



**PEAK
DISTRICT
NATIONAL
PARK**

MONITORING REPORT 2016/17-2022/23

Final Version (June 2024)

Peak District National Park Authority

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1 Introduction

Background

- 1.1 This Monitoring Report (MR) monitors policies in the Core Strategy (adopted 2011).
- 1.2 The Localism Act 2011 removed the statutory requirement for an annual monitoring report but the overall duty to monitor planning policies remains. Authorities can choose which targets and indicators to include in the report in line with the National Planning Policy Framework and relevant legislation.
- 1.3 Guidance from the Planning Advisory Service (an advisory agency for the Department of Housing, Communities and Local Government) confirms that the primary purpose of monitoring is to consider and share the performance and achievements of the Planning Service with the local community.
- 1.4 Due to these changing requirements, policy monitoring has changed in scope since 2011:
 - From 2005-2017 *Annual Monitoring Reports* were produced. These were comprehensive in scope and from 2011 onwards included data on specific indicators.
 - from 2017 to 2019 monitoring was aligned to the National Park Management Plan, reporting only on housing and contrary to policy cases.
- 1.5 The Authority is now undergoing a review of its Local Plan and it is good practice to have an up-to-date monitoring report. This report therefore focuses on the period 2016/17-2022/23. In this way a comprehensive suite of monitoring reports is provided to cover the whole Core Strategy monitoring period to date. (Original MR indicators and targets are referenced but cannot be given great weight, either because the indicator itself is outside the Authority's control and/or it has not been consistently monitored.)

Core Strategy Spatial Portrait

2.1 The Core Strategy describes the spatial issues affecting the National Park at the time of production. These provide a baseline set of conditions and background against which the Spatial Outcomes and strategic policies were developed. The spatial outcomes 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 CO2 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.

2.2 Performance against spatial objectives was assessed comprehensively as part of the plan review and this is set out in a series of Topic Papers¹.

¹ [Topic Papers: Peak District National Park](#)

3 Core Strategy Spatial Scale Progress

- 3.1 The heatmap (Map 1 below) shows the spread of planning applications across the National Park since 2017. As expected ‘hotspots’ are observable in National Park settlements, particularly Bakewell, aligning to the overall development strategy (policy DS1.)

The Dark Peak and Moorland Fringe

- 3.2 Most of this area is Natural Zone for planning purposes, and other conservation designations also apply. It is sparsely populated but particularly susceptible to landscape harm and inappropriate development. (See Section 6 for detailed analysis.)
- 3.3 The Longdendale Valley carries a series of reservoirs, a high voltage powerline and part of the National Highways Strategic Road Network. The National Grid’s Visual Improvement Project at Dunford Bridge (outside of the National Park) resulted in undergrounding of the powerline along the Trans Pennine Trail to the point where the cables are carried under the high moors via the former Woodhead railway tunnel.
- 3.4 The route of the Strategic Road Network between Sheffield and Manchester has been the subject of recent studies aimed at increasing capacity. At the present time, there are no proposals to increase capacity beyond the A57 Link Roads Programme, which was approved in November 2022².
- 3.5 Severn Trent Water and Yorkshire Water jointly proposed additional reservoir capacity in the Upper Derwent Valley of the Peak District. The National Park Authority objected to the proposed scheme because of adverse impact on landscape, the ecology of designated sites and other special qualities of the National Park. This proposal has since been withdrawn.

