quarries. Indeed the speed and scale of working in some areas such as Longstone Edge has led to demands for action against the unwelcome environmental damage caused by quarrying. The challenge is to manage down the adverse environmental impacts of the industry, respecting the fact that it provides jobs and building materials that are valuable locally and nationally. Appropriate site restoration is also necessary.

## Accessibility, travel and traffic

2.28 As in most rural areas, people are largely car-dependent and public transport services are limited and fragile. The level of access to essential services by walking or public transport is reasonable for most communities, but car ownership in the National Park is of necessity above average and few people need to rely on buses or trains. However the trend is towards service loss rather than gain, so accessibility could worsen and the need for car usage could increase, most worryingly amongst those least able to afford regular use of a car. The problem would be most acute in pockets on the White Peak plateau and in the South West Peak where accessibility to services by public transport is worst.

2.29 Commuting patterns generally are unlikely to worsen because the trend is towards higher levels of home working - in an area where levels are already above average.

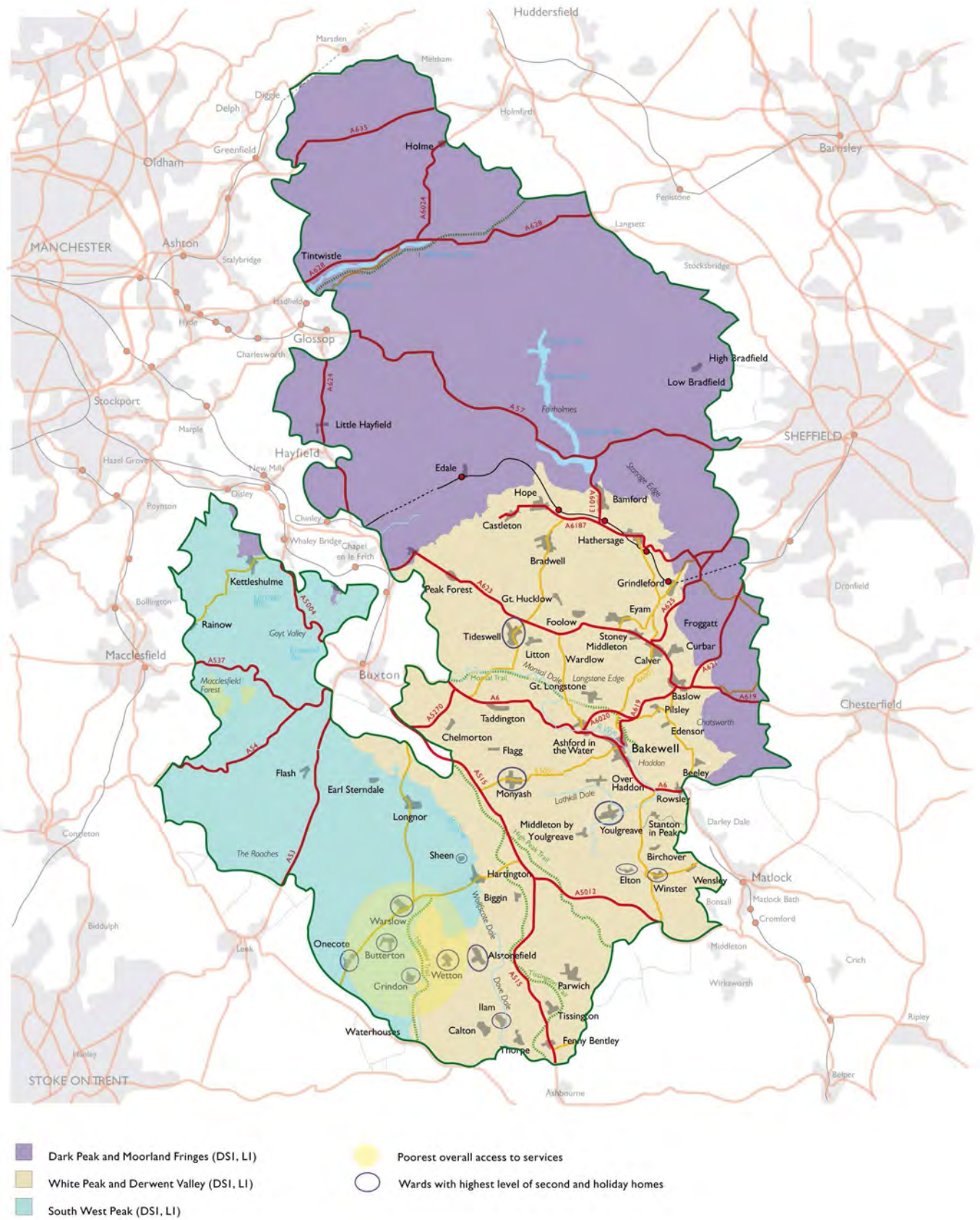
2.30 The network of roads is at its most dense in the White Peak and Derwent Valley where most people live. The network is relatively good with main roads north to south (the A6 and A515) connecting Matlock to Glossop, and Ashbourne to Buxton; and east to west (the A6, A623, and A6187) connecting Sheffield and Chesterfield to Buxton, Chapel, and the Manchester fringe towns. This enables people to live and work in the National Park, or commute out to surrounding towns, in both cases without travelling huge distances. For those needing or preferring to travel by public transport, the service is patchy and it is not generally good enough to discourage car use. Train travel is limited to the Hope Valley line, which is valued because it connects Hope Valley communities to Manchester and Sheffield and enables reduced commuting by car.

2.31 The road network is sparse in the Dark Peak and the South West Peak, and it is often easiest to travel round rather than across the moorland areas. Communities have lower populations and generally fewer services than the larger White Peak settlements. However, most people are not unduly disadvantaged by this because of their close proximity to larger towns such as Macclesfield, Holmfirth, Leek, Glossop and Penistone. Their overall accessibility to jobs and services therefore compares reasonably favourably with the more populated areas of the White Peak.

2.32 However, cross-Park traffic is a continuing challenge. The major cross routes are the A628 in the north linking Manchester to Sheffield; the A537 in the South West Peak linking Macclesfield and Buxton; the A6 linking Matlock and Buxton; the A515 linking Ashbourne to Buxton; and the A619/A623 linking Chesterfield to Chapel. The high accident rates on some routes such as the A537 and the A515 lead to pressure for new road infrastructure. This is not welcomed by everybody because of its impact on the landscape and the built environment. A major challenge for this plan period is to encourage Highways Authorities to tackle road safety in ways that conserve the valued characteristics of the landscapes through which routes pass.

2.33 In addition, excessive vehicle use still damages walls and buildings, whilst vehicle emissions degrade air quality and destroy the tranquillity valued by visitors. The challenge is to discourage traffic that has no essential need to be in the National Park and find ways to maximise the quality of the road and rail network for residents, visitors and National Park based businesses. Achieving this would not only enhance visitor enjoyment but improve the quality of the environment and its natural resources. This in turn can help effect a positive change to conditions that would otherwise exacerbate climate change.

# Spatial Portrait



**Figure 2: Spatial Portrait**

## 2.2 Spatial Vision

- 2.2.1 During the spring of 2007 consultation took place into issues and options for the Core Strategy. This considered a range of policy topics but was headed by a paper considering the most appropriate approach to framing the Spatial Vision and Objectives for the Core Strategy. The result was broad support to use the same vision for the NPMP and Core Strategy documents. As a result, the vision in the spatial plan will be based on the NPMP.
- 2.2.2 The Vision for the National Park was developed as part of the early consultation on the NPMP and LDF. The agreed vision reads as follows:  
*“The Peak District National Park is a special place whose future depends on all of us working together for its environment, people and the economy. Our vision is for:*
- *A conserved and enhanced Peak District where the natural beauty and quality of the landscape, 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, 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.”*
- 2.2.3 During consultation, several detailed suggestions were made to amend the spatial objectives. The overriding advice from the Planning Advisory Service and GOEM has been the need to develop an increased spatial, “place-based” approach to developing objectives and ultimately, policies. Consideration of this and comments by stakeholders has led to the development of more area based spatial aims and objectives for the consultation on Preferred Approaches, and subsequently for the published Core Strategy.

## 2.3 Spatial Aims and Objectives

2.3.1 The spatial aims for the Peak District National Park are that by 2026:

- Landscapes and Conservation

The valued characteristics and landscape character of the National Park will be conserved and enhanced.

- Recreation and Tourism

A network of high quality, sustainable sites and facilities will have encouraged and promoted increased enjoyment and understanding of the National Park by everybody including its residents and surrounding urban communities.

- Climate Change and Sustainable Building

The National Park will have responded and adapted to climate change in ways that have led to reduced energy consumption, reduced CO<sub>2</sub> emissions, increased proportion of overall energy use provided by renewable energy infrastructure, and conserved resources of soil, air, and water.

- Homes, Shops and Community Facilities

The National Park's communities will be more sustainable and resilient with a reduced unmet level of affordable housing need and improved access to services.

- Supporting Economic Development

The rural economy will be stronger and more sustainable, with more businesses contributing positively to conservation and enhancement of the valued characteristics of the National Park whilst providing high quality jobs for local people.

- Minerals

The adverse impact of mineral operations will have been reduced.

- Accessibility, Travel and Traffic

Transport sustainability for residents and visitors will have been improved in ways that have safeguarded the valued characteristics of the National Park.

2.3.2 Area-based Spatial Objectives have then been drawn up in the published plan to highlight the way that Core Policies are expected to lead to a result in a different outcome in different outcome across the National Park to reflect the variety of landscape types.

## 2.4 Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) Objectives

2.4.1 The list of SA/SEA objectives (Appendix 7) was amended following an updated scoping stage on the Core Strategy. Guidance on SA and SEA issued by the Government and the European Union (EU) respectively ensure that a range of key sustainability topics would be addressed under the broad range of environmental, social and economic themes. The list has been restructured to place the objectives within the context of the National Park purposes. They were also refined to ensure that priorities arising from regional strategies and sustainable community strategies are reflected. On-going debate focussed on the need for objectives to be SMART to aid the appraisal process and to clearly reflect the spatial vision established in the NPMP.

2.4.2 The present set of AMR indicators have been derived from the Structure Plan and Local Plan policies. They therefore relate to the objectives stated in the Structure Plan via the policies (see Appendices 3, 4 and 5) and not the SA/SEA objectives. When the LDF core document is completed, the AMR indicators will be reviewed and related to the SA/SEA objectives as well as the Core Strategy objectives.

