Peak District National Park Authority Local Development Framework

Annual Monitoring Report

2012-2013

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Executive Summary

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Executive summary

- The AMR presents a baseline year for monitoring the adopted Core Strategy 2011, with new approaches which aim to reflect local issues of interest and concern.
- Success with appeals reveals a high consistency of policy application between the adopted Core Strategy and the National Planning Policy Framework.
- Significant potential impact emerging from changes laid and proposed for the General Permitted Development Order.
- The need to review indicators and improve collection systems in some areas has been observed.
- Positive activity in terms of locally needed affordable housing, and visitor facilities (cycling and camp sites) despite the down turn in the economy and cuts to public sector budgets.
- New Supplementary Planning Document for Climate Change and Sustainable Building adopted
- Cases granted contrary to policy and raising policy issues include need to carefully consider the relationship between statutory purposes and duty and the way these translate into policy and material considerations for the purposes of planning decision making.
- The frequency of exceptions made to policy is currently within the acceptable threshold of the plan but will need to be monitored carefully over time to judge the impact on the National Park with respect to its landscape character and other valued characteristics.

1. Introduction

The National Park Authority adopted the LDF Core Strategy in October 2011. The Annual Monitoring Report (AMR) from this point forward will monitor policies in the Core Strategy. This involves monitoring National Park Planning Policy with a focus on the longer-term direction of travel for spatial development with the National Park (see page 157 of the Peak District National Park Authority Core Strategy for the Monitoring Framework).

This Annual Monitoring Report (AMR) relates to the period from 1 April 2012 to 31 March 2013. Its purpose is to monitor progress on preparing documents in the Local Development Plan, and the extent to which policies in the current Development Plan, (which during that period comprised the adopted Core Strategy and saved policies of the Local Plan adopted 2001), are being achieved.

Following the Localism Act in March 2012 the statutory requirement for local planning authorities to produce an Annual Monitoring Report was removed, while retaining the overall duty to monitor. Authorities can now choose which targets and indicators to include in the report as long as they are in line with the National Planning Policy Framework and relevant UK and EU legislation. Guidance from Planning Advisory Service (an advisory agency for the department of Communities and Local Government) confirms that in future the report's primary purpose will be to consider and share the performance and achievements of the Planning Service with the local community.

Although the AMR will have a greater focus on local issues and data, monitoring will continue to be aligned with the National Park Management Plan and other district, county and national monitoring indicators to highlight how delivery in the National Park contributes to both the socio-economic welfare of the wider Peak District and to a range of local and national priorities for action (such as social housing and health issues).

In accordance with government intentions in the Localism Act 2011, the East Midlands Regional Plan has now been revoked. Since this development, the AMRs have continued to provide information on policies and indicate where monitoring systems are still required. However, to commence the transition from top down to locally responsive monitoring, various indicators required previously by government have now been removed, either where they were not applicable to the National Park or where information has consistently been unavailable to monitor in a systematic way.

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

Future AMRs will be restructured to reflect the policies and objectives of the Core Strategy. It will begin to consider delivery at a spatial scale, addressing the 3 broad areas set out above. Moreover, in addition to the normal collection of data it will utilise qualitative descriptions to reflect on the "direction of travel" for Core Policy and the Plan as a whole, as well as recording particular planning cases that have tested the intent of policy. A first review will take place into the achievement of policies upon completion of the Development Management Policies document, anticipated for 2015.

2. Spatial Portrait

The National Park is a complex tapestry of different landscapes but there are three distinct areas: the less populated upland moorland areas and their fringes (the Dark Peak and Moorland Fringes); the most populated lower-lying limestone grasslands and limestone dales and the Derwent and Hope Valleys (the White Peak and Derwent Valley); and the sparsely populated mixed moorland and grassland landscapes of the south west (the South West Peak). The challenges for spatial planning in the National Park broadly fall into seven closely related themes:

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

A full spatial portrait was included in the adopted Core Strategy to describe the spatial issues affecting the National Park at the time of production. This provides a baseline set of conditions and background against which Core Policies were developed. Policies may then be viewed as a strategic response to help achieve the statutory purposes of the National Park and in doing so to also provide a framework for the delivery of sustainable forms of development.

For the purposes of effective monitoring the Authority is keen to record annually the contextual changes occurring around the National Park and its Core Strategy so that a proper consideration may be given to the performance of policies and their relevance to the National Park and the issues facing it.

Hence this section provides an update of spatial issues and challenges across the 7 themes highlighted above.

During this period the Authority also began the production of a set of development management policies which will work alongside and in support of the Core Strategy. The process not only helps in the positive management of development but also maintains the dialogue on planning issues with communities, businesses, land owners and statutory bodies to ensure that policies are relevant and as consistent as possible with the National Planning Policy Framework.

Spatial Portrait

Legend:
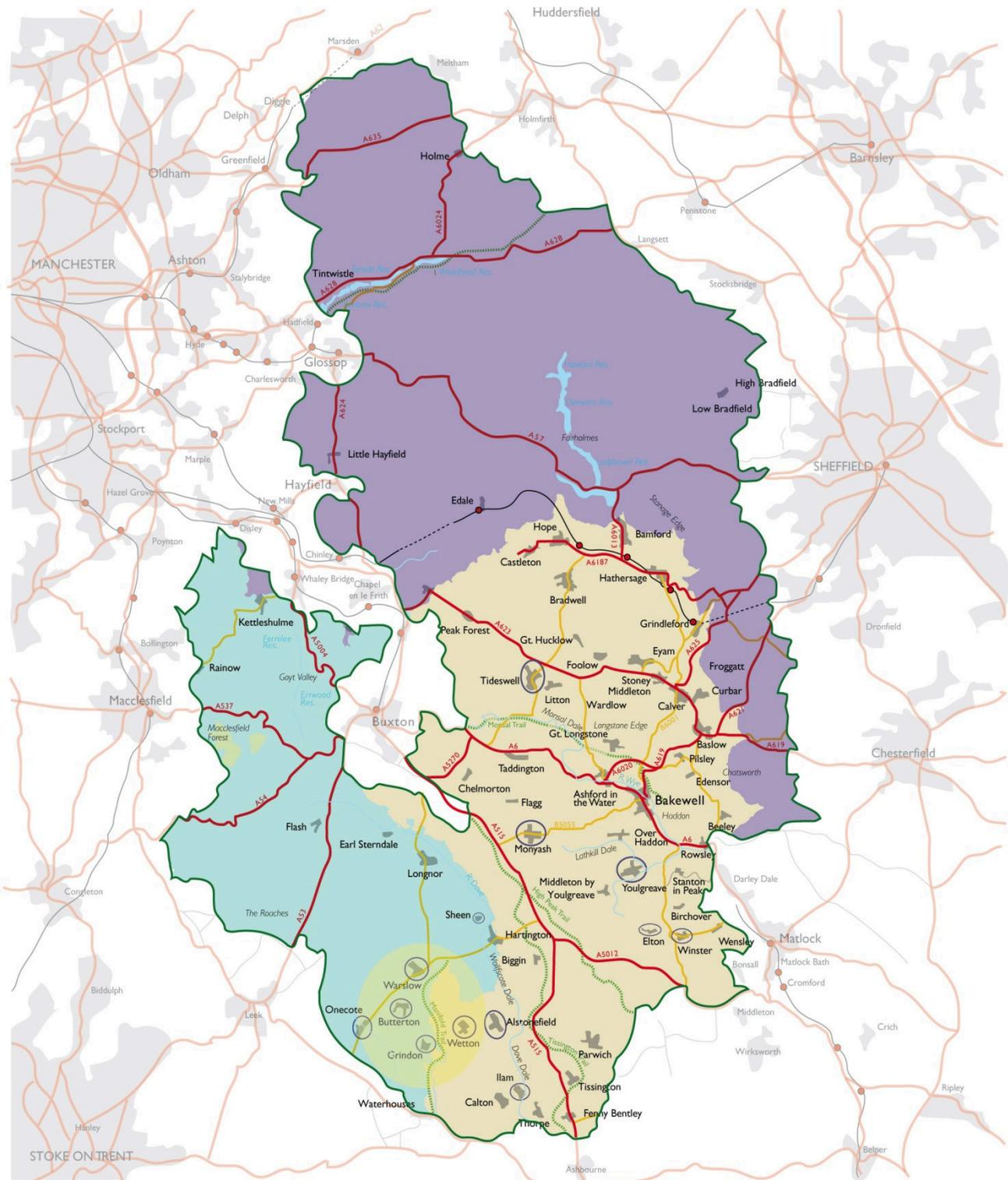
- Dark Peak and Moorland Fringes (DSI, LI)
- White Peak and Derwent Valley (DSI, LI)
- South West Peak (DSI, LI)
- Poorest overall access to services
- Wards with highest level of second and holiday homes

Spatial Vision

Early in the process of developing the LDF Core Strategy, the consultation around issues was closely entwined with the developing National Park Management Plan. The result was broad support to use the same vision for the Management Plan and Core Strategy documents. The vision in the spatial plan should always be based on the NPMP.

This principle was retested during the examination into the Core Strategy. The key issue was that should the Management Plan Vision change over time this may leave the spatial strategy vision out of date. As such explanation was included in the Core Strategy to say:

"This Core Strategy is the principal document of the Local Development Framework (LDF), and provides the spatial planning expression of the National Park Management Plan (NPMP) 2006-2011 and its successors. The NPMP established a vision, which the Core Strategy builds upon in the spatial vision and outcomes at Chapter 8. At the time of adoption of the Core Strategy, the NPMP is being reviewed, taking account of the new influences on the overall vision. Further reviews will take place during the life of the Core Strategy. The revised Management Plan vision should be read in conjunction with this Core Strategy. The National Park Authority is confident that an enduring relationship between the LDF and the NPMP (and its successors) is a sound approach to maintaining a relevant spatial vision and strategy"

The Vision for the National Park was developed in the current National Park Management Plan for 2012-17 and reads as follows:

During consultation on the Core Strategy, several detailed suggestions were made to amend the spatial objectives. The overriding advice from the Government and Planning Advisory Service has been the need to develop an increased spatial, "place-based" approach to developing objectives and ultimately, policies. Consideration of this and comments by stakeholders has led to the development of more area based spatial objectives for the Core Strategy.

Spatial Outcomes and Objectives

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

- Landscapes and Conservation

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

- Recreation and Tourism

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

- Climate Change and Sustainable Building

  The National Park will have responded and adapted to climate change in ways that have led to reduced energy consumption, reduced CO_2 emissions, increased proportion of overall energy use provided by renewable energy infrastructure, and conserved resources of soil, air, and water.

- Homes, Shops and Community Facilities

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

- Supporting Economic Development

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

- Minerals

  The adverse impact of mineral operations will have been reduced.

- Accessibility, Travel and Traffic

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

Area-based Spatial Objectives have then been drawn up to highlight the way that Core Policies are expected to lead to a different outcome in different areas of the National Park to reflect the variety of landscape types, community characteristics and local priorities.

The Authority is keen to develop the capacity to monitor at this spatial scale and will be working with partners as part of the review of the landscape Strategy and Action plan. The recent acquisition of the Earthlight GIS tool by the Authority will greater assist the aspiration to monitor and present information spatially.