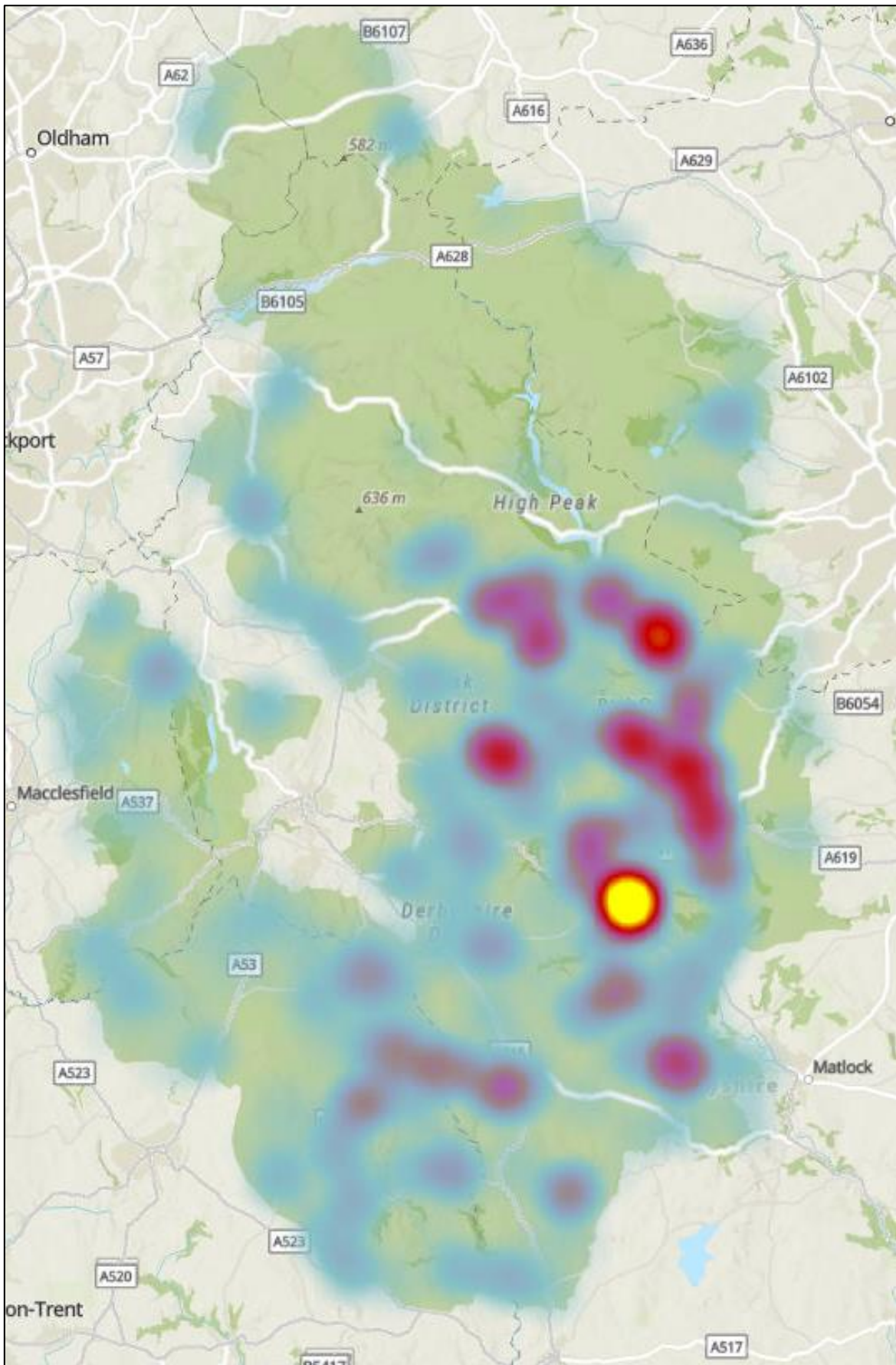
White Peak and Derwent Valley

- 3.6 Most of the National Park’s settlements and villages are in this area. The award-winning Colonel Wright Close in Bakewell is a recent development of 30 100% affordable local-needs homes, built to a high standard using timber frames and local stone.
- 3.7 The redevelopment of a large industrial area in Bradwell, one of the National Park’s larger settlements, has resulted in 55 new houses (43 are open market, 12 affordable). The redevelopment was shaped by the local community via Bradwell Neighbourhood Plan and the affordable homes are owned outright by Bradwell Community Land Trust.

² The scheme had been subject to a legal challenge, which was recently withdrawn. The development of the scheme is anticipated to commence during 2024.

South West Peak

- 3.8 There are fewer settlements in this area and less development than in the White Peak. Leekfrith developed its own Neighbourhood Plan, which was 'made' in 2021. This covered local topics important to the community. Its policies include redevelopment of the Upper Hulme industrial site, holiday rentals and parking.



Map 1: Heatmap of planning applications from 2017/18 to 2022/23

4 Progress in plan making

- 4.1 Since publication of the last MR, the PDNP Development Management Policies (DMP) document and its supporting Policies Map have been adopted (May 2019). In 2020 the Authority started a review of the Core Strategy and the DMP document with the intention of combining the two documents. A timeline for this review can be found on our [website](#).
- 4.2 The Authority's [Local Development Scheme](#) (LDS) was refreshed in 2022 and sets out a timetable for the preparation of planning policy documents.
- 4.3 The Authority's [Statement of Community Involvement](#) (SCI) was refreshed in 2024 and outlines how the Authority will involve individuals, local communities and stakeholders when preparing and revising planning policy documents, and determining planning applications.
- 4.4 In addition, since the last MR the Authority has formally made (adopted) five Neighbourhood Plans in Brampton, Dore, Holme Valley, Leekfrith and Whaley Bridge, as well as adopting three Supplementary Planning Documents on the topics of Transport Design, Residential Annexes and the Conversion of Historic Buildings (a full list can be found in the LDS).