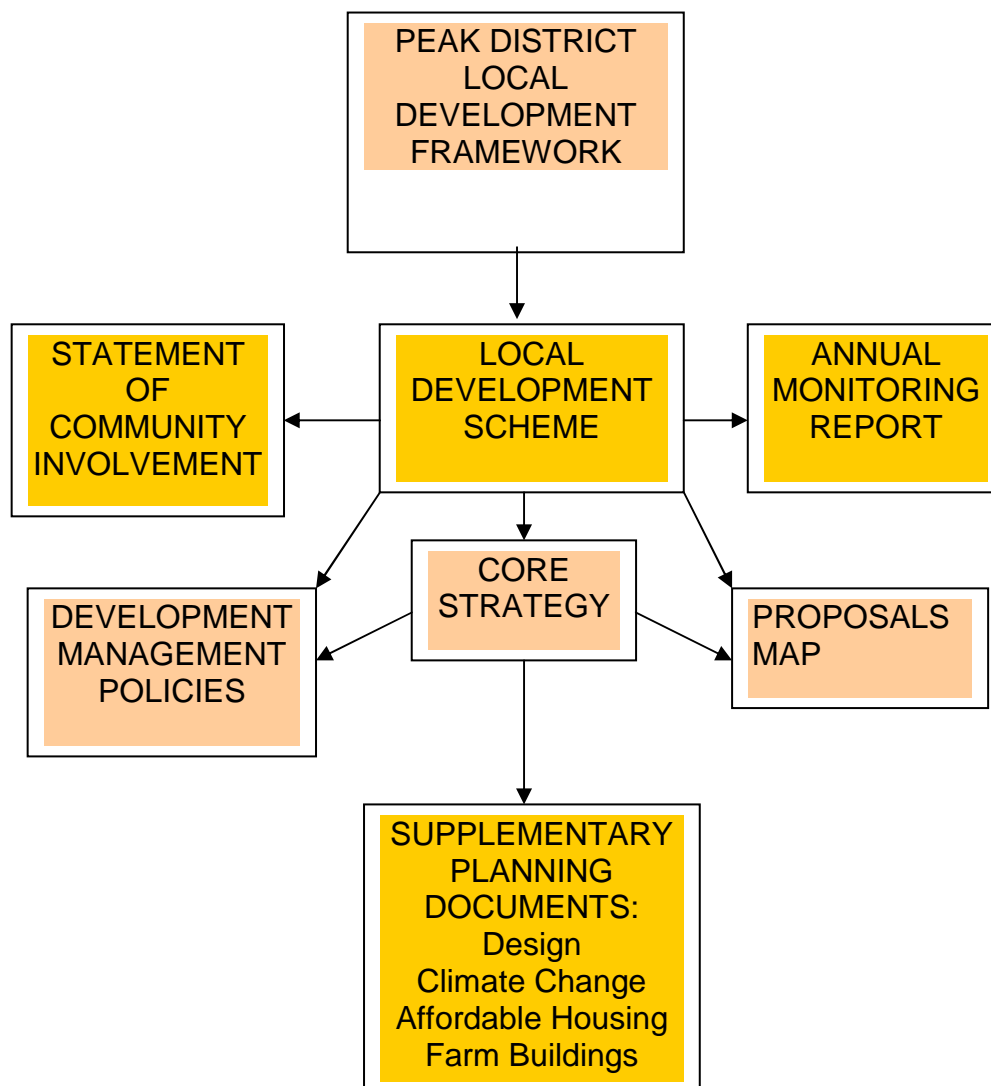
### 3 Local Development Scheme (LDS)

#### 3.1 Context of the Local Development Framework (LDF)

3.1.1 The LDS sets out the various documents that comprise the LDF. It establishes profiles describing the role of each document and details the timetable for their preparation. The Authority approved a revised LDS in October 2009 to reflect the significant changes to the project plan that took place since the previous version.

3.1.2 Figure 2 details the LDF, and the relationship between Local Development Documents (yellow) and Development Plan Documents (brown).

Figure 2 : The Peak District National Park LDF



### 3.2 Local Development Scheme Time Frame

Figure 3 : Local Development Scheme time frame

<b>Core Strategy</b>	<b>Development Management Policies and Proposals Map</b>
<ul style="list-style-type: none"> <li>• Submission to Secretary of State December 2010</li> <li>• Pre-hearing meeting February 2011</li> <li>• Examination hearings March 2011</li> <li>• Receive Factcheck Report May 2011</li> <li>• Receive Inspector's Report June 2011</li> <li>• Adopt document September 2011</li> </ul>	<ul style="list-style-type: none"> <li>• Pre-production survey &amp; involvement from September 2010</li> <li>• Consultation on Issues &amp; Preferred Options October – November 2011 (6 weeks)</li> <li>• Consideration of representations and preparation of submission draft November 2011 – June 2012</li> <li>• Consultation on submission draft June – July 2012 (6 weeks)</li> <li>• Submission to Secretary of State October 2012</li> <li>• Pre-hearing meeting December 2013</li> <li>• Examination hearings February 2013</li> <li>• Receive Fact check report May 2013</li> <li>• Inspector's Report June 2013</li> <li>• Adopt document July 2013</li> </ul>

### 3.2.1 Progress on the Local Development Scheme is as follows:

- SCI – Adopted December 2006
- Core Strategy – Throughout 2009/10 considerable work continued to test and consider the preferred approaches for policy, as well as defining an overall spatial strategy, with long ranging aims and objectives, defined by 3 broad character areas, namely Dark Peak and Moorland Fringe, White Peak and Derwent Valley and South west Peak. With a new project plan in place the Authority agreed a new LDS at Authority in October (click to read [Report to Authority Meeting October 2009](http://www.peakdistrict.gov.uk/index/looking-after/npa/committees/authority-meeting-2009/authority-091002.htm)) <http://www.peakdistrict.gov.uk/index/looking-after/npa/committees/authority-meeting-2009/authority-091002.htm> . At the same meeting the Authority approved its Preferred Approaches document for consultation. Responses from this stage then allowed good progress to be made in writing a final version of the plan, ready for approval by the Authority in May 2010 (Click to read [Report to Authority Meeting May 2010](http://www.peakdistrict.gov.uk/index/looking-after/npa/committees/authority-meeting/authority100528.htm)) <http://www.peakdistrict.gov.uk/index/looking-after/npa/committees/authority-meeting/authority100528.htm> . Consultation on the published plan (Reg 27) had been planned for June/July however at the same time Government plans for the abolition of Regional Spatial Strategies was made clear and as such, the Authority determined to consider the impact this might have on the approved plan. With some minor amendment the decision was taken to proceed to publication and as a result consultation commenced on the 15<sup>th</sup> September 2010, with a view to proceeding to Submission to the secretary of State in December 2010. The result has been a delay of 3 months on the timeframe set out in the LDS. As a result a report was taken to the Authority to reflect this change to the programme (click to read report to Authority meeting <http://resources.peakdistrict.gov.uk/ctte/authority/reports/2010/101203Item11-1.pdf>)
- Development Management policies – The revised LDS established a timeframe for completing the Development Management policies and therefore completing the main policy coverage of the Peak District National Park LDF. Figure 3 above shows this in more detail with the expected start date for scoping work planned to overlap the submission stage of the Core Strategy and ending in the spring of 2013. Scoping work has now begun, however the overall project plan will need to reflect the short delay experienced by the Core Strategy (see above).
- Proposals Map – Now tracks production of the Development Management document.
- Peak District Design Guide Supplementary Planning Document (SPD) – Adopted in February 2007 following a stakeholder workshop and 6 weeks formal consultation in 2006. This document has received a commendation from the East Midlands branch of the Royal Town Planning Institute for ‘Rural Areas and the Natural Environment’.
- The previous LDS set out 2 further SPDs aimed to support the main Peak District Design Guide described above. The need to focus resources on the Core Strategy during this period has meant that our work on the first of these documents has been delayed. The revised LDS shows a commitment to complete the first technical design SPD during 2010, with the second document now being postponed until 2012/13. Priority has since been switched to the preparation of an SPD related to climate change and sustainable building techniques.
- Climate Change and Sustainable Building SPD to update the previous Supplementary Planning Guidance on renewable energy. Work on scoping the content and objectives of this document have begun as planned including a stakeholder conference in September 2010.
- The replacement of other existing SPGs covering affordable housing and farm buildings will now follow the current programme of work beyond the next 3 year period.

3.2.2 In September 2007 GOEM confirmed their decision on the ‘saving’ of both Structure Plan and Local Plan policies.

3.2.3 In March 2009 the adoption of the East Midlands Regional Plan signalled the full replacement of all Structure Plan policy, leaving the local development plan with just those saved policies in the Local Plan. Details can be found at



[www.peakdistrict.gov.uk/lookingafter/plansandpolicies/developmentplan/savedpolicies.htm](http://www.peakdistrict.gov.uk/lookingafter/plansandpolicies/developmentplan/savedpolicies.htm). However GOEM has indicated that the approach described below is a sensible one that should clarify any potential gaps in the hierarchy of policy intent. This will be helpful in making development control decisions. It will also help to ensure consistency of approach in the application of policy between now and the completion of the Core Strategy in summer 2011:

- Whilst the saved Structure Plan policies are no longer statutory policies, they remain material to the proper understanding of the Local Plan. This will remain the case until policies in the Structure Plan are fully replaced by the Core Strategy and Development Management Documents.
- Statutory policies quoted as reasons for approval or refusal of planning permission are in the saved PDNP Local Plan. Any reference to the reasoning and / or policy in the Structure Plan is in order to help explain the interpretation and application of statutory policy to the particular circumstances of the National Park and to the case under consideration.

3.2.4 Future AMRs will define the replacement of remaining policies in later policy documents, depending on available resources and the evidence base programme.

## Policy Monitoring

### 4.1 Conservation / Environment

4.1.1 No applications were granted contrary to the advice of the Environment Agency.

4.1.2 Kinder Scout was declared a National Nature Reserve on the 11<sup>th</sup> October 2009. This is the reason for the large increase in NNRs.

4.1.3 Environmentally sensitive areas (ESAs) are being phased out as existing agreements and replaced by new agri-environment schemes. Local Nature Reserve (LNRs) has been added to this indicator to more accurately reflect change in areas of biodiversity.