Dark Peak and Moorland Fringe

Landscapes and Conservation policies will:

- Protect the remoteness, wildness, open character and tranquillity of the Dark Peak landscapes
- Protect and manage the Eastern Moors upland landscapes including through the promotion of the Moors for the Future Project
- Seek opportunities to manage and enhance cultural heritage, biodiversity, recreational opportunities and tranquillity whilst maintaining the open character
- Manage the landscapes to mitigate the impacts of climate change
- Seek opportunities to protect and manage the tranquil pastoral landscapes and the distinctive cultural character of the Dark Peak Yorkshire Fringe
- Seek opportunities to enhance recreation opportunities, woodlands, wildness, and diversity of more remote areas
- Protect and manage the settled, cultural character and the biodiversity and recreational resources of the Dark Peak Western Fringe whilst maintaining strong cultural associations with the Dark Peak landscapes

**Recreation and Tourism policies will:**

- Enable development of appropriate sites and facilities at key sites such as the Hope Valley, Stanage Edge, the Upper Derwent , Langsett and Longshaw
- In countryside locations between the remoter moorlands and surrounding urban areas, limit development to appropriate signage and interpretation, in line with the Recreation Strategy, Interpretation Plan and Working with People and Communities Strategy
- Help constituent councils to use the potential for activity that addresses poor health and improves equality of opportunity
- Support tourist accommodation that is particularly suited to the wilder and quieter areas, such as back-pack or farm-based tent and caravan sites

Climate Change and Sustainable Building policies will:

- Support work to protect peatland and promote its role as a carbon sink
- Support work to manage floodplain landscapes to increase flood storage and enhance biodiversity
- Protect open skylines, long views and semi-natural moorland expanses Support work to protect peatland and promote its role as a carbon sink

Homes, Shops and Community Facilities policies (in the context of the Development Strategy (DS1)) will be able to support:

- The provision of affordable homes for local need and consolidate services in the following settlements Edale,
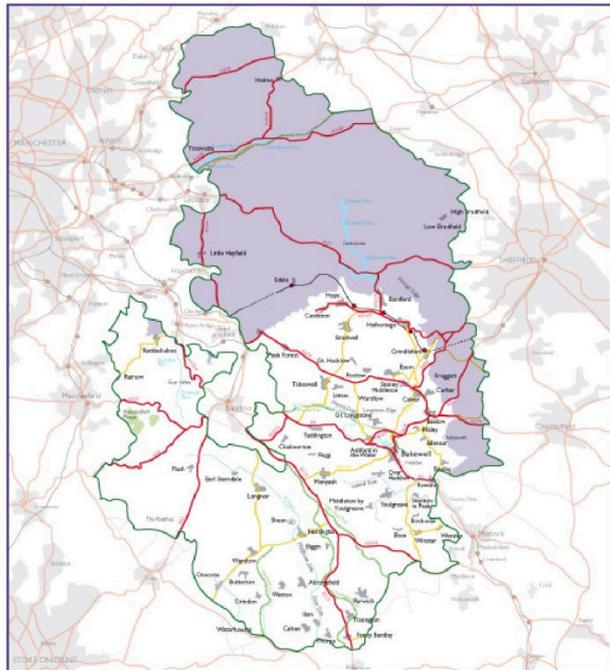
Hayfield, High Bradfield, Holme, Little Hayfield, Low Bradfield, and Tintwistle

- The provision of between 35 and 75 homes in Edale, Hayfield, High Bradfield, Holme, Little Hayfield, Low Bradfield and Tintwistle (depending on identified capacity) with perhaps an additional 35 outside these settlements, agricultural dwellings and change of use or conversion.

Economy policies will:

- Support agricultural and land management businesses that conserve and enhance the valued characteristics of the landscape.
- Support diversification of agriculture and land management businesses
- Encourage the effective re-use of traditional buildings of merit

Minerals policies will :

- no specific outcomes for this area

Accessibility, Travel and Traffic policies will seek to ensure:

- The Woodhead route will be safeguarded but without accepting the principle of a new or reinstated railway
- Opportunities will be taken to increase public transport, particularly if they are integrated with recreational and leisure activities
- The TransPennine Trail will be retained
- The A628 Tintwistle bypass route will not be protected

White Peak and Derwent Valley

Landscape and Conservation policies will:

● Protect and manage the distinctive and valued historic character of the settled, agricultural landscapes of the White Peak, while seeking opportunities to enhance the wild character and diversity of remoter areas

● Protect and manage the settled, agricultural character of the Derwent Valley landscapes, seeking opportunities to enhance wooded character, cultural heritage and biodiversity

● Manage floodplain landscapes to increase flood storage and enhance biodiversity

● Protect and manage the tranquil pastoral landscapes and distinctive cultural character of the Derbyshire Peak Fringe through sustainable landscape management, seeking opportunities to enhance woodlands, wetlands, cultural heritage and biodiversity

Recreation and Tourism policies will:

● Support the development of appropriate facilities in recognised visitor locations such as Bakewell, Castleton, the Hope Valley, Dovedale, Chatsworth and Ilam

● Support work that maintains and fills gaps in the rights of way network

● Protect the recreational value of the Manifold, Tissington, and High Peak trails

● Retain the continuity of the Monsal Trail and explore its further potential

● Consolidate Bakewell's role as a tourist centre and a hub from which to explore other attractions

● Support the change of use of traditional buildings to visitor accommodation

● Enable a new hotel in Bakewell

Climate Change policies will:

● Support work to manage floodplain landscapes and enhance biodiversity

Homes and Communities policies (in the context of the Development Strategy (DS1)) will be able to support:

● The provision of beween 550 and 890 homes, affordable homes for local need and consolidate services in the following settlements Alstonefield, Ashford, Bakewell, Bamford, Baslow, Beeley, Biggin, Birchover, Bradwell, Calver, Castleton, Chelmorton, Curbar, Earl Sterndale, Edensor, Elton, Eyam, Fenny Bentley, Flagg, Foolow, Froggatt, Great Hucklow, Great Longstone, Grindleford, Hartington, Hathersage, Hope, Litton, Middleton by Youlgrave, Monyash, Over Haddon, Parwich, Peak Forest, Pilsley, Rowsley, Stanton in Peak, Stoney Middleton, Taddington, Thorpe, Tideswell, Tissington, Wardlow, Wensley, Wetton, Winster, and Youlgrave (depending on identified capacity)
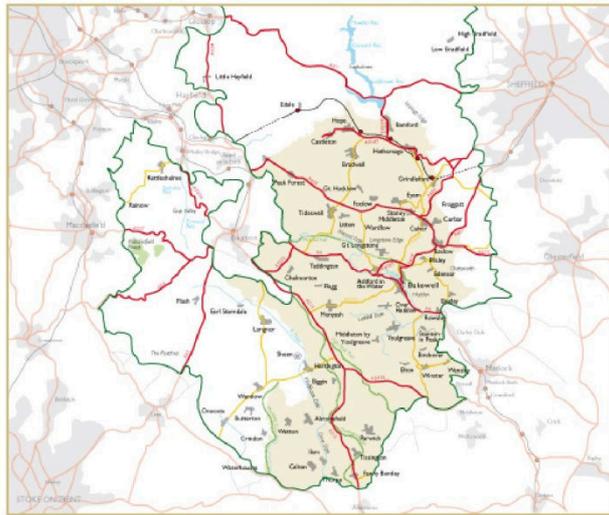
with perhaps 125 outside these settlements, agricultural dwellings and change of use or conversion

Economy policies will:

● Support business start-up and development particularly where it creates high skill - high wage jobs in the places shown on the key diagram

● Retain and enhance the role of Bakewell as a market town and centre for agricultural business

● Safeguard employment sites in sustainable locations such as Bakewell, Tideswell and through the Hope Valley, but consider redevelopment of lower quality employment sites in less sustainable locations for other uses including mixed use

● Support agricultural and land management businesses that conserve and enhance the valued characteristics of the landscape

● Support diversification of agriculture and land management businesses;

● Encourage the effective re-use of traditional buildings of merit

Minerals policies will:

● Allow the underground working of fluorspar ore from Watersaw and Milldam Mines whilst resisting proposals for fluorspar working by opencast methods

Accessibility, Travel, and Traffic policies will seek to ensure:

● The line of the Bakewell relief road will not be safeguarded

● Opportunities will be taken to enhance services on the Hope Valley Railway Line, particularly if they demonstrate a lasting decrease in private cars on adjacent roads

● The Matlock to Buxton route will be safeguarded but without accepting the principle of a new or reinstated railway

● The Monsal Trail will be retained

South West Peak

Landscape and Conservation policies will:

- Protect and manage the distinctive historic character of the landscapes
- Seek opportunities to celebrate the diverse landscapes
- Enhance recreation opportunities, woodlands, wildness and diversity of remoter areas

Recreation and Tourism policies will:

- Manage off-road recreation so that legitimate uses and users can enjoy the area without damaging the landscape or other peoples' enjoyment of it
- Support measures to improve visitor access into and around the area

Climate Change policies will:

- Support work to manage floodplain landscapes and enhance biodiversity
- Support work to protect peatland and promote its role as a carbon sink

Homes and Communities policies (in the context of the Development Strategy (DS1)) will be able to support:

- The provision of affordable homes for local need and consolidate services in the following settlements Butterton, Calton, Flash, Grindon, Kettleshulme, Longnor, Rainow, Waterhouses, and Warslow
- The provision of between 30 and 130 homes in Butterton, Calton, Flash, Grindon, Kettleshulme, Longnor, Rainow, Sheen, Waterhouses and Warslow (depending on identified capacity) with perhaps an additional 30 outside these settlements, agricultural dwellings and change of use or conversion.

Economy policies will:

- Seek to retain an appropriate range of employment sites in sustainable locations such as Longnor and Warslow
- Support agricultural and land management businesses that conserve and enhance the valued characteristics of the landscape
- Support diversification of agriculture and land management businesses
- Encourage the effective re-use of traditional buildings of merit

Minerals policies will:

- No specific outcomes for this area

Accessibility, Travel and Traffic policies will seek to ensure:

- Increasing sustainable access for residents and visitors to key services, facilities and visitor places of interest

Landscapes and Conservation

Since 2011 the concept of large-scale land management has moved forwards with The Eastern Moors Partnership (combining the work of the National Trust and the RSPB) now progressing a management plan for 10 square miles of stunning upland on the edge of Sheffield comprising farmland, heather moors, woods and wetlands and a range of archaeological remains. Alongside the Sheffield Moors Partnership and the Moors for the Future project there is now a significant area of landscape in long term management for the benefit of public access and habitat restoration. It is vital that core planning policies work in tandem with these programmes, particularly those for the Natural Zone and Landscape Character.

The Authority has retained close involvement with discussions on utilities infrastructure such as that with National Grid as they consider the future renewal of overhead power lines in the Longdendale Valley and the potential for undergrounding.

In the White Peak the future of the farmed landscape has been a high profile issue as the Government has launched a raft of reforms to the permitted development regime with significant relaxations proposed for the reuse of farm buildings without the need for planning permission. The Authority, along with the other National Parks has responded to government seeking exemptions and proper consideration of its statutory purposes. To date the Government has rejected such calls, believing the changes to be vital to economic recovery. Further changes including the potential to change a redundant barn to a house without planning permission have also been consulted upon. The decision is expected during 2014.

Through its work on a new Supplementary Planning Document (SPD) for Climate Change and Sustainable Building the Authority explored ways of embedding its Landscape Strategy into the Local Development Plan. A supporting set of Landscape guidelines for wind turbine developments was produced as an Annex to the main SPD.

Consultation into Development Management Policies began to explore how the adopted Landscape Strategy and Action Plan may be further embedded into spatial planning, either as finer grain criteria based policy, or as supplementary planning documents.

During this period, research and survey work was progressed by English Heritage to complete an Audit of historic farmsteads in the Peak District. It is hoped this work can progress into 2014 through the production of character statements that could be adopted as Supplementary Planning Documents in order to assist the management and change of use of historic farm buildings and their linkage to historic farmsteads.

Recreation and Tourism

Following the completion of the works to the Monsal Trail in 2011 to improve cycling provision in the National Park a new phase of work begun during 2012/13 to submit a further bid to the Department for Transport's Community Linking Places Fund – Grants to support cycling in National Parks.

To further promote the new cycling initiatives in the National Park a Peak District Cycling Summit was held in February 2012. The purpose of the event was to kick-start a process to develop the Peak District Cycle Strategy. The aim of the event and ultimately the strategy is to identify gaps in cycling provision and plan for a more complete and joined up network of routes both within and into the National Park.

Arising from this work and the new commitments to sustainable tourism businesses in the newly adopted national Park Management Plan work began to refresh the approach tourism strategy in the Peak District working with partners to consider issues of branding and the way that key gateway sites and recreational hubs may be developed and promoted (e.g. through the new cycling developments). Further work to define such areas and build the concepts into Development Management policy has continued into 2013/14.

Owing to the significant environmental impact resulting from 4x4 vehicles at Chapelgate, a significance period of monitoring began by the National Park Authority during 2012/13. An experimental Traffic Regulation Order was

implemented to prevent vehicular use. The order was subsequently overturned, but the issues did raise the profile of the need for more protection of the National Park on similar routes such as the Roych and the Long Causeway.

During 2012/13 various planning applications explored the scope for new visitor accommodation, both through traditional caravan and campsites and more contemporary structures such as camping pods and higher spec hostel style accommodation. Applications at Birchover and Hulme End sought extensions to the pitch numbers and improvements to facilities at existing camping sites while a site for new wooden camping pods which would normally have been contrary to policy was approved at Crowden in Longdendale because of its significant woodland cover and the importance of the site for visitors along the Pennine Way.

Another scheme raising significant policy issues was for a hotel and heritage centre in Stoney Middleton. Despite the Core Strategy position which limits any new hotel development to Bakewell, an exception was made in this case owing to the limited landscape impact, and scope to positively redevelop and enhance an industrial site, thus supporting tourism and recreation in the area through the proximity to rock climbing in the Dale and the opportunity to promote the heritage of the "Black Harry Trail".

