

Settlement summaries and recommendation for development strategy.

This paper provides a snapshot of the settlements named in the development strategy (DS1) It pulls together the evidence and opinion and uses this to outline development expectations for each settlement. In early 2010, The Authority gave all Parish Councils the opportunity to add to this evidence and influence the development strategy. The statements therefore present a balanced approach based on evidence, planning and conservation officers' views, parish council views. The statements were made available to National Park Authority members alongside the complete draft LDF Core Strategy for their consideration at the May 2010 meeting of the full National Park Authority. The development expectations for all settlements have therefore been agreed by the Authority.

Alstonefield

Alstonefield is about 5 miles from Ashbourne. It has about 190 people, a community hall, a place of worship, a playground, a sports field, and a mobile library service but it lacks a regular food shop, a good bus service, or post office. Residents value the pleasant and well maintained green areas; and a good mix of people creating a friendly atmosphere and good community spirit. They also value the landscape and the feeling that it is less crowded than other areas. The retired population is higher than the National Park average at almost 50% but the number of housing association units and private lets is lower than the National Park average. Most people own their homes outright and those with a mortgage pay at least £400 per month with a significant percentage paying over £1000 per month¹. Its recent planning history shows conversion of barns to holiday accommodation reflecting its attractiveness to holidaymakers. No sites were identified in the 2009 Strategic Housing Land Availability Assessment (SHLAA)² however there are few alternatives places nearby to meet its affordable housing need and on balance Alstonefield is considered suitable for some very limited new development

Ashford in the Water

Ashford is a village of some 450 just to north of Bakewell. The village has a good range of facilities including a food shop, a primary school, post office, pubs, and a bus service to Bakewell. Its planning history shows some barn conversions to holiday accommodation but an equivalent number of planning refusals. There is no up to date picture of housing need but a proxy assessment suggests that Ashford needs 8 affordable units and the district council has identified Ashford as priority for housing investment between 2010 and 2012. The SHLAA does not identify suitable sites for development however it is a good strategic location for development so Ashford is considered suitable for development provided further good sites are found. Work to establish this should be done as a matter of priority.

¹ Staffordshire Moorlands District Council Housing Needs Surveys Final Report Alstonefield February 2006 (Outside research and Development)

² This study was commissioned jointly by the Peak District National Park Authority, Derbyshire Dales District Council and High Peak Borough Council. It provides an assessment of capacity to build new houses over the next 15 years. It identifies sites that the study considers have the potential to be developed. The identification of a site within this study gives no guarantee that the National Park Authority would grant planning permission. The sites identified will not be identified in the Local Development Framework.

Bakewell

Bakewell is the largest settlement in the National Park and home to about 4000 people. It has undergone significant re-development over the last 20 years and is still the centre for the areas agricultural community. It is a thriving town for locals and visitors alike and the town supports large industrial sites as well as a good range of services. The built environment is high quality but it is hard to picture development opportunities beyond the 20 year horizon, and larger scale housing schemes would probably require road improvements. The 2009 housing need survey shows a need for 89 affordable housing units but 30 is a more realistic figure because an element of evidenced need disappears over time. The SHLAA reveals capacity for 16 units but this includes those already approved. On balance, the evidence suggests that the housing needs of Bakewell cannot be easily absorbed on larger schemes but might be possible via known capacity and smaller scale developments. However on balance Bakewell remains as good strategic location for development and recent housing site identification work is welcome.

Bamford

Bamford is a large village of about 1000 people. It sits in the Hope Valley about 10 miles from Sheffield. It started as a small farming community, became a busy cotton manufacturing village in the late 18th century, and began to develop a role as a commuter village with the arrival of the railway in 1894. It has an excellent range of facilities including three community halls, three places of worship, two public houses, a dental surgery, a good bus service to Sheffield and to the rest of the Hope Valley, a primary school, and a railway station with services to Manchester and Sheffield. It also has a playing field and playground. On the edge of the village there is a garage which sells fuel and food and there are also industrial units in the area leading down to the rail station. New open market enhancements now sit between Bamford proper and Yorkshire Bridge but the significant development in recent years has been the conversion of the old Ladybower reservoir filter house to luxury apartments. The village itself has seen restoration of many buildings within the Conservation Area but there has been no development of affordable homes in the last five years. Unsurprisingly therefore the district council identified Bamford as priority for investment between 2008 and 2010 and the National Park Authority identified a suitable site for 8 affordable houses at the end of Brentwood Road. However the SHLAA confirms the Parish Council view³ that there is little further capacity for new development. On balance Bamford is a good strategic location for development, with good accessibility to services; a proven need for affordable housing and a housing authority commitment to address it. Therefore, in the medium to long term work is needed to find good sites.

Baslow

Baslow has about 1185 residents and is within striking distance of both Chesterfield and Sheffield. It is one of the larger villages in the National Park and prior to the 20th century it consisted of four elements: Bubnell, the central St Anne's Church area, Over End and finally Nether End. The coming of motor transport resulted in considerable development

³ The National Park Authority wrote out to all Parish Councils in 2004 and asked them to help us to update our own understanding of services and facilities across the National Park.

which gradually linked these elements together and vastly expanded the 'footprint' of the village. The village has an excellent range of services including a school, a doctors surgery; a food shop; a post office; a church; a community hall; sports facilities including all weather football; cricket pitch, football pitch, tennis courts, bowling green. It also has a number of pubs some of which are hotels and restaurants. Recent housing development includes units at Eaton Hill, and others at Over Lane. The SHLAA reveals capacity for 9 new houses in the early years of the plan and Baslow is a priority for housing authority investment between 2010 and 2012. Officers think there is further potential but sites have proved difficult to bring forward. On balance its range of services, its good strategic location, its housing need, and our knowledge of possible sites makes Baslow a place where new housing is acceptable although, in light of recent schemes, the need is not urgent.

Beeley

Beeley is a traditional agrarian settlement of about 120 people and the village is largely owned by the Chatsworth Estate. It lies in the Derwent Valley about 5 miles from Matlock; 8 miles from Chesterfield and 3 miles from Bakewell. The Conservation Area covers the whole of the village and includes some fields and gritstone walls and hedges. The wider setting is steep gritstone scarps, mixed woodlands and undulating fields. The village has a post office, pub, church, community hall, shop and café and its recent planning history shows a couple of conversions from barns to dwellings and holiday accommodation. However the SHLAA reveals no capacity for new housing and the district council has not identified Beeley as priority for housing corporation investment until at least 2012. On balance however, given location, level of services and housing need, Beeley is considered a place where very limited new development is still acceptable in principle.

Biggin

Biggin is a relatively isolated village of some 282 people close to the junction of the A5012 and the A515. It lies in the parish of Hartington Nether Quarter. Buxton is about 15 miles away. Ashbourne is about 10 miles away and Bakewell is about 7 miles away. It has a post office, church, school, and community hall and has seen limited development pressure with the demolition of two bungalows to form new dwellings and conversions for a small 'work from home office' and for a dependent relative unit. In 2006, permission was granted for one new affordable house but there is no up to date housing needs survey and a proxy figure of housing need indicates a possible need for only 2 new dwellings. It is not identified by the district council as a priority for housing corporation investment in the next five years and the SHLAA shows no sites for development however on balance Biggin is still considered a place where very limited new development is acceptable to meet its own needs.

Birchover

Birchover is a small village of about 290 people within 5 miles of Matlock and Bakewell. The core of the Conservation Area consists of tight-knit groupings of buildings, sheltered under the wooded ridge to the north. There is considerable terracing up the steep slope. To the west, the woods and Rowtor Rocks make a dramatic 'stop' to views along Main Street. To the south, a few 19th century terraces are surrounded by 20th century additions. The latter are largely excluded from the Conservation Area but they have significantly altered the balance of the settlement because what is now the main street

through the village was once its effective southern limit. It has a food shop, a church, a community hall, reasonably good public transport, 2 pubs, a post box, a playground and a playing field. It has seen little recent development other than the housing scheme in the old quarry at the east end of the village and an application for two affordable homes within the Conservation Area was turned down in 2004. There is no up to date survey of need and it is not identified by the district council as a priority for housing investment in the next five years. A proxy estimate of need suggests that 2 new affordable homes might be needed but the SHLAA reveals limited potential for new development to meet need in years 0 to 5 of the plan period. On balance therefore Birchover is considered suitable for development but only for very limited new development to meet its own needs.

