



# **Peak District National Park Authority Local Development Plan**

Annual Monitoring Report

# **2016-2017**

## Appendix 1

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## Executive summary

Each year the Authority reviews various planning datasets to provide an indication of the performance of adopted policies. This Annual Monitoring Report (AMR) draws out greater focus on:

- major development; and
- appeals performance

2017 represents 11 years from the base date of the Core Strategy. To allow consideration of progress, the AMR again presents data for housing delivery from the 2006 base date, showing also progress at a large, landscape scale.

The Core Strategy estimated delivery of between 615 and 1095 homes in designated settlements by 2026 with an additional 190 estimated outside these settlements (e.g. agricultural dwellings and change of use or conversion). Data now shows nearly 800 homes have now been completed between 2006 and April 2016 with more committed (with planning permission) some of which are also under construction. In settlements 38% of housing is achieved via new build and 61% via conversion or change of use. In the countryside 10% is via new build and 86% via conversion or change of use. The remainder is made up of developments achieved via certificates of lawful use or variations of conditions (e.g. holiday let to permanent occupancy). Overall 82% of all housing is achieved in named settlements. This is a good indicator that the spatial strategy is driving the right forms of development to the right areas whilst driving conservation and enhancement objectives for the National Park.

Only 1 case was approved by the Authority contrary to strategic principles in the plan and only 4 cases raised issues of worthy of recording in the AMR (in addition to those noted on appeal). While a higher number of appeals have been allowed during the year there continue to be very few cases raising issues for adopted Core Policies on appeal.

This is welcome and shows that the Authority's decisions and its policies are generally being supported by the Planning Inspectorate. As the Core Strategy was adopted before the National Planning Policy Framework of 2012 it is vital to undertake monitoring of the consistency of adopted policies against the NPPF. The monitoring year realized a higher than average figure in terms of the number of appeals decided (41) and the number of appeals allowed (14 or 34%), however again the cases involved very few issues in terms of the consistency of the plan with the National Planning Policy Framework. The Authority remains positive that changes to emerging Development Management Policies will assist the overall consistency of adopted policies with the Framework.

As with the previous monitoring years a number of permissions have again been recorded within the Natural Zone and while these are small-scale and related to existing property the impact of this trend is being monitored in order to consider the implications for the wildest parts of the National Park. Similarly a number of low level developments are recorded within flood zone areas although these have not added any significant built footprint.

Adopted policy and supplementary guidance has influenced the take up of renewables and sustainability measures. Monitoring reveals the recent take up of innovative farm technologies such as anaerobic digestion plus roof and ground mounted solar panels. Nevertheless the Authority has observed that more can still be done to influence the sustainability of larger developments, particularly housing on enhancement (brownfield) sites.

Monitoring helps highlight areas of specific concern within development management policy. Close dialogue with parishes and members over the past 6 years, following adoption of the Core Strategy, has allowed a new development management policy document to be drafted. This gives clarity on the approach to a full range of policy areas including areas which have tested policy over recent years such as affordable housing definitions, replacement dwellings, conversion of traditional buildings, farm based development and business in the countryside.

Consultation took place on the published version of the Development Management Policies between November and 2016 and January 2017. Following the approval of a schedule of modifications to the document the Authority has

now undertaken a period of consultation on the Modifications schedule. It is anticipated that the Authority will submit the development management policies to the Planning Inspectorate in February 2018 with the intention of creating a full and up to date Local Plan for the National Park. Once this is completed attention will again return to a full review of strategic policies.

## 1. Introduction

The National Park Authority adopted the Core Strategy in October 2011. The Annual Monitoring Report (AMR) monitors 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 AMR relates to the period from 1 April 2016 to 31 March 2017. Its purpose is to monitor progress on preparing documents in the Local Development Plan, and the extent to which policies in the current 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).

With the introduction of the National Planning Policy Framework in 2012 it is important to monitor the on-going consistency of adopted policies to the Framework as well as the various soundness tests that provide the framework for assessing the justification and relevance of development plans.

The boundary of the Peak District National Park (PDNP) does not align 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.

AMRs are structured to reflect the policies and objectives of the Core Strategy and consider delivery at a spatial scale, addressing the 3 broad character areas set out in the plan. 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 2017. The Core Strategy will have operated for 6 years in October 2017.



## 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

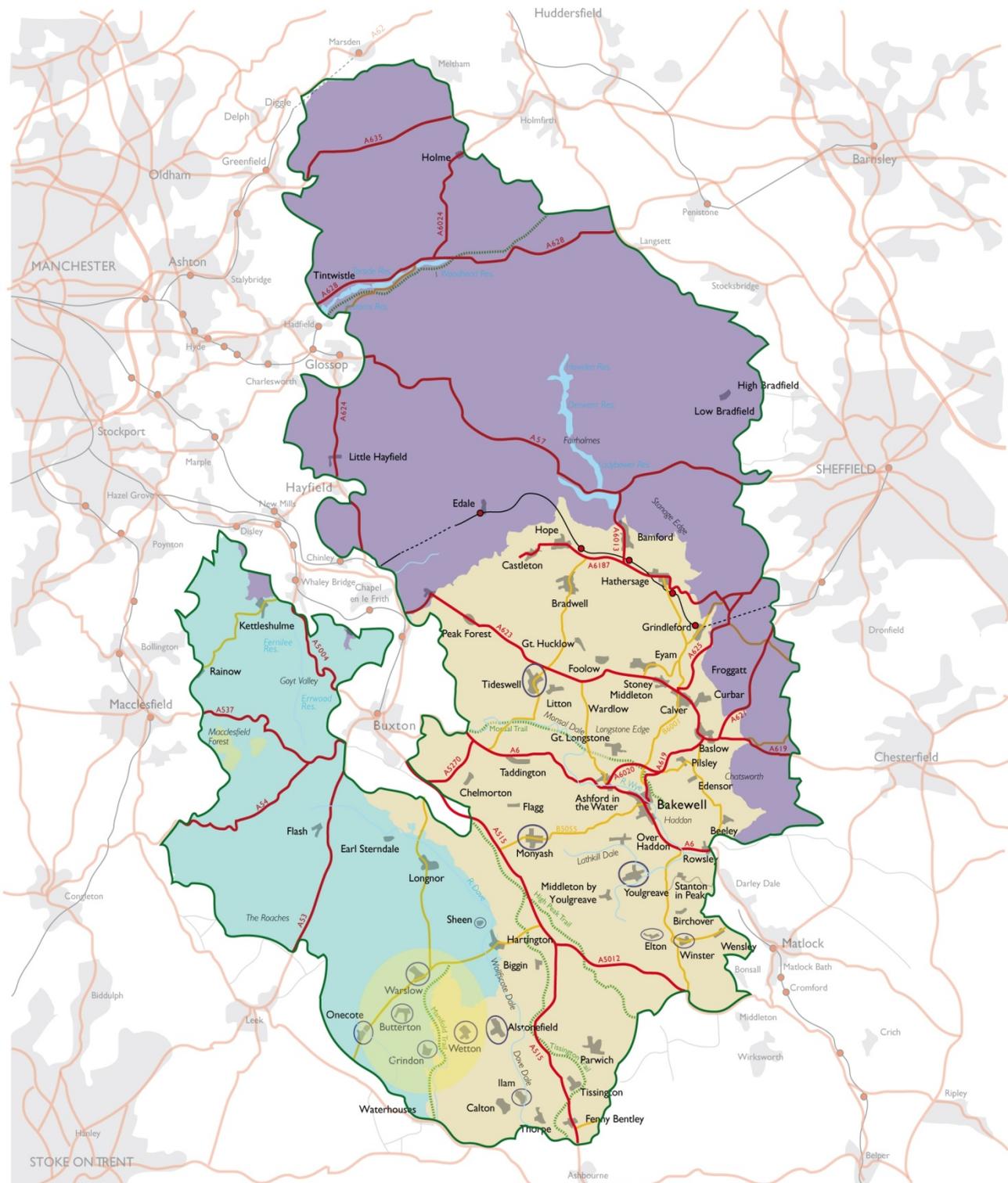
A full spatial portrait was included in the adopted Core Strategy to describe the spatial issues affecting the National Park at the time of production. This provides a baseline set of conditions and background against which Core Policies were developed. Policies may then be viewed as a strategic response 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 consulted on the Publication Version of its Development Management Policies (part 2 of the Local Plan for the National Park) 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



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

## 2.1 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 over time, should the Management Plan Vision change, 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.

During 2016 and 2017 work began to review the current National Park Management Plan with the main consultation period taking place during the summer 2017. A key component of the new National Park Management Plan will be

the review of the Special Qualities underpinning the designation of the National Park. Currently the Core Strategy refers to a set of “valued characteristics” which are the defined special qualities for the purposes of planning policy.

The review moves the current list to a set of 7 Special Qualities which will also inform future Local Plan reviews. At the time of producing the AMR the Special Qualities are defined as:

- 1. Beautiful views created by contrasting landscapes and dramatic geology**
- 2. Internationally important and locally distinctive wildlife and habitats**
- 3. Undeveloped places of tranquillity and dark night skies within reach of millions**
- 4. Landscapes that tell a story of thousands of years of people, farming and industry**
- 5. Characteristic settlements with strong communities and traditions**
- 6. An inspiring space for escape, adventure, discovery and quiet reflection**
- 7. Vital benefits for millions of people that flow beyond the landscape boundary**

## 2.2 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<sub>2</sub> emissions, increased proportion of overall energy use provided by renewable energy infrastructure, and conserved resources of soil, air, and water.

- Homes, Shops and Community Facilities

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

- Supporting Economic Development

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

- Minerals

The adverse impact of mineral operations will have been reduced.

## Appendix 1

- 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.