Climate Change and Sustainable building

During 2012/13 the Authority faced challenging applications for wind turbines at a scale not experienced previously. In the context of new policies significant debate has centred on the ability of the protected landscape to accommodate infrastructure of a scale which was likely to dominate the valued character of the area if not managed with care. Applications for large turbines on the edge of Parwich in the White Peak area particularly highlighted the need for greater clarity on the approach. Debates focussed on the need to take the social, economic and wider environmental benefits into account alongside the potential for harm through newly adopted policy CC2 for renewables and low carbon technologies. The case at Parwich and a subsequent appeal raised concerns by the Planning Inspector into the ability to consider the proper balance of considerations. The Authority has expressed confidence that its policies are consistent with the NPPF and eagerly awaits confirmation from the Inspectorate.

Simultaneously, significant progress was made on the production of a new Supplementary Planning Document for Climate Change and Sustainable Building (subsequently adopted in May 2013). This is aimed at positively promoting sustainable development that helps to reduce carbon emissions in ways that sit comfortably with the varied landscapes and valued characteristics of the National Park. The new document works in tandem with the adopted Landscape Strategy and Action Plan by linking to a set of landscape sensitivity guidelines for the consideration of wind turbines.

Particular encouragement is being given to maximising the potential of farm roofs for solar technology. Other exemplar schemes have fostered the use of ground sourced heat, hydro power and high levels of energy efficiency, particularly in social housing schemes and replacement dwellings which are increasingly taking the opportunity to upgrade the fabric of the dwelling thus enhancing the local environment, reducing carbon and lowering energy costs.

Homes Shops and Community Facilities

The adopted approach to housing policy continues the long held principle from the previous structure plan of a zero target for the provision of open market homes in the National Park. This reflects the driver for plan making which is the pursuit of the National Park's statutory purposes. As such the provision of homes should be limited to the needs of the local community, or where the conservation and enhancement of the National Park can be secured, as opposed to meeting the general housing needs of the country as elsewhere.

Nevertheless when agreeing this approach the Planning Inspector, was keen for the Authority to monitor the impact of this constrained approach, particularly in the light of the difficult economic conditions that were beginning to emerge at that time[1].

Mirroring the cuts across all other Government Departments there was also concern that despite strategic funding that had previously been secured[2] from the Homes and Communities Agency, this would not last and that alternative means of financing and delivering affordable housing would become crucial if the Park's core policies and objectives for locally needed affordable housing were to be successful.

Immediate actions to explore opportunities and promote positive ways of working have therefore included the immediate review of saved Development Management Policies in support of the Core Strategy; continued funding to support housing enabling work in the Derbyshire Dales; a new Service Level Agreement with High Peak Borough Council to use National Park staff resources to assist housing enabling in High Peak villages; a new programme of work to explore the future capacity of National Park villages, with a particular emphasis on housing sites; and support to assist communities wishing to progress neighbourhood plans.

In addition the Authority has continued to join the constituent authorities in maintaining an up to date evidence base, and has taken an active role in local housing delivery groups to ensure the best possible chance of delivering both new sites and maintaining the sustainability of older sites ones through effective legal agreements.

The Authority has welcomed the on-going commitment and innovation shown by local housing authorities and registered local landlords in continuing to find ways of financing housing sites, either by targeted bids to the smaller, national HCA funding pots or through the use of existing assets. More over encouragement is given to communities exploring new ways of managing assets for community benefit in perpetuity, e.g. through Community Land Trust.

Supporting Economic Development

Significant changes were proposed to the permitted development regime through 2012/13. Changes included various provisions to change the use of buildings without the need for planning permission, including scope to change from B1a office use to C3 residential use, and a broad provision to allow agricultural buildings to move to a range of flexible commercial uses. Existing high quality office space in Bakewell has already been lost to residential use as a result of these changes and it will important for the Authority to monitor the impact of lost floor space bearing in mind the plan objectives for mixed, sustainable uses focussed in settlements and the need to discourage such settlements becoming dormitory areas reliant on long distance travel for all jobs and services. New development management policies will aim to safeguard employment space further and give more support for home based working.

The adoption of the new National Park Management Plan signalled a new emphasis on supporting the rural economy. Linkage with the newly formed 'Business Peak District' has allowed provided an effective partnership to define local economic priorities for rural area. This has subsequently allowed a strong basis to lobby the Local Economic Partnerships such as D2N2 for the Derbyshire and Nottingham Area, as well as the city regions of Sheffield and Manchester.

A particular focus of these new partnerships will be on the future direction of sustainable tourism initiatives, some of which has begun in earnest through recent cycling initiatives, which has already sparked new business ventures. Emerging work on recreation hubs and gateways will provide further opportunities for realising business opportunities.

Minerals

Mineral working continues to be one of the most contentious areas of development within the National Park.

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[1] The Examination into the Core Strategy was held during April 2011.
[2] Through a joint bid for housing investment by Derbyshire Dales District Council, High Peak Borough Council and the Peak District National Park Authority)

The number of active sites currently operating in the National Park has fallen from 41 to 40 by the end of the financial year following completion of the aftercare period at the Middle Hay site. Of the remaining 40 sites in the Park; 9 are associated with the working of limestone for either aggregates, non-aggregates, including cement, and for building stone uses; 9 are for gritstone mainly for building stone uses; 7 are for vein mineral with the focus on fluorspar for chemical and industrial uses; 1 is for shale for use in cement manufacture and the remaining sites are either in the restoration or aftercare period.

The number of sites continuing to operate under old mineral permissions fell to 4 as the Longstone Edge East and the Stanton Moor sites continued to remain in suspension and a prohibition order was confirmed for the old mineral permission at the Loadfield site. Working is continuing to take place under the old mineral permissions at Topley Pike, Birchover, Shire Hill and Smalldale. However, an alternative application was received for an extension to New Pilhough Quarry in exchange for giving up the rights to work the Stanton Moor Quarry. Further additional information was received during the financial year to progress consideration of the stalled review of the old mineral permission (ROMP) application at Shire Hill Quarry. The application received in the previous financial year dealing with an application to consolidate and extend the working area at Birchover Quarry as an alternative to progressing the stalled review of the old mineral permissions (ROMP) is still being progressed. An alternative consolidation extension application is expected to be received in the next financial year for the Topley Pike Quarry site. Dealing with the Smalldale site continues to rest with the Communities and Local Government as part of the appeal process of the determined ROMP. As the Longstone Edge East and Stanton Moor sites had been in suspension for more than 2 years after 1 November 2012, (since information had not been provided to progress the ROMP or an extension of time in which to submit the information had been sought), consideration commenced as to whether the Authority should pursue prohibition orders in connection with the old mineral permissions at these site.

The annual aggregates apportionment figure under the 2005-2020 National and Sub National Guidelines for the Peak District National Park (PDNP) was identified as 4.05 million tonnes per annum. However, the National Planning Policy Framework (NPPF) came into effect in March 2012 and required Mineral Planning Authorities (MPA's) to prepare Local Aggregate Assessments (LAA's) either individually or jointly with other MPA's, based on a rolling average of 10 years sales data. An agreement was reached that a joint LAA would be prepared by the PDNP with Derbyshire County Council (DCC) and Derby City Council. In preparing the LAA it was agreed at the East Midlands Aggregates Working Party Meeting on 4 February 2013, that the figures under the 2005 -2020 were out of date and should not be taken into account in determining the new apportionment figures. In the draft LAA produced in March 2013, the average annual aggregates sales figure was identified for the 10 year period 2002 to 2011 as 3.58million tonnes for the PDNP. Taking into account the Core Strategy policy of progressively reducing the amount and proportion of aggregates quarried in the PDNP and the factor such as the NPPF requirement to maintain landbanks outside national parks and the closure of a number of sites in the PDNP, the apportionment figure should be 3.2 million tonnes. Further work is expected to take place in the next financial year to progress the matter.

Work has continued to take place to identify the areas that should be safeguarded for building stone and stone slate, so that the information can be included in the Development Management Policy Document, in order to meet the requirements of the NPPF.

Accessibility, travel and traffic

Roads: Traffic and congestion continue to put pressure on the National Park. Cross-park routes such as the A6, A628 and A623 are heavily trafficked, and can become congested during peak weekday hours and holiday periods, particularly in summer. These pressures are particularly pronounced to the West of the Peak District, where solutions are being sought through new road and bypass schemes. An A628 bypass around Mottram / Tintwistle continues to be proposed (although not formally at present), whilst a new link road from the A6 at Disley / Hazel Grove to Manchester Airport aims to improve access and journey times by by-passing Stockport. Both schemes could induce further traffic through the Peak District, to the detriment of the National Park's special qualities. A consultation process begun on the proposal during this period and, as part of this, officers were involved with a group looking at the potential impact of the scheme on the A6 corridor.

Cycling: Extension of existing cycle trails will help to encourage people to walk and cycle more, making enjoying the Peak District without a car more practical, and benefitting the National Park environment.

Local public transport: Ever-reducing levels of subsidy for public transport mean we continue to see a reduction in local village bus services in the Peak District. However, we are working with local transport authorities, attractions and operators to find innovative and practical solutions to make services more commercially viable and more appealing to residents and visitors.

Rail: Early discussion commenced with Network Rail regarding the potential for passing loops on the Hope Valley railway line to allow slower trains to give way to high speed intercity trains. Proposals include the exploration of land at either side of the Totley tunnel, including potential space close to Grindleford Station.

Building on commitments in the Core Strategy regarding the impact of highways signage, work began during this period on a design guidance document, setting out good practice and linking to the adopted Landscape Strategy and Action Plan

Officers were also involved in responding to consultations on proposals for the HS2 high speed rail link which is intended to split east and west in a y fashion around the National Park from London to the northern cities.
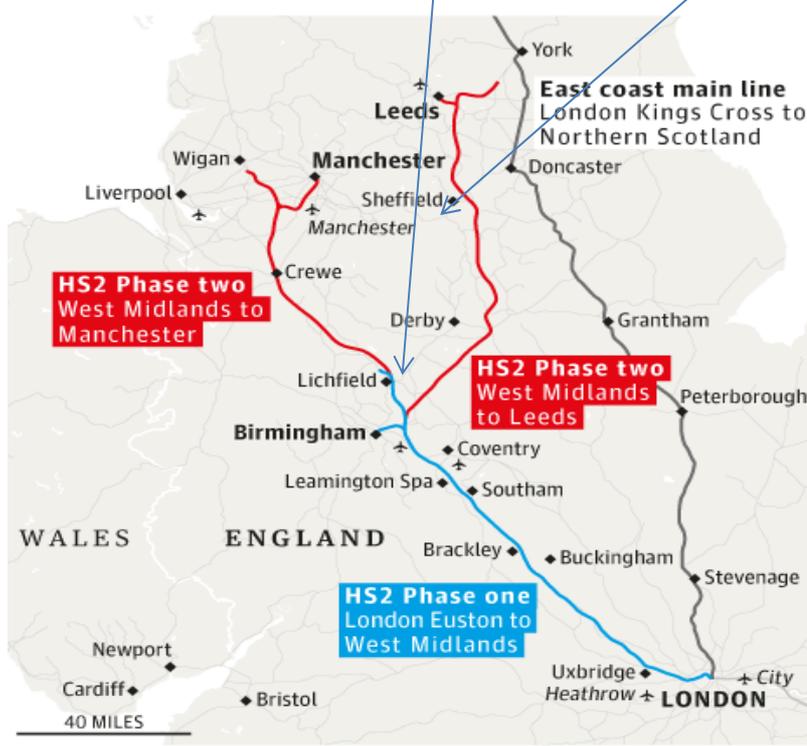
3. Progress in Plan Making

The Local Development Scheme (LDS) sets out the various documents that comprise the Local Development Plan for the area. It establishes profiles describing the role of each document and details the timetable for their preparation. The Authority approved a revised LDS in July 2013 to update the position with regard to plan making since the adoption of the Core Strategy in 2011.

The diagram below details the Local Development Plan, and the relationship between Local Development Documents and Development Plan Documents. The agreed timescales for producing the Local Development Plan are set out in the Local Development Scheme.