*Table 1: Core Indicators for Conservation / Environment*

Indicator description	2009/10		Comments
	Target	Achieved	
E1: Number of planning permissions granted contrary to Environment Agency (EA) advice on flooding and water quality grounds <sup>ii</sup>	0	0	
E2: Change in areas of biodiversity importance <ul style="list-style-type: none"> <li>• Natura 2000 sites</li> <li>• SSSIs</li> <li>• NNRs</li> <li>• ESAs</li> <li>• LNRs</li> </ul>	No net decline	0 0 856.14 0 0	

*Table 2: Local Indicators for Conservation / Environment*

Indicator	Structure Plan Objectives	Plan policies	2009/10		Comments
			Target	Achieved	
CI1: Number of applications granted for development within the Natural Zone.	Conservation	LC1	0	Not available	Monitoring system required
CI2: Number of applications granted located outside a designated settlement. (A1, A2, B1, B2, B8, D2)	Conservation	LC2, LC3		Not available	Monitoring system required
CI3: Number of applications granted: <ul style="list-style-type: none"> <li>• contrary to in-house specialist recommendation</li> <li>• excluding conditions recommended by in-house specialists</li> </ul>	Conservation Recreation Utilities Waste Transport	LC4, LC6, LC8-11, LC13, LC15-20, LR2, LR7, LU1, LU2, LU4 LU5, LW2-3, LT10, LT11	0 0		Monitoring system not in place 09/10
CI4: Number of applications granted which positively enhances the landscape, environment & other valued characteristics of the area	Conservation Housing	LC4, LC18		Not available	Monitoring system required
CI5: Percentage of applications granted inside the Conservation Areas that positively enhance the area	Conservation	LC5		Not available	Monitoring system required

<sup>ii</sup> This core indicator will be used to monitor Local Plan policies C21, C22 and C23

CI6: Percentage of buildings demolished within a Conservation Area where historical details satisfactorily recorded and special features stored or re-used where required	Conservation	LC5		Not available	No demolitions within a conservation area 2009/10
CI7: Number of Listed Buildings demolished and percentage where historical details satisfactorily recorded and special features stored or re-used	Conservation	LC7		0	No demolitions during 2009/10
CI8: Net number of agricultural / forestry workers dwellings completed	Conservation Housing	LC12, LH3		0	
CI9: Number of applications granted on farms that are not close to the main estate: <ul style="list-style-type: none"> <li>• dwellings</li> <li>• business</li> </ul>	Conservation	LC13		Not available	Definition of 'close to the main estate' is required Monitoring system required
CI10: Number of applications granted on farms for development for other than agricultural purposes	Conservation	LC14		Not available	Monitoring system required
CI11: Number of businesses in the Park registered with the EA to release chemicals into the environment	Conservation	LC21	0	0	

## 4.2 Housing

- 4.2.1 The Sandford Report on National Park policies concluded that it was not appropriate for National Parks to seek to meet general demands for housing from surrounding cities. Government's policy response to the Sandford Report, (Circular 4/76), endorsed the need for stricter development control policies in the National Parks, specifically advocating strict control of housing development outside towns.
- 4.2.2 The Peak District National Park Authority does not have a target for the level of housing that should be provided in recognition of the conservation requirements within the area.
- 4.2.3 The Peak District National Park Authority recognises there is a need to provide adequate affordable housing to meet the needs of local people and to maintain a viable population. Therefore, exceptions are allowed where a local need is identified or where development will enhance the area. This allows National Park Purposes to be met in a way that takes account of the social objectives of the Housing Authorities.
- 4.2.4 During 2008/09 the whole of the dwelling database, back to 1991/92, was reconfigured to fall in line with the definition of a dwelling provided by CLG in the 2008 update to the guidance on Local Development Framework Annual Monitoring Reports. At the same time, errors in the data that were identified were corrected. For this reason, the dwelling figures given in this report differ slightly from previous reports. However, they are more accurate.
- 4.2.5 Following an above average number of dwellings completed in 2008/09, the number of completions in 2009/10 was well below average with a 41 net (47 gross) completion of unrestricted dwellings (other local needs restrictions).
- 4.2.6 The Structure Plan estimated need between 1991 and 2006 was exceeded during that period and continues to do so with 1553 dwellings were completed between 1991/92 and 2009/10 (figure 4 and table 4).

- 4.2.7 A joint Strategic Housing Land Availability Assessment was completed during 2008/09 to identify possibly locations for new housing development. However, there are no plans to safeguard land for future housing within the National Park. Instead, housing will continue to be considered as and when the opportunity arrives in line with the relevant policies.
- 4.2.8 Affordable housing remains an issue in the Peak District National Park. The total number of dwellings completed that are restricted to local need averages at 20.9 per year since 1991, lower than the Structure Plan estimated need of 26 per year (figure 7 and table 5). A Housing Needs Survey Implications report suggests that 29 local needs dwellings will be needed each year between now and 2026 in order to meet need. However, the Peak District National Park Authority is not the Housing Authority and so whilst the Authority can develop policies, which will allow for local need development, meeting this need is the responsibility of the Local Authorities and Social Housing Providers that cover this area.
- 4.2.9 More agricultural / forestry workers dwellings have been completed since 1991 than were estimated in the Structure Plan. These are granted on the basis of need and so reflect an under-estimate of need in the Structure Plan rather than an over-build.
- 4.2.10 Over four times as many dwellings have been completed under the 'enhancement' category than expected (Figure 7 and table 5). This is largely due to the change of use of large derelict mills into multiple dwellings for open market. These developments were allowed in order to maintain the buildings which are of cultural heritage value but they had not been identified as a possibility when the Structure Plan was written. The development of housing at Calver, Cressbrook, Bamford and Litton Mills along with the Yorkshire Bridge pumping station accounts for 152 (55%) enhancement dwellings. However, it is thought that this trend will not continue as no more large buildings with such potential have been identified as possibilities for such a conversion.
- 4.2.11 2 applications were granted during 2009/10 for Lawful Certificate of Use for buildings as independent dwellings.
- 4.2.12 Discounting windfall sites, if the underlying completion rate since 1991 of around 48 dwellings a year continues, projections indicate that by 2026 the number of households will rise by 7%, the population will decrease by 6% (due to smaller households) and the population of working age will fall by 29% compared with 2001. However, between 2001 and 2007, experimental mid year estimates from the Office for National Statistics indicate that the population increased by around 1% (Appendix 3).
- 4.2.13 A gypsy and traveller survey undertaken in 2007/08 identified that there was no need for the provision of sites within the Peak District National Park. For more information, see <http://www.peakdistrict.gov.uk/gtaa-mainfindings-2008.pdf>.

*Table 3: Core Indicators for Housing*

Indicator description	2009/10		Comments
	Target	Achieved	
H3: New and converted dwellings on previously developed land	60%	43%	
H4: Net additional pitches (Gypsy and Traveller)		0	
H5: Gross affordable housing completions		20	
H6: Housing Quality – Building for Life Assessments <sup>iii</sup> - no data dictionary as no system yet set up		Not available	New indicator Data source to be determined

<sup>iii</sup> Will be used to monitor policies HC4 and LH7

Figure 6: Net dwelling completions and forecast against estimated need (Core indicators H1, H2a, b, c and d)

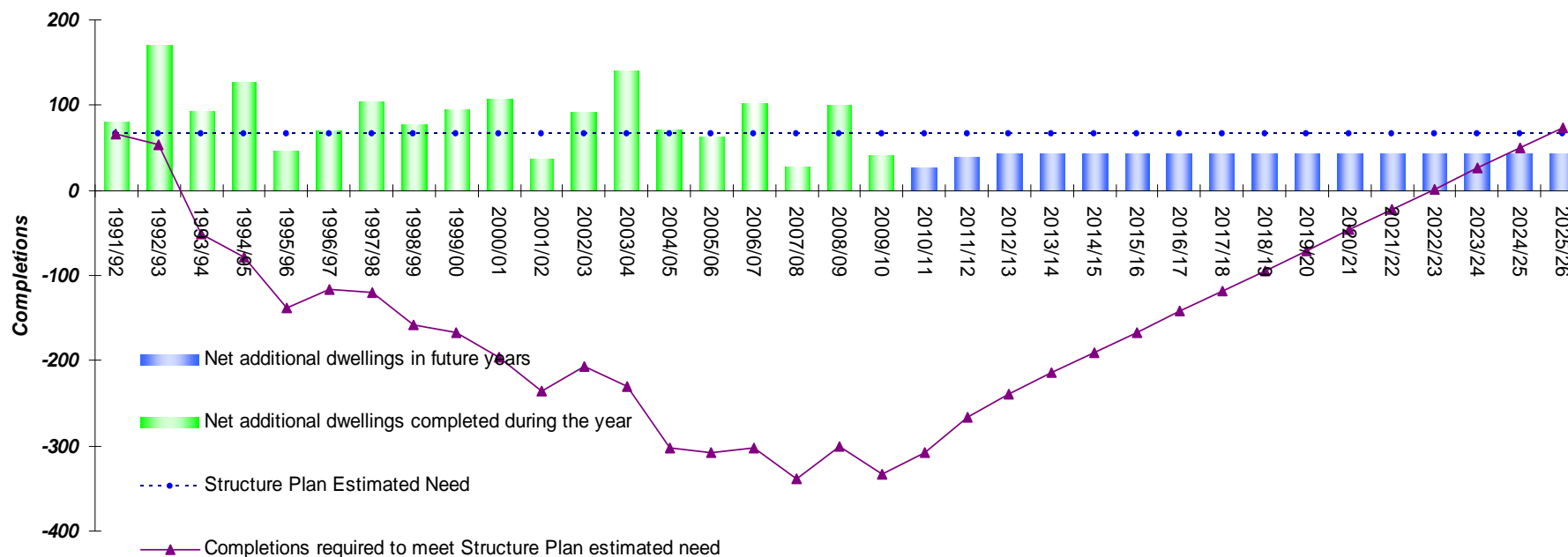


Table 4: Net dwelling completions and forecast against estimated need and regional provision<sup>iv</sup> (Core indicators H1, H2a, b, c and d)

	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/20	26	
Actual Completions	74	146	83	116	39	54	100	71	88	108	37	91	140	71	63	103	28	100	41	-	-	-	-	
Completions Forecast	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	27	39	43
Structure Plan estimated need	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67
Regional Provision	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0

<sup>iv</sup> East Midlands RSS, no housing target within the National Park

Figure 7: Cumulative net dwelling completions in relation to Structure Plan estimates<sup>v</sup>