## 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:

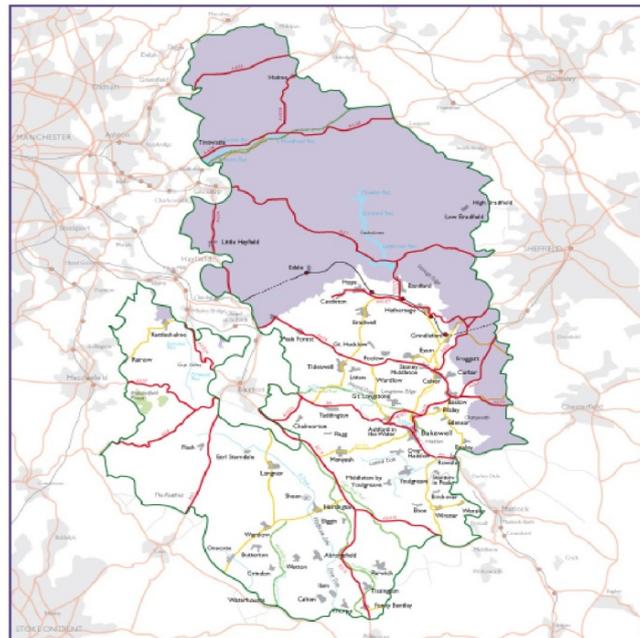
- Enable development of appropriate sites and facilities at key sites such as the Hope Valley, Stanage Edge, the Upper Derwent, Langsett and Longshaw
- In countryside locations between the remoter moorlands and surrounding urban areas, limit development to appropriate signage and interpretation, in line 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:

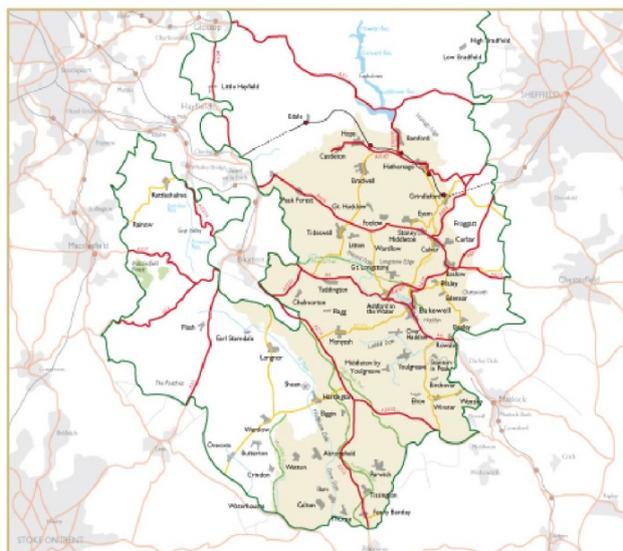
- Support the development of appropriate facilities in recognised visitor locations such as Bakewell, Castleton, the Hope Valley, Dovedale, Chatsworth and Ilam
- Support work that maintains and fills gaps in the rights of way network
- Protect the recreational value of the Manifold, Tissington, and High 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 between 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, Kettlethulme, Longnor, Rainow, Waterhouses, and Warslow
- The provision of between 30 and 130 homes in Butterton, Calton, Flash, Grindon, Kettlethulme, 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:

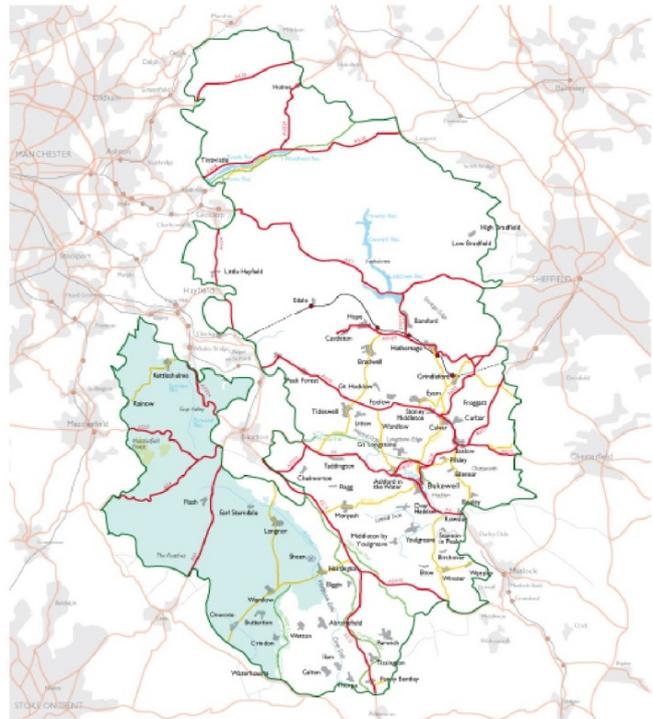
- Seek to retain an appropriate range of employment sites in sustainable locations such as Longnor and Warslow
- Support agricultural and land management businesses that conserve and enhance the valued characteristics of the landscape
- Support diversification of agriculture and land management businesses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

### Minerals policies will:

- No specific outcomes for this area

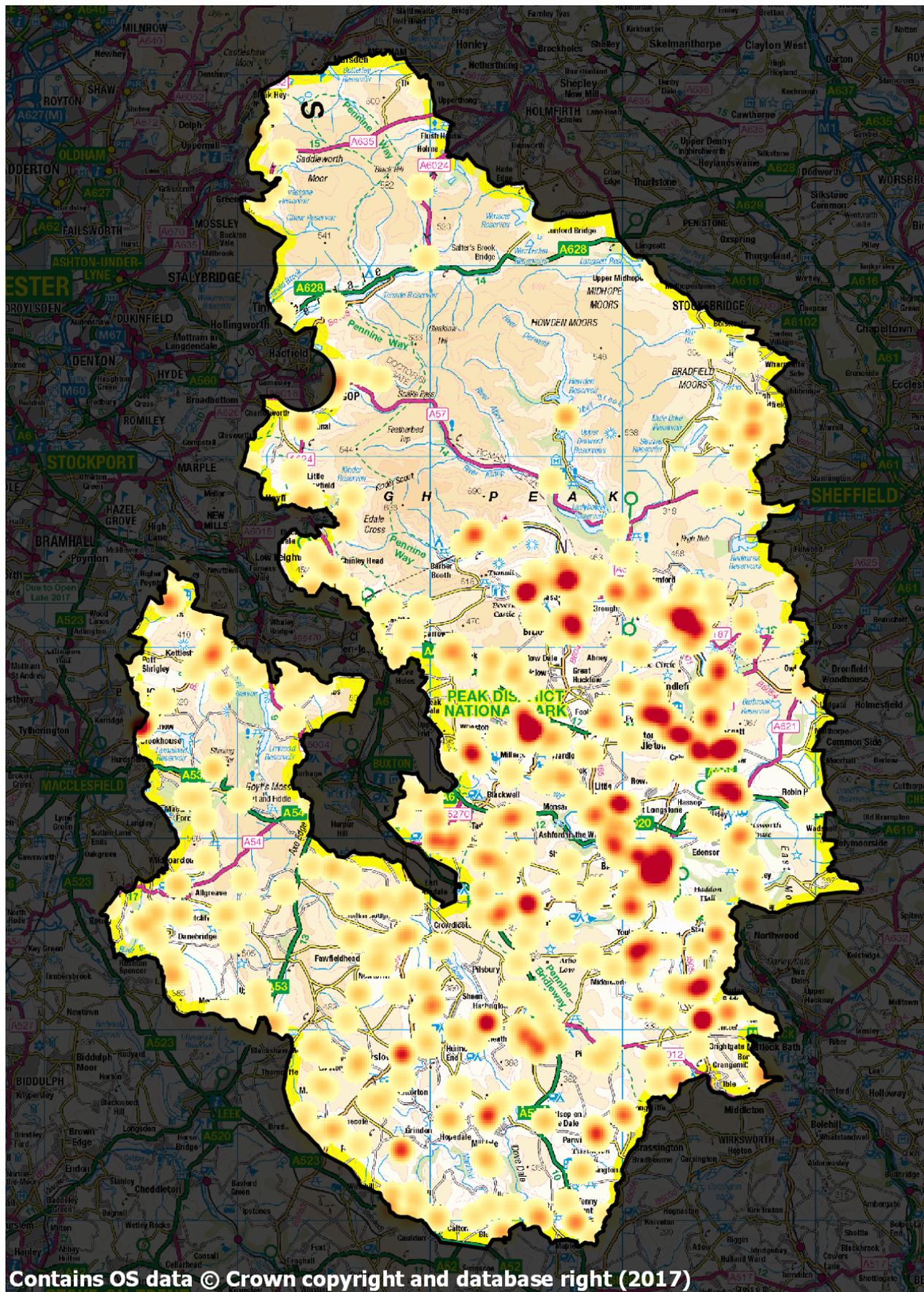
### Accessibility, Travel and Traffic policies will seek to ensure:

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



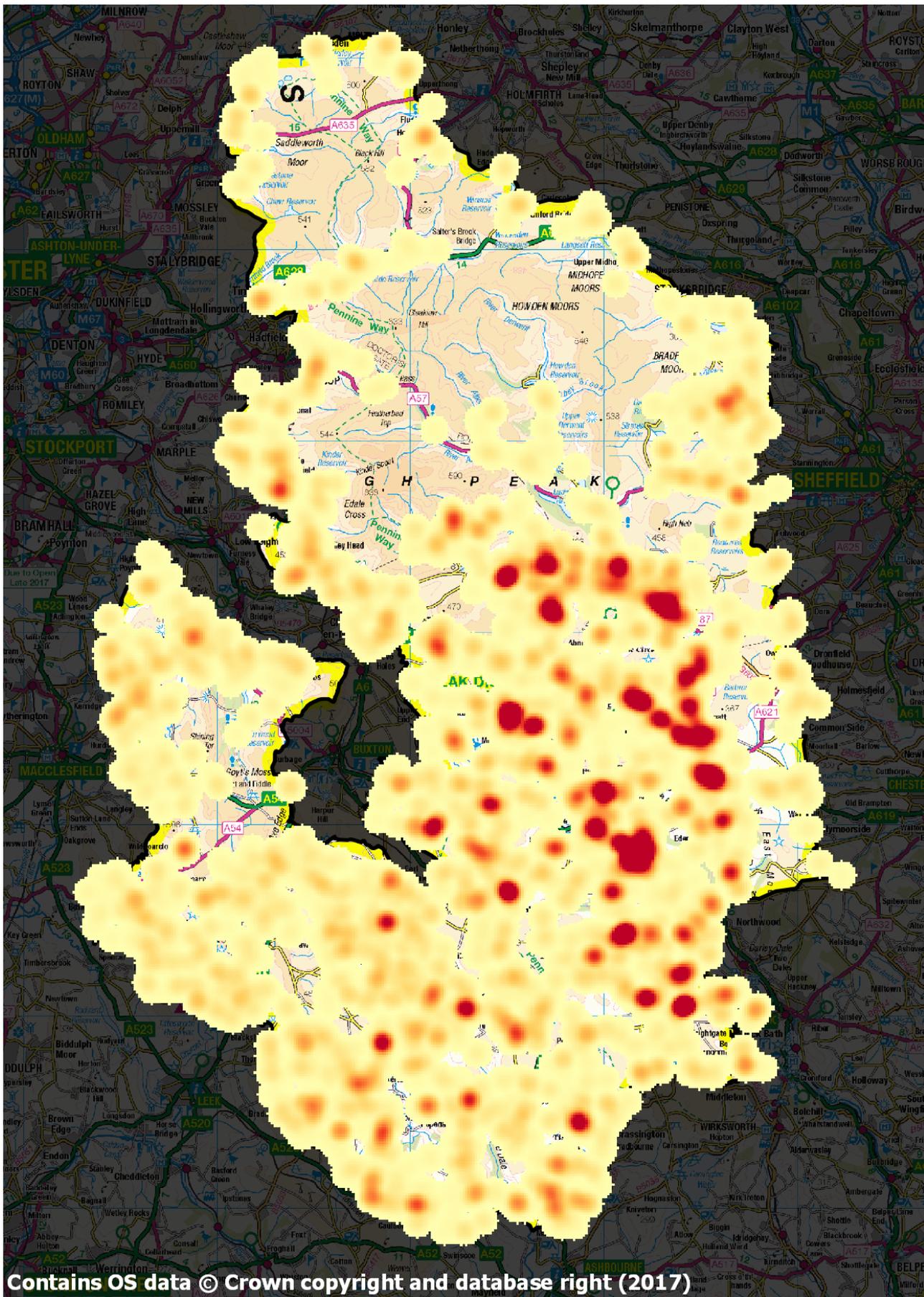
## 2.3 Progress at a Spatial Scale

Heatmap demonstrating spatial impact of planning applications in 2016/17



Appendix 1

Heatmap showing cumulative spatial impact of planning applications since 2006/07



## **The Dark Peak and Moorland Fringe**

In the Dark Peak and Moorland fringe policies seek to protect the remoteness, wildness, open character and tranquility of the landscapes.

The dominance of national and international landscape designations including the Natural Zone mean the development potential is limited to the fringes of the Dark Peak and its transport corridors. The heat-maps above give an indication of this for the 2016/17 period, and for the period since the Core Strategy was adopted. Conservation and enhancement of this area revolves around the significant Moors for the Future landscape partnership which has recently secured additional funding from the EU Moorlife 2020 grant to continue the fantastic moorland restoration and legacy work.

A range of large scale infrastructure projects continue to be progressed across the Longdendale Valley following the line of the A628 (Woodhead Pass). The Authority is a key partner working with Government agencies exploring the potential for a tunnel to improve highway capacity and connectivity between major population and economic centres in the east and west of England. Government plans also include improvements to the existing A628 on the fringes of the National Park to improve journey times and reliability, whilst improving the quality of life for local communities in the congested areas of Mottram, Hollingworth and Tintwistle. At the time of writing government announcements indicate that a full tunnel under the entire National Park is not likely and that a partial tunnel option will be explored. The National Park Authority aims to influence the design stages to ensure that any scheme brings a range of environmental benefits to the National Park landscape and its wildlife, whilst ensuring that the public retains excellent access opportunities to enjoy the many footpaths and trails that follow and cross the route.

In addition to the highways interests work progresses to underground overhead high voltage power lines which have a significant presence and impact through this valley. The Authority was successful in a scheme to remove overhead wires at the Dunford Bridge (Barnsley side) of the Valley and further funding has been made available to undertake wider landscape enhancement work

The Authority has maintained a range of discussions with neighbouring planning authorities under the Duty to Cooperate. Through 2016/17 dialogue has focused on the Sheffield, Barnsley and Oldham areas with consideration being given to the impact of development on the setting of the National Park (such as housing estates) and the positive opportunities for linking up recreational routes (green infrastructure paths and cycle ways).

In the context of the emerging Greater Manchester Spatial Framework the community at Saddleworth has been in dialogue with the National Park Authority regarding development potential promoted at the Fletcher's Mill site close to Dovestone Reservoir. A shared vision for the site is being developed which also seeks to protect the natural landscape setting.

Neighbourhood plans are also progressing in this area with the adoption of the Chapel-en-le-Frith plan (High Peak), support to the emerging Dore plan (Sheffield) and discussions to designate areas in Saddleworth (Oldham) and Holme (Kirklees).

## **White Peak and Derwent Valley**

The White Peak and Derwent valley represents the most populated parts of the National Park and across the many villages, farms and individual properties lies the greatest potential for development.

Policies seek to protect and manage the distinctive and valued historic character of the settled, agricultural landscapes of the White Peak and Derwent Valley, while seeking opportunities to enhance wild character, woodland cover, cultural heritage and biodiversity. The heat maps above highlight the concentration of development into the White Peak and through the villages of the Derwent Valley.

The Authority continues to support housing enabling through new housing needs surveys and through brownfield enhancement sites. Completions have been achieved on a former quarry site in Birchover and an infill exception site in Youlgrave where a scheme of 8 affordable homes have been passed to a newly created Community Land Trust.

In Bradwell a long standing desire to redevelop the Newburgh industrial site was finally resolved in early 2016 with a planning approval for 55 homes (including 12 affordable homes) and redeveloped industrial space. The approval was in accordance with a Neighbourhood Plan for Bradwell which was also adopted through the monitoring period.

In Bakewell the former Cintride factory site received planning approval for a new supermarket, while on the adjacent Riverside Business Park approval was granted in July 2016 for the first stage of redevelopment, replacing the older structures with modern business units. Further permissions have also been achieved for a 72 bed hotel on the Riverside site, which is due to commence in 2018

A significant development was also allowed at the former cheese factory site in Hartington. This is a key brownfield site in the National Park that could deliver environmental enhancement and community benefit with a scheme of 26 houses contributing 4 affordable homes.

The Authority is supporting the Hartington and Bakewell communities in preparing a Neighbourhood Plan. During the monitoring period the Authority commissioned a study of employment land in Bakewell to support both the Neighbourhood Plan and emerging development management policies.

Close dialogue has taken place with Derbyshire Dales District Council under the duty to cooperate on plan making. A key issue for the district council is the ability to response to the objectively assessed need figure for housing. Owing to the fact that a large area of the Derbyshire Dales lies inside the National Park it has proved difficult for the District Council to find sufficient sites in its emerging Local Plan to compensate for the constrained figures arising in the National Park. The National Park Authority has considered the potential for further development in the Derbyshire Dales area of the Park over the next 20 years and provided an indicative figure of 400 additional homes which may be taken off the target in the Derbyshire Dales Plan.

Positive results have emerged with sustainability on farms with the first anaerobic digesters being approved in the White Peak during the monitoring period. Policy CC4 was specifically produced to encourage this means of utilising farm waste. The AMR details 3 applications now received in the Bakewell, Tideswell and Aldwark areas.

In terms of recreation and tourism policy, further approvals are noted for camping pods and shepherd's huts in the Alport and Grindon areas and further works to improve the quality of existing camping and caravan sites.

## **South West Peak**

In the South West Peak policies seek to protect and manage the distinctive historic character of the landscapes and seek opportunities to celebrate their diversity. Opportunities are also sought to enhance recreation opportunities, woodlands, wildness and diversity of remoter areas.

The heat map above demonstrates a lower level but scattered nature of development right across the South West Peak reflecting the character of farms and villages in this part of the National Park.

To assist these aims the South West Peak Landscape Partnership has worked hard during 2016/17 to progress the 18 project ideas aimed at supporting the full range of landscape, heritage and biodiversity objectives as well as projects focused on community development and engaging with young people.

The Leekfrith neighbourhood plan has now reached draft plan stage and will soon be the subject of public consultation. It has a sharp focus on finding opportunities in the deeper rural setting of this landscape, such as opportunities for ancillary development on farmsteads and looking at the potential of the old mill complex at Upper Hulme. The potential of the site for refurbishment is being explored as a means of solving housing and employment issues in a quieter, relatively undeveloped corner of the National Park. The site also serves as an important gateway to the Roaches and so the tourism benefits of enhancement are also considered.