SUMMARY DIAGRAM OF THE PEAK DISTRICT NATIONAL PARK LOCAL DEVELOPMENT SCHEME
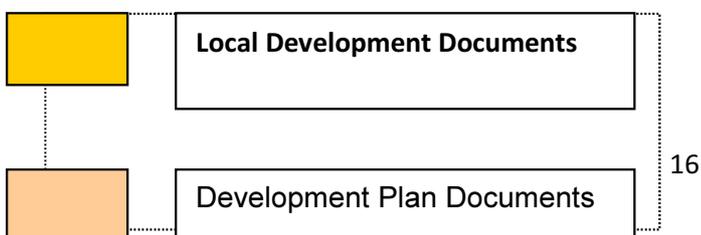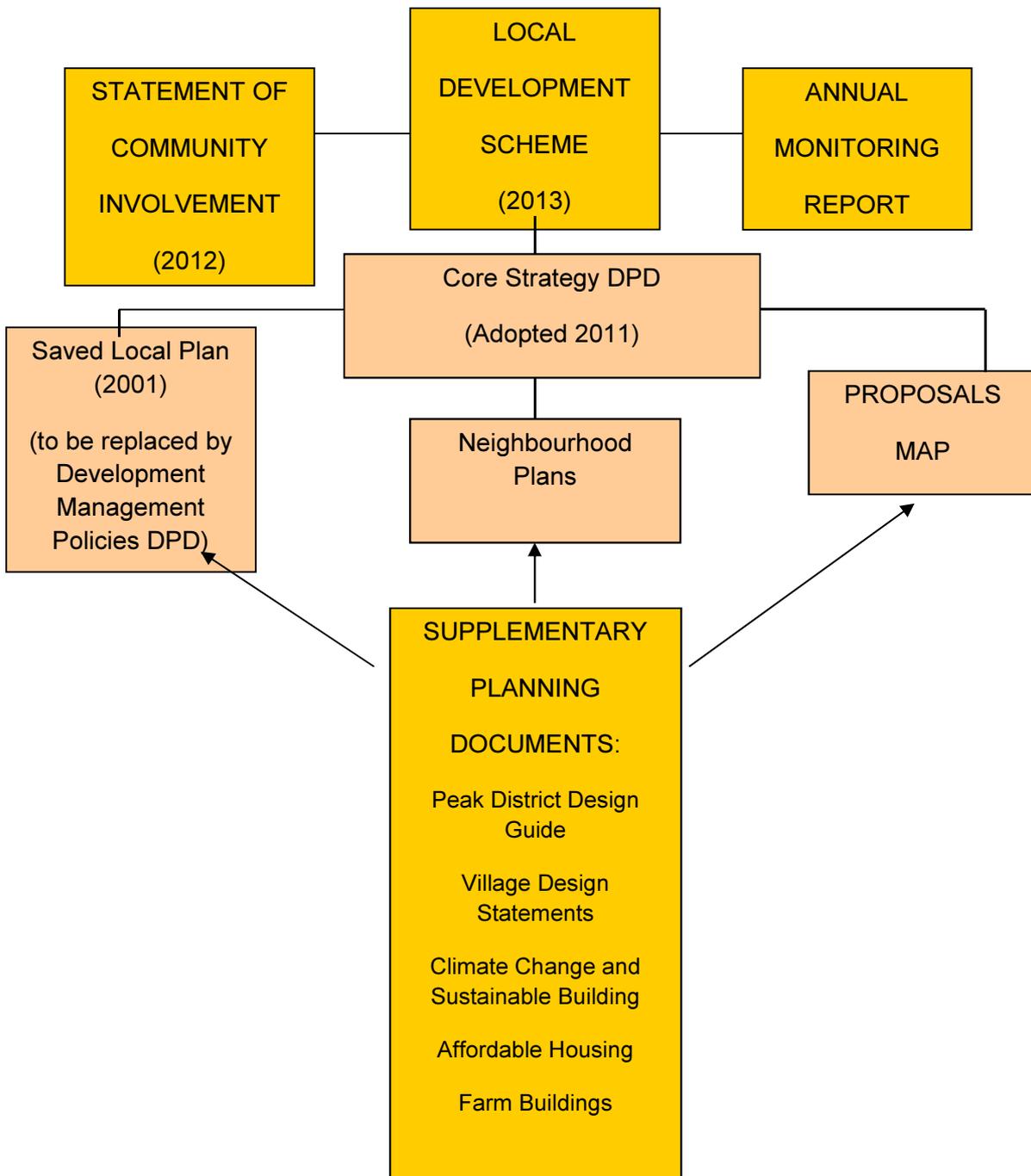
Development Management Policies DPD Timeframe

Document details	What is its role and content?	The Development Management Policies document will contain policies to ensure that development meets certain criteria and contributes to the achievement of the Core Strategy.
	Status	Development Plan Document (DPD)
	Chain of conformity	To conform with the Core Strategy
	What area does it cover?	The Peak District National Park.
Timetable	Pre-production survey & involvement	September 2010 – February 2012
	Consultation on SA/SEA Scoping Report	June 2011
	Consultation on Issues and Preferred Approaches and SA report	September – October 2012
	Consider representations and preparation of Submission draft	January 2013 - March 2014
	Consultation on Submission draft and SA Report	June – July 2014 (6 weeks)
	Submission to Secretary of State with full SA/SEA	November 2014
	Pre-Examination meeting	Feb 2015
	Public Examination	April 2015
	Receive Fact check report	June 2015
	Receive Inspector's Report	July 2015
	Adoption	September 2015
Production	Which department will lead the process?	Planning Policy Team.
	What resources are required?	The document will be prepared internally using existing resources.
	How will its production be managed?	Policy Management Group and Lead Member Representatives involved at all stages; Authority will agree final submission document.
	How will stakeholders be involved?	Formal written consultation, media, leaflets & brochures, exhibitions, stakeholder meetings, work with young people, Parish Councils, newsletter (detail included in SCI).
Review	When will the document be reviewed?	The document will be formally reviewed once every five years to coordinate with review of the National Park Management Plan. Review will be required following adoption or as informed by evidence such as that in the AMR.

Progress on the Local Development Scheme is as follows:

- LDS revised 2013.

- SCI – Revised version Adopted May 2012.
- Peak District Design Guide Supplementary Planning Document (SPD) – Adopted February 2007.

- Core Strategy – Adopted October 2011

- Development Management policies – Following consultation into issues and preferred approaches in summer 2012 work has continued to develop draft policies in consultation with a range of stakeholders and close contact with local parishes. This will fully replace the saved policies on the 2001 Local Plan.

- Proposals Map – Now tracks production of the Development Management document.

- Supplementary Planning Document for Climate Change and Sustainable Building progressed through consultation during 2012/13 and adopted in May 2013.

- Peak District Design Guide Supplementary Planning Document (SPD) – Adopted February 2007.

- The LDS shows a commitment to complete the first tranche of technical design SPD's in April 2014. These will cover Shop Fronts and Extensions and Alterations.

- The Authority will aim to complete its suite of technical design SPD's with further guidance covering barn conversions and details relating to new developments following the completion of the development management policies DPD.

4. Policy Monitoring

Measuring performance

Each indicator has been assigned a colour based on a status of;

- **Green – Indicator on track** - indicator target achieved and/or within acceptable limits and/or on trend
- **Amber – agreed targets or measures of performance are not being achieved but not a recurring trend or concern - Reasonable progress towards success factor anticipated**
- **Red – agreed targets or measures of performance are not being achieved and it is unlikely that this will be addressed without specific interventions**

The targets below are based on a direction of travel. As many of these indicators are new to the AMR full trend information is not available. Where this occurs '**Baseline Year'** has been added to the performance indicator.

Other indicators are based on a textual format, where progress is measured by a qualitative review of action and monitoring of Policy.

All Spatial Outcomes

Policy Objectives

General Spatial Policy (GSP) 1 sets the distinctive context for a sustainable approach to development in the context of its statutory purposes to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and to promote opportunities for the understanding and enjoyment of these areas by the public. GSP 2 provides a particular focus on the need to enhance as well as conserve the National Park by seeking to understand the particular valued characteristics that may be affected as part of any development and exploring ways of enhancing these characteristics as far as possible. GSP 3 provides a set of Development Management Principles in order to ensure an appropriate level of sensitivity to the finer level details that cumulatively make a National Park stand out as being a landscape of high quality. GSP4 provides a framework for the consideration of the use of Planning conditions and legal agreements and explains the relationship to infrastructure priorities of constituent local authorities which the National Park must take account of.

The Development Strategy (DS1) provides an overarching framework for all decisions. DS1 sets out the principles and expectations for development across the whole National Park, in effect providing a spatial hierarchy to direct particular forms and scales of development to the most appropriate places, predominantly driven by the statutory conservation purpose but also to promote a sustainable pattern of development within this protected context.

63 settlements are identified as places where new buildings are acceptable for affordable housing, small shops, community and business uses. In the countryside scope is limited to agricultural and land management uses, with a preference for the re-use of traditional buildings. Economic uses are particularly supported as they require less change to the character of buildings and the surrounding landscape. Some parts of the countryside continue to be defined as Natural Zone. These are the wildest, most remote and least developed parts of the Park where the presumption is against all forms of development, except where it might support the management of the area, or by overridden by nationally significant development considered to be more important in the public interest.

Policy Monitoring

Policy	Indicator	Target	Status	Data
DS1	Proportion of net housing development permissions in named settlements	80 - 90% (2015/16)	N/A	The data for net permissions Is not available. However, in 2011/12 37% of gross housing permissions were in named settlements and in 2012/13 31% of gross housing permissions were on named settlements. Data available can show Gross only
	Applications granted contrary to policy	0 - 3cases		3 applications granted contrary to policy. Up from 1 in 2011/12

	Indicator	Target	Status	Comment
	Applications that have raised significant policy issues	0 - 10 cases	(Green)	3 applications that have raised significant policy issues. Down from 4 in 2011/12
	Proportion of development approved in named settlements	80 - 90%	(Red)	50% of housing development in named settlement. 100% of employment land in named settlement.
	Overall number and range of services across named settlements	Maintain 2011/12 numbers and range	(Orange) *Baseline Year*	Data collected in 2011/12. Next survey 3-5 years.
	Access to specified services and facilities within target times by public transport (including bank/building society; GP surgery; NHS dentist; petrol station; post office; primary & secondary school; supermarket; hospital)	Maintain 2011/12 status	(Orange) *Baseline Year*	Data are provided by Defra. Baseline established for year 2010 (latest data available) no trend data into 2012/13. Awaiting update from Defra.
GSP1	Number of major developments completed (number and text) (e.g. housing over 10 dwellings; development over 1000sqm; all minerals and waste proposals)	Maintain level	(Orange)	1 permission (from 2011/12) completed compared to 0 completions in 2011/12. Two further permissions granted in 2011/12 await completion.
GSP2	Number of permissions approved on enhancement grounds	100% of proposals for enhancement demonstrate they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area	(Orange)	52 permissions were approved on enhancement grounds in 2012/13 significant overall benefit' is not recorded
	Cases where non-conforming uses have been removed through planning permissions completed (text)	100% (All cases involving non-conforming uses)	N/A	Not available Data not captured

GSP3	Applications granted contrary to specialist (internal advice) and statutory consultee advice	Reducing with tolerance of 25%	N/A	Not available Data not captured
GSP4	Number and type of Section 106 agreements or infrastructure secured through other mechanisms including any introduced Community Infrastructure Levy	Using all appropriate mechanisms to increase the capacity to facilitate National Park purposes and duty through development and enable appropriate contributions to infrastructure development		In 2012-13 there were 20 section 106 agreements, 15 of these were for housing. This resulted in 25 dwellings. No other information is available. Data not captured.

Statement of Progress

The overall pattern of development and adherence to National Park purposes remains good with the right type and scale or development being approved in the National Park in order to support individual property owners, communities, businesses, and visitors.

There a several applications which have raised issues but these are within the agreed threshold for the plan and are approved on the basis that they aim to meet a range of plan objectives. The detail of these applications need to be monitored over time to ensure their cumulative sustainability, i.e. that on-going exceptions do not erode the character of the national park and that development approved on an exceptional basis continues to address and support local needs in the area over time and not easily lost, leading to pressure for on-going replacement.

The overall proportions of development falling inside and outside settlement is worthy of review, as while there is a laudable aim to direct a majority of development to named settlements, the rural area inevitably attracts development requiring a countryside location. At the present time therefore the figure of 50% of development maybe significantly lower than desired but also reflect the reality of rural planning.

Another indicator worthy of review is that in relation to schemes justified on the basis of enhancement. 52 schemes are described as involving some degree of enhancement but it very unclear as whether these really involvement "significant overall enhancement" such that it warranted approval. In a National Park a clear understanding and appreciation of the areas valued character is central to effective development management and does not simply mean token gestures offered to attract approval.

3. Landscapes and Conservation

Policy Objectives

Allied with the development strategy new policies for Landscapes and Conservation aim to ensure proper regard is always had for Natural Beauty, Wildlife and Cultural Heritage assets in any development proposal in accordance with the statutory purposes of national parks.

L1 clarifies the strict control to be applied in the Natural Zone while development in the remainder of the countryside requires close consideration of the particular landscape characteristics with reference to the adopted Landscape Strategy and Action Plan.

L2 requires that development must conserve and enhance any sites, features or species of biodiversity and geodiversity importance. Other than in exceptional circumstances development policy aims to resist development where it is likely to have an adverse impact on such sites.