Bradwell

Bradwell is a large village of about 1450 people. It is relatively isolated with the largest towns being Buxton 10 miles away; Bakewell 11 miles away and Sheffield. However it has a reasonably good bus service connecting it with larger towns and it is reasonably close to the rail service to Sheffield and Manchester from nearby Hope. It is an old lead mining village with three distinct areas: the village centre, the Hills, and Smalldale. Its character is one of twisting lanes with small cottages and care would be needed to conserve the pattern of the village and the gaps between Small Dale and Smithy Hill. Bradwell has a good range of services including a bus service to Sheffield, Buxton and Bakewell, a food shop; post office; infant and junior schools; a pre school play group; two community halls; two churches, a hard ware shop; fish and chip shop; gents and ladies hairdressers; a baker; four pubs; a service station, one sports field, a bowls club, a garage, and two playgrounds. Most of the Newburgh engineering site is changing use but the village has retained the services residents most rely upon and it has seen relatively recent social housing growth at Michlow Drive. There is an up to date survey of housing need and the 'Newburgh' site offers opportunity to meet this need and more as well as provide other facilities. The re-development of this site should greatly improve the built quality of the centre of the village to the east of the main road. On balance schemes of housing are still acceptable in principle in Bradwell but beyond re-development of the Newburgh site the need to find sites for further housing schemes is very long term.

Butterton

Butterton is on the edge of the North Staffordshire moorlands about 8 miles from Leek and 10 miles from Ashbourne. It is therefore relatively remote from service offered by a major town. It has about 150 residents and a good range of services including food shop, post office, church, community hall, pub, post boxes, playground and playing field. Its Conservation Area includes the majority of buildings north and south of the ford and foot bridge. There has been limited development pressure with a mix of approvals for conversion of barns to holiday accommodation and refusals of applications for conversion of barns and agricultural buildings to agricultural workers and local needs housing. The housing needs survey⁴ shows a high level of satisfaction with the services in the Parish compared with comparable surveys for other villages in the Staffordshire

⁴ Staffordshire Moorlands District Council Housing Needs Surveys Final Report Butterton February 2006 (Outside research and Development)

Moorlands. About 20% of the population is over 65, which is high for the area. The parish has more workers earning under £751 a month, and the lowest percentage of full time workers than most parishes. However, many low earners own their property outright indicating a strong tendency to pass property down through the generations. The need for affordable housing is recognised by long standing residents as confirmed by our 2010 consultation with parish councils in which Butterton confirmed their desire to remain on the list provided development was extremely limited. Officer opinion is that there is limited development potential but on balance Butterton remains a place where development is acceptable in principle provided this is limited to development that meets the needs of the community.

Calton

Calton is in the Parish of Waterhouses about a mile east of the main settlement of Waterhouses. It is located in the south west corner of the National Park and is home to about 100 people. It is small and linear, with houses and farms set in burgage plots stretching north and south from the main street. The relationship between buildings and medieval fields is its most significant characteristic. It relies on Waterhouses for all services and the village has a quiet planning history over the past 5 years. There is no up to date survey of housing need but a proxy estimate of need suggests that Calton and Waterhouses combined need 7 affordable housing units. However, neither the SHLAA nor officer evidence shows any capacity for new development. On balance however only very limited new development is acceptable in Calton itself and Waterhouses is the better location for new development provided sites can be found.

Calver

Calver is a village of about 690 people. It sits on the junction of the A619 and the A625 with Chesterfield about 10 miles away and Sheffield about 15 miles away. It is almost joined with Curbar and is barely a mile from Baslow. Its historical importance as a crossing-point is evidenced by the many former public houses and coaching inns but although its name means 'calf slope' the village has fewer farms than many villages. Original buildings at Calver Sough disappeared in the 20th century and were largely replaced by more modern housing. Property sizes vary enormously, from small terraced cottages with low eaves heights, to larger detached dwellings and the vast bulk of Calver Mill. The village has a school, a food shop, a community hall, a church, public houses, bus service, playing fields, playground and service station. It has an up to date housing need survey identifying a need for 18 dwellings. Four, two bed semi detached houses have permission to be built, but other sites are scarce and none are identified within the SHLAA. On balance, however Calver is still considered a suitable location for development although this should be limited unless work provides evidence of sites that will address affordable housing need.

Castleton

Castleton sits at the west end of the Hope Valley and is home to about 650 people. The nearest large town is Chapel en le Frith about 10 miles away. The village is enclosed by Mam Tor, Pevenil Castle and the Losehill Ridge and is largely picturesque and unspoilt. The farmstead at the Castle' is one of the National Park's oldest settlements. The central grid of streets suggests a consciously established settlement, and remnants of the defensive town ditch are further reminders of its military origins. There are

substantial inns along Cross Street but the majority of buildings are small and clustered in various groups at different levels. Trees radiate north-west and north-east from the castle providing a natural boundary to the Conservation area and leaving later development outside. It has a church, a school, a post office, a newsagent and off licence, a sports field and playground; and many pubs. The village also has a significant number of shops and facilities serving the tourism industry. There is no rail link but it does retain a relatively good bus service to Sheffield. A new Housing needs survey is planned for 2010 and Castleton is a district council priority for housing investment. However, the SHLAA and officer opinion confirms that there is very limited potential to develop new housing sites. Nonetheless Castleton remains a reasonable strategic location for development so work is needed to find good sites to address housing need.

Chelmorton

Chelmorton is up on the white peak plateau about 3 miles from Buxton and is now home to about 250 people. It is one of the highest villages, and trees are relatively sparse as a consequence. There are few listed buildings and most of the buildings are 19th century or later. It developed along a surface-flowing stream, and its appearance is unified by the widespread use of rubble limestone with only an occasional rendered building breaking up the silvery grey pattern of buildings and field walls. However Chelmorton typifies the belief that the whole is more important than the sum of its individual parts. Its glory is the medieval strip fields which extend east and west of the village. Each property is placed next to the stream at the end of its own strip. Throughout the village there are extensive views across the strip-field system, north to Calton Low and south towards the Ashbourne Road and beyond. The village has a church, a community hall, pub and post box, playground and community recycling area but it has lost its post office. Its tight development pattern means it has limited potential for new development although it has seen some changes of use to holiday homes, open market dwellings and dependent relatives unit. Its up to date housing need survey identifies a need for 6 new dwellings and the district council considers it a priority for investment from 2010 to 2012. However, whilst the SHLAA provides no evidence of capacity to build new affordable homes, there are few nearby alternative locations where Chelmorton's needs may be met. On balance therefore Chelmorton is still considered suitable for the very limited development to meet local need and work is needed to find good sites.

Curbar

Curbar is 10 miles from Chesterfield and home to about 320 residents. It sits high above the Derwent in the gap between the sheer escarpments of Curbar and Baslow Edges. Buildings are predominantly large and detached, with four short terraces. In spite of this Curbar has an extremely enclosed and private 'feel' largely created by stone boundary walls augmented in places by high hedges. These may have been planted as shelterbelts but they now contribute significantly to its overall character. It has few services but it has relatively good public transport links and easy access to services in Calver and Baslow. There is little recent planning history for Curbar except a demolition of a bungalow for a new two storey house, change of use of land to a camping site and permission for a dependent relative unit. There is no up to date housing need survey and the district council does not consider it a priority for new housing until at least 2012. The SHLAA reveals no capacity for new build and planners and Conservation Area staff says there is very limited potential. In addition, the settlement is considered extremely

sensitive to change. However it is a relatively good strategic location for development provided this is restricted to very low level development for local need only.

Earl Sterndale

Earl Sterndale lies in the Parish of Hartington Middle Quarter. The village is just off the A515 about 4 miles from Buxton. It has around 200 residents, a food shop, a post office, a church, a primary school and relatively good public transport. There has been limited development in the last plan period including conversion of a barn to a dwelling; the replacement of an outbuilding to form a village shop, extensions to existing buildings; change of use of existing buildings to a camping barn; and conversion of barns to 4 holiday units. The settlement is less attractive than many and there is no conservation area. It is not considered a priority for housing corporation investment before 2012 and there is no clearly identified and up to date picture of housing need. The SHLAA revealed no suitable sites for development. However, there are few nearby settlements with capacity to take its need for affordable homes so on balance Earl Sterndale is still considered suitable for very limited new development provided this is essential to meet its community need.