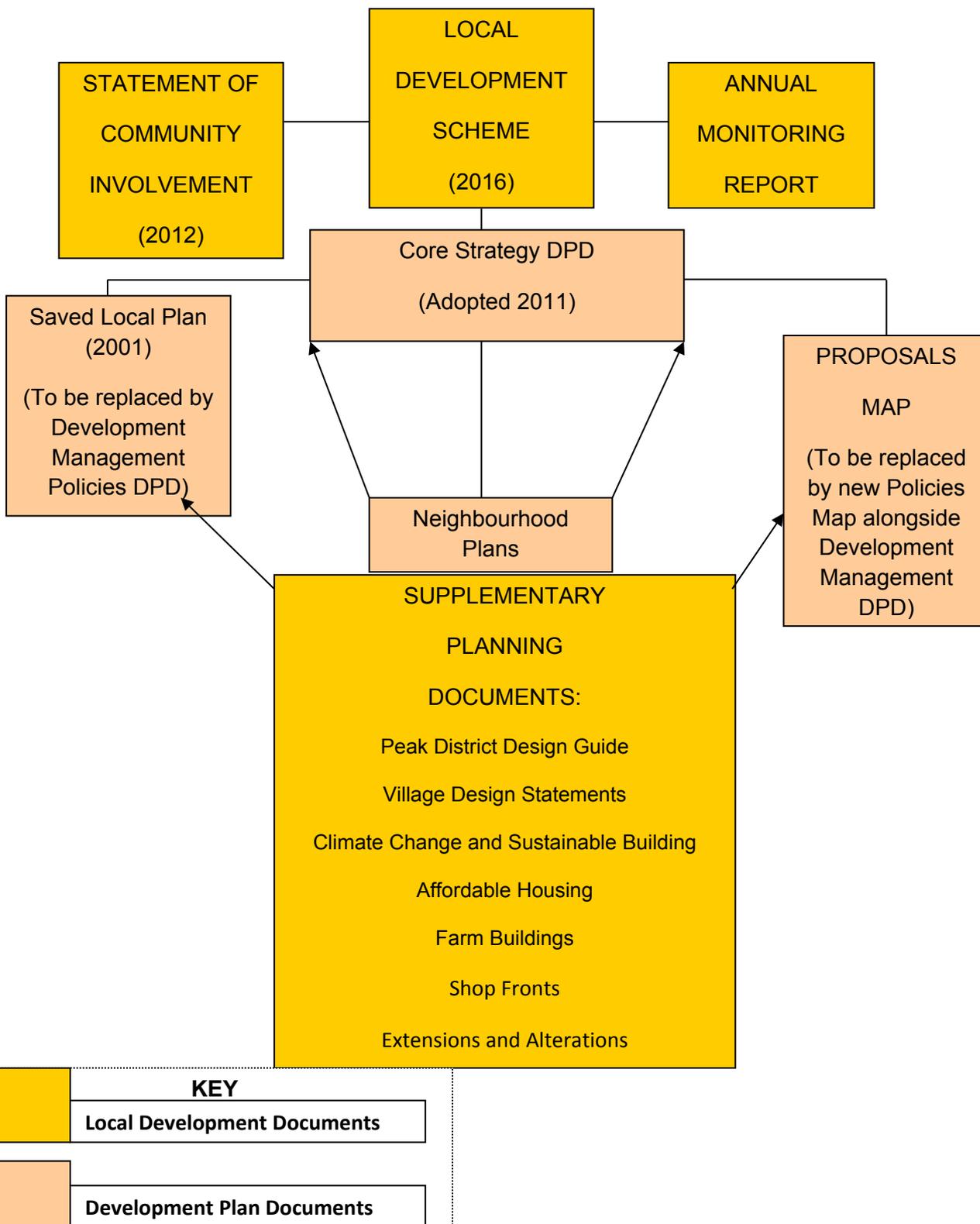
Duty to cooperate discussions have progressed with Staffordshire Moorlands District Council with close involvement in landscape capacity discussions and site options where these fall close to the National Park boundary.

## **3.0 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 October 2016 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](#). Since the adoption of the last LDS timings for plan production have changed. It is also now proposed to bring forward the Recreation Hubs document as a Supplementary Planning Document. As such it is recommended that the LDS be revised prior to the submission of the Development Management Policies Document.

**SUMMARY DIAGRAM OF THE PEAK DISTRICT NATIONAL PARK LOCAL DEVELOPMENT SCHEME**



### Current Local Development Scheme Timeframe

Document title	Status	Role and content	Geographical coverage	Chain of conformity	Pre-production survey and involvement	Date for pre-submission consultation/ draft SPD	Date for submission to Secretary of State	Proposed date for adoption
Revised Statement of Community Involvement	LDD	Describes how stakeholders and the community will be involved in the LDF and planning applications.	Whole National Park	N/A		Feb 2012	N/A	Adopted May 2012
Core Strategy (Local Plan Part 1)	DPD	Sets the vision, objectives and spatial strategy for the National Park, and the primary policies for achieving the vision.	Whole National Park	Consistent with National Planning Policy		September – October 2010	December 2010	Adopted October 2011
Development Management Policies (Local Plan Part 2)	DPD	Policies which will ensure that development meets certain criteria and contributes to the achievement of the Core Strategy.	Whole National Park	Consistent with the Core Strategy and national policy.	From October 2011	November 2016 – January 2017	February 2018	August 2018
Policies Map	DPD	Illustrates the spatial application of LDF policies & proposals on an Ordnance Survey base map. Prepared with DPDs which identify policy areas or have site allocations.	Whole National Park	Consistent with the Core Strategy and Development Management DPD's	From Feb 2014	November 2016 – January 2017	February 2018	August 2018
Neighbourhood	DPD	Policies to manage development, exploring settlement capacity,	Parishes across the	To conform with the Core	On-going from Jan	On-going with	On-going with	On-going with

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Plans		opportunities for affordable housing, businesses and community facilities as well as seeking opportunities to conserve features of local value.	National Park.	Strategy	2013	communities at different stages	communities at different stages	communities at different stages
Recreation Hubs	SPD	Guidance to facilitate improvements to visitor facilities and sustainability at a range of key visitor hub sites	Whole National Park	Conform with Core Strategy and Development Management Policies	On-going from June 2014	March 2019	N/A	July 2019
Barn Conversions	SPD	Guidance to support the re-use of traditional barns and their role as heritage assets in a historic landscape, through high quality design and consideration of landscape setting.	Whole National Park	Conform with Core Strategy and Development Management Policies	From mid-2014	September 2018	N/A	December 2018
Historic Farmsteads	SPD	Guidance to manage the successful integration of new development on historic farmsteads	Whole National Park	Conform with Core Strategy and Development Management Policies	From mid-2017	September 2018	N/A	December 2018
Transport Design Guide	SPD	Guidance to manage the successful integration of new highways infrastructure into the National Park	Whole National Park	Conform with Core Strategy and Development Management	From March 2017	November 2017	N/A	June 2018

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				Policies				
Monitoring Report	N/A	Sets out progress in producing DPDs & SPDs and implementing policies,	Whole National Park	N/A		N/A	July each year	N/A

## 4. Policy Monitoring

### 4.1 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 and in most cases a numeric target has not been applied. Other indicators are based on a textual format, where progress is measured by a qualitative review of action and monitoring of Policy.

## 4.1 General Spatial Policies



### 4.1.1 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.

### 4.1.2 Policy Monitoring

Policy DS1	Development Strategy
Indicator	New development occurring outside of named settlements
Target	80% - 90% of new build development inside named settlements
Achieved	1 new build houses outside of named settlements

#### Policy:

Whilst a level low level of development is anticipated in countryside locations an over-supply of new development outside named settlements would adversely affect undeveloped character of the area as well as impacting negatively on the sustainability of the area. It would exacerbate problems for service providers, and potentially place

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more people in remote locations where social interaction and service provision is more difficult, particularly for less mobile members of society, both young and old. It is estimated that the outcome of the strategy will be to direct 80% to 90% of all new development towards the named settlement.

### Indicator:

There were 39 new-build applications for housing in 2016-2017 and only 1 of these were outside named settlements.

NP/CEC/1213/1148 Erection of replacement dwelling and solar panel array.

### Discussion:

While this indicator does appear to be on track the value of it is under review as it clear that a significant proportion of development overall does take place outside named settlements. However, the majority of development outside of Named Settlements is for change of use from farm buildings to holiday, ancillary, agricultural or open market dwellings. Consideration will be given to reviewing the value and proportion set out in the indicator in the next strategic policy review.

<b>Policy GSP1</b>	<b>Securing National Park Purposes and sustainable development</b>
Indicator	Applications granted contrary to Policy
Target	contrary to policy principle - tolerance of 3 per year harm/judgement based cases raising significant policy issues – tolerance of 10 per year
Achieved	1

### Policy:

General spatial policies (GSPs) provide overarching principles for spatial planning in the National Park and relate closely to the delivery of national park purposes. Policy GSP1 seeks that any development proposal will comply with core policies so that any development in the National Park must satisfy the statutory purposes of national park designation. Where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle will be applied and the conservation of the National Park will be given priority.

A proactive response is required to manage either consequence for all policies and understand the cumulative impacts of these decisions.

### Indicator:

Year	Application Description	Policies involved	Comments
2016/17	Full application for portal framed agricultural building at Tor Farm, Bradfield	Core Strategy policies GSP1,L1, Local Plan policy LC13	Delegated item. Despite being identified as contrary to policy owing to damage to moorland habitat within the Natural Zone, Officers considered that on balance this former stone quarry was the only site that could accommodate a new building for the farmstead. In itself the building was well screened by the former quarry site.  As part of the planning gain a legal agreement was entered into ensuring the improved future management of adjoining Natural Zone, e.g. by lowering stocking levels.