The focus of L3 is on the need for development to conserve and where possible enhance, or reveal the significance of archaeological, architectural, artistic or historic assets and their settings.

Just as with general spatial policies and the development strategy these policies must always be considered alongside other policies when determining planning applications in order to have proper regard to National Park purposes.

Policy Monitoring

Policy	Indicator	Target	Status	Data
	Number of planning permissions for development in the Natural Zone	None (other than in exceptional circumstance		No development in the natural zone in 2011/12 & 2012/13
L1	Number of permissions granted with conditions to incorporate conservation or habitat creation, landscape treatment and provision of other features which enhance valued characteristics	Number of permissions granted with conditions to incorporate conservation or habitat creation, landscape treatment and provision of other features which enhance valued characteristics	N/A	Not available Data not captured.

L2	Loss in areas of biodiversity importance as listed in policy	No losses. 100% of development must conserve and enhance sites, features or species of biodiversity importance or their setting		No recorded incidence
L3	Losses to designated cultural heritage assets of archaeological, architectural, artistic or historic significance	No loss of designated cultural heritage features		No recorded incidence

Statement of Progress

There are positive signs here that despite the high numbers of planning applications received by the authority and the relatively high approval rate, that key components of landscape biodiversity protection have been maintained.

Isolated cases that tested policy and that led to approval contrary to recommendation are reported in the document (including instances where harm to the National Park was demonstrated), but they are clear departures from policy, approved by members on the basis of their overall benefit to the National Park, e.g. by enabling the removal of poor or derelict building, by upgrading the quality of sites, and by providing socio-economic benefits to the Park's communities.

The trend or pattern of decision making like this over time will require close monitoring.

Recreation and Tourism

Policy Objectives

Policies for recreation and tourism set out a positive approach to encourage in accordance with the Landscape Strategy and Action to enable such development in support of the second statutory purpose of national parks.

Policy RT1 supports proposals for recreation, environmental education and interpretation, including facilities and businesses which encourage understanding and enjoyment of the National Park, appropriate to and not in conflict with its valued characteristics and which encourage opportunities for access for sustainable means.

Attractions or facilities such as theme parks and larger holiday parks with swimming pools, restaurants, cinemas and sports equipment that are unrelated to the National Park will be strictly resisted in favour of facilities that both conserve and the National Park and encourage the enjoyment and understanding of it.

RT2 and RT3 provide scope for tourism accommodation with particular emphasis on bed and breakfast and self-catered holiday cottages, along with small-scale caravan and camping sites, all of which provide locations and experiences of the park landscapes and its villages to support enjoyment and encourage spend close to service centres, or as a diversified income to the farming community.

Policy Monitoring

Policy	Indicator	Target	Status	Data
RT1	Number of applications granted and completions for development to promote understanding	An increasing number		In 2012/13 there were 8 applications granted and completed for development to promote understanding. Completions data not currently captured.
	Number of applications granted and completions for development to promote recreation	An increasing number	N/A	In 2012/13 there were 13 applications granted. Awaiting completions information -data not captured
	Proportion of permissions and completions for development to promote understanding or recreation which are in/on the edge of named settlements	At least 75%		The proportion of permissions s is 29% for 2012/13. No data. Completions are not routinely monitored.

RT2	Applications granted and completions of holiday accommodation by type (gross and net)	An Increasing number	N/A	Not available Partial data in table
RT3	Applications granted for and completions of new sites and improvements to existing camping and caravan sites	An Increasing number	Baseline Year	In 2012/13 there were 9 applications granted for new sites and/or improvements to existing camping and caravan sites. A review of indicator is recommended in order to clarify a threshold for the number considered acceptable, i.e. while 9 new sites represents healthy activity in one sense the Authority should aim to have a better understanding of the capacity of the area to accommodate sites at this annual rate for the whole strategic plan period.

Statement of Progress

The data above highlights a high level of activity in the recreation and tourism sector, particularly for a range of holiday accommodation. The spatial strategy of the National Park includes positive support for forms of development that support its twin purposes of conservation and the promotion of understanding and enjoyment. Hence accommodation such as caravanning and camping or schemes that support effective re-use of traditional buildings are supported where they can be accommodated successfully and with minimal landscape harm.

Camping and caravanning in particular has long figured in the National Park as a form of diversified income for farming families and continues to be popular, however the expansion of sites, their need to improve quality and offer facilities leads to a range of important considerations for planners and members.

Alongside conventional sites, some schemes during 2012/13 have tested the boundaries of policy. One case presented an innovative approach to permanent wooden pods as an alternative to tents. After close scrutiny the scheme at Crowden alongside the Pennine Way in Longdendale was considered to be acceptable as it was located in woodland and resulted in very minimal landscape impact. Another scheme near Grindleford sought the re-use of a more modern agricultural building, as opposed to a traditional structure. While normally this form of development would not be acceptable in policy terms, the degree of enhancement offered, alongside the provision of a distinctive form of accommodation close to the village was viewed by members as an acceptable departure from policy.

Climate Change and Sustainable Building

Policy Objectives

Policy CC1 states that the highest possible standards of carbon reductions are required and in new housing nationally recognised standards must be applied. The energy hierarchy is strongly promoted to ensure that the best possible advantage is sought from within the fabric of a building before we alter the external character.

Policy CC2 ensures that a wide range of renewable energy solutions are encouraged through policy where they integrate well and do not harm the character of the landscape. A Supplementary Planning Document was adopted in 2013 to specifically support this aim.

Policies CC3 and 4 support sustainable means of managing waste in the National Park that deal with the issue at a local scale, e.g. for domestic and farm based waste. Policies do not support the importation of waste from outside a community, to ensure that strategic streams of waste intended for treatment at approved County Council sites outside the National Park are not diverted to small communities within the protected area with clear issues for landscape, traffic and other environmental impact with knock on consequences for the enjoyment of the National Park by the public.

Policy CC5 provides a sustainable basis for managing flood risk and water conservation as part of development proposals by steering development away from flood risk areas, the encourage of sustainable drainage schemes and making connections between flood management schemes and wider environmental benefit such as habitat creation or landscape enhancement.

Policy Monitoring

Policy	Indicator	Target	Status	Data
CC1	Proportion of new residential development meeting the standard required by government for affordable housing provided by Registered Social Landlords in the Code for Sustainable Homes	An Increasing number		100% of Development in 2011/12 and 2012/13 met the Code for Sustainable homes. The large development at Grindleford met level 3 on the Code for Sustainable Homes and built to HCA Design and Quality Standards.

	Proportion of new non-residential development with a Building Emissions Rate less than Target Emissions Rate (restricted to development of more than 1000m2)	100% of development captured by policy achieve Building Emissions rate at least 10% less than Target Emissions Rate		No development in 2012/13 over 1000m2
	Housing quality – number and proportion of new build completions on housing sites reaching standard ratings on Building for Life Assessments	An Increasing number		Not available Not recorded. A review of indicators will consider the long term value in monitoring this standard as opposed to the general thrust in CC1 to improve sustainability standards, e.g. through replacement dwellings and enhancement-led redevelopment opportunities.
	Fabric First improvements in existing building stock and extensions as part of a planning application	An Increasing number		Not available Not recorded. See comment above regarding the review of indicators.
CC2	Applications granted and completed for renewable energy generation	An Increasing number		Applications fell from 21 in 2011/12 to 9 in 2012/13. Most Solar Photovoltaic installations go ahead under Permitted Development rights.
	Applications granted and completed for other low carbon developments	An Increasing number		Applications fell from 21 in 2011/12 to 8 in 2012/13. Most Solar thermal & Biomass installations go ahead under Permitted Development rights.
CC3	Number of small-scale community waste management facilities granted (excluding on-farm manure and slurry development (see CC4))	An increased number of additional small-scale community schemes permitted over the whole plan period up to 2026	Baseline Year	None permitted 2012-13
	Number of new on-farm anaerobic digestion waste management facilities permitted	An increased number of additional on-farm AD facilities permitted over the whole plan period up to 2026	Baseline Year	None permitted 2012-13
CC4	Strategic Flood Risk Assessment	No development in mapped zone 2 and 3 flood risk areas		In 2012-13 there were no granted permissions for new build housing or employment land in Zone 2 or Zone 3. There were 46 applications in Zone 2, and 38 in Zone 3 which increased the footprint of a building or developed an impermeable structure over the ground. However, there was no new build business or residential land.

CC5	Number of planning permissions granted contrary to Environment Agency advice on flood risk and water quality grounds	None	N/A	Not available
	Number and proportion of applications granted and completed with Sustainable Urban Drainage	None	N/A	Not available

Statement of Progress

Policies have sought to increase the sustainability of a range of developments from new social housing (using the code for sustainable homes standard) to replacement dwellings to new renewable energy installations.

Significant test cases have arisen including particularly challenging schemes for wind turbines of a scale which has proved difficult to accommodate without harm to the National Park. Indeed Authority members have considered hard how to achieve win-win sustainable developments that do not lead to adverse harm to the National Park. One case was approved contrary to policy and which demonstrated clear harm to the landscape. Members considered that in that exceptional case the economic benefit was acceptable to outweigh the National Park's primary conservation purpose. As such this decision is controversial in the context of pursuing the statutory purposes of the National Park and the potential for cumulative harm over time.

However the debate was important and drove the need for improved and updated guidance on sustainable buildings and renewable energy, particular for wind energy, linked to landscape character guidance provided by the adopted landscape strategy. During the monitoring period significant progress was made on the new Supplementary Planning document for Climate Change and Sustainable Building. This document was adopted during 2013 and has provided a framework for positive discussions with applicants directing people to consider the full range of technologies that can best address their energy needs in ways that integrate well with landscape character.

Homes, shops and community facilities

Policy Objectives

There remains no target to provide open market housing in the National Park, leaving three main ways to justify new homes via policy HC1. Firstly where they address the local need for affordable housing, secondly where they provide for key workers in agriculture and other rural enterprises (policy HC2 also applies), and thirdly where they are justified to achieve the conservation or enhancement of a building of character or a settlement listed in the plan.

In the last of these approaches contributions are also sought for the provision of affordable housing where it does not undermine the conservation objectives.

Policy HC3 provides limited provision for gypsy and traveller sites where there are exceptional circumstances of proven need for a small site that can be met without compromising national park purposes

Policies HC4 and 5 support the provision of new community facilities and to protect existing ones, as well as looking at the important role shops play in Bakewell and the villages as well as supporting small scale trade on farms and other countryside businesses where they are ancillary to other businesses to relate directly to recreation and tourism in the area and take account of the impact on local centres.

Policy Monitoring

Policy	Indicator	Target	Status	Data
	Housing stock by type	None - contextual indicator	N/A	The census shows there are about 18,360 household spaces data can be found; http://www.peakdistrict.gov.uk/sopr/communities/housing/housing-type
	Level and nature of local housing need (and stock)	Decreasing	N/A	Not available A baseline survey is required
HC1	Change to housing stock i.e.: Number of dwellings permitted and completed (gross and net) by type (including open market, affordable, key workers, grant assisted, new-build, change of	Increasing -- (NB: whilst there is no numerical target, monitoring will take account of the estimates in the Core Strategy / Delivery Plan)	N/A	Between 1991-2013 there were on average, 18 Open Market new build and 17 Local Needs new build completions per annum. In 2012-13 there were 7 Net Open Market new build and 14 Gross Local Needs completions. There are large fluctuations in the housing stock completions levels with no discernable trend. In 2012-13 there were 20 section 106 agreements, 15 of these were for housing. This resulted in 25 dwellings. No other information is available. See graph below.

	use)			
HC 2	Number of dwellings permitted and completed tied to S106 occupancy restriction (gross and net)	An Increasing number		There were 6 net completions in 2011/12 and 3 in 2012/13 The average Net completions between 1991-2013 for Agricultural housing is 5 per annum.
	Number of dwellings which have the Section 106 occupancy restriction agreement removed, by type of restriction	Decreasing		No restrictions removed for the last two years
HC3	Number of gypsy and travellers' pitches available	None - contextual indicator		There have been no Gypsy and Travellers' or travelling showpeople sites during the AMR series 2005-2013.
HC4	Losses of community facilities through change of use, by settlement and overall	No net change overall and aiming for no individual settlement to be left with no service/ facility		There were 6 losses to community facilities Bakewell, Birchover, Bradfield, Foolow, Rainow and Sheen. None of these settlements were left without any facilities as a result.
	Applications granted/completed for community facilities or shops by type of provision and by type of development (new build, conversion, change of use) (floor space)	An Increasing number	N/A	Completions data not available

	Proportion of floor space developed for community facilities & shops which is in /on the edge of named settlements by type of provision	Increasing	N/A	Not available
	Amount of floor space developed within Use Class A; and proportion within/on the edge of named settlements	Increasing		Loss of A1 Net floor space in named settlement Data is not accurate due to recording processes

Statement of Progress

Policy HC1 is 'bedding in' reasonably well, with the initial fear of multiple applications for the change of use of barns to open market homes not materialising. Where applications have been made, some refusals have led to appeals, which have so far largely been dismissed by the Planning Inspectorate in support of local policies. The provision for affordable housing has led to small numbers of new houses during 2012/1. This is not a result of refusals of planning permission, but of changes to the way in which housing is funded. The anticipated levels of investment from central government for this period did not materialise, but the concerted efforts of housing associations and housing managers are ensuring that the supply line is maintained albeit at reduced levels. The continuing work of the housing enabler, alongside work from community officers and policy planners is keeping communities involved in site identification, whilst new housing need surveys ensures proposals are justified by need.