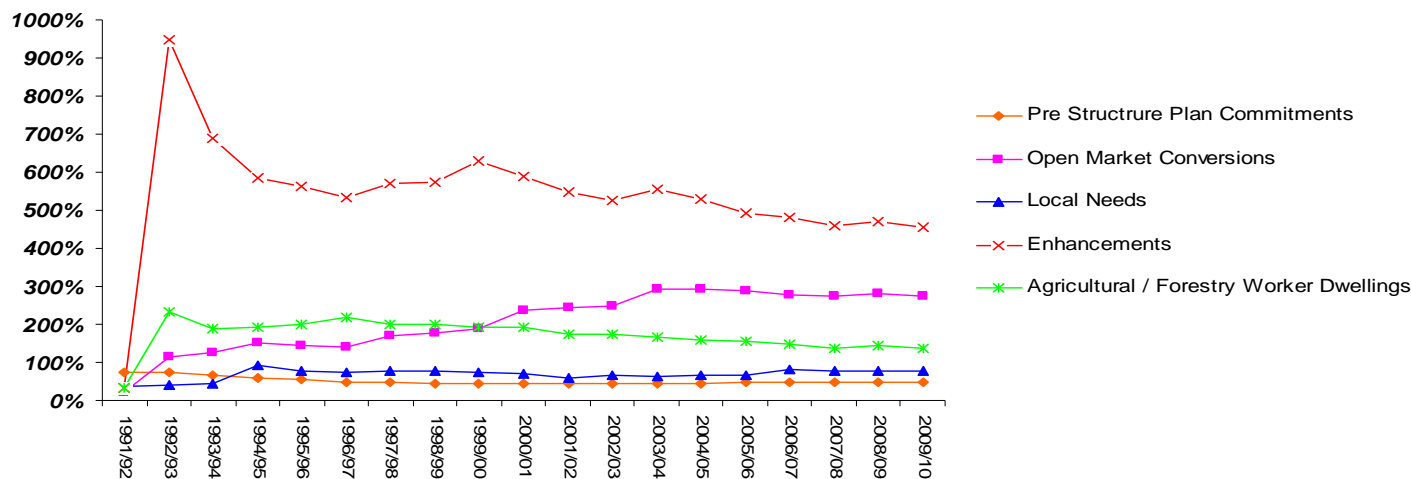


Table 5: Cumulative net dwelling completions compared to Structure Plan forecast (Local Indicator HI1)<sup>vi</sup>

	1991/ 92	1992/ 93	1993/ 94	1994/ 95	1995/ 96	1996/ 97	1997/ 98	1998/ 99	1999/ 00	2000/ 01	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10
Pre Structure Plan commitments completed	60	111	144	162	167	173	178	178	178	181	184	184	185	185	186	186	186	186	186
Pre structure plan commitments forecast	80	150	220	270	310	350	380	390	395	400	400	400	400	400	400	400	400	400	400
Open market conversion completions	3	30	51	81	96	113	158	188	226	317	356	399	504	544	579	595	619	671	687
Open market conversion estimate	13	26	40	53	66	80	93	106	120	133	146	160	173	186	200	213	226	239	252
Local Needs housing completions	10	22	37	100	105	119	145	168	178	187	178	213	219	246	269	348	350	378	398
Local Needs housing estimate	27	54	80	107	134	160	187	214	240	267	294	320	347	374	400	427	454	481	508
Enhancement completions	1	57	69	76	90	107	131	149	189	194	198	211	239	243	247	255	257	277	282
Enhancement estimate	3	6	10	13	16	20	23	26	30	33	36	40	43	46	50	53	56	59	62
Agricultural/forestry worker completions	1	14	19	25	32	44	46	52	58	63	63	69	72	74	78	78	77	85	86
Agricultural/forestry worker estimate	3	6	10	13	16	20	23	26	30	33	36	40	43	46	50	53	56	59	62
Self contained ancillary units completed	4	10	11	14	18	23	23	25	34	33	33	32	31	30	29	26	26	23	23

<sup>v</sup> Used to monitor policy LH1. See Table 5 for actual figures.

<sup>vi</sup> See footnote 5 relating to definition of a dwelling. Figures cannot be summed to obtain a total for the year as figures include changes in occupancy condition.

Table 6: Local Indicators for Housing

Indicator	Structure Plan Objectives	Plan policies	2009/10		Comments
			Target	Achieved	
HI3: Number of applications granted for removal of local needs occupancy condition	Housing	LH1	0	0	
HI4: Proportion of dwellings completed (gross) that do not have a local needs occupancy restriction	Housing	LH1		57.45%	
HI5: Number of applications granted to remove agricultural occupancy condition	Housing	LH3	0	0	
HI6: Number of lawful certificates for existing use as a dwelling granted	Housing			2	

### 4.3 Shops and Community Services

4.3.1 There was a large gross increase B1 (a) floorspace in 09/10 within the Peak District. This is due to two large developments in Tideswell and Hathersage. However, there is a net loss of B1 (a), this has only been monitored since 07/08 but the last 3 years has seen a net decrease.

4.3.2 No development took place within Bakewell in 09/10.

4.3.3 The Commission for Rural Communities (CRC) produce data that shows access to services for Rural Areas. It is important to monitor, as the cost of living can often be higher in rural areas than urban areas. Between 2006 and 2010, the number of households that have gained access to these vital services has decreased.

Table 7: Core Indicators for Shops and Community Services<sup>vii</sup>

Indicator description	2008/09 Target	2009/10 Achieved		Comments
		Gross	Net	
BD4(i): Total amount of completed floorspace for 'town centre uses' – within town centre areas(m <sup>2</sup> )				Town Centre not identified in Local Plan maps. Bakewell Central Shopping Area boundary used
• A1		0	0	
• A2		0	0	
• B1(a)		0	0	
• D2		0	0	
BD4(ii): Total amount of completed floorspace for 'town centre uses' – within National Park (m <sup>2</sup> )				
• A1		174.40	118.80	
• A2		74	-74	
• B1(a)		14251.30	-13811.30	
• D2		0	0	

Table 8: Local Indicators for Shops and Community Services

<sup>vii</sup> These indicators combined will monitor Local Plan policies LS1 and LS3

Indicator	Structure Plan Objectives	Plan policies	2009/10		Comments
			Target	Achieved	
SCI1: Number of applications granted for Change of Use from retail (UCO A1)	Shops and community services	LS2		4	
SCI2: Change since previous year in percentage of households within target distance of <sup>viii</sup> : <ul style="list-style-type: none"> <li>• Bank/building society (4km)</li> <li>• GP surgery - all sites (4km)</li> <li>• Job Centre (8km)</li>   <li>• NHS Dentist (4km)</li> <li>• Petrol Station (4km)</li> <li>• Post Office (2km)</li>   <li>• Primary School (2km)</li> <li>• Secondary School (4km)</li> <li>• Supermarket (4km)</li> </ul>	Shops and community services	LS4	0 0 0  0 0 0  0 0 0	-2.25% 13.45% 0.0%  -2.36% -12.87% -2.98%  -1.11% -0.6% -1.51%	As the CRC have changed the way this data has been created this data (2010) is compared against 2006 figures.

#### 4.4 Economy

4.4.1 An overall net loss of B1(a) floorspace during 09/10. This is discussed in the Shops & Community Services section.

4.4.2 There was a large increase in B1 c floorspace due to two developments in Hathersage, none of which were on previously developed land.

4.4.3 Unemployment (based upon the number of persons claiming Jobseekers allowance) has tracked the figure of England as a whole, but at a magnitude of approximately one third of that figure. It is worth noting that the unemployment figure for England and the PDNP both spiked in May 2009 (4.10% and 1.38%), the height of the recent financial crisis.

Table 9: Core Indicators for the Economy

Indicator description	2009/10 Target	2009/10 Achieved		Comments
		Gross	Net	
BD1: Total amount of additional employment floorspace (m <sup>2</sup> ) <sup>ix</sup> : <ul style="list-style-type: none"> <li>• B1(a)</li> <li>• B1(b)</li> <li>• B1(c)</li> <li>• B2</li> <li>• B8</li> </ul>		14251.00 0 444.50 2926.00 0	-13811.30 0 837.33 -2358.00 0	

<sup>viii</sup> Data sourced from the 'Rural Services Data Series' published by the Commission for Rural Communities and is based on all Census Output Areas that cover the National Park.

<sup>ix</sup> This indicator will be used to monitor Structure Plan policy E1 and Local Plan policies LE1, LB6 and LB7



BD2: Total amount of employment floorspace on previously developed land (m <sup>2</sup> ) <sup>x1</sup> : <ul style="list-style-type: none"> <li>• B1(a)</li> <li>• B1(b)</li> <li>• B1(c)</li> <li>• B2</li> <li>• B8</li> </ul>		11051.90 (77.5%) 0 0% 0 0% 23.00 0.79% 0 0%		
BD3: Employment land available(ha): <ul style="list-style-type: none"> <li>• B1(a)</li> <li>• B1(b)</li> <li>• B1(c)</li> <li>• B1 (not included above)</li> <li>• B2</li> <li>• B8</li> <li>• Mixed B1/B2/B8</li> </ul>		0.03 0.00 0.04 0.01 0.51 0.11 0.06		Applications under construction.

Table 10: Local Indicators for the Economy

Indicator	Structure Plan Objectives	Plan policies	2009/10		Comments
			Target	Achieved	
EI1: Number of applications granted for permanent Change of Use to B1	Economy	LE2		10	
EI2: Number of applications granted for home working and proportion which are use class B1	Economy	LE3		Not Available	Data collection system required
EI3: Amount of employment land lost to retail (ha)	Economy	LE5		0	No loss of Retail land to employment land.

#### 4.5 Recreation and Tourism

4.5.1 Last year (2008/09) was the highest year for the number of holiday homes (68) since 1991. However, this year (09/10) only 8 were completed, which is number the lowest number of holiday home completions since 1991.

4.5.2 The Recreation Strategy was completed during spring 2010. The purpose of the Strategy is to review recreation provision, identify gaps and consider priorities for the future. It focuses on accessibility, recreational choices, quality experiences and facilities, and on development of focal points for activities.

<http://www.peakdistrict.gov.uk/index/visiting/getactive/recreationstrategy.htm>

#### Core indicators

There are no core indicators.

Table 11: Local indicators for Recreation and Tourism

Indicator	Structure Plan Objectives	Plan policies	2009/10		Comments
			Target	Achieved	
RTI1: Number of holiday homes completed (gross)	Recreation and tourism	LR6		8	
RTI2: Number of applications granted for removal of holiday occupancy condition	Recreation and tourism	LR6		2	

#### 4.6 Utilities

4.6.1 The PDNPA's policies on renewable energy sources prevent large constructions that would contravene its primary purpose of conservation and enhancement. Small, installations are allowed where they will not significantly impact on the National Park. However, in April 2008 changes were made to Permitted Development Rights to allow many of the domestic technologies to be installed without requiring planning permission.