Edale including Grindsbrook

Edale sits at the foot of Mam Tor and the dark peak plateau at the head of the Edale valley. It is relatively remote from the nearest large town of Chapel en le Frith. The landscape has dictated the form of settlement from earliest times and is important to the character of the Conservation Area. The agricultural vernacular of mixed farming predominates and the contribution of the traditional farmstead is important to the character of the booths and the surrounding landscape with outlying sheep-pens and field barns. Walls, hedges and trees are important elements of the Conservation area because they link the surrounding landscape and the Booths. Of particular value are the views of the surrounding countryside from within the settlements so existing open frontages and gaps between buildings should be preserved. Edale is a Parish of hamlets/ booths with Grindsbrook being the largest and home to most of the 120 people. Grindsbrook has good transport links to Sheffield and Manchester by train and bus services to Chapel en le frith and the rest of the Hope Valley. It has a school, post office, pubs, playing field, playground, community hall and place of worship. It also has a significant size car park at the southern end of Grindsbrook which prevents excessive vehicle pressure blighting the village at most times of the year. Development pressure has come to convert barns to holiday accommodation and there are four relatively new dwellings for local need at the southerly end of Grindsbrook. The village is considered a district council priority for housing investment but there is no up to date picture of housing need and the SHLAA shows no evidence of capacity for new build. However there are few settlements nearby that could meet its need for affordable homes so provided good sites can be found (and this needs to be done urgently) Edale is still considered suitable for very limited new development

Edensor

Edensor is just a few miles from Bakewell and is now home to about 130 people. It is also relatively close to Chesterfield and Matlock. It became part of Chatsworth Estate and was re-modelled in the late 18th century and a new 'picturesque' village was created between 1838 and 1840. The majority of Edensor consists of individual properties in a

wide range of styles - Norman, Jacobean, Italianate, Swiss. Despite this variety there is a unity to Edensor because buildings are of a similar scale and relate proportionately to their neighbours. The entire village is surrounded with a gritstone wall, generally above head-height and a deep ditch or ha-ha. It is all included in the Conservation Area and Edensor remains a particularly self contained village. It has a reasonable range of facilities including, church, community hall, public transport, a private club that is accessible to residents of the village, and a post box. It has no playing field or playground but these may seem unnecessary given the facilities at nearby Chatsworth. Unsurprisingly its recent planning history shows little development other than subdivision of a house to make two dwellings. It is not considered to have any immediate need for affordable housing and is one of a batch of villages that may be considered for new housing by the district council after 2012. On this basis Edensor is considered suitable for very limited new development only but there is no urgency to find sites.

Elton

Elton lies less than 5 miles from Matlock and Bakewell and is home to some 360 people. It runs predominantly east-west along the contours of gently rising ground above a steep valley. A road from the south joins the main street in the centre of the village and continues northwards. As a consequence, buildings extend north and south of the church, leaving the village with the overall shape of an elongated diamond. The church and mature trees in the churchyard dominate views of the village from all directions but the tightly clustered pattern of farms, houses, cottages and outbuildings mean there are few significant views out of the village. The overall architectural quality is high, with 15 separate entries in the Listed Building records. Trees, on the other hand, are unusually sparse other than in the churchyard and Rectory grounds. In terms of services it has a public house, a playground and playing field and there is a relatively good bus service to Matlock and Bakewell. Its recent planning history includes a community proposal for a large sports pavilion and social club facilities on the playing field at the eastern end of the village; a change of use of a hostel back to a home; and a number of barn conversions for holiday cottages. The village is a district council priority for housing investment between 2008 and 2010; a 2006 new needs survey showed a need for 13 affordable units, and permission was granted for 5 units at Alice's Cottages in 2008. However, the SHLAA reveal no capacity for development and officer views are mixed as to the potential for new development. However, it has reasonably good access to services and the housing authority wish to invest in affordable housing so on balance Elton is considered suitable for very limited new development to meet its own need and work to find sites should be done early on in the plan period.

Eyam

Eyam is a large village of about 900 people about 8 miles from Bakewell and 15 miles from Chesterfield. It lies along the geological junction of millstone grit and shales to the north and carboniferous limestone to the south. The water that emerged along the junction influenced the linear shape of the village. It has a massive Conservation Area extending northwards to Mompesson's Well and southwards to include the land either side of the road linking the village to the A623. It has a good range of services including a school, a church, a doctor's surgery, a general food store as well as a grocer and a butcher, a playing field, playground, a public house and a licensed village club. Notable development over the last plan period has been the re-development of the Glebe Mine site. This mixed development includes housing and community sports facilities and

enhances a large area of old industrial land. Large areas to the south of the village are sites of special scientific interest (SSSI) and natural zone under current conservation policies. The SHLAA reveals enough capacity on current schemes to adequately address housing need in the short term but no capacity for development in the medium to long term. Conservation Area officer opinion confirms this. However it is in a good strategic location with a good level of services and a need for affordable housing. On balance therefore Eyam is still considered suitable for development but only for very limited new development unless work establishes future capacity. This should be done in the medium to long term.

Fenny Bentley

Fenny Bentley is one of the most southerly villages in the National Park and lies in a dip, uncomfortably astride the A515. It is only 2 miles from Ashbourne and this somewhat compensates for the lack of facilities in Fenny Bentley itself. The village's name is derived from 'fennig' meaning 'marshy' and 'beonet' and 'leah' which signify a 'bent-grass clearing'. Not surprisingly therefore the Church was built on rising ground to the west of Bentley Brook and it is the focal point of the village from all directions. It is traditionally a farming village with local incomes supplemented for a while by employment in Woodeaves Cotton Mill, further along the Bradbourne valley. However the Mill and some workers cottages disappeared in the 20th century. Today Fenny Bentley is a small village of some 150 residents. It has no post office or community hall but it does have a primary school, a playing field, playground, a phone box, two pubs and a church. Earlier village plan work showed a need for a community hall but the opportunity to acquire the scout building passed the community by and it has since been converted to a house. The recent planning history includes change of use of barns and outbuildings to holiday use and a refusal to let a warehouse change use to holiday accommodation. NPA officers consider there to be extremely limited potential, and the SHLAA reveals that capacity to meet needs in the short term only. There is no up to date picture of housing need and no priority is given to Fenny Bentley by the district council. On balance Fenny Bentley is suitable for very limited new development only.

Flagg

Flagg is a small and relatively remote village of about 120 people lying on the white peak plateau equi-distant from Chelmorton, and Monyash. It isn't well served by public transport but it is still only about 5 miles from both Bakewell and Buxton. The area is characterised by pasture land and a huge network of drystone walls. It has a church and a community hall, a pub, a post box and is served by a mobile library. In 2002 permission was granted for two semi detached houses for local need but other development has been by change of use from barns and outbuildings to holiday accommodation or other dwellings. Flagg does not have a conservation area but is a pretty village nonetheless. The district council considers there may be further need for affordable homes in the period from 2012 but the SHLAA reveals no capacity for new build and there is little capacity to meet Flagg's need in nearby villages. On balance therefore Flagg is considered suitable for very limited new development only. There is no immediate need to search for housing sites because, on the basis of its low population, affordable housing needs will be extremely low.

Flash

Flash is a small settlement of about 50 people in the Parish of Quarnford. It sits in a moorland landscape about 5 miles from Buxton and 10 miles from Leek. The Conservation Area's character is affected significantly by the wild moorland landscape setting. The open form at its edges and the gaps between groups of buildings in the core are important parts of its character because it allows views of the landscape. The Conservation Area includes most buildings and a significant area of land to the north of Brown Lane and this land is considered important open space with a presumption against development. Flash is the smallest settlement listed in the local plan policy LC2. However it has a food shop, a part time post office, a place of worship, a school, two pubs; two post boxes; a playground and a playing field. It is also served by public transport to Buxton. Its recent planning history shows a number of conversions from farm buildings to holiday accommodation but the SHLAA reveals no known capacity for new build. On balance therefore Flash is suitable for very limited new development only and there is no urgency to search for housing sites because affordable housing needs will be extremely low.

Foolow

Foolow is a small village of about 100 people about a mile from Eyam and less than a mile from the busy A619 cross park road from Chesterfield to Chapel en le Frith. It is nestled on the junction between the white peak and the dark peak, and the Conservation Area takes in virtually all buildings and areas to the north towards Bretton ridge and south towards the A619. It has relatively few services but reasonable public transport links. Its recent planning history shows a number of conversions and new developments where they replace less sympathetic buildings such as bungalows however there have been refusals to permit demolition of traditional buildings. The SHLAA reveals capacity for 2 new houses which is sufficient for its need in the short term. On balance therefore Foolow is considered suitable for very limited new development only.

Froggatt

Froggatt is a small village of about 230 people. It sits under Froggatt edge a few miles from Sheffield and within easy reach of Grindelford train station. The character of the Conservation Area is affected significantly by its location. The dramatic gritstone edge combines with its wooded river valley location to give a rich and varied landscape setting. The open form of Froggatt allows views out to the wider landscape and this is an important part of its character. It has relatively few services and relatively poor public transport links and the Parish Council have previously indicated that the village has no potential to accept further development without detriment to the character⁵. The planning history shows very limited development over the last period and Froggatt isn't considered a priority for development of local need housing before at least 2012. Its lack of services means that it probably isn't the best location for new housing and the SHLAA reveals no capacity for new build. However there are few alternative places nearby in which to meet Froggatt's need so, on balance, it is still considered suitable for development but only for very limited new development.

⁵ The National Park Authority wrote out to all Parish Councils in 2004 and asked them to help us to update our own understanding of services and facilities across the National Park.