The strong performance in terms of retaining 106 agreements is re-assuring as, without this, communities would lose a proportion of affordable homes, making the stock mix further skewed towards open market housing.

Net completions 1991-2013 Open Market to Local Need
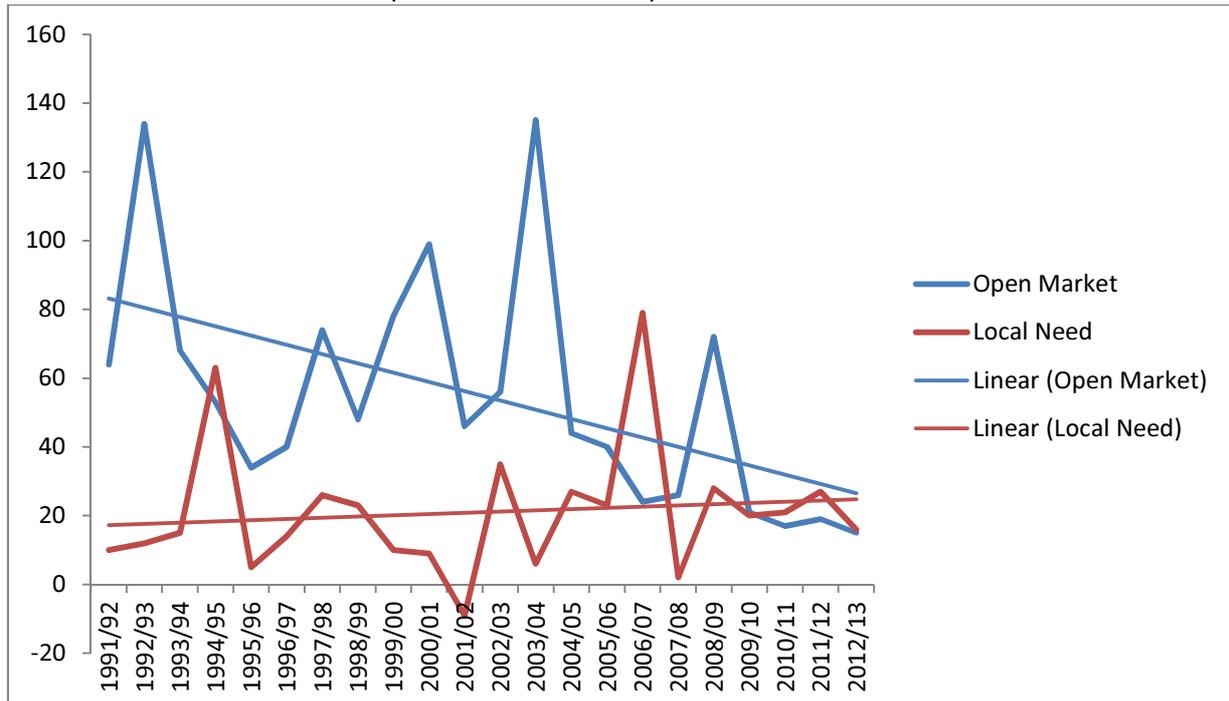
The above graph shows a linear trend for Open Market and Local Need housing. The data shows weak r² regression due to the noisy data. Therefore, the trend of decreasing Open Market and increasing Local Need housing is not statistically robust. Due to the low number of completions and large external factors such as the economy, completions data in the National Park will never show correlation. However, over the past 24 years the cumulative levels of average completions do appear to be decreasing for Open Market and Increasing for Local Need.

Proposed changes to permitted development rights, if confirmed in early 2014, will increase the risk of increased conversions of buildings to open market dwellings both inside and outside settlements. Whilst the scope for this is greater inside named settlement than elsewhere in the park, the proportion of affordable to open market may worsen, and the focus of affordable housing in named settlements may be counteracted by provision of housing elsewhere by conversion of existing buildings under permitted development rights.

The numbers of agricultural worker dwellings coming through show the value of the policy to farm businesses. The fact that none has been lost to other uses is also encouraging since it shows that these dwellings are being used for their intended purpose and not as open market dwellings.

In terms of community facilities, there has been a loss of shop space in named settlements. Policy requires strong tests to prove that such a use is no longer required, but nevertheless period reviews of services in settlements is warranted to monitor this trend over time.

The new permitted development rights does not threaten shop space in the National Park since it is not permitted to change shop use to residential use without planning permission, and, in many cases this would not be granted.

Local Needs Cumulative Completions Map - 1991-2013 by Parish (Excludes Permissions)

PDNP Boundary

2011 Core Strategy Named Settlements

Affordable Dwelling Completions by Parish 1991-2013

- 34 to 54 (9)
- 17 to 34 (21)
- 7 to 17 (37)
- 3 to 7 (28)
- 1 to 3 (66)
- 0 to 1 (85)
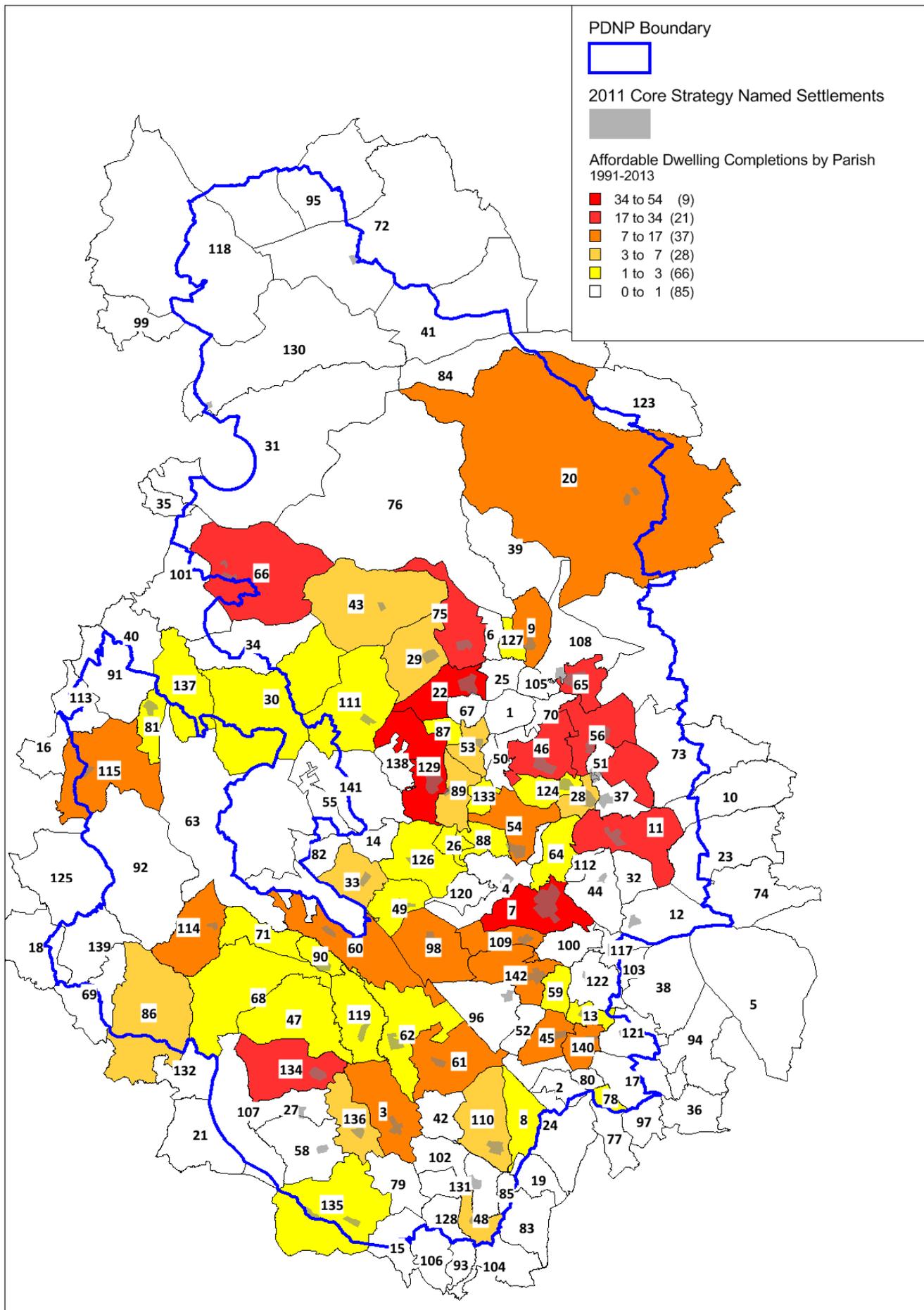
Local Needs Cumulative Completions Table and Map Key – 1991-2013 by Parish (Excludes Permissions)

Parish	Map Label	No of Named Settlements	Name of Named Settlement	Completions Period		Total
				1991 - 2005	2005- 2013	
Abney and Abney Grange CP	1					0
Aldwark CP	2					0
Alstonefield CP	3	1	Alstonefield	10	1	11
Ashford in the Water CP	4	1	Ashford in the Water			0
Ashover CP	5					0
Aston CP	6					0
Bakewell CP	7	1	Bakewell	12	42	54
Ballidon CP	8				1	1
Bamford CP	9	1	Bamford		8	8
Barlow CP	10					0
Baslow and Bubnell CP	11	1	Baslow and Bubnell	1	16	17
Beeley CP	12	1	Beeley			0
Birchover CP	13	1	Birchover	1		1
Blackwell in the Peak CP	14					0
Blore with Swinscoe CP	15					0
Bollington CP	16					0
Bonsall CP	17					0
Bosley CP	18					0
Bradbourne CP	19					0
Bradfield CP	20	2	Bradfield - High / Low	10	2	12
Bradnop CP	21					0
Bradwell CP	22	1	Bradwell	12	22	34
Brampton CP	23					0
Brassington CP	24					0
Brough and Shatton CP	25					0
Brushfield CP	26			1		1
Butterton CP	27	1	Butterton			0
Calver CP	28	1	Calver		5	5
Castleton CP	29	1	Castleton		6	6
Chapel En Le Frith CP	30				2	2
Charlesworth CP	31					0
Chatsworth CP	32					0
Chelmorton CP	33	1	Chelmorton	3	2	5
Chinley, Buxworth and Brownside CP	34					0
Chisworth CP	35					0
Cromford CP	36					0
Curbar CP	37	1	Curbar			0

Darley Dale CP	38					**0**
Derwent CP	39					**0**
Disley CP	40					**0**
Dunford CP	41					**0**
Eaton and Alsop CP	42					**0**
Edale CP	43	1	Edale (Grindsbrook)	5	1	**6**
Edensor CP	44	1	Edensor			**0**
Elton CP	45	1	Elton	6	6	**12**
Eyam CP	46	1	Eyam	12	10	**22**
Fawfieldhead CP	47				2	**2**
Fenny Bentley CP	48	1	Fenny Bentley		4	**4**
Flagg CP	49	1	Flagg	1	1	**2**
Foolow CP	50	1	Foolow			**0**
Froggatt CP	51	1	Froggatt			**0**
Gratton CP	52					**0**
Great Hucklow CP	53	1	Great Hucklow	4		**4**
Great Longstone CP	54	1	Great Longstone	7		**7**
Green Fairfield CP	55					**0**
Grindleford CP	56	1	Grindleford / Nether Padley	14	16	**30**
Grindlow CP	57	1	Grindon			**0**
Grindon CP	58					**0**
Harthill CP	59				2	**2**
Hartington Middle Quarter CP	60	1	Earl Sterndale	8		**8**
Hartington Nether Quarter CP	61	1	Biggin	7	3	**10**
Hartington Town Quarter CP	62	1	Hartington	1		**1**
Hartington Upper Quarter CP	63					**0**
Hassop CP	64			1		**1**
Hathersage CP	65	1	Hathersage	22	2	**24**
Hayfield CP	66	2	Hayfield / Little Hayfield		20	**20**
Hazlebadge CP	67					**0**
Heathylee CP	68			1		**1**
Heaton CP	69					**0**
Highlow CP	70					**0**
Hollinsclough CP	71			1		**1**
Holme Valley CP	72	1	Holme			**0**
Holmesfield CP	73					**0**
Holymoorside and Walton CP	74					**0**
Hope CP	75	1	Hope	5	15	**20**
Hope Woodlands CP	76					**0**
Hopton CP	77					**0**
Ible CP	78			1		**1**
Ilam CP	79					**0**
Ivonbrook Grange CP	80					**0**