1 application granted contrary to Policy

**Raised significant policy issues**

Target: Reducing with a tolerance of 10

Achieved: 4

2016/17 4 applications raised significant policy issues

Year	Application Description	Policies involved	Comments
2016/17	<p>Full Application - Change Of Use Of Former Portal Framed Building To A Building Used For Community Events, Weddings And Other Celebrations And Events (Use Class D2 Assembly And Leisure) (Retrospective), External Alterations And Extension To Existing Building To Form Amenities Block And Associated Car Parking Provision At Lower Damgate Farm, Ilam Moor Lane, Ilam</p> <p>October 2016</p>	<p>Core Strategy policies GSP1, GSP2, GSP3,L1, L2,L3. Local plan policies LC4,LC8, LC16, LC17, LT11, LT18.</p>	<p>Officers recommended refusal on the grounds (in summary) that</p> <ul style="list-style-type: none"> <li>• The scale of the use proposed would harm the character and amenities of the local area contrary to saved Local Plan policies LE4(b)(i) and LE4(b)(ii) and would be unneighbourly, contrary to saved Local Plan policy LC4, policy GSP3 of the Core.</li> <li>• The use of the building at the scale proposed would detract from the tranquillity of its landscape setting, contrary to the landscape conservation objectives of policies GSP1, GSP2 and L1 of the Core Strategy.</li> <li>• The proposals do not accord with the social and environmental principles of sustainable development and the harm arising from the grant of planning permission would not be demonstrably offset by any economic benefits to the rural economy, contrary to the core planning principles in the Framework and with policy GSP1 of the Core Strategy.</li> </ul> <p>Officers considered that these concerns could not be addressed through planning conditions</p> <p>The Committee considered that the development was consistent with policy as it provided for the re-use and some enhancement of a non-traditional agricultural building. The proposal would also assist the rural economy. The application was approved contrary to the officer recommendation of refusal, with an annual limit</p>

			of 12 wedding events and subject to additional conditions to control numbers of visitors, noise mitigation, hours of operation, parking and traffic issues and alterations to the building.
2015/16	<p>NP/DDD/0916/0881</p> <p>Full application: Temporary use of land for a horticultural show, including the erection of temporary structures, on a yearly basis, with associated operational development, river crossings and other features and the creation of temporary show gardens, Chatsworth House, Chatsworth.</p> <p>November 2016</p>	<p>Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, RT1, E2, T1, T2, T7</p> <p>Local Plan policies: LC4, LC6, LC9, LC15, LC16, LC17, LC18, LC20, LR1.</p>	<p>Officers recommended that a three year permission would allow the Authority to retain some control and monitoring and enable them to work with the applicant on any issues that arose from the operation of the show. Officers noted that Section 66 of Planning (Listed Building and Conservation Areas) Act 1990 establishes that any harm to Listed Buildings gives rise to a presumption in favour of refusal and requires clear and convincing justification. As the harm is considered by Historic England to be “less than substantial”, the Authority can weigh this harm against the public benefits of the proposal.</p> <p>The application was approved for 10 years, subject to conditions Members were mindful of the National Park’s statutory purposes and the impacts on the site but considered that with a personal consent to the applicant and conditions including traffic controls and a liaison committee the public benefits of the proposal would outweigh the harms. The Committee considered that there would public benefits in respect of income that would be spent on maintaining and restoring heritage assets at Chatsworth, the benefits to the local economy and the educational benefits to visitors to the show. A condition requiring the submission of an annual management plan to be submitted and agreed by the Authority was imposed, together with conditions regarding annual monitoring of the ecology and archaeology impacts, traffic controls including for construction traffic and the setting up of a liaison committee.</p>
2015/16	<p>NP/DDD/0315/0239</p> <p>Outline application: construction of new employment building, associated landscaping operations and access improvements, Backdale Quarry, Hassop Road, Hassop</p>	<p>Core Strategy Policies DS1, GSP1, GSP2, GSP3, L1, E2</p> <p>Local plan policies, LC4, LE4, LT11, LT18.</p>	<p>The Officer recommendation of approval was approved by Members.</p> <p>The application raised policy issues because it involved a relatively large building on a site outside a designated settlement. The justification for the proposal was that it replaced an unsightly range of mineral processing and industrial building which, whilst derelict, was lawful. The approval therefore provided a justification for the removal of the buildings and</p>

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	September 2016		the erection of a lower, better sited and landscaped building
	<p>NP/DDD/0216/0084</p> <p>Full application - Extension to existing hides' building and proposed adjoining new building to encompass processing of animal by-products to extract oil for on-site electricity generation, The Knackers Yard, Main Road, Flagg</p> <p>October 2016</p>	<p>Core Strategy policies: DS1,E1, GSP1, GSP2, GSP3,L1, T1 and T4</p> <p>Local Plan policies: LC4,LE4, LT2,LT9 and LT18</p>	<p>Officers recommended refusal on the following grounds (in summary):</p> <ul style="list-style-type: none"> <li>• Intensification of the existing use of the site, not been established that the business operating from the Knackers Yard is sited in an appropriate location with regard to the existing impacts associated with the business and potential adverse impacts of allowing the business to expand., therefore conflict with saved Local Plan policy LE4(a)(i) and (ii).</li> <li>• The potential adverse cumulative impacts of the existing and proposed developments at the Knackers Yard on the amenities of the local area through odour nuisance, contrary to policy GSP3 of the Core Strategy, saved Local Plan policy LC4.</li> <li>• The positive aspects of the development proposals are not considered to demonstrably or significantly offset or outweigh the identified harm to policies and the harm to the amenities of the local area, contrary to policy GSP1 of the Core Strategy and national planning policies in the Framework.</li> </ul> <p>In approving the application Members acknowledged that the existing business provided an important service to local farmers and that the proposed building and associated processes were likely to result in a reduction in odour and traffic concerns. The new building would fit into the existing building group without any adverse landscape impact.</p>

<b>Policy GSP1</b>	<b>Securing National Park Purposes and sustainable development</b>
Indicator	Applications granted for Major Development > 10 Dwellings > 1000 Square Metres Floor Space
Target	No numeric target applied each application will be reviewed
Achieved	Data not available (currently no system in place to monitor this)

**Policy:**

A planning recommendation and subsequent decision must be made based on the policy principles in the strategy. This approach will help ensure that all recommendations and decisions secure national park purposes, sustainable development and that the 'conservation and enhancement of the National Park will be given priority'.

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All policies must be read in combination to further the National Park's legal purposes and duty as established in the Environment Act 1995.

Policy GSP1 draws all decisions back to the achievement of National Park purposes and establishes a range of principles to secure this aim, such as the expectation that major development should not take place in National Parks except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of applications should include an assessment of:

- The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated

Previous AMR's have not focussed on this issue however a review of indicators, in tandem with a review of major developments across the National Parks [undertaken by the Council for National Parks] reveals that closer monitoring is warranted.

### Indicator:

Application Number	Development Description	Development Address	Application Type
NP/DDD/0316/0280	Demolition of existing industrial units and construction of replacement employment floorspace improvements to existing site access parking landscaping and other associated works.	Riverside Business Park Buxton Road Bakewell	Full Planning Applications (Major Applications and 13 week deadlines)
NP/DDD/1116/1181	Alterations to the internal layout and access at Fenny Bentley Sewage Pumping Station (SPS).	The site is an existing Sewage Pumping Station (SPS) Fenny Bentley	Full Planning Applications (Major Applications and 13 week deadlines)
NP/HPK/1015/0996	Proposed extension to existing factory building and new car park accessed from Station Road (through existing station car park) together with associated landscaping surfaces and low level bollard lighting along Station Road	Carbolite Ltd Parsons Lane Hope	Full Planning Applications (Major Applications and 13 week deadlines)
NP/S/0316/0281	Erection of Agricultural Building	Cliff House Farm Loxley Road Sheffield	Full Planning Applications (Major Applications and 13 week deadlines)

There was one major development application which involved housing:

Application Number	Development Description
NP/DDD/0815/0779	Demolition of existing industrial buildings, development of 55 dwellings (C3), erection of 6 industrial starter units (B1), car parking, landscaping and drainage attenuation with access from Netherside (starter units) and Bradwell Head Road (residential).

**Discussion:**

With the introduction of case law in 2013 officers now consider the impact of a case in its locality to determine whether it is 'major development' or not, before applying major development tests.

The case at Riverside Business Park highlights that officers used case law to determine that despite national and local policy and requirements in the Town and Country Planning (Development Management Procedure) Order 2010, it was reasonable to assess whether or not the development is major by reference to its potential impacts on the National Park's valued characteristics as protected by planning policies. In the context of the surrounding business park the impacts were not significant and as such the major development tests above were not applied.

The cases at Fenny Bentley and Carbolite took the same approach but also deemed that the proposals were not significant in terms of its scale or nature and as such the developments could not reasonably be considered to be major in terms of its likely impacts.

The case at Cliffe House Farm was approved on appeal and was identified by the Inspector as being major development. This application was the second of 2 large buildings on this farmstead. The appeal building had been refused by planning committee and the committee report on this occasion offered a detailed assessment against the major development tests. There is no reference to case law. However, in this case the Inspector considered that an earlier approval for an initial large agricultural building had implemented a comprehensive business plan for the site including a significant scheme of landscaping which the Inspector felt (if completed) would help to mitigate the impact. Nevertheless the approval of the first building was significant. The Authority failed to consider the significance of the impact of the building in its setting and as such did not identify the development as "major". Thus "major development" tests were not applied in the first instance. In terms of policy monitoring this case is significant and suggests the need for new policy and guidance to improve the case by case assessment. Development management policy has been produced to assist in the first instance alongside case law.

Similarly the large scale redevelopment at Bradwell is deemed to be 'major development' however the scheme was approved, having regard to a detailed assessment of the relevant tests.

The Authority will continue to monitor this and consider whether a pure case by case impact assessment is sufficient to secure the achievement of national park purposes. The inclusion of the exceptional approach to major development in both local and national policy is an important principle and the move towards larger farm buildings, industrial units, road schemes etc needs to be rigorously scrutinised as managed.

<b>Policy GSP2</b>	<b>Achieving enhancement of the National Park</b>
Indicator	Permissions granted for removal of undesirable features or buildings
Target	No numeric target is applied
Achieved	Data not available (currently no system in place to monitor this)

**Policy:**

Planning powers can provide an effective mechanism to realise other enhancements to the built and natural environment. Development decisions and other tools may allow opportunities to remove or treat undesirable

features or buildings, but works must be undertaken in a sympathetic manner so as not to harm other valued characteristics which may exist on or surrounding a site. This aims to develop an understanding of the cumulative effect of proscriptions for removal/treatment of undesirable features. Inform the use of these powers in the protection/enhancement of valued characteristics of the park. Communicate the effect of these powers.

**Indicator:**

The Authority is currently reviewing the indicators relating to enhancement policies. Within the monitoring period one example has been observed in which the enhancement policy GSP2 (which links closely to the national parks’ statutory conservation and enhancement purpose) can be seen to have outweighed potential conflict with other policy.