Great Hucklow

Great Hucklow is a village of about 100 people about 8 to 10 miles from Bakewell and Buxton. It sits on a ridge on the edge of the limestone plateau with Hope Valley and the Dark Peak to the north and the White Peak to the south. The Conservation Area consists of two settlements: Great Hucklow and Grindlow. They are linked by a stone-walled, tree edged road, running along the slopes below Hucklow Edge. Great Hucklow is the larger settlement, with a winding main street of relatively tight-knit housing. Lead rakes dominate the land to the west and indicate the historical importance of lead-mining. Gritstone is the main building material in Great Hucklow but limestone is the main building material in neighbouring Grindlow. This hamlet of farms and agricultural buildings sits around the tree-topped hill called Grindlow. Great Hucklow has a church, primary school, bus service, pub and post box but it lacks a post office, a food shop and a community hall. The recent planning history shows a small number of conversions to holiday accommodation and even small industrial units. The planners' view is that there is some limited potential for local needs housing and small business units but the district council are unlikely to invest money in housing before 2012. However, there are few alternative settlements nearby that could meet its needs so on balance Great Hucklow is considered suitable for very limited new development only.

Great Longstone

Great Longstone is about 3 miles north of Bakewell and one of the larger villages. It has about 700 residents, a school, a general store, butcher, mechanics business, pubs and a good bus service to nearby Bakewell. It also has a small industrial estate to the north east corner of the village. Previous modern development has created a patchwork of areas that detract from the historic core and future development would need to address this. The SHLAA reveals a relative lack of capacity for new development but a proxy estimate of need shows a possible need for 12 affordable homes. Officers consider there to be limited potential to remedy some previous poor development decisions. However, on balance, given its location and its population size and its services, Great Longstone is considered suitable for housing schemes to meet its own need and those of nearby settlements such as Rowland and Little Longstone.

Grindleford (include Nether Padley)

Grindleford is a village of about 850 people which sits at the east end of the Hope Valley about 8 miles from Sheffield and Bakewell. It also has access to Sheffield and Manchester by train. The Conservation Area takes in the north western side of the village but excludes large areas either side of the B6001 to the east and south of the village. The loosely built up character of the historic core and the strong visual links with the landscape are an important part of its character. The 'setting in' of buildings into the hillside is also an important part of the visual relationship of the historic core with the surrounding landscape. It has a school; a playing field; a playground; pubs; a food shop; a dentist; a post office; good sports facilities and a village hall. The village is lacking in business premises and some small units have had their use changed to houses, further reducing the stock. The SHLAA reveals capacity for delivery of 3 houses in the 0 to 5 year period and 5 houses in years 6 to 10 of the plan period however the 2007 housing need survey reveals a need for 11 affordable homes and it is a district council priority village for housing investment between 2008 and 2010. Sites have been identified and

schemes are being developed. On balance therefore Grindleford is still considered suitable for schemes of housing.

Grindon

Grindon is a small village of about 80 people about 8 miles from Leek and 10 miles from Ashbourne. It is an attractive linear agricultural settlement with the Main Street running east-west and Back Lane running parallel to the south. Buildings consist of individual farms, barns and cottages, with only the relatively recent Church Terrace introducing an alien building form. Grindon has a church; a community hall; a playground; and a post box but it doesn't have a food shop, a school, or a post office. Its recent planning history has seen a number of applications for conversions to dwellings and in two cases to a microbrewery and a youth hostel. Its lack of services makes it a relatively poor place to consider further housing for local need but the recent local needs survey⁶ concluded affordable housing was needed. The Parish had one of the lowest levels of houses with dependent children and there was high level of under occupation with couples and single people living in family size homes. In addition there are many second homes. The population could be considered unbalanced and the three units of social housing in the Parish might be considered inadequate because newly emerging households are unable to afford open market housing and elderly residents may require changes to their property as they become less able. In spite of the potential need, the SHLAA reveals no capacity for new build. However there is a lack of alternative settlements nearby that could meet its need so on balance Grindon is considered suitable for only very limited new development to meet its own needs.

Hartington (town quarter)

Hartington is a small village of about 350 people at the heart of the white peak in a landscape characterised by pasture, stone walls and small dales. It is about 10 miles from Ashbourne, Leek, and Bakewell, but has relatively quick and easy access to the A515. It has a good range of services including a church, primary school, food shops, pubs, post office and post boxes, and village hall but it lacks a sports field and a public playground. The planning history is one of conversions of outbuildings and barns to holiday accommodation but there has been no significant development since houses were built at Stonewall Lane and Parsons Close. The district council wants to see development of affordable homes in the period 2008 to 2010 and the new parish need survey shows a need for 13 new dwellings. However the SHLAA revealed capacity for only 7 dwellings in years 6 – 10 of the plan which is too late to address the need. Fortunately, the recent sale of the Creamery has unlocked potential for re-development of the factory site. On balance therefore Hartington remains a place where development is acceptable in principle despite its relatively poor accessibility to services.

Hathersage

Hathersage is the biggest village in the Peak District National Park. It lies at the eastern end of the Hope Valley and is only 10 miles from the centre of Sheffield. It has about 1780 residents and an excellent range of services including primary school, food shop, post office, grocers, butchers, bakers, doctors, optician, service station, public houses,

⁶ Staffordshire Moorlands District Council Housing Needs Surveys Final Report Grindon February 2006 (Outside research and Development)

restaurants and a delicatessen, post boxes, a bank, access to a library, a swimming pool, sports field, playground, cricket pitch and tennis courts. It also has a number of outdoor shops and is very popular with the outdoor enthusiasts. The village has a train station with direct services to Manchester and Sheffield and it also has relatively good bus links to Sheffield. In recent years it has seen a mixed development of open market and low cost affordable homes for local need; and business units all on the old station yard site. The Moorlands House home for the elderly has also been extended significantly in recent years, and the Hathersage Inn hotel has changed use to a retail area with delicatessen, café bar, outdoor shop. Small properties on the main valley road have been bought up and renovated as holiday homes and the village is extremely popular with holiday makers. Business units are being created at Hall Farm which will conserve and enhance the traditional buildings and increase employment options for people living in and around the village who may require small workshop or office space. The district council wants to invest in affordable housing in the period 2010 to 2012 and the 2009 needs survey showed a need for a minimum of 11 units. However the SHLAA only confirms an existing commitment to create 7 new dwellings in years 1 to 5 of the plan (2011 to 2016). Other than this there is no known capacity and our officers' view is that it would be difficult to expand the village. Past attempts were entirely out of keeping with the valued character of the village and further expansion is constrained by the lay of the land and the obvious boundary of the railway line to the west.

On balance Hathersage is suitable for schemes of housing because of its good strategic location and range of services. However, site search done at a Parish level in late 2009 involving the Parish Council, the Rural Housing Enabler and the NPA revealed insufficient evidence of good sites to make development of housing schemes acceptable in principle at this stage. Further site search is needed early in the plan period to address the problem.

Hayfield

Hayfield lies astride the Park boundary to the north west of Chapel en le Frith. It is close to Chapel, New Mills and Glossop and within easy commuting distance of Manchester (about 10 miles). It is split by the A624 with the bulk of the old town to the east of the main road. About 370 people live there and it has an excellent range of services including schools, health facilities, library, town hall, post office, playing fields and playground and public transport links. There is an up to date housing need survey which reveals a need for 14 to 15 affordable houses and, although the SHLAA reveals no capacity for development, good sites have recently come forward in the National Park part of the village and the recent bid to the HCA also identified sites. On balance therefore Hayfield is considered suitable in principle for schemes of housing either inside or outside the National Park boundary.

High and Low Bradfield

High and Low Bradfield lie in the Parish of Bradfield. High Bradfield is 5 miles of the centre of Sheffield. It has a population of about 120 people, a church, a community hall, a pub, a mobile library, and good public transport links. Much of both villages is in the Conservation Area and some areas around St Nicholas's church and the Old Horns Inn have seen high quality restoration. There has been little development pressure over the last plan period; it is not a priority area for housing investment and the SHLAA reveals no capacity for new build. There is no up to date picture of housing need for High

Bradfield. Low Bradfield has a population of around 120 people; a food shop and post office; post boxes and pub; playground and sports field and access to a library. Its planning history is one of conversions to holiday accommodation or permanent dwellings and has included change of use to a café which now shares premises with the post office. It is not a priority for investment by the housing authority; the SHLAA reveals no capacity for new build; and there is no up to date picture of housing need for Low Bradfield. On balance therefore both High and Low Bradfield are considered suitable as settlements for very limited new development only.

Holme

Holme is a small settlement of around 120 people in the Parish of Holme Valley in Kirklees Council area about 3 miles from Holmfirth. It has good access to the A628 cross Park route. The majority of the settlement is concentrated around the open area at the bottom of Meal Hill Road and whilst it has a Conservation Area no areas are identified as important open space. Courtyards are an important feature and a number of footpaths run through them however many of these are private. Its planning history is characterised by conversions to holiday lets and dwellings. It has a church, primary school, community hall, good public transport, a pub, a post box, play ground and playing field but there is no up to date picture of housing need, it is not a priority for housing authority investment and the SHLAA reveals no capacity for new build. However, there are no other settlements in this area that have the range of services that support the local community and enable good access to them so on balance Holme is still considered suitable for very limited new development to meet its own needs.