Kettleshulme CP	81	1	Kettleshulme	2		**2**
King Sterndale CP	82					**0**
Kniveton CP	83					**0**
Langsett CP	84					**0**
Lea Hall CP	85					**0**
Leekfrith CP	86			4		**4**
Little Hucklow CP	87			1		**1**
Little Longstone CP	88			1		**1**
Litton CP	89	1	Litton	2	1	**3**
Longnor CP	90	1	Longnor	2		**2**
Lyme Handley CP	91					**0**
Macclesfield Forest & Wildboarclough	92					**0**
Mapleton CP	93					**0**
Matlock Town CP	94					**0**
Meltham CP	95					**0**
Middleton and Smerrill CP	96	1	Middleton by Youlgreave			**0**
Middleton CP	97					**0**
Monyash CP	98	1	Monyash	7	1	**8**
Mossley CP	99					**0**
Nether Haddon CP	100					**0**
New Mills CP	101					**0**
Newton Grange CP	102					**0**
Northwood and Tinkersley CP	103					**0**
Offcote and Underwood CP	104					**0**
Offerton CP	105					**0**
Okeover CP	106					**0**
Onecote CP	107					**0**
Outseats CP	108					**0**
Over Haddon CP	109	1	Over Haddon	2	6	**8**
Parwich CP	110	1	Parwich		3	**3**
Peak Forest CP	111	1	Peak Forest	1		**1**
Pilsley CP	112	1	Pilsley			**0**
Pott Shrigley CP	113					**0**
Quarnford CP	114	1	Flash	8		**8**
Rainow CP	115	1	Rainow	5	2	**7**
Rowland CP	116					**0**
Rowsley CP	117	1	Rowsley			**0**
Saddleworth CP	118					**0**
Sheen CP	119	1	Sheen	1	1	**2**
Sheldon CP	120					**0**
South Darley CP	121	1	Wensley			**0**
Stanton CP	122	1	Stanton in Peak			**0**
Stocksbridge CP	123					**0**

Stoney Middleton CP	124	1	Stoney Middleton		1	**1**
Sutton CP	125					**0**
Taddington CP	126	1	Taddington		1	**1**
Thornhill CP	127				1	**1**
Thorpe CP	128	1	Thorpe			**0**
Tideswell CP	129	1	Tideswell	20	23	**43**
Tintwistle CP	130	1	Tintwistle			**0**
Tissington CP	131	1	Tissington			**0**
Tittesworth CP	132					**0**
Wardlow CP	133	1	Wardlow		1	**1**
Warslow and Elkstones CP	134	1	Warslow	17	10	**27**
Waterhouses CP	135	2	Calton / Waterhouses	2		**2**
Wetton CP	136	1	Wetton	1	2	**3**
Whaley Bridge CP	137				1	**1**
Wheston CP	138					**0**
Wincle CP	139					**0**
Winster CP	140	1	Winster	6	1	**7**
Wormhill CP	141					**0**
Youlgreave CP	142	1	Youlgreave	10	2	**12**
				238	**246**	**484**

Supporting Economic development

Policy Objectives

Economic policies E1 and E2 offer scope for new build business premises in Bakewell and villages listed in the plan and offer great scope for the reuse of buildings for business use, including more modern buildings as part of negotiations which seek either greatly enhanced building design or demolition and replacement with a better located and designed building. Existing business land and buildings will be protected unless it is considered that they can be put to more beneficial community use, e.g. for affordable housing or community facilities. Emerging development management policies will consider the need to specifically safeguard those sites (i.e. by identifying these on a proposals map), particularly in Bakewell and the Hope Valley which demonstrate the highest quality and most sustainable locations.

Policy E2 provides particular support for business opportunities in the countryside by making effective use of existing buildings in smaller hamlets and on farms and by ensuring that the links between land management businesses and new business are maintained to enable additional income to support traditional land-based industries. Business growth will be judged carefully in terms of its impact on the appearance and character of the landscapes in which they sit.

Policy Monitoring

Policy	Indicator	Target	Status	Data
E1	Amount of floor space permitted and completed by Use Class (gross and net)	No net decline		In 2012/13 only use class B1 (a) and D2 had a net increase in floor space and A1 with a net decrease. Gross and Net Employment land completions by floor space were lowest amounts in the last 5 years.
E1	Proportion of floor space permitted and completed in/on the edge of named settlements by Use Class	Increasing	Baseline Year	100% of completions gross and net in Named Settlement.
E1	Losses of employment floor space to alternative uses	Decreasing	Baseline Year	
E2	Net amount of employment floor space permitted and completed outside named settlements by Use Class	Decreasing	Baseline Year	0% of completions gross and net outside Named Settlement.

E2	Number of permissions in isolated open countryside locations	None	40 Baseline Year	0 Completions in Open Countryside 0 (New Build – Employment Land) Permissions in Open Countryside

Statement of Progress

Aside from a sizeable addition to B1c land (new building at Thornbridge Brewery) there has been little significant addition or loss of employment space either inside or outside of settlements. Applications approved generally relate to existing buildings rather than new build. Changes to permitted development rights might trigger increases in employment space in the open countryside in buildings that were installed for agriculture. Such loss of agricultural space could trigger new applications under part 6 of the GPDO for new agricultural buildings to accommodate agricultural uses displaced by other types of business. There has been no obvious rush for this to happen yet. It is clear that landowners would realise much greater value by converting their buildings to houses, and are therefore awaiting the final announcement by government on changes to permitted development rights which will make such changes easier to achieve. The change in permitted development rights, to convert office space to houses, could trigger a loss of more useful employment space to open market housing which would have the dual impact of losing the Park good employment space and introducing more open market dwellings where the policy is to restrict them. The current picture is not of significant loss of office space to housing and it is unclear whether this is because owners do not know that they can, or whether it is because they simply don't want or need to make this change.

Minerals

Policy Objectives

Minerals development is strongly controlled so that only exceptional cases may be permitted (MIN1) where this provides for fluorspar by underground means (MIN2), or for local small-scale building and roofing stone supplies (MIN3). MIN4 also provides a basis for the safeguarding of the mineral resource, including the mineralised vein structures (fluorspar), very high purity limestone and other limestone.

Policy Monitoring

Policy	Indicator	Target	Status	Data
MN1	Production of primary land-won aggregates (million tonnes)	Progressive Reduction in Output	Baseline Year	Limestone = 1,779,830 Gritstone = 3,400 tonnes (for calendar year 2012)
MN1	Aggregates apportionment in the National Park	Progressive reduction reaching 3.2 million tonnes per annum by 2026		Work on-going through the Local Aggregates Assessment to assess these figures (see detailed explanation in statement of progress below)
MN1	Number and area of quarries in the National Park: Active Dormant	Progressive reduction in number and area	Baseline Year	Surface Active: 37 (1158.1 ha) Surface Dormant: 2 (6.6 ha) Underground Active: 1 (2182.7 ha) Underground Dormant: 3 (101.1 ha) (at end of financial year 2012/2013)
MN1	Number of permissions granted for extraction by type	Decreasing	Baseline Year	0
MN2	Number of new permissions for fluorspar extraction by surface mining granted (not including from tailings dams)	None	N/A	None
MN2	Percentage of fluorspar extraction by underground methods as part of the total output of fluorspar from the National Park	. Increasing	N/A	None

MN3	Proportion of permissions for new local small-scale additional workings subject to appropriate end-use controls to restrict use to buildings within the National Park	100%	Baseline Year	0
MN4	Extent of Minerals Safeguarding Area	Maintained	N/A	No Data The safeguarding areas for the building stone and stone slate areas are still being finalised for inclusion within the Development Management Policies document.
MN4	Number of major non-mineral developments granted in the Mineral Safeguarding Areas where safeguarded minerals have been unnecessarily sterilised	None	N/A	No Data The safeguarding areas for the building stone and stone slate areas are still being finalised for inclusion within the Development Management Policies document.

Statement of Progress

Mineral working continues to be one of the most contentious areas of development within the National Park.

Two planning applications for the winning and working of mineral (New Pilhough Quarry and Once a Week Quarry) were received in the financial year. The application received in the previous financial year dealing with application to consolidate and extend the working area at Birchover Quarry as an alternative to progressing the stalled review of the old mineral permissions (ROMP) was still being progressed. A number of other applications were received dealing with ancillary mineral development matters and dealing with the discharge of conditions.

No planning permissions dealing with the winning and working of mineral were granted during the financial year, whilst 2 applications (New Pilhough Quarry extension in exchange for relinquishing the rights to work Stanton Moor Quarry and additional mineral extraction at Shining Bank Quarry) were refused during the financial year. An appeal was lodged against the refusal to grant planning permission for an extension to the working area to New Pilhough Quarry, but the appeal was held in abeyance pending the outcome of whether the Authority would pursue a prohibition order for the old mineral permission at Stanton Moor Quarry.

On 27 April 2012 the Secretary of State confirmed the prohibition order issued by the Authority in connection with the Loadfield site, on the basis that the resumption of working was unlikely to take place. The order was pursued by the Authority since the operator had failed to provide information to progress the stalled review of the old mineral permission (ROMP), and the site had been in suspension for over 2 years. No objection was raised about the order. Restoration work is now taking place at the site.

In May 2012, the interests of the former fluorspar extraction and processing company Glebe Mines Ltd was acquired by British Fluorspar Ltd. The working and processing of fluorspar recommenced after an absence period of 2 years around September 2012 initially on the Longstone Edge West site. The company also carried out work to re-open the Milldam Mine and submitted discharge of condition applications to enable the Tearsall permission to be implemented.

Accessibility, travel and traffic

Policy Objectives

Transport policies (T1 to T7) promote more sustainable transport choices while balancing the reality of car use in a rural area. This means a shift away from road building including removal of support for relief roads in Bakewell and Tintwistle with associated policies which resist the growth in cross-park traffic. Allied to this is support for sustainable transport by means of rail, bus, horse riding and pedestrian access. The design of traffic infrastructure such as signs, lighting, and barriers are also raised as key matters requiring sensitivity.

Policy Monitoring

Policy	Indicator	Target	Status	Data
T1	Average annual daily traffic flows	No > 2% increase per annum		2012 Park-wide Annual Average Daily Traffic flow: 5797
T2	Changes to road traffic network (text)	This is a text indicator that seeks to comment on the number and significance of changes to the road traffic network		There have been no major changes to the road traffic network in the Peak District, as a result of road building, amendment or development. Sheffield City Council has embarked a significant highways improvement programme with private contractor Amey. This will see improvement in the standard of the city's roads, pavements, street lighting, bridges and street scene between 2012 and 2017. A Works Schedule map is available online (www.sheffield.gov.uk/roads/works/schemes/streetsahead project/works-schedules/works-map.html), and includes parts of the Eastern Peak District that fall within the Sheffield City Council area boundary. Resurfacing works have already taken place around Bradfield, Midhopestones and Strines, which have improved the roads and their overall appearance. The City Council have agreed to consult with the National Park Authority on any elements which could significantly impact on the visual amenity of settlements or the landscape.
T3	Sympathetic design (taking account of valued characteristics) and decluttering of	Increase in proportion of new infrastructure sympathetically designed		Since a proliferation of safety-related infrastructure between 2008-10, we are not aware of any significant infrastructure installation in the Peak District that risks harming the valued characteristics of the National Park. On the contrary, we have seen a degree of rationalisation - for example a number of large Vehicle Activated Sign support posts were removed from the A515 road in Derbyshire in 2012, whilst lighting columns extending out of Sheffield / Totley to the National Park boundary were also removed.

	infrastructu re			(*There was some concern surrounding installation of 'Armco' style barriers along the A625 Froggatt road in late 2012, but we have not been consulted on any formal plans to date) The National Park Authority continues to develop a good working relationship with surrounding Highway Authorities to influence the design of any infrastructure deemed absolutely necessary, so that it is sympathetic to the National Park landscape.
T4	Applications granted contrary to policy {Indicator for T1 will provide an indication of freight movements }	This is a text indicator that seeks to comment on the number of applications approved contrary to policy		2011/12 Applications granted contrary to policy 0 2012/13 Applications granted contrary to policy 0
T5	Changes reported in safeguarde d rail routes (text)	This is a text indicator that will comment on changes in safeguarded rail routes		During 2011 DfT funded works reopened 4 disused railway tunnels and upgraded track bed to provide a continuous 8.5 mile traffic free trail along the former Midland Railway route between Coombs Road (Bakewell) and Wyedale (nr Buxton). This route is owned by the Peak District National Park Authority, and remains safeguarded for potential reinstatement of a railway in future. Indeed, the reopening of tunnels, clearance of track bed and on-going maintenance would make reinstatement of a railway easier. However, it should be noted that whilst the National Park Authority safeguards the route, it would not necessarily support railway reinstatement. Further DfT funding has just been secured to extend the Monsal Trail South from Bakewell towards Matlock. This will involve further track bed clearance, tunnel renovation and bridge reinstatement.
T6	Change in length of network of permissive routes and statutory routes	Opportunities are taken as they arise, so no specific target identified	Baseline Year	The length of PROW measured by the Ordnance Survey is 2023803.73 metres. This data is subject to measuring and statistical errors.
T7	Report changes to traffic manageme nt arrangemen ts (text)	This is a text indicator that will comment on changes in traffic management arrangements		The Authority continues to operate seasonal road closures on weekends and bank holidays in the Goyt Valley and Upper Derwent Valley, to allow visitors to enjoy these areas in peace and tranquillity away from motor vehicles. There have been no significant changes to traffic management arrangements in the National Park over 2011/12.