5 General Spatial Policies

Policy GSP1

Policy GSP1	Securing National Park purposes and sustainable development
Indicator	Applications granted contrary to policy and raising significant policy issues
Target	Contrary to policy – tolerance of 3 per year Raising significant policy issues – tolerance of 10 per year
Achieved	Contrary to policy 2 in 2021/22 1 in 2022/23
	Raising significant policy issues 3 in 2021/22 6 in 2022/23

- 5.1 General spatial policies (GSPs) provide overarching principles for spatial planning in the National Park and relate closely to the delivery of national park purposes. Policy GSP1 seeks that any development proposal will comply with core policies so that any development in the National Park satisfies the statutory purposes of national park designation. Where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle will be applied and the conservation of the National Park will be given priority. Monitoring of GSP1 is particularly important because of consequence for all policies and the cumulative impacts of decisions.
- 5.2 In the last MR (2017-19), the number of applications granted contrary to policy was nil for 2017/18 and three for 2018/19. Two of these related to agricultural buildings resulting in landscape harm, and one related to housing detached from the settlement (i.e. development in open countryside).
- 5.3 For 2019/20 and 2020/21 there were no applications granted contrary to policy. This was reported in the State of the Park report.
- 5.4 For 2021/22 there were two applications recorded as granted contrary to policy and for 2022/23 there was one. These are listed below.

Year	Application Description	Policies involved	Comments
2021/22	Local needs dwelling at Chapel Farm, Heathcote	DS1	Tested issues of 'in or on edge of'
2021/22	Swellands Access Track (ref 1221/1393)	L1 and DMC2	Tested what is an exception for development in the Natural Zone
2022/23	Swellands Access Track (0322/0346)	L1 and DMC2	Tested what is an exception for development in the Natural Zone

Table1: Contrary to policy applications 2021/22 – 2022/23

5.5 In the last MR (2017-19) the number of applications raising significant policy issues was 10 recorded for 2017/18 and 5 for 2018/19. For 2019/20 and 2020/21 there were no applications raising significant policy issues. This was reported on in the State of the Park report.

5.6 For 2021/22 there were 3 applications recorded that raised significant policy issues, and for 2022/23 there were six. These are listed below:

Year	Application Description	Policies involved	Comments
2021/22	Two local needs dwellings between Greystones and Jesmond, Tideswell (ref 0421/0433)	HC1, DMH1	Exceeded size limit for no. of occupants. Heritage impact
2021/22	Local needs dwelling at Tagg Lane, Monyash	HC1, DMH1	Exceeded size limit for no. of occupants. Landscape and heritage impact
2021/22	Change of use of paddock for Shepherds Hut to be used as a holiday let at Town End Cottage, Sheldon	DMR1, L1	Disconnected from farmstead
2022/23	Conversion of field barn to dwelling at Twin Dales Barn (ref 0122/0074)	L1, L3	Landscape harm. Conditions helped to address the issues
2022/23	Agricultural building at South View Farm, Hucklow	L1	Landscape and heritage impact. Issues around design of agri buildings
2022/23	Local needs dwelling at Rake end Farm, Monyash (0622/0751)	DS1	Issues over 'in or edge of settlement'
2022/23	Local needs dwelling at Recreation Road, Tideswell (ref 0222/0190)	HC1, DMH1	Exceeded size limit for no. of occupants

2022/23	Consolidation of 2 affordable dwellings into one at Forget me Not Cottage, Chelmorton (1122/1370)	HC1, DMH1	Size - loss of small housing stock
2022/23	Local needs dwelling at land north of Sharplow Cottage, Tissington (0722/0876)	HC1, DMH1	Exceeded size limit for no. of occupants.

Table 2: Applications raising significant policy issues 2021/22 – 2022/23

- 5.7 In summary, the applications contrary to policy came close to the tolerance of three per year in 2021/22. For 2022/23 this was one. Over these two years the same issue was captured twice i.e. the access track to Swellands and Black Moss reservoirs. This case raised issues around exceptional circumstances for development in the Natural Zone. This proposal did not align to the policy but was required for essential safety work. The other contrary to policy decision in 2021/22 related to testing what is considered to be ‘in or on edge’ of a settlement.
- 5.8 With regards to the permissions raising significant policy issues, the figure of three in 2021/22 was well below the threshold of ten, however, this figure doubled in 2022/23 to six. Of these cases, 5 related to issues around size of local needs dwellings i.e. exceeding the size requirements for intended occupants.

Policy GSP4

Policy GSP4	Securing planning benefits
Indicator	Number and type of Section 106 agreements or infrastructure secured through other mechanisms including any introduced Community Infrastructure Levy.
Target	No numeric target is applied

- 5.9 GSP4 provides a framework for the consideration of the use of Planning conditions and legal agreements and explains the relationship to infrastructure priorities of constituent local authorities which the National Park must take account of.
- 5.10 Planning consents commonly make use of conditions and legal agreements about specific matters related to development to provide a wider benefit. In the National Park it would be appropriate to include requirements that aid the implementation of national park purposes and to ensure sustainable development e.g. through design and/or measures to improve energy conservation or renewable energy generation.