Hope (with Aston)

Hope is a small village of around 600 people located towards the western end of the Hope Valley. It is relatively remote from larger towns and cities being 12 miles from Sheffield and 8 miles from Chapel en le Frith by road but it has a reasonable bus service and rail links to Sheffield and Manchester. It is bound by railway lines to the west and north, Peakshole water to the south and the River Noe to the east and the Conservation Area extends up Edale road to Townhead Bridge and southward to include the area of the church the Motte and pinfold. It has a primary and secondary schools, health centre, garage (fuel and repairs), post office, food shop, grocer, pubs, butcher, community hall, hairdresser, church, chinese restaurant and take-away; sports field and playground. It also has a number of more tourism orientated services and a car park opposite the parade of shops. The recent planning history shows a number of conversions to holiday lets or dwellings, and new houses on the old cattle market site and along the main road. Hope is a district council priority for investment in affordable housing between 2008 and 2010 and this is on the back of a new housing need survey and the identification of sites. The SHLAA reveals capacity for 19 dwellings in years 11 to 15 of the plan but no capacity to meet need in years 1 to 10. On balance the strategic location, the level of services, the accessibility to services, and the evidence of local need for affordable housing and the commitment of the District Council to address this need means that Hope remains a place where we consider schemes of housing are acceptable in principle.

Kettlehulme

Kettleshulme is a village of about 180 people just a mile from Whaley Bridge from where people can pick up the train to Manchester and Buxton. The Conservation Area is one of great variety with open spaces contrasting with areas of tight knit buildings and more scattered settlement. Apart from the main road, all streets are narrow and closely confined by walls and/or hedges. There is no Parish Church and groups of buildings create the “nodes” of the village. The Conservation Area includes a large amount of important open space to the north and east of the main built up area as well as Hardy Green and Hollincroft Brow. The village has good public transport services, a church, a primary school, a community hall, pubs and post boxes, a playing field and playground, but it has lost a food shop and post office. There is little development pressure and, whilst a proxy estimate of need would suggest a need for 5 affordable homes, the SHLAA reveals no capacity for new build. However on balance Kettleshulme is still considered suitable for only very limited new development for local need only.

Little Hayfield

Little Hayfield is in the Parish of Hayfield just north of the main settlement of Hayfield on the A624 between Chapel and Glossop. The river valley setting of the village and the central open area contributes significantly to its form and open character. Distant views between buildings and across open frontages are also important aspects of its character. The use of coursed rubble gritstone is the unifying factor in the village whilst trees and walls combine with the slope of the land to provide a strong sense of enclosure particularly in the village core. It has some 220 residents and good public transport links however its recent planning history indicates little pressure for development and no desire from the Parish Council to see growth in the village. It is not a district council priority area for affordable housing over the next 5 years at least and there is no evidence of capacity for new housing in the SHLAA. On balance therefore Little Hayfield is considered suitable for very limited new development only.

Litton

Litton is a village of about 300 people about a mile from of Tideswell and 7 miles from Bakewell and within easy commuting time of Chapel and Chesterfield. The village occupies a fairly level site on a limestone plateau and has a distinctive well-preserved strip field system to the south of the Main Street. Litton Edge provides a backdrop of rising ground to the north. The Conservation area covers most of the village including some of the strip fields to the north and south of Main Street but it excludes two twentieth century housing developments at Dale View and Sterndale Close. Litton is essentially linear with its core around a village green and its buildings clustered around the green spaces, with the mature trees in the centre providing a contrast to its comparatively treeless landscape setting. The green verges, village green and mature trees all create an open feel that contrasts with the tightly knit settlement patterns seen in villages such as Winster, Bradwell and Youlgreave. This reflects its history as an agricultural community rather than a mining community. The village has a community (food) shop; a primary school; a pub; a community hall, a place of worship; and a good bus service to Bakewell. It is close to Monsal Dale, Tansley Dale and Cressbrook Dale so it is popular with visitors and unsurprising that its recent planning history shows some changes of use to holiday lets. Permission was granted for new local needs housing in 2004 but a new housing need survey is imminent. The SHLAA shows no evidence of capacity for new build although a proxy estimate of housing need would suggest a need

for 8 affordable houses. On balance Litton is considered suitable for very limited new development only and further work to determine capacity should be progressed quickly.

Longnor

Longnor is an old market town of around 400 people about 10 miles from Leek and Buxton. Access to both is poor and Longnor only really developed because it is on the junction of old packhorse trading routes from Staffordshire and Cheshire across to Derbyshire and Yorkshire. It no longer supports a market but the market place and hall are well conserved reminders of its past. The Conservation Area encompasses virtually all buildings except the houses on the road to Glutton Bridge. One area of important open space is now a playing field and playground. It has a primary school, a news agent, pubs, a café and fish and chip shop; a small industrial estate of class B1 industrial uses; a fire station, a church, a post office, community health services, a mobile library; a playground and playing field; and good public transport links to surrounding towns. The remote location perhaps explains the lack of take up of industrial units by local firms and Leek College has occupied both units for some time. The recent planning history is barn conversions to accommodation and change of uses for example in the old chapel which is now an artists' studio. A 2005 housing need survey showed that Longnor has less than 70% detached housing, a majority of houses in owner-occupation; more socially rented properties, and a lower percentage of second homes, than in other Moorland parishes. The percentage of respondents who hailed from Longnor was high and many knew people who had left owing to a lack of affordable housing. Many respondents favoured a small number of new homes, particularly for young people, and more if it was by conversion of existing buildings or in keeping with the existing housing. This attitude may have been prompted by the fact that there had been less than a 10% movement in the housing market in Longnor in the previous 2 years and entry level properties were rarely available. In addition, a large proportion of households receive Housing Benefit and many households live on low incomes. Some felt that a small number of shared ownership homes may help people to move on and free up rented properties. The Survey states that it would be worth investigating the prospect of adapting existing buildings for this purpose because some local people think the Parish would be spoilt by new development. This opinion is supported by the SHLAA which shows no capacity for new housing schemes. On balance Longnor is suitable for some development and there are few nearby alternatives to meet local need for affordable housing. Because, a proxy estimate of affordable housing estimates a possible need for 5 new dwellings, work is required to establish whether suitable sites exist.

Middleton by Youlgreave

Middleton is a small settlement of about 135 people in the Parish of Middleton and Smerrill a mile or so from Youlgreave and some 5 miles from Bakewell. It is a relatively compact village centred on the Square and many of the mature trees are protected by Tree Preservation Orders. Its Conservation Area includes the remains of Fulwood Castle and areas of important open space to the north east and south east of the central area of the village. Many buildings are listed though there is one group of modern houses to the south-east of The Square. Expansion has been limited to infill development along the main approach road from Youlgreave where it has consolidated earlier spasmodic development. It has few services except for a church, a community hall, reasonably good public transport, and a post box. Its recent planning history includes change of use from a barn into three holiday units; extension and change of use of existing outbuilding

to provide interdependent relatives or carers accommodation; erection of farm workers dwelling and change of use of barn to utility room and stable; change of use and extension of outbuilding to granny flat; erection of agricultural workers dwelling; change of use of barn to guest accommodation; and replacement dwelling at Hillcrest. The district council has no plans to invest in local need housing until at least 2012 and the SHLAA reveals no capacity for housing. A proxy estimate of need indicates a possible need for 2 affordable houses. On balance therefore Middleton by Youlgrave is considered suitable for very limited new development only.

Monyash

Monyash is a farming village of about 275 people up on the white peak plateau between Bakewell and Longnor. It is about 10 miles from Buxton, 15 miles from Ashbourne and 5 miles from Bakewell. The overall feeling in the villages is one of space including wide spaces between buildings, views across fields, wide roads particularly around the crossroads and open spaces such as the church yard, The Square and the 'meres' are also valued features as are the limestone buildings and boundary walls; the strip fields and track-ways between fields; trees and the church spire which is clearly visible from many points throughout the village. It has a food shop, café, and pub, places of worship, community hall, a playground and a primary school but services and access to other services is relatively poor. Its recent planning history includes permissions to convert barns to holiday accommodation; a camping barn and local need affordable housing. It is a district council priority for housing investment from 2010 to 2012 though there is no 'up to date' need survey and the SHLAA revealed no suitable sites for housing development. A proxy estimate of need indicates a possible need for 4 affordable houses. On balance Monyash is considered suitable for very limited new development because of the housing authority's commitment to address affordable housing need and the lack of alternative locations where this need might be met. However, work to determine capacity should be progressed quickly.