Table 12: Core indicators for Utilities

Indicator description	2009/10		Comments
	Target	Achieved	
E3(a): Renewable energy generation (megawatts) granted permission <ul style="list-style-type: none"> <li>• Wind</li> <li>• Solar photovoltaic's</li> <li>• Hydro</li> <li>• biomass</li> </ul>	0	0	Current local policies restrict installations to small domestic size.
E3(b): Renewable energy generation (megawatts) completed <ul style="list-style-type: none"> <li>• Wind</li> <li>• Solar photovoltaic's</li> <li>• Hydro</li> <li>• biomass</li> </ul>	0	0	

Table 13: Local indicators for Utilities

Indicator	Structure Plan Objectives	Plan policies	2009/10		Comments
			Target	Achieved	
UI1: Number of sustainable heat sources granted permission: <ul style="list-style-type: none"> <li>• Ground source heat pumps</li> <li>• Solar water heat collectors</li> <li>• Air source heat pumps</li> </ul>	none	LU4		2 2 0	
UI2: Number of sustainable heat sources completed: <ul style="list-style-type: none"> <li>• Ground source heat pumps</li> <li>• Solar water heat collectors</li> <li>• Air source heat pumps</li> </ul>	none	LU4		3 2 0	

#### 4.7 Minerals

4.7.1 Between the 1<sup>st</sup> January – 31<sup>st</sup> December 2009, 1.69 million tonnes of aggregate were extracted. This is the lowest in the last 4 years.

4.7.2 One existing site granted permission to continue quarrying (Chinley Moor) in this financial year. There has been a net decrease in the number of Active sites overall due to those reaching end of their aftercare period (Parish Quarry, Stanley Moor and Chance Mine).

Table 14: Core indicators for Minerals<sup>x</sup>

Indicator description	2009		Comments
	Target	Achieved	
M1: Production of primary land won aggregates (million tonnes): <ul style="list-style-type: none"> <li>Crushed rock</li> <li>Sand and gravel</li> </ul>		1,696,095	Reported as Calendar year
M2: Production of: <ul style="list-style-type: none"> <li>secondary aggregates</li> <li>recycled aggregates</li> </ul>		Not available	Data is commercially sensitive. Operators will not allow publication.

Table 15: Local Indicators for Minerals

Indicator	Structure Plan Objectives	Plan policies	2009/10		Comments
			Target	Achieved	
M12: Number of permissions granted for extraction by type	Minerals	LM8		1	

#### 4.8 Waste Disposal

4.8.1 PPS 10 sets out the Government position in relation to waste management and refers to the need to protect landscapes of national importance, as set out in PPS7.

Table 16: Core Indicators for Waste Disposal

Indicator description	2009/10		Comments
	Target	Achieved	
W1: Capacity of new waste management facilities <sup>x1</sup>		0	
W2: Amount of municipal waste arising, and managed by management type (tonnes): <ul style="list-style-type: none"> <li>Total household waste arising</li> <li>Proportion reused / recycled</li> <li>Proportion composted</li> </ul>		1597.7 2156.1 7728.9	Figures are an estimate based on data provided by Derbyshire County Council, Staffordshire County Council, and East Cheshire Unitary Authority. Figures are for household waste as most business waste in Constituent Authorities will be created outside the Park. Waste arising in the Park is not necessarily managed within the Park.

Table 17: Local Indicators for Waste Disposal

Indicator	Structure Plan Objectives	Plan policies	2009/10		Comments
			Target	Achieved	
W11: Number of household waste recycling centres and proportion close to a Local	Waste	LW4		Not available	Monitoring system required

<sup>x</sup> Source East Midlands Regional Aggregate Working Party Survey and Annual Report 2005.

<sup>x1</sup> This indicator will also monitor Structure Plan policies M3 and M5, and Local Plan policy LW8 and LW9

Plan settlement					
-----------------	--	--	--	--	--

#### 4.9 Transport

- 4.9.1 Of the schemes detailed in the Structure Plan (T5) and Local Plan (LT4) that have not been abandoned (see AMR 2005/06 for details) -
- a) A57/A628 Mottram to Tintwistle bypass and A628/A616 Route Restraint Measures – The Draft Orders for the proposed A628 Bypass and Glossop Spur were withdrawn in 2009/10, so neither scheme will progress further in their current format.
  - b) A6 to A619 Bakewell Relief Road (Haddon Road to Baslow Road) –The need to retain safeguarding of the proposed route was examined as part of the LDF process, and was not a Preferred Option within the emerging Core Strategy for the LDF.
- 4.9.2 There are currently no plans to reinstate the Matlock to Buxton or Woodhead railways or to install an additional loop to the Hope Valley line (Policies T6 & LT3). The continued safeguarding of this land is a Preferred Option within the Core Strategy of the emerging Core Strategy for the LDF.
- 4.9.3 The Traffic Management Schemes described in the 2007/08 AMR continued during 2009/10.
- 4.9.4 Two schemes detailed in the Local Plan (policy LT21 and policy T10) are still outstanding. There is a little progress on establishing a footpath on the south side of the railway from Edale station to link with existing paths to Barber Booth, but discussions are still ongoing. The proposed cycleway from Hathersage to Castleton remains partially completed.
- 4.9.5 Peak Connections marketed sustainable travel options to Chatsworth, including from Bakewell (policy LT8). No progress was made on using the Monsal Trail for park and ride between Hassop Station and Bakewell, with the exception of it being utilised for the Bakewell Show.
- 4.9.6 No new Park and Ride schemes were established during 2009/10 (Policy LT12)
- 4.9.7 There were no developments related to Policy LT18 (Design criteria for transport infrastructure). However, there may still be a need to monitor where inappropriate transport infrastructure has been installed.

#### Core indicators

There are no core indicators.

Table 18: Local indicators for Transport

Indicator	Structure Plan Objectives	Plan policies	2009/10		Comments
			Target	Achieved	
T11: Traffic flow volume and vehicle type along different road classification types	Transport	LT1, LT2	Average increase of 2% per annum	Annual average daily traffic flows 2009 Cross Park routes 8755 Recreational roads 3474 Other A	Very Minor Road network not presently monitored. No monitoring for vehicle type – this would require resources

				roads 6357	
T12: Volume of cross park traffic	Transport	LT3			Resources required
T13: Proportion of new industrial, retail and recreational development with a daily service to a key conurbation	Transport	LT7			Development of monitoring system in progress

#### 4.10 Bakewell

4.10.1 There have been no completions of buildings for community, sports or arts facilities in Bakewell in 09/10.

##### Core indicators

There are no core indicators.

Table 19 : Local Indicators for Bakewell<sup>xii</sup>

Indicator	Structure Plan Objectives	Plan policies	2009/10		Comments
			Target	Achieved	
BI1: Number of completions of buildings for UCO A1, A2 or A3 and proportion within the Central Shopping area	Shops and community services	LB9		0	
BI2: Number of completions of buildings for community, sports or arts facilities and percentage within the town centre	Shops and community services	LB11		0	

## 5 Applications that have raised significant policy issues

### 5.1 Applications granted contrary to policy

Table 20: Applications granted contrary to policy

Application number	Application description	Policies involved	Comments
(NP/DDD/1209/1091, P.8858, 14/12/2009421286 382047/KW)	<b>FULL APPLICATION – CHANGE OF USE OF GARDEN CENTRE TO MIXED USE AS A GARDEN CENTRE, RETAIL AND CAFÉ, RIVERSIDE HERB CENTRE, CASTLETON ROAD, HATHERSAGE</b>	LS 3(a),(d) &(e)	The Planning Committee considered the mix of uses on the site provided a facility that was well supported by local people as well as provided local employment and was not a threat to the economic viability of nearby settlements. The Committee considered this controlled mix of uses would prevent the site changing to a ‘fully fledged’ garden centre which is a use that is only allowed inside designated settlements

<sup>xii</sup> All information provided for Bakewell is included in sections 4.3 – Shops and Community Services and 4.4 - Economy

## 5.2 Other applications that have raised significant policy issues

5.2.1 All of the issues raised will be reviewed during production of the LDDs.

*Table 21: Applications that have raised significant policy issues*

Application number	Application description	Policies involved	Decision	Effect on policy
(NP/SM/0109/0035 P.3429 31/3/2009 411046/360984/CF)	FULL APPLICATION – ERECTION OF FIVE LOCAL NEEDS SUSTAINABLE AFFORDABLE HOUSES, LAND BETWEEN HAWTHORN COTTAGE AND FOLD FARM, SHEEN	LH1 (ii) & (iii)	Refuse	Issue raised that applicants surveys of housing needs was not considered to be reliable
(NP/HPK/0509/0413, P.10253, 26.05.2009, 0870 9292/KW)	FULL APPLICATION - INSTALLATION OF POLE-MOUNTED TELECOMMUNICATIONS AERIAL AND ANCILLARY EQUIPMENT, LAND AT COLDHARBOUR MOOR, A57 SNAKE ROAD, CHARLESWORTH	LC17,18 & 19	Grant	Issue concerning whether there are exceptional cases where development is allowed in the natural zone
(NP/DDD/0409/0297, P6043, 16.04.09, 413394/365957/ALN)	FULL APPLICATION – CONVERSION OF BARN TO STUDIO AND WORKSHOP AT THE BARN, TAGG LANE, MONYASH	LR1 & LS4	Refused	Issue raised regarding the use of isolated barns in the open countryside. Members requested the policy be reviewed in the emerging LDF
	1 CONSULTATION: PROPOSED WINDFARM COMPRISING FIVE WIND TURBINES WITH ASSOCIATED CRANE HARDSTANDINGS (3 TURBINES WITHIN NORTHEAST DERBYSHIRE DISTRICT COUNCIL AND 2 TURBINES WITHIN DERBYSHIRE DALES DISTRICT COUNCIL) LAND ASSOCIATED WITH RUSHLEY LODGE FARM, MIDDLE MOOR, OFF WIRESTONE LANE, ASHOVER, CHESTERFIELD		Refused	Relates to a consultation on a large wind farm proposal just beyond the park boundary. The Authority objected and appeal was dismissed. Policies on applications in neighbouring authorities cannot be included in our development plans but we need to seek to influence the content of neighbouring development plans in terms of policies to protect the setting of the national park.
(NP/DDD/0708/0612, P.5034, 28.07.08, 2191 7632/KW)	FULL APPLICATION – REPLACEMENT OF EXISTING DWELLING WITH ANCILLARY CARBON NEUTRAL HOUSE WITHIN WALLED GARDEN, EYAM	LH1 & LH5 LC4 & 5	Refused	Issue of whether the provision of a dwelling to accommodate the manager of a care home constituted an exceptional local housing need.  Issue of whether the