Year	No. of S106s
2013/14	26
2014/15	27
2015/16	27
2016/17	20
2017/18	14
2018/19	15

2019/20	14
2020/21	13
2021/22	14
2022/23	15

Table 3: Number of S106s applied 2013/14-2022/23

5.11 The number of S106s is broadly consistent over the years, with some reduction after 2016/17. Their principal use is to ensure that the occupancy of any local needs affordable housing is restricted in perpetuity to local people, so numbers will correlate with such permissions.

Appeals

5.12 Monitoring the appeals determined by the Planning Inspectorate gives a good indication of whether our policies are working effectively. Below shows the number of planning applications that have been appealed by the applicant, and therefore submitted to the Planning Inspectorate to determine.

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Decisions	38	33	35	29	41	23	24	40	40	49	27
Allowed	10	11	15	7	14	9.5	9	15	14	12	11
	26%	33%	43%	24%	34%	41%	38%	37%	35%	24%	41%
Dismissed	28	22	20	22	27	13.5	15	25	26	37	16
	74%	67%	57%	76%	66%	59%	62%	63%	65%	76%	59%

Table 3: No. of planning appeals allowed/dismissed per year 2012/13 – 2022/23

5.13 The 2022/23 figure included a five-day Public Inquiry regarding an Enforcement Notice that had been served on the owner of Whitelaw Mines on Bonsall Moor for using the land for a motocross (scrambling) track. The Inspector supported the Authority. In Nov/Dec 2022 there was a six-day Public Inquiry against an Enforcement Notice that had been served on the owner concerning unauthorised works that had taken place at Thornbridge Hall, Great Longstone where the Inspector quashed the enforcement notice and allowed the appeal.

5.14 All of the appeals which have been allowed since 2017/18, have been cases where a site-specific judgment by the Inspector has been different from that of the Authority. There have been no appeals allowed which were fundamentally contrary to policy or which raised wider policy issues. This is welcome and shows that the Planning Inspectorate is generally supporting the Authority's decisions and its policies.

5.15 Members have been made aware of any issues raised by specific appeal decisions (both allowed and dismissed) as the Head of Planning sends all members a short analysis of each decision when an appeal is determined.

6 Landscape and conservation

Policy L1

Policy L1	Landscape character and valued characteristics
Indicator	Number of planning permissions for development in the Natural Zone.
Target	No numeric target is applied

6.1 The National Park Authority has identified areas which it considers are particularly important to conserve and for spatial planning purposes designated them as 'Natural Zone'. (Other conservation designations also apply.) Policy L1 prevents development in the Natural Zone except in exceptional circumstances, and in the remainder of the countryside requires close consideration of valued landscape character.

6.2 The table below shows the number of planning permissions that have been approved in the Natural Zone:

Type of planning permission	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Advertisement consent		1	1	1		2		1	3	2
Full minerals application		1						1		2
Full planning application (EIA)	1									1
Full planning application (major applications and 13 week deadlines)		1				1		1	1	1
Full planning permission	24	28	13	18	29	26	34	38	31	36
GDO application extended		1	1		1	1	1		2	3
Listed building consent	1	2		2	2	7	5	5	3	4
Renewal		1								
Section 73	1	1		2	2	3	2	1	2	
Overhead lines			1	1	1	1				
Total	27	36	16	24	35	41	42	47	42	49

Table 4: Planning applications approved for development within the natural zone 2013/14 – 2022/23

6.3 There has been a significant number of permissions in the Natural Zone. This appears to be increasing, but at least in part may be a result of changed methodology. (Since 2017/18 any planning permission partly or wholly within the

Natural Zone has been recorded – previously only those wholly within were recorded.)

- 6.4 The major planning applications recorded in the Natural Zone relate to a mountain bike track through conifer plantation (in 2018/19), restoration of Thornseat Lodge (in 2020/21 and 2022/23) and temporary change to land for film making (2021/22).

7 Recreation and tourism

Policy RT1: Recreation, environmental education and interpretation

- 7.1 The policy supports the provision of recreation, environmental education and interpretation developments which encourage the sustainable enjoyment of the National Park. To reflect its special status, developments should be appropriate to the valued characteristics of the National Park. For example, proposals which do not reflect, explore or depend on characteristics such as the natural beauty, wildlife, historic buildings, customs or quiet enjoyment will not be acceptable.