Over Haddon

Over Haddon is a village of about 200 people situated at the east end of Lathkill Dale about 2 miles from Bakewell. The heart of the village lies between the original main street of the village and the later Monyash Road. Nowadays it is the latter which is the main 'through' route, thereby reducing vehicular pressure in the central core. It has a food shop, a pub, a post office, church, and community hall but it doesn't have a school, playground, playing field or good public transport to Bakewell. The recent planning history includes erection of 2 semi-detached houses for local needs; conversion of offices to 2 houses; a conversion of a barn to a dwelling; conversion of an agricultural building to additional living accommodation and conversion of a craft centre to 10 residential units. The last example perhaps hints at the difficulty of making business pay in a remote rural location as most visitors to the area will probably favour Bakewell or Chatsworth instead of the outlying villages. Over Haddon is not a district council priority for housing investment until at least 2012 and scope for development is limited as evidenced by the SHLAA. A proxy estimate of need is for 3 affordable houses. On balance therefore Over Haddon is considered suitable for very limited new development.

Parwich

Parwich is a village of some 390 people about 5 miles from Ashbourne. The Conservation Area covers most of the village and includes the lower slopes of Parwich Hill, between the grounds of Parwich Hall and the plantation at the top of the hill. It extends north-west to include Townhead House, but excludes Fouginside Farmhouse and several areas of twentieth century housing development such as Smithy Close, Sycamore Cottages and Chestnut Cottages to the south; and West View and Ingle Field to the east. The village originated as an agricultural settlement and many of the buildings were originally farmhouses with barns and outbuildings. The settlement developed piecemeal over time and the built form varies throughout with buildings either loosely spaced or clustered and no clearly defined centre. A characteristic feature of the settlement is buildings directly fronting the street, or oriented gable on to the road and presenting their rear, largely blank elevation to the public domain. There tends to be greater cohesion between groups of buildings constructed in a similar period. The older, pre-eighteenth century farmhouses are characteristically low, long, narrow, simple buildings, some with cruck timbers still in situ, whilst the eighteenth century farmhouses are grander in scale, being generally 3-storey with symmetrical Georgian frontages. The Conservation Area contains an intricate network of lanes but the nearest main roads are some distance away: As a result there is little through traffic and the village has a quiet and peaceful atmosphere. Parwich has a food shop, church, village hall, primary school, pub, club, playground and sports field but it has a reasonably poor accessibility to services and facilities elsewhere. Nevertheless, it has an active community which has worked hard to secure affordable homes for local people and conserve the heritage of the village. Its recent planning history includes a plethora of applications, including more local needs affordable housing at Creamery Lane and Smithy Close and a range of applications for change of use to holiday units. Parwich has an up to date housing need survey and is considered a district council priority for housing investment from 2008 to 2010 however the SHLAA revealed no sites to be suitable for development. On balance therefore Parwich is considered suitable for very limited new development only unless work provides evidence of capacity for housing schemes.

Peak Forest (and Old Dam)

Peak Forest is a small village of about 140 people on the A623 about 5 miles east of Chapel en le Frith and 20 miles west of Chesterfield. The village was once part of a royal hunting forest but is now part of a landscape characterised by pasture and limestone drystone walls. However the settlement itself is quite wooded around the church and there are green open spaces in the Old Dam area. The open form of the settlement reflects its origins as an agricultural hamlet and allows views through the built up areas across into the open countryside. This is an important part of its character. Buildings are a mix of farmsteads, detached dwellings and small groups of cottages. The low limestone walls of post medieval enclosure are an important element of the character of the village and form a strong visual link with the surrounding landscape. The village has a food shop, post office, church, community hall, school, nursery school, playing field and playground, pub, and bus services. The community have worked hard in recent years to secure improvements to the community Reading Room and to install a new playground on the recreation field. Its recent planning history includes conversion of a barn to dwelling house and demolition and alterations to outbuildings; conversion of a barn into a holiday home; conversion and repositioning of a store to garage; and change

of use from an agricultural building to additional living accommodation. However other applications for change of use from barns to dwellings have been refused. The village isn't prioritised by the district council for housing investment until 2010 and the SHLAA revealed no capacity for new housing development. However a proxy estimate indicates a need for only 4 affordable houses. On balance Peak Forest is considered suitable for very limited new development only unless further evidence of capacity is proven. Work to determine capacity should be progressed quickly.

Pilsley

Pilsley is a mile or so from Baslow and Bakewell and home to about 130 people. It is maintained by the Chatsworth Estate and the Conservation Area takes in the whole village and two areas of important open space. One is south of the school and the other is to the west of Mary Devonshire cottages. The older village was expanded from about 1840 onwards but a degree of self-sufficiency was retained and the Conservation Area includes some remnants of the formerly extensive network of allotments cultivated by the Estate's tenants. It has a reasonable range of services including a food shop, post office, pub, school and public transport but it is not considered a priority for housing investment by the district council until at least 2012. The village would not easily absorb new development and the SHLAA indicated no capacity for new development. On balance therefore Pilsley is considered suitable for very limited new development only.

Rainow (including Brook houses and Tower Hill)

Rainow is a village of about 180 residents a couple of miles from Macclesfield. It straddles the National Park boundary and has a church, a pub and a post box. However Macclesfield provides all the services not found in Rainow itself. Its recent planning history includes conversion and extension of a public house to 2 dwellings; conversion of a cottage to letting bedrooms; conversion of 2 redundant barns into 2 holiday cottages, a bed and breakfast accommodation and dining room; change of use of a public house to a dwelling; change of use of outbuildings to one dwelling; demolition of an existing dwelling and erection of replacement dwelling; erection of a dwelling and garage at the Country Café Spuley Lane. The SHLAA revealed no capacity for new development but a proxy estimate indicates a need for 7 affordable houses. On balance therefore Rainow is considered suitable for very limited new development only unless new evidence shows capacity.

Rowsley

Rowsley is in the Parish of Great Rowsley. It is about 5 miles from Matlock and Bakewell and it is home to some 180 residents. It straddles the National Park boundary and communications have been central to Rowsley's development from its position on the Wye and Derwent, the pack horse route, turnpike road, railway line and today the A6 trunk road. Most of the built up area lies within the Conservation Area and it has a full range of services courtesy of the shopping village development on the old railway station site. However extensive parts of the village are at risk from flooding and Rowsley is not a priority for housing investment by the district council. The SHLAA reveals no capacity for new development and this concurs with officer views that the village has little if any capacity within the National Park. On balance therefore Rowsley is considered suitable for very limited new development only.

Sheen

Sheen is a linear village very near to Hartington, Longnor and Warslow but remote from larger towns. It is home to about 90 people and virtually all the village is in the Conservation Area with the surrounding pasture land provides an open and lush landscape setting. The openness of development allows views across the landscape and this, along with the many buildings of high architectural quality, contributes significantly to its character. The village is characterised by farmsteads and detached dwellings in generous plots, whilst groups of trees and gritstone walls also contribute significantly to the character of the area. It has few services of its own other than a church, a pub, a post box and a much loved community hall and the 2005 parish housing need survey concluded that there is no social housing. More residents owned their house outright than in any other Parish in the 'Moorlands' part of the National Park. 50% of people grew up in the Parish and whilst the housing is adequate for their needs there is the second highest level of fuel poverty of all Moorland Parishes in the National Park. Whilst local people tend to stay in the village, evidence from emerging households showed an inability to buy even a 50% share in a property at prevailing prices. As a consequence more local people are moving out because of the lack of affordable housing than in any other Parish in the Moorlands areas of the National Park. However the SHLAA revealed no capacity for new development and recent cases have illustrated the difficulty of finding good housing sites. On balance therefore Sheen is considered suitable for very limited new development only.