	DALE HOUSE, CHURCH STREET, EYAM,			design of a contemporary “carbon neutral” dwelling justified a relaxation of design guide polices.
(NP/DDD/0609/0489, P.9881, 3/8/2009, 425579/374662/CF)	S.73 APPLICATION – REMOVAL OF AGRICULTURAL OCCUPANCY CONDITION, WARREN FARM, BAR ROAD, CURBAR	LH3	Refused	Issue of whether there is still an agricultural need for the dwelling and the extent of marketing of the premises to prove a case there is no longer a need
(NP/DDD/1104/1221. P4822. 29.01.10. 4211 3691/SF/CF)	OUTLINE APPLICATION -MIXED USE DEVELOPMENT INCLUDING DEMOLITIONS, CONVERSION AND NEW BUILD TO PROVIDE EMPLOYMENT AND RESIDENTIAL USES, RIVERSIDE BUSINESS PARK, BUXTON ROAD, BAKEWELL	LB7	Refused	.Raised issues in connection with the extent of planning gain which may be considered as justification to override the policy LB7 requiring retention of the site in employment use. This related to planning gain in respect of affordable housing, improvements to industrial estate infrastructure including a new bridge and improved access , flood defence works and other more minor aspects
(NP/SM/1108/0984 P.2647 29/1/2009 412906/352536/CF)	FULL APPLICATION – CHANGE OF USE OF BARN TO DWELLING, BEECHENHILL FARM, ILAM	LH6 & LH 12	Appeal allowed	The Inspector considered that the dwelling did not amount to new separate dwelling but rather represented an ancillary dwelling taking into account its scale , proximity to the host dwelling and that the appellants were prepared to sign a legal agreement , restricting occupancy to persons dependent on the occupants of the main dwelling for their welfare
(NPP/DDD/0907/0880)	FULL APPLICATION-BUILDING TO PROVIDE AGRICULTURAL STORAGE AND LIVING ACCOMMODATION HADDON GROVE OVER HADDON	LH4 & LC12	Appeal allowed	The Inspector considered that despite its size the extension was providing ancillary residential accommodation on account of the willingness of the applicants to accept a condition restricting the unit to an ancillary dwelling.
(NPP/DDD/0608/0542)	CONVERSION OF BARN TO STAFF ACCOMMODATION, SMERRIL BARN PIKEHALL	LH2 & LC12	Appeal allowed	The Inspector considered that accommodation to provide for a worker to look after dogs bred for hunting purposes

(NP/DDD/1208/1069, P.10607, 09.12.08, 1468 7562/KW	OUTLINE APPLICATION – ERECTION OF OCCUPATIONAL DWELLING, HEATHERDALE STUD, SUMMERCROSS, TIDESWELL	LH2 & LC12	Approve	constituted an exceptional housing need sufficient to justify a dwelling on site This accepted that a stud farm justified an essential worker dwelling policies
--	---	------------	---------	--

### 5.3 Unused policies

5.3.1 Table 22 details the policies in both the Structure Plan and the Local Plan that were not used during the period 1 April 2004 and 31 March 2009. Due to system changes it is difficult to obtain policy information prior to this period.

5.3.2 It should be noted that the Structure Plan policies are no longer live policies, but can be used as contextual information for application decisions.

5.3.3 Local Plan policies LM4 and LW1 were discontinued in 2007.

5.3.4 All policies are currently under review as part of the process for producing the LDF.

*Table 22: Unused policies between 1 April 2004 and 31 March 2010*

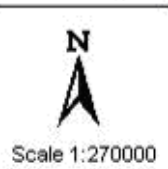
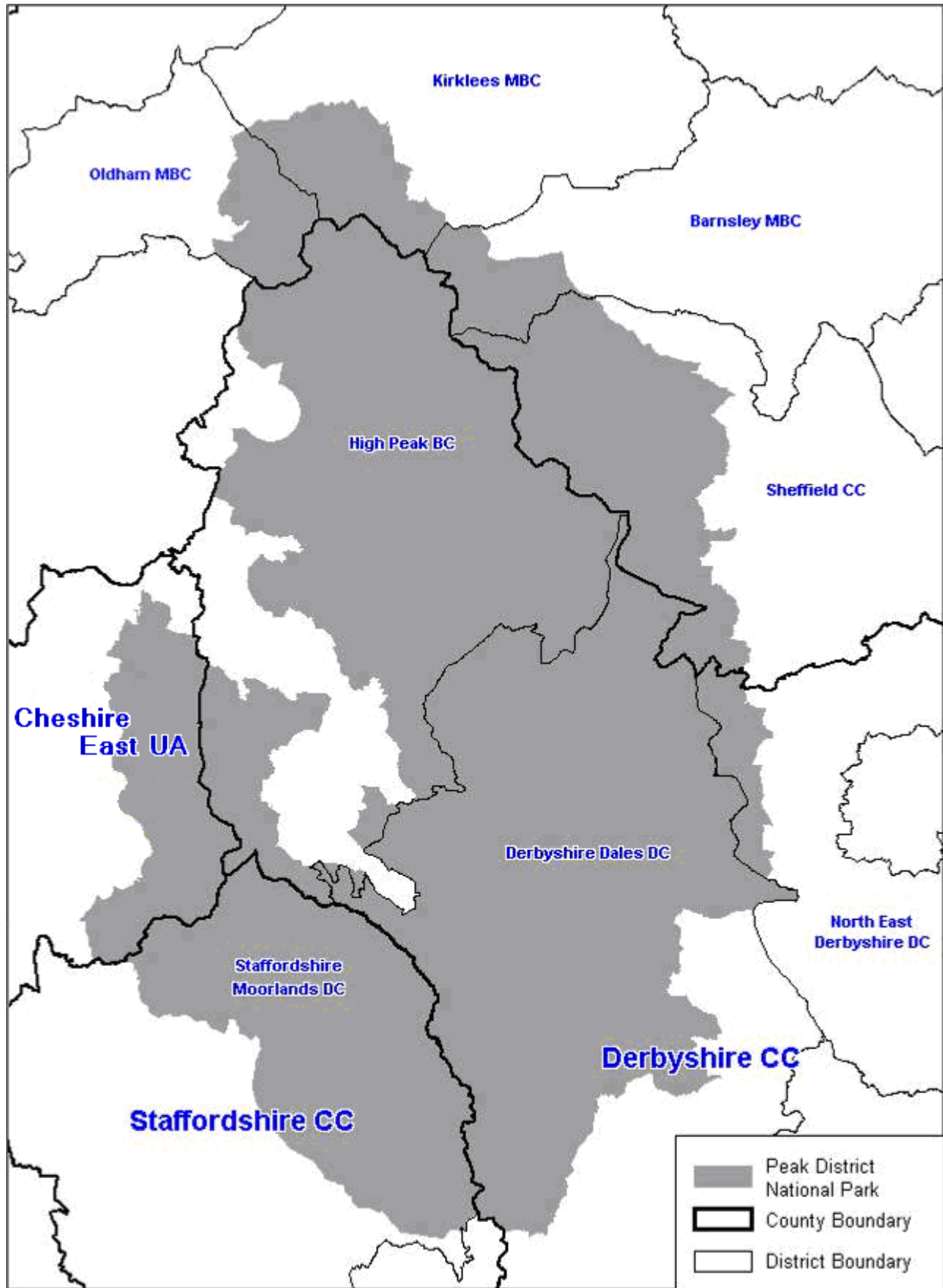
Plan	Policy	Description
Structure Plan	M4	Aggregates Landbank
	M8	Oil or gas operations
	T4	Abandoned road schemes
	T6	Public Transport
	T13	Air Transport
Local Plan	LB5	Public transport in Bakewell
	LB10	Bakewell stall market
	LH7	Gypsy caravan sites
	LM3	Major Development Proposals
	LM4	Aggregates Landbank
	LT5	Public Transport: route enhancement
	LT8	Public transport from Baslow to Bakewell and Chatsworth
	LT23	Air transport
	LU3	Development close to utility installations
	LW1	Sustainable waste management
	LW4	Household waste recycling centres



## 6 Conclusions

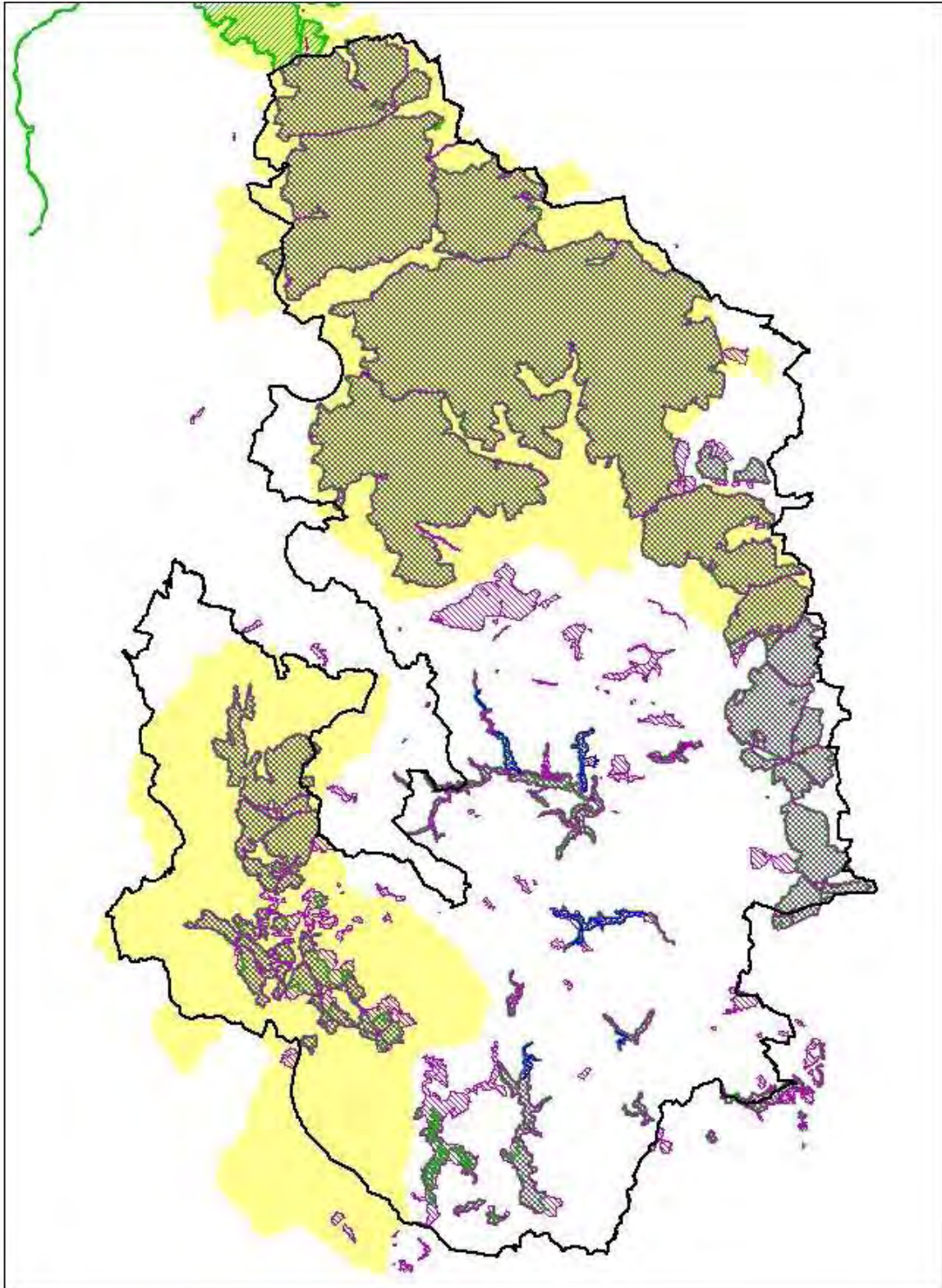
- 6.1 During 2009/10 the Authority approved its Preferred Approaches document for consultation. Responses from this stage then allowed good progress to be made in writing a final version of the plan, ready for approval by the Authority in May 2010. This version was then used in the pre-submission consultation commencing in September followed by formal submission to the Secretary of State in December 2010.
- 6.2 The number of dwellings completed was very low this year compared to a high rate of completions the year before.
- 6.3 A revised Local Development Scheme was submitted to GOEM in 2009, which builds on the advice from the Planning Advisory Service and recent practice observed from other Authorities in preparing Local Development Frameworks for rural areas.
- 6.4 The number of dwelling completions was particularly low during 2009/10, as was the number of completions of holiday homes.
- 6.5 There was a reduction in the access to services for residents. However, there was an increase in the availability of GP surgeries.
- 6.6 Office floorspace has increased in 2009/2010
- 6.7 Unemployment levels remain low compared with the surrounding area and England as a whole.
- 6.8 The current policy review for the LDF should consider the definition of 'essential need' for affordable housing and policy on extensions and alterations more closely.
- 6.9 Monitoring of applications and completions is in place. However, monitoring of enforcement issues within the AMR is still required.