T7	Number of new off-street parking spaces provided, and proportion that replaces on-street parking	This is a text indicator that will comment on changes in traffic management arrangements		There have been small-scale increases in off-street parking, for example at Langsett Reservoir where the car park was expanded by around 20 spaces in order to better accommodate visitors, improve the overall visual amenity of the area, and address safety concerns around parking on the busy adjoining road. Reductions in on-street parking have occurred at Bakewell Station, Coombs Rd, and Little Longstone generally to deter inconsiderate visitor parking which was creating a hazard to other road users, along with access issues.

Statement of Progress

Overall, traffic levels in the National Park have broadly plateaued over the past 3 years, with only minor fluctuations generally attributable to the weather. There have been no major road or rail schemes constructed or implemented, with no consequent effect on the level and direction of traffic in the national park. Furthermore, there have been very few contentious highways infrastructure installations, as opposed to previous years. This is partly down to a reduction in highway authority budgets, and partly as a result of improved understanding and agreements between highway authorities and the National Park Authority.

Cycling infrastructure was given a boost during 2011 with the opening of the Monsal Trail, and work continues to expand and develop new and existing links. There have been small scale changes to car park provision, along with a small number of requests for new or expanded car parks which have, or are being processed in accordance with policy.

5. Applications granted contrary to Policy or that have raised significant policy issues

Applications Granted Contrary to Policy

Target: Reducing with a tolerance of 3
Achieved:
2011/12 1 application was granted contrary to Policy
2012/13 3 applications were granted contrary to Policy

Year	Application description	Policies involved	Comments
2011/12	**NP/DDD/0811/0774, P.3289 OUTLINE APPLICATION**: REDEVELOPMENT OF BUSINESS PARK TO CREATE HERITAGE CENTRE WITH CAFÉ/COMMUNITY FACILITY, CRAFT/WORK UNITS, CRAFT SHOP WITH ASSOCIATED RETAILING, TOURIST ACCOMMODATION WITH UNDERGROUND PARKING AND TWO TIED WORKER OCCUPATION UNITS, ROCKMILL BUSINESS PARK, THE DALE, STONEY MIDDLETON	Core Strategy GSP2, DS1, E1, RT1, RT2	Concluded that development should be granted as an exception to policy due to the benefits in terms of provision of jobs, community facilities and tourist accommodation. Contrary to specific Core Strategy policies but it does not conflict with national park purposes as there is no overriding landscape harm.
2012/13	**NP/DDD/0112/0069** FULL APPLICATION: DEMOLITION OF TWO BARNS AND REPLACEMENT WITH NEW BARN. CHANGE OF USE OF CATTLE BARN TO CAMPING BARN, INCORPORATING KITCHEN FOR GOURMET EXPRESS AND EDUCATIONAL SPACE FOR PEOPLE OCCUPYING ACCOMMODATION, STOKE FARM, GRINDLEFORD	Core Strategy GSP2, E2, RT1, RT2	The Authority concluded that development should be granted as the proposal would provide jobs and tourist accommodation, sustaining an agricultural business and providing some enhancement. The approval was subject to a Section 106 legal agreement tying the building to the agricultural holding so that the benefits accruing from the business could support the holding. This was not signed and a subsequent application for the same development, but without the section 106 agreement, was approved at the Planning Committee in December 2013. Application NP/DDD/0112/0069 outstanding as the S.106 has not been signed.
2012/13	**NP/S/0612/0653** FULL APPLICATION: SEPARATION OF FORMER COACH HOUSE FROM MAIN HOUSE TO RECREATE TWO SEPARATE DWELLINGS, FERNHILL, HOLLOW MEADOWS-	Core Strategy HC1	Both the Planning Committee and the Authority concluded that development should be granted as the proposal would result in the conversion of a vernacular building and would not cause any harm to the landscape.
2012/13	**NP/DDD/0412/0434** FULL APPLICATION: ERECTION OF TWO WIND TURBINES ON LAND ADJACENT TO HILL TOP FARM, PARWICH	Core Strategy CC2, LC1	Both the Planning Committee and the Authority resolved to approve the application as they considered that socio-economic benefits of the proposal outweighed acknowledged landscape harm. In reaching this conclusion members took account of the fact that the applicant operates a dairy farm.

5.2 Applications raising significant policy issues

Target: Reducing with a tolerance of 10
Achieved:
2011/12 4 applications raised significant policy issues
2012/13 3 applications raised significant policy issues

Year	Application description	Policies involved	Decision	Effect on policy
2011/12	**NP/DDD/1210/1298, P.4822 OUTLINE APPLICATION:** DEMOLITION OF EXISTING BUILDINGS TO PROVIDE A MIXED USE EMPLOYMENT (CLASS B1/B2 AND B8) RESIDENTIAL DEVELOPMENT (NEW BUILD AND CONVERSION), CAR PARKING AND ASSOCIATED WORKS, RIVERSIDE BUSINESS PARK, BUXTON ROAD, BAKEWELL	Core Strategy GSP2, DS1, HC1, E1 Local Plan policies LB1 and LB7, HC1, HC2	REFUSE	Recommended for approval but the application was refused by the Planning Committee which considered that the cumulative loss of employment space and the proposed phasing would not secure the long term sustainability, or vitality and viability of the business park contrary to Local Plan policy LB7.
2011/12	**NP/DDD/0210/0174, P.2900 FULL APPLICATION:** CONVERSION OF FORMER MILL BUILDING INTO TWO TOWN HOUSES AND FIVE HOLIDAY APARTMENTS, THE MILL, MILLERS DALE	Core Strategy policies L1, RT3	APPROVE	Proposed scheme involves the conversion of the Mill to 2 open market houses and 5 holiday apartments. The creation of an additional permanent dwelling unit was considered to comply with Core Strategy policy HC1 as this was required in order to achieve the conservation and enhancement of a valued vernacular building.
2011/12	**NP/DDD/0911/0896 P.5155 OUTLINE APPLICATION:** RESIDENTIAL, EMPLOYMENT AND COMMUNITY DEVELOPMENT PLUS ANCILLARY LANDSCAPING AND INFRASTRUCTURE ELEMENTS, FORMER DAIRY CREST CREAMERY SITE, STONEWELL LANE, HARTINGTON	Core Strategy Policies DS1 GSP1, GSP2, GSP3 and L3, and Local Plan Policies LC4 and LC5.	REFUSE	Recommended for approval but the application was refused by the Planning Committee which considered that the scale of the proposed development to be out of keeping with the size of the existing village of Hartington and would be damaging to the landscape of the National Park and to the character and setting of the Hartington Conservation Area.
2011/12	**NP/DDD/0911/0933 P.3391 FULL APPLICATION:** ERECTION OF ONE WIND 48.4 METRE TURBINE ON LAND ADJACENT TO HILL TOP FARM, PARWICH	Core Strategy CC2, LC1	REFUSE	Considered that landscape harm outweighed any socio-economic benefits of the proposal. (NB. Subsequent application for 2 x 33.5 metre turbine submitted and approved December 2012)
2012/13	**NP/DDD/0212/0165 FULL PLANNING APPLICATION:** FOR DEVELOPMENT OF TWO EARTH SHELTERED DWELLINGS AT THE CHASE/THE CROFT, COLDWELL END, YOULGREAVE	Core Strategy GSP2, DS1, HC1 Local Plan	REFUSE	Planning Committee recommended approval but the application was refused by the Authority. The Authority meeting did not consider the that applicants' offer to tie two

		policies LH1 and LH2		existing cottages in the village for affordable local needs and to restrict the proposed houses to locals would compensate for the fact that the proposed dwellings were of a size and type that would not remain affordable or meet the needs of the local community and the fact that the first occupants are not in housing need. The Authority did not consider that there was justification for the proposal on the grounds of landscape enhancement. A subsequent appeal was dismissed.
2012/13	**NP/HPK/0512/0476 FULL APPLICATION: RESUBMISSION OF NP/HPK/0512/0400:** CHANGE OF USE TO CONVERT VACANT INDUSTRIAL UNITS TO FORM 9 OPEN MARKET DWELLINGS, BANK VALE PAPER MILL, SWALLOW HOUSE LANE, HAYFIELD	Core Strategy policies GSP2, DS1, HC1	APPROVE	The principle of conversion of an employment site to an alternative use and the provision of open-market housing on an edge of village site. CS Policy HC1 requires conversion of buildings to more than one dwelling needs to include at least some affordable units, but demonstrated that in this case it would not be at financially viable to do so. The principle of conversion to 100% open market housing therefore accepted as being within policy and there would be enhancement benefits to the site and its surroundings.
2012/13	**NP/HPK/1111/1232 FULL APPLICATION -** ERECTION OF 10 NEW CAMPING PODS WITH BARK CHIP ACCESS PATHS AT CROWDEN CAMPING AND CARAVANNING CLUB, WOODHEAD ROAD, CROWDEN	Core Strategy policies L1, RT3		The Authority meeting in May 2012 considered the policy implications in relation to camping pods within the National Park. In this particular instance the proposed development would be carried out within the context of an established site and as such are considered acceptable in terms of their impact on the character an appearance of the site itself and the wider surrounding area.

6. Improvements to the Annual Monitoring Report

This AMR is the first in a series of new reports formatted under the terms of the LDF regulations. With the commitment of the new Government to free up monitoring and give greater flexibility for local choice under a general 'duty to monitor', this report is the start in a process to improve monitoring systems and refresh the indicators in order to reflect the policies of the LDF Core Strategy. This report has started to tackle issues with the previous AMR's;

• Accuracy and reliability
• Completeness
• Keeping up to date
• Relevance
• Consistency across data sources
• Appropriate presentation
• Accessibility

The monitoring framework data review and work to improve data quality is currently ongoing. An early project to create an online housing database has been trialled and is now in place for the first time. The database streamlines monitoring with the County Council and District Authorities to help the process of collating and reporting on Housing data. We are continuing to move forward in making changes to the internal planning database M3, to help accuracy and speed of measurements. To enable policy monitoring within the M3, the system will need a series of technical changes in the way we record and report. This is a significant project and will involve a number of large process changes to implement.

During the process of preparing this first report on the Monitoring framework for the Core Strategy we have been able to begin reviewing the indicators and the targets for the first time since the Strategy was adopted. It is our intention to ensure that all indicators and targets are kept accurate and reflect both availability of high quality data, and a good understanding of the external contextual factors which affect our indicators. Realising this intention will provide us with an understanding of what is driving performance in the case of the LDF, which will improve and develop over time. This work will therefore be an iterative process to continually review and adapt our monitoring approach, led by the demands of the data and the outcomes we record, rather than a systematic structured annual review of the whole monitoring framework. Finally, it is important to recognise that a large amount can be learned from reviewing historical performance. A number of our indicators, such as those monitoring spatial development in a National Park, will require longer term trend data (5 to 10 years) to be of use in informing judgments on performance and decisions to review policy. Due to our protected area context short term (between year) fluctuations in spatial monitoring indicators, such as those for housing completions, bear little resemblance to actual impacts over periods of a decade or more. This is as a result of the small numbers involved on an annual basis when compared to non-protected areas.

Contextual data which underpin both this monitoring framework and that for the National Park Management Plan now resides within the online State of the Park Report www.peakdistrict.gov.uk/sopr . This is updated on a rolling programme and is refreshed when new data become available.