Policy Monitoring

Policy RT1	Recreation, environmental education and interpretation
Indicator	Number of applications granted and completions for development to promote recreation/understanding.
Target	An increasing number.
Achieved	

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2020/21	2021/22
Permissions to promote recreation/ understanding	17	14	15	9	0	2	0	0

Table 5: Number of permissions under RT1201314 – 2021/22

- 7.2 In 2018/19 there were two applications. One was an advertisement consent for an information sign at a recreation site and the other was the reroofing and change of use of the Goods Shed at Millers Dale into an interpretation centre,
- 7.3 Since the last MR in 2016/17 there has been a continued reduction in the number of applications.

Policy RT2

- 7.4 The overarching policy approach is to focus on the conversion of traditional farm buildings and limit new-build hotels under policies DS1 and RT2. Developments outside Bakewell are limited to the change of use and conversion of traditional buildings and other minor developments which extend or make quality improvements to existing holiday accommodation.

Policy RT2	Permissions for use class C1 (hotel)
Indicator	Permissions granted for hotels use class C1
Target	No new build hotel accommodation (>5 beds) outside Bakewell.
Achieved	Zero

Year	Application Description
2017/18	Variation of conditions for Premier Inn at Bakewell
2018/19	Demolition of former Rising Sun Hotel and erection of Hotel (Class C1) near Bamford, Thornhill.
2019/20	The change of use of an area previously used as a merchant's area to hotel accommodation in Tideswell
2020/21	Change of use of dentist to provide hotel accommodation at Bakewell

Table 6: Permissions relating to new hotels 2017/18 – 2020/21

7.5 Since the last MR, permission has been granted for a new build hotel in Bakewell, plus redevelopment of other existing sites to offer accommodation in response to changing market demands, such as the Rock Mill site in Stoney Middleton (2013).

7.6 The hotels that have been permitted are either within Bakewell, or they make use of existing buildings or sites and therefore align with the policy position.

Policy RT3

7.7 Camping and caravanning is the most popular type of holiday accommodation in the Peak District. Policy enables a range of sizes and types of site provided there is no adverse impact on landscape and valued character. Policies encourage well-located sites where there are gaps in provision.

Policy RT3	Caravans and camping
Indicator	Caravan and camping site permissions
Target	N/A
Achieved	See figures below

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Permissions for static caravans, chalet or lodges	0	0	0	0	6	4	2	1	12	3

Year	Application Decision
2017/18	6 applications granted, including 6 camping pods, 3 shepherd's huts and 6 static caravans
2018/19	4 applications granted; including for 2 shepherd's huts in total; one (at Rivendale) included the provision of 78 lodges, 7 cabins, 3 field barns, 25 pods and 2 tree houses, including the provision of a camping barns and the relocation of 16 static caravans, plus permission for an additional 10
2019/20	2 applications granted, including the provision of 2 camping pods
2020/21	1 application granted for the extension of an existing site
2021/22	12 applications granted, including 8 shepherd's huts in total; and the use of a static caravan for guest accommodation
2022/23	3 applications granted including for 2 shepherd's huts in total and for a change of use from a licensed to an unlicensed site

Table 7: Permissions relating to caravans, chalets and lodges 2013/4 – 2022/23

7.8 Since the last MR there have been several applications, with 2021-22 being particularly busy; possibly as a result of the popularity of the National Park during the Covid-19 pandemic.

7.9 The redevelopment of the site at Rivendale is an exception, based on the enhancement of the site, with better sustainable connectivity into the surrounding countryside.

7.10 There has been increased demand for camping pods and shepherd's huts since 2016/17, with a trend towards applications for bigger structures.

8 Climate Change and Sustainable Building

Policy CC1

- 8.1 Core Strategy Policy CC1 requires all development to achieve the highest possible standards of carbon reduction.
- 8.2 Annually since 2015 a 2-month sample of relevant planning applications (April and October) has been assessed to monitor the application and effectiveness of Policy CC1.

Policy CC1	Climate Change mitigation and adaptation
Indicator	Proportion of development incorporating sustainability measures
Target	100%
Achieved	Not achieved

	Mar-15	May-15	Apr-16	Oct-16	Apr-17	Oct-17	Apr-18	Oct-18	Apr-19	Oct-19	Apr-20	Oct-20	Apr-21	Oct-21	Apr-22	Oct-22
Total number of planning applications	70	84	72	44	50	59	58	54	59	77	44	66	61	50	60	59
Percentage of planning applications that could incorporate energy efficiency and micro renewables	53%	65%	35%	41%	58%	41%	53%	52%	53%	53%	45%	57%	58%	60%	52%	41%
Of those that could, the percentage incorporating energy efficiency and micro renewables at application stage	32%	27%	56%	33%	48%	51%	32%	0%	6%	15%	40%	78%	75%	70%	65%	83%
Of those that could, the percentage of approved permissions incorporating energy efficiency and micro renewables at decision stage	39%	40%	68%	50%	48%	51%	13%	4%	3%	24%	60%	78%	80%	60%	65%	88%

Table 8: Application of policy CC1 to sampled planning applications, 2015 – 2022 [Data Source](#)

- 8.3 The table above indicates whether sustainability measures were considered at application stage, and then at decision stage. The overall trend is for an

improving performance; in 2022, 88% of permissions sampled incorporated energy efficiency and micro-renewables compared to only 39% in 2015.