The case at Backdale quarry highlights an issue where despite the legal clarity provided over the winning and working of vein mineral and the ultimate cessation of quarrying activity the ability to completely restore the site to a natural setting is complicated by the lawful uses that also exist on site for business related premises.

A new application was submitted for a replacement business related development. The application raised policy issues because it involved a relatively large building on a site outside a designated settlement. The justification for the proposal was that it replaced an unsightly range of mineral processing and industrial building which, whilst derelict, was lawful. An approval based on enhancement therefore provided a justification for the removal of the buildings and the erection of a lower, better sited and landscaped building.

Enhancement led approvals sit behind many of the market led housing schemes in the National Park under policy HC1. The overall impact of approving such schemes, (sometimes as an exception to other policies) is a matter for policy review going forward. It is proposed to bring forward a research project to trace back 10 years, picking out cases identified as contrary to policy or raising policy issues, but which were ultimately approved either completely or partially on enhancement grounds.

<b>Policy GSP3</b>	<b>Development Management Principles</b>
Indicator	Applications granted contrary to Policy against specialist (internal advice) and statutory consultee advice
Target	0
Achieved	0

**Policy:**

It is essential that the standard of design and landscape aspects of new development conserve and enhance the valued characteristics of the National Park. The Authority’s specialist fields of knowledge in landscape, biodiversity and cultural heritage are underpinned by high quality guidance notes and appraisal documents.

We are also reliant on technical/regulatory guidance provided by external statutory consultees.

The main consequence of applications granted contrary to specialist advice is that they may, by definition, be at risk of being contrary to the statutory purposes. A proactive response is required to manage and mitigate for this consequence for all policies. The implication being that specialist advice is not followed in rare circumstances to facilitate significant enhancement(s)/protection and that ‘harm’ in one characteristic sphere is therefore mitigated by enhancement in another.

Internal Advice;

- Landscape
- EHRS
- Archaeology
- Village
- Forestry
- Minerals
- C&E
- Rangers
- Built Environment
- Ecology
- Policy

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External Advice;

- Environment Agency
- English Heritage
- Utility Providers
- Natural England
- Highway Authorities
- Environmental Health

This does not include Parish Council as a Statutory Consultee. Or include negotiated conditions/position prior to recommendation/decision. This indicator relates to decisions which are, or contain elements or conditions, which internal or external consultees have advised against.

### Indicator:

There was no applications granted which were contrary to Policy and specialist (internal advice) and statutory consultee advice

Policy GSP4	Securing planning benefits
Indicator	Number and type of Section 106 agreements or infrastructure secured through other mechanisms including any introduced Community Infrastructure Levy
Target	No numeric target is applied
Achieved	20 106 Agreements

### Policy:

Planning consents commonly make use of conditions and legal agreements about specific matters related to development to provide a wider benefit. In the National Park it would be appropriate to include requirements that aid the implementation of national park purposes, for example to make provision for landscaping, or to develop in such a way that species such as bats are able to make use of the new structure. In pursuing national park purposes it would also be appropriate to use conditions/legal agreements to ensure sustainable development e.g. through design and/or measures to improve energy conservation or renewable energy generation.

### Indicator:

Year	Number of 106
2013/14	26
2014/15	27
2015/16	27

### 2016/17 20 Section 106's split into the following:

Type of 106	Number
Affordable occupancy	9
Farm workers occupancy	5
Restricting use to ancillary holiday accommodation	2
Minerals Disposal / landscaping / landscape restoration	2
Community benefits / highways / occupancy restrictions	1
Discharge of conditions regarding parcelling of land for sale - Deed of Discharge	1

### Discussion

The proportion of s106 use is broadly consistent with previous years and still reflects a broadening of the use of s106 into a wider set of legal matters. The Authority has undertaken a small research project into the use of s106 agreements. This has highlighted that the principle use of legal agreements in the National Park is not for infrastructure provision as elsewhere but mainly to assist the management of sites and buildings to achieve policy

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aims, such as affordable housing in perpetuity, and farm house ties to ensure sustainable farming units. Counsel opinion has recently confirmed the reasonableness of this approach however it is important that each case is assessed on its merits and that in other cases (such as those involving the ties to ancillary accommodation) that the option of planning conditions is properly considered in the first instance.

### 4.1.3 Statement of Progress

The distribution and quantum of permitted applications reflects the landscape characteristics and settlement pattern of the 3 spatial areas defined in the plan. Closer monitoring of the splits between development directed to settlements and that in the open countryside reveals a high proportion directed to settlements in accordance with the spatial development strategy DS1.

Applications raising significant policy issues are running within the tolerance level while there was only one scheme recorded as contrary to policy. Overall this highlights that the vast majority of cases approved support National Park purposes with only a few cases testing fundamental principles. Several cases test the threshold on design quality and the desired levels of enhancement to the Park's valued characteristics used to justify development. It is anticipated that revised development management policy and new design guidance will bring about greater policy consistency and design quality.

41 appeals were decided during the monitoring year representing a higher than average year. The percentage of appeals allowed was also higher than the last monitoring year at 34%, whilst reflecting a similar trend to previous 5 years.

#### Summary of appeal decisions

	2016/17	2105/16	2014/15	2013/14	2012/13
<b>Decisions</b>	<b>41</b>	<b>29</b>	<b>35</b>	<b>33</b>	<b>38</b>
<b>Allowed</b>	<b>14</b>	<b>7</b>	<b>15</b>	<b>11</b>	<b>10</b>
	<b>34%</b>	<b>24%</b>	<b>43%</b>	<b>33%</b>	<b>26%</b>
<b>Dismissed</b>	<b>27</b>	<b>22</b>	<b>20</b>	<b>22</b>	<b>28</b>
	<b>66%</b>	<b>76%</b>	<b>57%</b>	<b>67%</b>	<b>74%</b>

Year (April-March)	Total No. of Appeals Determined (incl. Enforcement)	No. of Enforcement Appeals Determined	No. of Appeals Allowed / % of Total		No. of Appeals Dismissed or Part Allowed, Part Dismissed / % of Total		No. of Major Apps Determined			No. of Majors Appealed			% Majors Allowed Against Total Majors Determined	No. of 'Non-Majors' Appealed					
			Total	%	Total	%	Total	Approved	Refused	Total	Allowed	Dismissed		Total	Allowed	%	Dismissed	%	
2011/2012	38	1	14	37%	24	63%													
2012/2013	38	5	9	24%	29	76%													
2013/2014	32	4	11	34%	21	66%	2	1	1	0	0	0	0%	32	11	34%	21	66%	
2014/2015	42	1	17	40%	25	60%	6	5	1	1	1	0	17%	41	16	39%	25	61%	
2015/2016	30	5	7	23%	23	77%	4	2	2	2	1	1	25%	28	6	21%	22	79%	
2016/2017	40	3	14	35%	26	65%	4	3	1	2	2	0	25%	39	13	33%	26	67%	
2017/2018 (so far)	10	0	7	70%	3	30%	2	2	0	0	0	0							
<b>TOTAL</b>	<b>230</b>	<b>19</b>	<b>79</b>	<b>34%</b>	<b>151</b>	<b>66%</b>	<b>18</b>	<b>13</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>1</b>							

Amongst the allowed decisions was a significant proposal for the demolition and redevelopment of the former Hartington cheese factory. Although this decision was obviously an important one given the scale of the development (26 houses on a brownfield site), it did not raise any significant policy concerns, and the Inspector accepted the Authority's policies as his starting point.

Two other decisions to note were as follows. Firstly, whilst dismissing an appeal for the conversion of a barn to a dwelling at Brink House, Pott Shrigley, the Inspector gave Policy HC1 “limited weight as it is not fully consistent with Paragraph 55 of the Framework”. This paragraph lists the special circumstances where it may be appropriate to allow new isolated dwellings in the open countryside, one of which is where the conversion relates to the re-use of redundant or disused buildings which leads to the enhancement of the immediate setting. The Inspector considered that as the barn is neither disused nor redundant, the special circumstances set out in Paragraph 55 of the Framework do not apply. However, this is not a view taken by other Inspectors in similar appeals, so officers concluded that it did not justify a review of this policy.

Two significant appeal decisions gave strong support to the Authority’s policies and National Park purposes, namely, the making of a Prohibition Order at Longstone Edge/Backdale Quarry, and the refusal of 12 open market apartments at Deepdale Business Park. With regard to the Prohibition Order, the Secretary of State agreed with the Inspector that safety considerations make the scheme proposed by the Authority the more appropriate restoration scheme for the site, while remaining both reasonable and practicable. This was a key step in resolving the issues raised over many years by mineral extraction at Longstone Edge.

The appeal at Deepdale Business Park was significant in that it gave clear support to the Authority’s housing and employment policies, and supported the resumption against open market housing other than where these meet the Authority’s conservation and enhancement objectives.

## **4.2 Landscapes and Conservation**



### **4.2.1 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.

## 4.2.2 Policy Monitoring

<b>Policy L1</b>	<b>Landscape character and valued characteristics</b>
Indicator	Number of planning permissions for development in the Natural Zone
Target	None
Achieved	24 permissions inside the Natural Zone

### Policy:

Alongside the adopted Landscape Strategy, legislation requires the National Park Authority to identify areas which it considers are particularly important to conserve. These areas are largely underpinned by Natura 2000 sites and for spatial planning purposes the Authority calls these areas the Natural Zone. The consequence of development in the natural zone is therefore damage or loss of particularly important natural resources.