6.10 APPENDIX 1 –NATIONAL PARK BOUNDARY AND ITS CONSTITUENT AUTHORITIES



This map is reproduced from Ordnance Survey material with the permission of Controller of HMSO. Crown Copyright. All rights reserved. Peak District National Park Authority. Licence No. LA 10000573+. 2005

## APPENDIX 2 – NATURE CONSERVATION DESIGNATIONS COVERING THE PEAK DISTRICT



This map is reproduced from Ordnance Survey material with the permission of Controller of HMSO. Crown Copyright. All rights reserved. Peak District National Park Authority. Licence No. LA 100005734. 2008

## APPENDIX 3 – CONTEXTUAL INDICATORS

### 1) Cultural heritage within the Peak District National Park

	2004/05	2005/06	2006/07	2007/08	2008/09
Total number of listed buildings	2899	2899	2899	2899	2902
Number of listed buildings at risk	211	205	205	205	174
Number of Scheduled Ancient Monuments	457	457	457	457	457

Source: PDNPA in-house records

### 2) Distribution of National Park residents and geographical area per constituent authority

Constituent Authority	Percentage of Residents	Percentage of land
Barnsley	0.3	2.2
Oldham	0.3	2.2
North East Derbyshire	0.4	1.7
Kirklees	0.6	3.2
Sheffield	2.6	9.8
Cheshire East	3.4	6.1
Staffordshire Moorlands	10.3	14.3
High Peak	17.4	28.7
Derbyshire Dales	64.8	31.9

Source: Experimental mid-year estimates for National Parks 2007, Office for National Statistics, Crown Copyright.<sup>xiv</sup>

### 3) Resident population profile

	Peak District National Park	East Midlands	England
People per hectare	0.3	2.7	3.8
Non white British residents	2.1%	13%	8.7%
Residents with a limiting long-term illness	17.3%	17.9%	18.4%

Source: 2001 Census, Key statistics for Local Authorities, Office for National Statistics, Crown Copyright

Age	Population mid year estimate 2001	Population mid year estimate 2007	Change since 2001
0 – 14 yrs	6,312	5,921	-6%
15 – 24 yrs	3,285	3,702	13%
25 – 44 yrs	9,063	8,143	-10%
45 - 64 yrs	11,868	12,508	5%
65+ yrs	7,356	8,135	11%
Total	37,884	38,409	1%

Source: Experimental mid-year estimates for National Parks, Office for National Statistics, Crown Copyright.<sup>xiii</sup>

Claimant Unemployment Rate (October)	2004	2005	2006	2007	2008
Peak District (Selected Wards)	0.6	0.6	0.8	0.6	0.7
Peak District (All Wards)	0.7	0.6	0.8	0.6	0.7
England	2.1	2.3	2.5	2.1	2.5

Source: NOMIS monthly Claimant unemployment statistics

### 4) Household characteristics

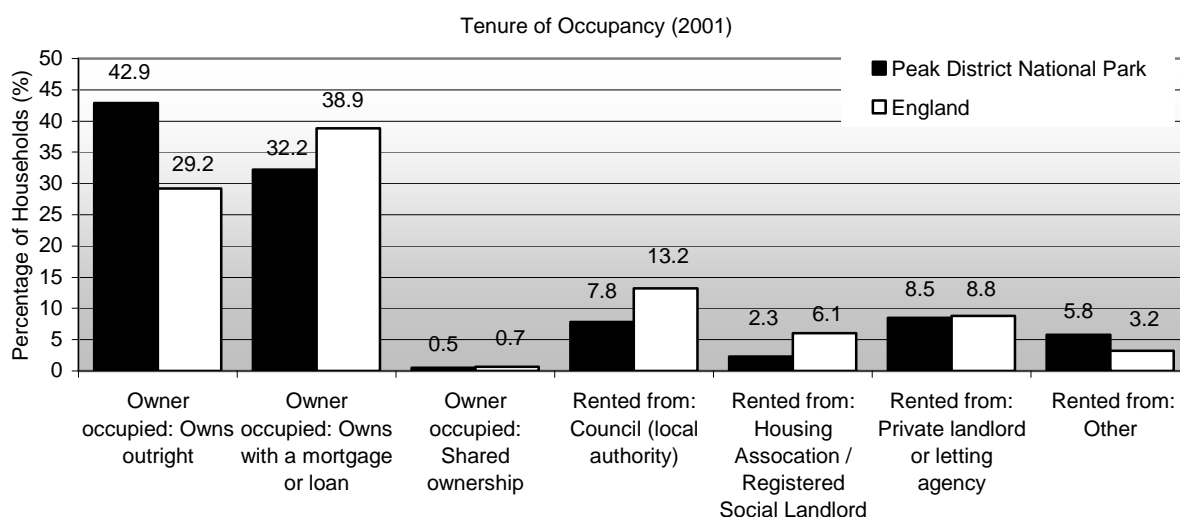
	Peak District National Park	England
Number of people per household	2.34	2.36
Number of rooms per household	6.1	5.3
Households without access to a car/van	13.5%	26.8%

Source: 2001 Census, Key statistics for Local Authorities, Office for National Statistics, Crown Copyright

<sup>xiii</sup> The mid-year estimates for National Parks are not classified as National Statistics. They are consistent with the published mid-year estimates for local authorities but do not meet the same quality standards.

Types of household (%)	Peak District National Park	England
One person: Pensioner	16.2	14.4
One person: Other	11.2	15.7
One family: All pensioners	11.4	8.9
One family: Couple: No children	22.3	17.8
One family: Couple: With children (dependant or non-dependant)	28.7	27.1
One family: Lone parent: With children (dependant or non-dependant)	5.8	9.5
Other	4.4	6.7

Source: 2001 Census, Key statistics for Local Authorities, Office for National Statistics, Crown Copyright



Source: 2001 Census, Key statistics for Local Authorities, Office for National Statistics, Crown Copyright

### 5) Economic profile (2007)<sup>xiv</sup>

Businesses by Industrial Classification	Businesses		Jobs	
	Number	Percent	Number	Percent
D: Manufacturing	202	8	3,000	19
F: Construction	221	9	600	4
G: Wholesale & retail trade; repair of motor vehicles, motorcycles and personal and household goods	460	18	2,400	15
H: Hotels & restaurants	281	11	2,700	17
I: Transport, storage & communication	190	7	800	5
K: Real estate, renting & business activities	733	29	1,700	11
M: Education	82	3	1,400	9
N: Health and social work	118	5	1,600	10
O: Other community, social, personal services	169	7	900	6
P: Private households with employed persons	0	0	0	0
Q: Extra-territorial organisation & bodies	0	0	0	0
Other categories	79	3	700	5
<b>Total</b>	<b>2,535</b>		<b>15,200</b>	
Full-time jobs			9,900	65

Source: Annual Business Inquiry, 2007

### 6) Quarry profile (2008/09)

	Area (ha)	Number of sites
Active Quarries	3,299	47
Dormant Quarries	108	5

Source: PDNPA in-house records

<sup>xiv</sup> Data does not fit the National Park boundary. Ward definition used. Figures for jobs rounded to the nearest 100 and so may not sum due to rounding

## **APPENDIX 4 – PREVIOUS STRUCTURE PLAN OBJECTIVES**

### **General Strategic Objectives:**

- a) To control the use and development of land and buildings to achieve the Board's two statutory duties:
  - i. Conservation and enhancement
  - ii. Provision for public enjoymentAnd to have regard to local needs.
- b) To give effect to the primacy of the Development Plan among matters to be considered in future development control decisions, in accordance with the Planning Acts

### **Conservation Objectives:**

- a) To conserve and enhance natural qualities (for example landscape, wildlife and geological features) and particularly to safeguard those areas which have the wildest character.
- b) To conserve and enhance the traditional, historic and cultural qualities which make up its distinctive character (for example historic buildings, the character of the villages, archaeological sites and landscape features such as dry-stone wall field boundaries).

### **Housing Objectives:**

To ensure an adequate supply of housing, shops and services to meet the essential needs of local residents, communities, and businesses while conserving and enhancing the valued characteristics of the Park.

### **Shops and Community Services Objectives:**

There are no Objectives for Shops and Community Services stated in the Structure Plan. However, the Economy Objectives will in part be related to this area.

### **Economy Objectives:**

To maintain economically viable and socially balanced village and farming communities in order to sustain the well-being of agriculture; to encourage the development of a local forestry industry; and to provide for a wider and more varied employment base.

### **Recreation and Tourism Objectives:**

- a) To provide for visitors and local people seeking quiet enjoyment of the valued characteristics of the Park
- b) To achieve a more even spread of visits over the year
- c) To increase the number of visitors who stay one night or more
- d) To maximise local social and economic benefits subject to the conservation priority.

### **Minerals and Waste Objectives:**

To provide comprehensive land use policies which provide a framework for dealing with applications for mineral working or waste disposal and related matters so as to conserve and enhance the valued characteristics of the National Park.

### **Transport Objectives:**

- a) To manage the demands for transport in and across the Park
- b) To seek to alleviate the problems caused by traffic, so as to protect and enhance the valued characteristics of the Park
- c) To support the provision of public transport between the towns, villages and recreational areas of the Park and from the urban areas around the Park
- d) To improve conditions for non-motorised transport and for those transport users with mobility difficulties.