- 8.4 Anomalies (for example the drop-off in 2018) are most likely related to changes in development management process. For example, the move away from a standard Design and Access form, and new validation requirements introduced in 2019.
- 8.5 Qualitative analysis has shown that the overall trend is not wholly positive. The policy requirement is to ‘achieve the highest possible standards of carbon reduction’ but applications can be policy compliant with only very basic measures, for example water efficiency. Further research is needed to fully explain this.

Policy CC2

Policy CC2	Low Carbon and renewable energy development
Indicator	Standalone applications granted and completed for other low carbon developments and for renewable energy generation
Target	An increasing number
Achieved	Increasing

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Permissions for low carbon and renewable energy development	13	11	15	8	4	5	9	11	17	29*

Table 9: Permissions for low carbon and renewable energy development 2013/14 – 2022/23

*seven car park machines in PDNP car parks

- 8.6 The purpose of this policy is to reduce carbon emissions. This aligns to the PDNP Management Plan (2023-2028) which pledges an exemplary response to climate change. The last figure reported for this indicator was in 2016/17. Since then, although the figure dipped during 2017/18 and 2018/19, the number of renewable and low carbon schemes has increased, particularly since 2021/22. The latest figure (2022/23) is the highest recorded, with 29 (it is noted that seven of these are for the PDNP car park machines which utilise solar power). The last two years have seen an increase in solar panels, as well as ground source, and particularly air source, heat pumps.
- 8.7 Since 2017/18 biomass boiler schemes are not included because carbon effects can only be judged in relation to the source of the biomass, and the technology is associated with air pollution. Most do not need planning permission but we estimate that around 2 per year are installed in listed buildings (and other buildings of heritage interest).

Policy CC3

Policy CC3	Waste management
Indicator	Applications for waste management
Target	None
Achieved	None

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Permissions for waste management	2	0	3	1	1	0	0	1	0	0

Table 10: Permissions for waste management 2013/14 – 2022/23

8.8 The purpose of this policy is to achieve more sustainable use of resources.

Policy CC4

Policy CC4	On-farm anaerobic digestion of agricultural manure and slurry
Indicator	Number of new on-farm anaerobic digestion waste management facilities permitted
Target	An increased number of additional on-farm AD facilities

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2020/21	2021/22	2022/23
Permissions for on-farm anaerobic digestion of agricultural manure and slurry	0	0	2	2	0	0	0	0	0

Table 11: Permissions for on-farm anaerobic digestion of agricultural manure and slurry 2013/14 – 2022/23

8.9 Anaerobic digestion can protect the environment by processing animal faeces, urine manure, slurry and spoiled straw into digestate for spreading on the land. As well as being acceptable on single farms, the policy also recognises that farms in close proximity may wish to group together.

8.10 There have no planning permissions for single or centralised anaerobic digestion facilities, however, it is noted that in some instances planning permission would not be required.

Policy CC5

Policy CC5	Permissions for new build in flood zone
Indicator	Permissions for new build in flood zone
Target	No development in mapped zone flood risk areas
Achieved	See below table

8.11 This policy seeks to safeguard floodplains, secure a net reduction in overall flood risk, encourage Sustainable Drainage Systems (SuDS), and reduce water consumption. The policy mirrors the expectations of the NPPF on Development and Flood Risk. It reflects the strategic need to understand flood risk, and to reduce those risks. It recognises the need to avoid flood risk areas and protect functional flood plains.

Application type	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Full planning permission	74	22	26	31	22	32	29	22
Listed Building Consent	13	6	10	12	10	10	8	11
Advertisement consent	5	2	3	9	3	2	3	8
Section 73	3	2	7	3	2	2		6
Waste application	1	1						
Full planning applications (major applications and 13-week deadlines)	1	2	2		2			
Overhead lines	1	0						
Demolition (GPDO)	1	1						
Change of use (GPDO)	1	0		1				
TOTAL	100	36	48	56	39	46	40	47

Table 12: Applications relating to Flood Zone 2015/16 – 2022/23

8.12 We deal with a significant number of planning applications for development in the flood zone but the vast majority are for small-scale development associated with existing buildings/structures.