### Indicator:

Permissions represent those entirely within the Natural Zone:

Row Labels	2013-14	2014-15	2015-16	2016-17
Advertisement Consent		1	1	1
Full Minerals Application		1		
Full Planning Application (EIA)	1			
Full Planning Applications (Major Applications and 13 week deadlines)		1		
Full Planning Permission	24	28	13	18
GDO Application extended		1	1	
Listed Building Consent (alter or extend)	1	2		2
Renewal		1		
Section 73	1	1		2
Overhead lines			1	1
<b>Total</b>	<b>27</b>	<b>36</b>	<b>16</b>	<b>24</b>

There have been a significant number of permissions in the Natural Zone. While the impacts of these permissions are negligible in terms of no new housing or business developments the Authority will continue to monitor the number and nature of permissions in the Natural Zone carefully owing to the sensitive character of the area.

<b>Policy L2</b>	<b>Sites of biodiversity or geo-diversity importance</b>
Indicator	Number of permissions granted with conditions Landscape treatment and habitat creation
Target	None
Achieved	No data

<b>Policy L2</b>	<b>Sites of biodiversity or geo-diversity importance</b>
Indicator	Losses in areas of biodiversity importance as listed in Policy
Target	None
Achieved	No loss through planning decisions

### Policy:

Proposals likely to affect designated or candidate sites of international importance known collectively as Natura 2000 sites, comprising Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), are subject to separate statutory procedures such as the Appropriate Assessment under the Habitats Regulations designed to

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provide the highest levels of safeguarding. Specific policies are not included for these sites, but the Authority will consider these internationally important sites under L2 and show them on a subsequent proposals map with associated Development Management policies.

The sites, features and species covered by this policy include;

- Sites of Special Scientific Interest (SSSIs);
- National Nature Reserves (NNRs);
- Species listed under the schedules 1, 5 or 8 of the Wildlife and Countryside Act 1981 or subsequent legislation or reviews;
- Local Nature Reserves;
- Local Wildlife Sites or their equivalent;
- Regionally Important Geological Sites, or their equivalent;
- National, regional or local Biodiversity Action Plan priority habitats or species;
- Significant populations of national or local Red Data Book or Notable species.

### Indicator:

Planning decisions have led to no losses to the listed sites during the monitoring period.

<b>Policy L3</b>	<b>Cultural heritage assets of archaeological, architectural, artistic or historic significance</b>
Indicator	Losses to designated cultural heritage assets of archaeological, architectural, artistic or historical significance
Target	None
Achieved	No loss through planning decisions

The following policy covers all cultural heritage assets including, but not exclusively, those assets already subject to development management policies. Cultural heritage assets that are of particular relevance to the planning process in this National Park include Listed Buildings, other buildings of historic or vernacular merit, Conservation Areas, important parks and gardens including those on the national register, and archaeological sites including Scheduled Monuments, features and landscapes. Detailed policy criteria relating to cultural heritage assets will be provided in the Development Management Policies DPD.

### Indicator:

Planning decisions have led to no losses of designated heritage assets. Policies have proactively supported the approval of many applications which impact upon both designated and non-designated heritage assets. For instance the approval of the garden show at Chatsworth for a 10 year temporary period raises concerns over the impact on historic parkland and the setting of the grade 1 listed building.

## 4.2.3 Statement of Progress

Overall the integrity of the Natural Zone has been retained with low development levels in these areas and important projects covering the Dark Peak, Eastern Moors and South West Peak assisting the pursuit of conservation objectives.

Overall while a number of approvals have again been observed in or adjacent to the Natural Zone, these are mainly small domestic developments related to existing property and do not undermine the objectives of the designation .

However one scheme received during the monitoring period did highlight loss of a portion of Natural Zone in the Bradfield area. The application for a portal framed farm building involved site preparation of a former stone quarry

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adjacent to the farm. The site was within the Natural Zone and had been colonised by moorland vegetation. Nevertheless whilst contrary to policy the Authority took a pragmatic approach in this instance setting out a legal agreement as part of the planning permission to enable future management of the surrounding Natural Zone. The building itself integrates well into this landscape, using the historic cut of the stone quarry to nestle into the hillside.

Other proposals of note further the enjoyment of the National Park such as an additional cycle track through the Lady Canning's Plantation in the Sheffield area and a pair of Shepherd's Huts in the Cheshire East area. Such proposals will be drawn out as part of a strategic review of the Core Strategy.

It is also noted that some highways schemes undertaken by statutory undertakers can lead to losses in designated sites adjacent to the highway as part of road improvement works. While comments and advice are frequently put forward by National Park Authority officers these do not form part of the normal planning process and as such cannot prevent such loss although in many cases mitigation and improved schemes are achieved which greatly reduces the scope for harm to the scenic and wildlife qualities of the area.

Other schemes involving traditional buildings over recent monitoring periods raise the issue of how to assess the significance of a non-designated heritage asset (e.g. a common field barn). In such cases Development Management policies and further guidance will be necessary to help consider the historic landscape setting that must be managed with care.

An inability to make desired changes to the M3 Planning database and processes has resulted in some gaps in data for landscapes and conservation however a landscape character led approach embedded by policy L1 has ensured close consideration of the wider scenic qualities of the National Park. A review of landscape indicators will track the emerging work on special qualities and landscape monitoring.

### 4.3 Recreation and Tourism



#### 4.3.1 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 favor 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.

### 4.3.2 Policy Monitoring

<b>Policy RT1</b>	<b>Recreation, environmental education and interpretation</b>
Indicator	Number of applications granted and completions for development to promote recreation / Understanding
Target	An increasing number
Achieved	9

#### Policy:

The policy supports the provision of recreation, environmental education and interpretation developments which encourage the sustainable enjoyment of the National Park. To reflect its special status, developments should be appropriate to the valued characteristics. For example, proposals which do not reflect, explore or depend on characteristics such as the natural beauty, wildlife, historic buildings, customs or quiet enjoyment will not be acceptable. Factors such as landscape impact, environmental capacity, scale and intensity of use or activity will be important considerations. Some parts of the National Park are particularly valued for the wilderness and solitude they offer, which must be maintained.

#### Indicator:

	2013-2014	2014-2015	2015-2016	2016-2017
Permissions to promote recreation / Understanding	17	14	15	9

Although no numeric target is applied to this indicator, the level of permissions this year is at its lowest. However, this indicator is on trend in terms of the overall amount. The Authority does not currently monitor any refusals, and therefore, the overall numbers of permissions are determined by the number of applications. There is no methodology for assessing the scale or level of recreation/understanding each permission provides. Currently, there is no resource to collect completions data for recreation / understanding developments.

<b>Policy RT2</b>	<b>Permissions for use class C1</b>
Indicator	Permissions granted for hotels use class C1
Target	No new build hotel accommodation (>5 beds) outside Bakewell
Achieved	0

#### Policy:

The focus of permanent built holiday accommodation has traditionally centred on the conversion of tradition farm buildings. The National Park seeks a different offer that responds to both the needs of surrounding towns in offering a “gateway” experience and the National park offering a smaller scale experience that brings people in closer contact with nature and heritage within the various landscape of the Peak District. As such new build hotels are strictly limited to Bakewell under policies DS1 and RT2. Developments outside Bakewell are limited to the change of use and conversion of traditional buildings and other minor developments which extend or make quality improvements to existing holiday accommodation.

<b>Policy RT3</b>	<b>Caravans and camping</b>
Indicator	Caravan & Camping site Permissions
Target	0 new static caravans, chalets or lodges
Achieved	0

**Policy:**

Camping and caravanning is the most popular type of holiday accommodation in the Peak District. The following policy will enable a range of sizes and types of site to cater for holidaymakers, provided there is no adverse impact on landscapes and valued characteristics. Policies will particularly encourage well located sites where there are currently gaps in provision.

**Indicator:**

	2013-2014	2014-2015	2015-16	2016-2017
Permissions for static caravans, chalet or lodges	0	0	0	0

There were 0 permissions for static caravans, chalet or lodges but a number of applications related to caravans/camping - these are as follows;

- NP/DDD/0716/0723 1. Installation of a disabled access camping pod with surfaced parking and wheelchair accessible pathway to campsite building.2. Installation of two additional camping pods in the north-east of the campsite in an area of bracken and scattered trees.  
The proposal intends to:- realign 48 existing pitches with additional grass and removal of stone chippings to ensure adequate fire separation is achieved- add stone chippings to 3 No. existing pitches - this will result in a loss of 1 No. pitch.- install 12 existing pitches with fully serviced facilities- re-position 1 No. window and 1 No. door around the toilet block building- install a new motor van waste point - with the removal of 1 No. existing pitch.
- NP/HPK/0916/0860 Change of use of land to a mixed use to accommodate six seasonal touring pitches and six glamping units re-siting agricultural building and construction of amenity building
- NP/SM/0916/0893 Alterations to access to existing touring caravan site and proposed holiday units Proposed Shower/Toilet Block with reception area and Increased car parking and recreation areas for the holiday units.
- NP/DDD/0816/0789

**4.3.3 Statement of Progress**

Policies aim to support the pursuit of National Park purposes. Good progress continues to be made in permitting facilities and information which support and encourage a high quality visitor experience. New forms of tourism accommodation continue to emerge such as small wooden pods and shepherds huts. Such developments are currently an exception under policy RT3 where they realise only minimal impact to the landscape. Emerging development management policy seeks to formalise the positive potential well sited pods and shepherds huts may have.

Progress is also being made on a new Supplementary Planning Document which seeks to promote positive and appropriate improvements at a range of recreation hub sites across the National Park. It is anticipated that a full draft document will be available for consultation by the end of 2018.

Within the monitoring year there have been no new applications for hotels outside of Bakewell. Progress continues to be made (via discharge of conditions and amended plans) at the Rock Mill site in Stony Middleton for the development of the business park to hotel and heritage centre. In Bakewell permissions have been granted on appeal for a 72 bed hotel development (Premier Inn) as part of the redevelopment of the Riverside Business Park. Furthermore progress is being made (via amended plans) in Bakewell town centre to complete a 12 bed boutique style hotel

## 4.4 Climate Change and Sustainable Building



### 4.4.1 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.

### 4.4.2 Policy Monitoring

<b>Policy CC1</b>	<b>Climate Change mitigation and adaptation</b>
Indicator	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 / & Other Environmental Management Schemes
Target	100%
Achieved	See statement of progress

#### **Policy:**

All development, including replacement and enhancement schemes will need to demonstrate how it has had regard to the energy hierarchy. In addition, all housing, other than privately built affordable housing development of one

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and two units, will be required to achieve higher sustainability standards as a means of adapting to and mitigating climate change.