Stanton in Peak

Stanton is a village of about 210 people about 5 miles south of Bakewell and a little further than that north of Matlock. Its origins as an agricultural settlement have been maintained over the generations but the village is a mix of large detached houses with some neat traditional stone built terraced houses. It includes Stanton Hall, and the whole of the built up area and large areas to the east and north of the built up area is classed as Conservation Area. The areas to the north of the village are classed as important open space. Stanton Hall has passed through several families down the generations and this has had a significant impact on the present form of the village. However, there have always been some independent yeoman farmers and Stanton has never been wholly an 'estate' village. There are two main tight-knit nodes to either side of the main entrance to Stanton Hall and an open central area with extremely tight-knit groups to either side remains a key characteristic although this has been somewhat eroded by modern housing in the last 10 to 20 years. Somewhat unusually, the village rises steeply across the contours, following the line of the Hall wall but the wooded ridge is an effective barrier puts a stop to further development to the south east and most 'infill' plots have been filled. Extensive open views to the north add much to its attractiveness and Stanton is surrounded by a number of satellite hamlets. It has a pub, a church, a school, a community hall, a cricket ground and an allotment space in the middle of the village and it has relatively good public transport links to nearby towns. Its recent planning history includes change of use of a chapel to residential accommodation and studio and refusal of an application to replace an engineering works with new dwelling. However, permission was been granted for a change of use from shop, post office, hair salon and tearoom back to housing. The district council has prioritised the village for housing investment from 2010 to 2012, but there is no up to date survey of housing need and the SHLAA does not identify capacity for new housing. A proxy estimate of need indicates that 4 affordable houses are needed but our officers consider the village to be capable of

accommodating only very limited development. On balance therefore Stanton is considered suitable for very limited new development only and work to determine capacity should be progressed quickly

Stoney Middleton

Stoney Middleton is a village of about 330 people a mile from Calver and 2 miles from Baslow. Bakewell is only about 5 miles away and it is less than 20 miles to Chesterfield. The limestone dale has a major impact on its character dominating the village from either side of the A623. The Bank' and 'The Fold' to the north, and High Street to the south results in a tight knit form along steeply winding roads but although buildings are tightly packed there is no strong sense of enclosure because the buildings are "staggered" in height. Buildings are mainly two storey, though some of the larger properties are three storey or more. Buildings are simple in design with the best architectural detailing to be found on the houses in The Nook. Gardens tend to be to the rear of property, and any front gardens are small and narrow. Most of the significant trees can be found around the Church, the Hall and the Roman Baths. Green spaces include the Grove, the garden next to the Chapel at the Fold, the area around the Roman Baths, and the grounds to the Hall and Castle Hill. Not all of these are public spaces. The sound of running water is a characteristic of the village, as it runs parallel to the A623, through the Grove, and along Mill Street. There is also running water next to the Roman Baths. Modern development occurs outside the Conservation Area boundary with the exception of some modern infill development. Stoney has a school, play group, farm shop, church, playground and playing field, pub, and bus service but it doesn't have a village hall. Its recent planning history includes a number of conversions, for example permission to convert a house to a playgroup building; permission to build a new pavilion, children's playground, car park, and play area. The village has lost its post office and newsagent/local store. There are opportunities for business units next to the site of the garage up the dale. The village has an up to date picture of housing need and has been prioritised by the district council for housing investment between 2008 and 2010 but the SHLAA reveals no capacity for housing schemes. Discussion is on going to bring development forward but the village is generally suitable for infill not larger schemes. On balance therefore Stoney Middleton is considered a place where very limited new development is possible unless new evidence of capacity proves otherwise. Work to determine capacity should be progressed quickly.

Taddington

Taddington is a village of about 330 people about 5 miles from Buxton and 10 miles from Bakewell. The village feels remote but in fact has easy accessibility to Buxton by road. It is a typical limestone village, making good use of local stone. It is linear in form, retaining its strip field system and is particularly fortunate in having retained its back lanes and connecting pathways between them and the main street. Curves in the stone walls, particularly to the south of the main street indicate the S-curve created by the teams of oxen as they turned the plough. Perhaps one reason for the survival of the many lanes is the fact that they gave access to High Well, the main water supply to the village for most of its life. It is not surprising that the tracks are known locally as 'watering lanes' The Conservation Area takes in the majority of buildings excluding the houses on school lane and Main Road at the west end of the village. Large areas of land to the south of main road are classified as areas of important open space as is an area to the east of St. Michaels church and Chapel Farm. It has a good range of services

including a church, a school, a community hall, a pub and a bus service. Its recent planning history includes permissions for conversion of existing chapel to dwelling house; conversion of a former garage into a dwelling; conversion of a redundant barn to dwelling for holiday accommodation; change of use of a disused cow house into holiday flats; and demolition of a garage and erection of ancillary accommodation; conversion of barns to one holiday unit and swimming pool; and conversion of a barn to 3 holiday flats. The SHLAA reveals potential capacity for development of around 20 dwellings in years 11 to 15 of the plan period but the village is seen as priority by the district council for Housing investment before then. There is therefore some doubt about the ability to address housing need in Taddington at the right time but it remains a reasonably strong strategic location for development. On balance therefore Taddington is considered suitable for development because it has a reasonable range of services and reasonably good access to larger towns. It has limited capacity for housing schemes and work may be needed to bring sites forward in line with the district councils plans.

Thorpe

Thorpe is a small village of about 150 people within a mile of the A515 and 3 miles of Ashbourne. It is a loose-knit village on fairly steeply sloping land either side of a valley. It was the development of tourism in Dovedale that boosted Thorpe's prosperity in the 19th Century and Thorpe can realistically be regarded as the gateway to Dovedale. Housing and other buildings lie in 3 loose knit clusters, running broadly north-west to south-east, with extensive fields and woodland between each group. It has a community hall, a post box, a garage, and a church. Its recent planning history includes permission to convert a barn to three holiday units. Of concern is a local view that recent planning permissions are shifting the centre of the village. The village has an up to date housing need survey and is a district council priority for housing investment from 2008 to 2010 but the SHLAA revealed no capacity for development. On balance therefore Thorpe is considered suitable for very limited new development only

Tideswell

Tideswell is about 9 miles from Bakewell and 7 or 8 miles from Buxton. It has a population of around 1675 people and is the third largest settlement in the National Park. It has a good range of services including a school, a bank, a convenience store; a sports field and play facilities although it has lost a launderette and a newsagent in recent years. It has had relatively recent investment in housing, and an earlier expansion of Whitecross Industrial estate. The planners' view is that there may be a need for small industrial units and that there is some potential for housing at the south end of the village and the SHLAA confirms this. On balance therefore Tideswell remains a key settlement where schemes of housing are possible but there is a need to identify sites and this work should be progressed quickly.

Tintwistle

Tintwistle is a town of about 190 people a couple of miles south of Glossop on the busy A628. It is therefore easy for residents to access train services to Manchester. The Conservation area consists of the pre-industrial era village, centred on The Stocks and extending along Old Road paralleled at a lower level by mid-19th century development along the A628, including the Church, Sunday and day Schools. In addition to the gritstone buildings there are many substantial gritstone retaining walls of considerable

height that mark curtilages throughout the Conservation Area. There is also a rich heritage of stone cobbled streets. These features are key elements in the distinctiveness of Tintwistle and every effort should be made to retain them. The Conservation Area includes areas of important open space and Special Areas of Conservation and areas of Recreation Zone 1 which means that only informal, low impact, active recreation uses such as hostels, farmhouse accommodation, walking cycling and riding routes are acceptable. The town has a post office, church, school, community hall, pubs, public transport, library, playing field and playground and its recent planning history includes permission to convert a Sunday School to a dwelling, and a conversion of dwelling to 2 flats. The SHLAA reveals no sites for housing and it is not a priority area for the district council investment in housing. With the larger towns of Hadfield and Glossop nearby and the fact that it straddles the boundary it is a village that could accommodate moderate development within the National Park.

Tissington

Tissington is an estate village of about 125 people about 5 miles from Ashbourne and set well back from the busy A515 road. It is a pre-Conquest settlement and has depended on agriculture throughout its existence. Nowadays, livestock rearing and dairy farming is the norm although the extensive ridge and furrow fields on either side of the main Avenue are evidence of earlier arable farming. The Fitzherbert family has consolidated its landholding in the area since the 15th century and they own most buildings. Virtually all the buildings and a considerable area up to the A515 and north east of the church are in the Conservation Area and classed as areas of important open space. The common ownership and strict control of all property has conserved a village of the highest quality. Extensive greens and wide grass verges create a spacious feel throughout and the raised pond, an unusual feature in the limestone part of the Peak District, provides a further focal point. The village has limited services including a church, a village hall, two post boxes, a pre school, a cafeteria and a couple of craft shops and a small play area but it has no pub and it has poor public transport links. It is on the Tissington cycle trail and is extremely busy in the tourist season although the rest of the time it is still a small farming community. Its recent planning history includes conversion of a stable block to cafeteria, conversion of former stable to additional living accommodation, and demolition of an existing dwelling and replacement with new dwelling. It is not a housing authority priority until at least 2012 and the SHLAA showed there to be no capacity for new development. It is not a village that will easily accept development without harm to its character. However, on balance Tissington is considered suitable for very limited development and there are few alternative settlements nearby where its need may be met.

Wardlow

Wardlow is a linear farming village of about 70 people about 5 miles from Bakewell and 20 miles from Chesterfield and just set back from the busy A623. The surviving medieval field system and access tracks are an important part of the history of its development and contribute significantly to its character. Buildings are a mix of farmsteads, detached dwellings in generous plots and small groups of cottages. Although there is a broad range of building types, the consistent feature is the use of limestone. The linear form of Wardlow and the open frontages within the village are important aspects of its character whilst trees and walls also make a significant contribution to the character of the village. The Conservation Area includes the Three Stags Head pub and other buildings in

Wardlow Mires on the A623. Its facilities are limited and include a church, a community hall and a post box and it has relatively good public transport links. It has seen extensive renovations to properties throughout the village and its recent planning history includes permission to convert a farm building to farm workers dwelling but a refusal to permit conversion of redundant farm buildings to local need dwelling or allow change of use of the former Bulls Head public house to a dwelling house. It has a new housing need survey but is not considered a priority for housing investment by the district council until at least 2012. The SHLAA revealed no capacity for new development and the linear nature of the settlement and its prominent position in an open landscape make it susceptible to even small scale development. However, on balance Wardlow is considered suitable for very limited development and there are few alternative settlements nearby where its need may be met.