8.13 Three (3) of the 4 'full major applications' received since the last MR (2017/18) relate to the Riverside Business Park in Bakewell. The other is a polytunnel at the High Peak Garden Centre in Hope.

9 Homes, shops and community facilities

Policy HC1 and HC2

Policy HC1 and HC2	New housing
Indicator	Permissions and completions by type.
Target	n/a

Housing completion of:	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL	%
open market	25	34	82	29	27	25	14	15	23	11	54	25	22	11	33	33	32	495	40
local needs	79	4	30	20	21	27	15	1	1	4	7	1	6	9	34	7	3	269	22
agricultural	2	2	8	1	5	6	3	2	1	2	4	4	5	0	1	0	3	49	4
ancillary	6	5	17	1	8	7	1	3	3	1	4	8	7	1	0	8	4	84	7
agricultural or holiday	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
ancillary or holiday	0	2	0	0	0	0	0	0	6	1	4	1	3	1	0	1	3	22	2
holiday	18	23	68	8	23	41	1	3	20	9	24	12	15	11	0	24	16	316	26
																		1237	100

Table12: housing completions by type 2006/7-2022/23

9.1 Our current approach is to focus on conversions and new-build local affordable housing that supports thriving and sustainable communities.

9.2 The Core Strategy sets out the circumstances that justify new homes:

- HC1 enables new-build homes to be built for local people in housing need, or those with specialist needs, and open-market market homes for anyone if by doing so the National Park is also enhanced, for example if listed buildings are conserved.
- HC2 provides for key workers in agriculture, forestry and other rural enterprises

9.3 The number of open market homes constructed remains consistent. The number of local needs affordable homes is more challenging and we are working closely

with constituent authorities to address this. Where planning policy issues have been identified in relation to the delivery of local needs affordable homes, these will be addressed in the local plan review and include consideration of:

- A strategic assessment of population and housing need
- The settlement hierarchy
- Site allocations (and/or development boundaries)
- Holiday homes and permanent homes
- Eligibility for affordable housing
- Local connection
- Types and tenures of housing
- Viability

Policy HC3

Policy HC3	Permission for Gypsy and traveller pitches
Indicator	Permissions for Gypsy and traveller pitches
Target	No numeric target applied
Achieved	

- 9.4 National policy requires planning authorities to address the accommodation needs of gypsies, travellers and travelling show people. The *Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (2023)* did not identify any need for pitches in the National Park. Nevertheless, the Core Strategy allows exceptional circumstances of proven need for a small temporary site, if this can be met without compromising national park purposes.
- 9.5 Since this figure was last recorded there have been no permissions for gypsy and traveller pitches.

Policy HC4

Policy HC4	Provision and retention of community services and facilities
Indicator	Permissions and completions by type.
Target	No net change
Achieved	Overall loss

	Loss	Gain	Overall gain/loss
2017/18	2	3	1 gained
2018/19	2	3	1 gained
2019/20	6	1	5 lost
2020/21	8	3	5 lost
2021/22	3	5	2 gained
2022/23	4	0	4 lost
Total	25	15	10 lost

Table 14: Losses (through change of use) and gains of community services and facilities 2017/18 – 2022/23

9.6 Losses and gains have fluctuated over the five years monitored; 2019/20 and 2020/21 saw the biggest net loss. Overall there has been a decline in community services and facilities. Planning policy cannot prevent this because the market and consumer preference for online shopping are the main drivers for change.

9.7 In detail the losses and gains since 2017/18 are:

- shops (8 closed, 2 opened)
- pubs (5 closed)
- churches (2 lost)
- residential homes (2 lost)
- cafes (5 gained. It should be noted that policy HC4 does not protect cafes as a community use.)

Policy HC5

Policy HC5	Shops, professional services and related activities
Indicator	Permissions and completions within Use Class A; and proportion within/on the edge of named settlements
Target	No numeric target applied
Achieved	100% in named settlements

9.8 This policy supports retail premises and related activities within named settlements in Policy DS1. The only exception to this is to allow small scale retail provision which is ancillary to a business or relates directly to a recreation or tourism activity, where this is appropriate to the sensitivity of its countryside location. Elsewhere, retail development will not be permitted.