## APPENDIX 5 - SUMMARY OF PREVIOUS STRUCTURE PLAN POLICIES

### General Strategic Policies

GS1: Development within the Peak National Park      GS2: Development in Bakewell

### Conservation Policies

C1: The Natural Zone	C10: Sites of Historic, archaeological or Cultural Importance
C2: Development in Countryside Outside the Natural Zone	C11: Sites of Wildlife, Geological or Geomorphic Importance
C3: Development in Towns and Villages	C12: Important Parks and Gardens
C4: Conservation areas	C13: Trees, Woodlands and other Landscape features
C5: Agricultural Landscapes	C14: Enhancement and Improvement
C6: Agricultural and Forestry Development	C15: Pollution and Disturbance
C7: Farm Diversification	C16: Unstable or Contaminated Land
C8: Evaluating sites and Features of Special Importance	C17: Energy
C9: Listed Buildings and other Buildings of Historic or Vernacular Merit	

### Housing

HC1: Provision for Housing to Meet the Needs of the Park and its People	HC3: Distribution of Affordable Housing for Local Needs
HC2: Affordable Housing for Local Needs	HC4: Residential Caravans and Mobile Homes

### Shops and Community Services

No Structure Plan Policies saved

### Economic Policies

E1: Economic Development	E4: Safeguarding Industrial/Business Land and Buildings
E3: Home Working	

### Recreation and Tourism Policies

RT1: Recreation and Tourism Development	RT4: Camping and Caravans
RT3: Tourist Accommodation	RT5: Mobile Vendors

### Minerals and Waste Disposal Policies

M1: No Land allocation for New Workings or Extensions	M3: Major Development Proposals
M2: Rigorous Examination and Strict Control of all Proposals	M5: Other Development Proposals
	M6: Safeguarding Known Mineral Resources
	M8: Oil or Gas Operations

### Transport Policies

T1: Reconciling Transport Demands with National Park Objectives	T8: Traffic Management and Parking
T2: The Road Hierarchy	T9: Design Criteria for Transport Infrastructure
T3: Cross-Park Traffic	T10: Cyclists, Horse Riders and Pedestrians
T5: Public Transport	T12: Pipelines, conveyors and Overhead Lines
T7: Freight Transport, Haulage Depots and Lorry Parks	T13: Air Transport

## APPENDIX 6 – SUMMARY OF SAVED LOCAL PLAN POLICIES

### Conservation

LC1: Conserving and managing the Natural Zone	LC16: Archaeological sites and features
LC2: Designated Local Plan Settlements	LC17: Sites, features or species of wildlife, geological or geomorphologic importance
LC3: Local Plan Settlement limits	LC18: Safeguarding, recording & enhancing nature conservation interests when development is acceptable
LC4: Design, layout and landscaping	LC19: Assessing the nature conservation importance of sites not subject to statutory designation
LC5: Conservation Areas	LC20: Protecting trees, woodlands or other landscape features put at risk by development
LC6: Listed Buildings	LC21: Pollution and disturbance
LC7: Demolition of Listed Buildings	LC22: Surface water run-off
LC8: Conversion of buildings of historic or vernacular merit	LC23: Flood risk areas
LC9: Important parks and gardens	LC24: Contaminated land
LC10: Shop fronts	LC25: Unstable land
LC11: Outdoor advertising	
LC12: Agricultural or forestry workers' dwellings	
LC13: Agricultural or forestry operational development	
LC14: Farm diversification	
LC15: Historic and cultural heritage sites and features	

### Housing

LH1: Meeting local needs for affordable housing	LH5: Replacement dwellings
LH2: Definition of people with a local qualification	LH6: Conversion of outbuildings within the curtilages of existing dwellings to ancillary residential uses
LH3: Replacement of agricultural occupancy conditions	LH7: Gypsy caravan sites
LH4: Extensions and alterations to dwellings	

### Shops, Services and Community Facilities

LS1: Retailing and services in Local Plan Settlements	LS4: Community facilities
LS2: Change of use from a shop to any other use	LS5: Safeguarding sites for community facilities
LS3: Retail development outside Local Plan Settlements	

### Economy

LE1: Employment sites in the Hope Valley	LE4: Industrial and business expansion
LE2: Exceptional permission for Class B1 employment uses	LE5: Retail uses in industrial and business areas
LE3: Home working	LE6: Design, layout and neighbourliness of employment sites, including haulage depots

### Recreation and Tourism

LR1: Recreation and tourism development	LR6: Holiday occupancy of self-catering accommodation
LR2: Community recreation sites and facilities	LR7: Facilities for keeping and riding horses
LR3: Touring camping and caravan sites	
LR4: Holiday chalet developments	
LR5: Holiday occupancy of camping and caravan sites	



## Utilities

- LU1: Development that requires new or upgraded utility service infrastructure
- LU2: New and upgraded utility services
- LU3: Development close to utility installations
- LU4: Renewable energy generation
- LU5: Telecommunications infrastructure
- LU6: Restoration of utility infrastructure sites

## Minerals

- LM1: Assessing and minimising the environmental impact of mineral activity
- LM2: Reclamation of mineral sites to an appropriate after-use
- LM7: Limestone removal from opencast vein mineral sites
- LM8: Small scale calcite workings
- LM9: Ancillary mineral development
- LM10: Producing secondary and recycled materials

## Waste Management

- LW2: Assessing and minimising the environmental impact of waste management facilities
- LW3: Reclamation of waste disposal sites to an acceptable after-use
- LW4: Household waste recycling centres
- LW5: Recycling of construction and demolition waste
- LW6: Waste transfer stations and waste processing facilities
- LW7: Disposal of waste from construction or restoration projects
- LW8: Disposal of domestic, commercial, industrial & other non-inert waste by landfill at new sites
- LW9: Disposal of inert, domestic, commercial, industrial & other non-inert waste by land raising

## Transport

- LT1: Implementing the road hierarchy: the main vehicular network
- LT2: Implementing the road hierarchy: very minor roads
- LT3: Cross-Park traffic: road and rail
- LT4: Safeguarding land for new road schemes
- LT5: Public transport: route enhancement
- LT6: Railway construction
- LT7: Public transport and the pattern of development
- LT8: Public transport from Baslow to Bakewell and Chatsworth
- LT9: Freight transport and lorry parking
- LT10: Private non-residential (PNR) parking
- LT11: Residential parking
- LT12: Park and ride
- LT13: Traffic restraint measures
- LT14: Parking strategy and parking charges
- LT15: Proposals for car parks
- LT16: Coach parking
- LT17: Cycle parking
- LT18: Design criteria for transport infrastructure
- LT19: Mitigation of wildlife severance effects
- LT20: Public rights of way
- LT21: Provision for cyclists, horse riders and pedestrians
- LT22: Access to sites and buildings for people with a mobility difficulty
- LT23: Air transport

## Bakewell

- LB1: Bakewell's Development Boundary
- LB2: Important Open Spaces in Bakewell
- LB3: Traffic management in Bakewell
- LB4: Car, coach and lorry parking in Bakewell
- LB5: Public transport in Bakewell
- LB6: Sites for general industry or business development in Bakewell
- LB7: Redevelopment at Lumford Mill
- LB8: Non-conforming uses in Bakewell
- LB9: Shopping in Bakewell
- LB10: Bakewell Stall market
- LB11: Community, sports and arts facilities in Bakewell

## **APPENDIX 7 – SA/SEA Objectives**

### **1.To protect, maintain & enhance the landscape & townscape of the NP**

- a) To conserve & enhance landscapes including moorland, edge, valley, woodland, grassland & their history.
- b) To protect, enhance & manage the character & appearance of the townscape, maintaining & strengthening local distinctiveness and sense of place.
- c) To protect open spaces within settlements.

### **2.To protect, enhance & improve biodiversity, flora & fauna & geological interests**

- a) To conserve & enhance designated nature conservation sites & vulnerable habitats & species.
- b) To protect geology & geomorphology.

### **3.To preserve, protect & enhance the NP's historic & cultural environment**

- a) To preserve & enhance sites, features, areas & settings of archaeological, historical & cultural heritage importance.

### **4.To protect & improve air, water & soil quality & minimise noise & light pollution**

- a) To reduce air pollution.
- b) To maintain & improve water quality & supply.
- c) To maintain & improve soil quality.
- d) To preserve remoteness and tranquillity.

### **5.To minimise the consumption of natural resources**

- a) To safeguard mineral reserves for future generations & promote the reuse of secondary materials.
- b) To reduce waste generation & disposal & increase recycling.
- c) To reduce water consumption.

### **6.To develop a managed response of climate change**

- a) To reduce greenhouse gas emissions.
- b) To conserve & enhance carbon sinks within the Park.
- c) To promote the use of renewable energy exploring innovative techniques.
- d) To achieve efficient energy use.
- e) To ensure development is not at risk of flooding & will not increase flooding elsewhere.

### **7.To achieve & promote sustainable land use & built development**

- a) To maximise the use of previously developed land & buildings.
- b) To consider sustainable construction in the design of development.
- c) Spatial development to be focussed in settlements.

### **8.Increase understanding of the special qualities of the NP by target groups, young people (14-20 years); people from disadvantaged areas, with disabilities & from ethnic minority backgrounds**

- a) Increase learning opportunities, information and interpretation.

### **9.To promote access for all**

- a) Increase use of the National Park by under represented groups from surrounding urban areas.
- b) Manage the range of recreational activities so that all types of users can enjoy the Park & its special qualities.

### **10.Promote good governance**

- a) To improve opportunities for participation in local action & decision making.
- b) Raise partners awareness of National Park purposes.

### **11.To help meet local need for housing**

- a) To provide affordable /social housing which meets identified local need both in terms of quantity & type.
- b) To ensure housing in the National Park is appropriate in terms of quality, safety and security.
- c) To ensure that new housing is located appropriately in terms of employment & services.

### **12.Encourage better access to a range of local centres, services and amenities**

- a) To improve access to & retention of schools, shops, post offices, pubs and GPs in order to support local need
- b) To improve access to & retention of countryside, parks, open space & formal leisure & recreation facilities
- c) To increase opportunities for skills development & access to education & training

### **13.Promote a healthy Park wide economy**

- a) To encourage a viable & diversified farming & forestry industry
- b) To increase & improve jobs related to NP purposes including tourism
- c) To encourage business growth

### **14.To reduce road traffic (especially private cars & freight), traffic congestion & improve safety, health & air quality by reducing the need to travel, especially by car**

- a) To promote the provision of public transport
- b) To increase opportunities for walking and cycling
- c) To reduce levels of traffic congestion