Warslow

Warslow is a relatively isolated village of about 220 people in the Parish of Warslow and Elkstone on the eastern fringes of the Staffordshire Moorlands about 10 miles from Leek. It started life as a medieval farming settlement but Ecton copper mines supplemented agricultural incomes over subsequent centuries and today's village owes much to the Harpur-Crewe family who developed Warslow as an estate village. The Conservation Area consists of the village, centred on St Lawrence's Church with reasonably tight-knit housing to its west and north-east. The original village has been considerably added to by housing and business units since the Second World War and these undermine the quality of the built environment. To the north, west and south is more open agricultural land, containing several medieval track-ways, some still in use as roads to outlying farms. Walls predominate as curtilage boundaries in the village and around the farmsteads, but trees and hedges are also evident, with no obvious reason as to why one is used rather than the other. On the outer edge lies the isolated Vicarage, dating from the mid 19th century and, in the extreme south, there is a secondary grouping of farms between Villa and Town End Farms. These variations in overall density are part of the village's character and any further increases in that density would need very careful consideration. Warslow has a church; a community hall, a pub, a large school serving the surrounding area, and relatively good public transport. It also has a small industrial estate although this has been consistently under occupied and there have been recent applications to convert its use to housing. The recent planning history shows permission to build a bungalow; demolish a vacant bungalow and reinstate the land to open grassed area at the school; convert a barn to living accommodation and holiday unit and change the use of land to give the accommodation a garden area; convert a vacant coach house to workshop with dependent flat; and convert a barn to a dwelling. The 2005 Parish need survey included Elkstones and concluded that housing is more varied in terms of tenure, size and type than most villages and it is one of only two parishes in the area to have flats. The Parish has the highest percentage of rented properties and these are split evenly between private rented and social landlords. Along with Longnor, it has the highest percentage of social rented housing. Conversely it has the lowest percentage of owner occupied properties of the Staffordshire Moorlands part of the National Park; a high number of one bedroom houses and fewer three bedroom houses. The small properties and the lack of services are a disadvantage to living in Warslow because many residents are over 65 and there is the highest percentage of people over 60 living on their own, as well as a higher percentage of people with long term health problems and disabilities. As a result, more people were prepared to move to other Parishes to get better accommodation and better services and there is no great

desire to see new homes in the Parish. Those who expressed an opinion favoured homes for young people and families or bungalows for the elderly population. However the SHLAA shows that no sites are developable before 2026. On balance Warslow has very limited housing need and some of its industrial area could possibly revert to housing without damaging either the local economy or the built environment. However, previous development has been poor and any future development should be extremely small scale. However, there are few nearby alternatives where its development need might be met so on balance it is considered suitable for very limited development only to meet its own needs.

Waterhouses

Waterhouses is about 10 miles west of Ashbourne and a little further west to Leek and it straddles the southern boundary of the National Park. The village has about 220 people and a good range of facilities including a school, church, food shop, post office, community hall, sports field, playground, pubs, post boxes, access to public transport, community health facilities and a library. There has been extensive development over the last plan period including conversion of barns to holiday units; conversion of offices to dwelling; 20 new dwellings and a sports pavilion. There has also been a large new housing development outside the National Park boundary. The 2005 housing need survey concluded that the Parish is one of only three with less than 70% detached housing. There are more socially rented properties than most other Parishes with a mix of Moorlands Housing Association and shared ownership properties. There is little movement in the housing market especially out of entry level properties however the main reasons for people leaving were for higher education or work rather than housing availability. There are options for newly emerging households but they are mostly rent and limited shared ownership options rather than owner occupation. Local people were broadly in favour of a small amount of new homes being built for young local people and new shared ownership property might be the best option to help free up social rented property. Waterhouses does not have a conservation area but on balance new development would be preferable in the area outside the National Park because the SHLAA identified no capacity for new build. However, it is one of few places where the housing authority might invest in housing and there are few alternative locations to meet the needs of Waterhouses and surrounding parishes. On balance therefore Waterhouses is suitable for new development.

Wensley

Wensley is in the Parish of South Darley and is home to about 180 people. It is about 2 miles from Matlock and 10 miles from Bakewell. The Conservation Area takes in the whole village and there are considerable areas of open spaces to the north and south which are important because they offer extensive views. The Conservation Area basically consists of three elements: the linear village, Wensley Dale, and the slopes rising steeply to the south. The slopes to the south show medieval lynchets and debris from the lead mines and are reminders of Wensley's agricultural and industrial past. Trees are sparse within the village, but Wensley dale is well wooded and hedges and trees mark the limit of the fields behind the buildings to the north. The steepness of the slopes means mature trees are scarce. Wensley has a post office and community hall, and relatively good public transport. Its recent planning history includes permission to convert the old Reading Room. The SHLAA identifies no capacity for new development.

but nonetheless, on balance Wensley is considered suitable for very limited development.

Wetton

Wetton is a small village of about 130 people about a mile from Alstonefield and 10 miles from Ashbourne and Leek. The Conservation Area includes most buildings within the village and the settlement pattern is buildings clustered around a crossroads with important open space in each of the four quadrants between and beyond. The village is basically a farming community, with farms grouped together along the main street of the village. However, conversion of barns to accommodation is gradually eroding this character. Wetton is already a 'shrunk' village as archaeological features such as sunken road and abandoned house platforms indicate. Such features are apparent to the north-west and north-east of the present village but, these apart the surrounding landscape is excluded from the Conservation Area. The village has a church, a community hall, a pub, a post box, a playing field, and a playground but it has no school or reasonable bus service to nearby towns. The 2005 housing needs survey concluded that there is a higher proportion of detached owner occupied properties; no social housing and numerous second homes. There are one person households but no one bed properties indicating under occupation of existing stock. Incomes are higher than average for the area and more people work full time and are likely to be younger families rather than over 65s. Few people have left the Parish in recent years and those that leave do so for reasons other than lack of affordable housing. Local people are in favour of new housing for young single local people and the elderly bearing out the lack of small houses suited to these groups. The village retains a mixed population in terms of age and composition of households with many families living in the Parish. As a result, the housing need is not as apparent here as elsewhere. The recent planning history shows permission to extend a property over an existing ground floor to form first floor dependent relative unit; extend a dwelling and convert outbuildings to living accommodation; and to change use from holiday use to residential use. The SHLAA says there is no capacity for new development. However, there are few places nearby where its needs for affordable housing might be met and on balance Wetton is considered suitable for only very limited development.

Winster

Winster is a village of about 720 people about 4 miles from Matlock. The old village has twisting steep lanes and a large number of smaller cottages. Most buildings are in the Conservation Area, the exception being a housing development on the east side of the village. The gradient of East and West Banks results in a tight knit form along steeply winding roads with buildings close together mainly in individual plots, and narrow and steep streets and paths. Buildings along Main Street are mainly two storeys with the occasional three storey property and they are packed close together giving an enclosed feeling to the space. There is little public or private open space and generally gardens tend to be at the back of property. Green spaces are concentrated around the village and are known as the commons. The village has few large trees, and modern development occurs outside the conservation area boundary. The village sustains a range of services including a food shop, post office, church, school, community hall, medical centre, sports field, two pubs; post boxes and a bus service to nearby towns. It has an up to date housing need survey and is a district council for investment between 2008 and 2010 but the SHLAA reveals no capacity for new development. Site search is

under way by PDRHA. On balance Winster is considered suitable for some new development but this should be limited until evidence proves otherwise.

Youlgrave

Youlgrave is an old lead mining village about 5 miles from Bakewell. It lies above Bradford Dale and south of Lathkill Dale and with about 1200 residents is one of the largest villages in the National Park. It has an excellent range of local services including a school, playing field and playground; food shops; post office; village hall, church, pubs, garage and a bus service to Bakewell. With careful long term planning it may be possible for Youlgrave to accommodate new houses in an area to the north of the main street and to the west and east of Conksbury Lane but this would require detailed planning of sites and access requirements. There is a housing survey planned and the district council considers the village to be a priority for housing investment between 2008 and 2010 however the SHLAA reveals capacity for around 19 houses at a later stage of the plan period in years 6 to 15. In spite of this, a scheme of 8 affordable houses is being proposed by PDRHA. On balance therefore Youlgrave is considered a place where schemes of housing can be built and site identification work has happened because of district council's desire for new housing in the early years of the plan period.