9.9 All of the permissions given for this type of use have been located within the named DS1 settlements.

10 Supporting Economic Development

10.1 In the National Park we support business development:

- Within or on the edge of DS1 settlements at a scale related to local needs (Current Policy DS1 and E1)
- On previously developed land in sustainable locations to deliver enhancement (Current Policy GSP2)
- On existing employment sites and safeguarded employment sites (Current Policy E1)
- In existing traditional, existing modern, or replacement buildings that are in:
 - Smaller settlements
 - Farmsteads
 - Groups of existing buildings in sustainable locations (Current Policy DS1 and E2)

Policy E1

Policy E1	Business Development in Towns and Villages
Indicator	Business permissions inside, on the edge and outside of named settlements use class B
Target	No net decline
Achieved	Increasing

Year	Number of permissions for business use	No. inside settlement (policy E1)	No. outside settlement (policy E2)
2017/18	2	0	2
2018/19	8	2	6
2019/20	3	2	1
2020/21	5	3	2
2021/22	6	1	5
2022/23	4	1	3

Table 15: Number and location of permissions for business use 2017/18 – 2022/23

10.2 The number and location of planning permissions has remained fairly consistent over the years recorded. We have permitted more business use in the countryside (aligning to policy E2) than in or on the edge of settlements (aligning to policy E1).

11 Accessibility, travel and traffic

Policy objectives

11.1 Transport policies (T1 to T7) promote more sustainable transport choices while balancing the reality of car use in a rural area.

Policy T1: Reducing the general need to travel and encouraging sustainable transport

11.2 The policy aims to deter traffic beyond that which is necessary for the needs of local residents, businesses and visitors.

Policy T1	Reducing the general need to travel and encouraging sustainable transport
Indicator	Average annual daily traffic flows (by calendar years)
Target	Thresholds to be set

Road category	Average Annual Daily Traffic	Percentage change compared to 2022	Percentage change compared to 2016	Percentage change compared to 2012 ³
Cross-Park Roads	8,317	+6.73%	-2.18%	+14.24%
A Roads	6,766	+4.09%	-3.83%	+5.04%
Recreational Roads⁴	3,108	+3.21%	-1.28%	+12.62%
Overall combined AADT	6,117	+8.79%	Not available	+15.79%

Table 16: 2022 average annual daily traffic flows and percent change

³ 2012 was the first year of monitoring for the Core Strategy MR.

⁴ Monitored recreational routes include Wintercroft Lane (Dovedale) and Derwent Lane (Upper Derwent Valley).

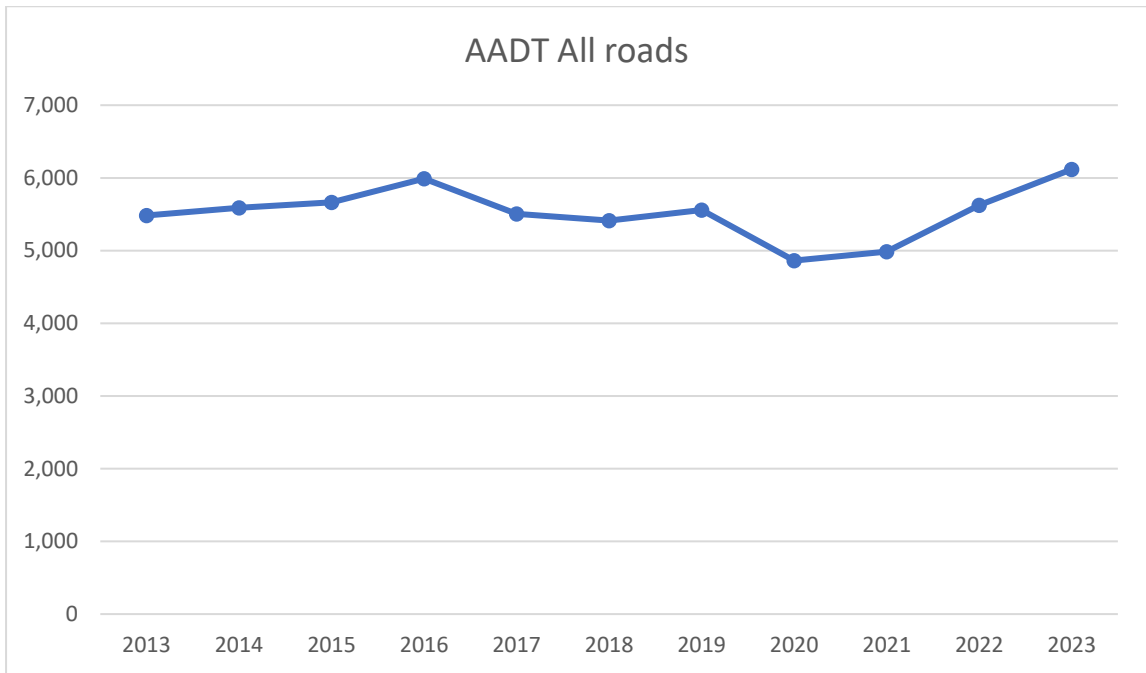


Figure 1: Average Annual Daily Flows across Peak District Roads (2012-2022)

11.2 The overall trend is an increase in traffic over the plan period, including on recreational roads. The data anomalies may be related to under-counting by specific (automated) counters, however the use of average flows across a selection of routes should lessen this effect.