**Indicator:**

See statement of progress

<b>Policy CC2</b>	<b>Low Carbon and renewable energy development</b>
Indicator	Standalone Applications granted and completed for other low carbon developments and for renewable energy generation
Target	An increased number
Achieved	8

**Policy:**

The purpose of this policy is to reduce carbon emissions. The 2010 National Parks Circular requires a renewed focus on achieving National Park purposes and leading the way in adapting to, and mitigating climate change as a key outcome of the next five years.

**Indicator:**

	2013-2014	2014-2015	2015-2016	2016-17
Permissions for low carbon developments and for renewable applications	13	11	15	8

<b>Policy CC2</b>	<b>Low Carbon and renewable energy development</b>
Indicator	Objections on consultations and district authority responses
Target	None
Achieved	2

**Policy:**

The National Park Authority’s policies for landscape and conservation are set out in policy L1. Development must conserve and enhance landscape character, natural beauty, wildlife, cultural heritage and valued characteristics in accordance with the statutory purposes under the Environment Act 1995. The valued characteristics include the flow of landscape character across and beyond the National Park boundary; which provides a continuity of landscape and valued setting for the National Park. This is a special value attached to the National Park by surrounding urban communities.

**Indicator:**

The Peak District National Park Authority objected to two schemes at Griffie Grange and Hoben, a scheme of 5 turbines now at appeal and a single a turbine close to the boundary but both in Derbyshire Dales. The District Council refused permission for both schemes the details of which can be found here.

14/00224/FUL 15/00041/INQUIR | Erection of 5 wind turbines with height to blade tip of up to 100 m (hub height 59 m) and associated substation building, new and upgraded access tracks from Manystones Lane and B5056, hardstandings, temporary compounds and associated works | Land At Manystones Lane Brassington Derbyshire

15/00370/FUL | Erection of wind turbine 77 meters to blade tip (50m to hub), with associated access track, crane hardstanding, electrical cabinets and cable run | Hoben International Limited Brassington Works Manystones Lane Brassington Derbyshire DE4 4HF

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<b>Policy CC3</b>	<b>Waste management - domestic, industrial and commercial waste</b>
Indicator	Applications for waste management
Target	None
Achieved	0

**Policy:**

The purpose of this policy is to achieve more sustainable use of resources. There can be an inter-relationship between energy production and waste development, with waste being used as a source of energy production. In any proposal for energy from waste development the Authority will consider the proposal against all relevant policies including CC2 on low carbon and renewable energy development; however policies CC3 or CC4 will be primary considerations.

**Indicator:**

	2013-2014	2014-2015	2015-16	2016-17
Permissions for waste management	0	0	0	0

There were 0 applications for waste management sites in the Peak District National Park during this time.

<b>Policy CC3</b>	<b>Waste management - on-farm anaerobic digestion (dealing with mixed waste streams)</b>
Indicator	Number of small-scale community waste management facilities granted (excluding on- farm manure and slurry development (see CC4))
Target	None
Achieved	0

**Policy:**

Agricultural waste is a particular issue given the rural nature of the National Park and the fact that it is a Nitrate Vulnerable Zone (NVZ). Policies seek to protect the environment and help farmers to manage agricultural waste. Small-scale waste management facilities on farms may be permitted provided that waste arises from the farm or farms concerned, and provided that any development can be accommodated without harm to the valued characteristics or other established uses of the area. Where such schemes involve the importation of waste they are dealt with under the general waste management policy CC3 and are unlikely to be deemed appropriate.

**Indicator:**

	2013-2014	2014-2015	2015-16	2016-17
Count and type of waste management facilities	0	0	0	0

There were 0 applications for Count and type of waste management facilities in the Peak District National Park during this time.

<b>Policy CC4</b>	<b>Waste management - on-farm anaerobic digestion of agricultural manure and slurry</b>
Indicator	Number of new on-farm anaerobic digestion waste management facilities permitted
Target	An increased number of additional on-farm AD facilities
Achieved	2

**Policy:**

Anaerobic digestion can protect the environment by processing animal faeces, urine, manure, slurry and spoiled straw into digestate for spreading on the land. Single on-farm units are more likely to be acceptable in terms of scale in the designated landscape. However, policy CC4 recognises that farms in close proximity may wish to group together to achieve functional and economic viability and ensure that there is sufficient feedstock for the digestion process. This will be permitted provided that a comparative analysis of single on-farm proposals shows that a shared

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facility is beneficial. The National Park Authority would expect to see individual waste management plans or NVZ records. Anaerobic digestate produced from waste material from individual farms or from groups of farms, where environmental impact is satisfactorily addressed, can also generate biogas for use as a fuel.

### Indicator:

	2013-2014	2014-2015	2015-2016	2016-17
Count and type of waste on farm anaerobic digestion	0	0	2 (3 apps)	2

- NP/DDD/0216/0098 Installation of an Anaerobic digester.

NP/SM/0816/0818 Erection of agricultural building retention of bio-mass store and details of extension of brick building.

Policy CC5	Permissions for new build in flood zone
Indicator	Permissions for new build in flood zone
Target	No development in mapped zone flood risk areas
Achieved	1 developments were deemed to have a significant impact

### Policy:

This policy seeks to safeguard floodplains, secure a net reduction in overall flood risk, encourage Sustainable Drainage Systems (SuDS), and reduce water consumption. The policy mirrors the expectations of the NPPF on Development and Flood Risk. It reflects the strategic need to understand flood risk, and to reduce those risks. It recognises the need to avoid flood risk areas and protect functional flood plains (and water storage/conveyancing corridors). It recognises that where options to limit or avoid flood risk are few, there is a need to reduce the risk, especially for the most vulnerable types of development such as sheltered housing, schools, and sources of potential contamination. In some cases, because of the lack of appropriate 'safe' options, development in areas of risk may be allowed, but only where adequate levels of mitigation and flood protection can be secured. Where practicable, areas of flood plain may be re-established where they have been previously developed or protected by flood defenses.

### Indicator:

Number and Application type of permissions granted within the flood zone:

Application Type	2015/16	2016/17
Full Planning Permission	74	22
Listed Building Consent (alter or extend)	13	6
Advertisement Consent	5	2
Section 73	3	2
Waste Application	1	1
Full Planning Applications (Major Applications and 13 week deadlines)	1	2
Overhead Lines	1	0
Demolition (GPDO)	1	1
Change of Use (GPDO)	1	0
<b>TOTAL</b>	<b>100</b>	<b>36</b>

5 developments were deemed to have a potential impact by creating an impermeable footprint. However, these were only small extensions to existing properties, one of the applications was a major development to existing industrial units.

NP/DDD/0316/02 80	Full Planning Applications (Major Applications and 13 week deadlines)	Demolition of existing industrial units and construction of replacement employment floorspace, improvements to existing site access, parking, landscaping and other associated works.
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#### 4.4.3 Statement of Progress

A further 8 approvals of stand-alone renewables and low carbon development are noted. In addition this period has highlighted the first significant interest in the management of on-farm waste using anaerobic digestion. Two schemes have now been approved.

Through the Authority's corporate performance monitoring there has been an additional push to ensure the Authority take a proactive stance re sustainability. The following data has been taken as a snapshot of a further month during the monitoring period in order to analyse the impact of policy through the decision making process:

	March 2015	May 2015	April 2016	October 2016
Total number of planning applications	70	84	72	44
Percentage of planning applications that could incorporate energy efficiency and micro renewables	53%	65%	35%	41%
Percentage incorporating energy efficiency and micro renewables at application stage	32%	27%	56%	33%
Percentage of approved permissions incorporating energy efficiency and micro renewables at decision stage	39%	40%	68%	50%

Further work will be done to assess the credibility of this data but indications are that in all sample months planning officers have been able to utilise policy to encourage a greater proportion of developments to incorporate sustainability measures.

During recent monitoring periods changes to national policy have been brought forward with the general aim of reducing the perceived burden on developers. As such many planning gains, e.g. the requirements for affordable homes and increased sustainability standards have been removed.

Authorities are no longer able to require development to meet the Code for Sustainable Homes and as such the ability to negotiate will be even more important.

CC1 requirement for 100% of non-residential development over 1000m2 should achieve Building Emissions rate at least 10% less than Target Emissions Rate. Unlike the Code for Sustainable Homes standard there have been no successes in securing this policy requirement.

Several cases have been observed over recent monitoring periods involving larger ‘enhancement’ driven schemes where the focus has been to drive improvements in the character and appearance of the area and to achieve contributions to affordable housing. While some very worthy results have been realised it has often been necessary to secure wider environmental benefits (such as renewable energy installations) through planning conditions. This can still be viewed as an impact of policy objectives but the Authority is keen to encourage more sustainable design from earlier stages in the development inception and through pre-application advice.

## 4.5 Homes, shops and community facilities



### 4.5.1 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.

### 4.5.2 Policy Monitoring

<b>Policy HC1 and HC2</b>	<b>New Housing</b>
Indicator	Permissions and completions by type
Target	N/A
Achieved	98 GROSS 90 NET

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### Policy:

New housing in the National Park is not required to meet open market demand. The limited number of opportunities for new residential development emphasises the importance of concentrating on the need within the National Park for affordable (including intermediate) homes, rather than catering for a wider catchment area.

### Indicator:

Between 1991-2017 there were on average, 53 new build Open Market new build and 19 Local Needs completions per annum. There are large fluctuations in the housing stock completions levels with no trend.

Type	2016/17 Gross	2016/17 Net
Open Market	54	48
Local Needs	7	7
Agricultural	4	4
Ancillary	4	4
Agriculture or Holiday	0	0
Ancillary or Holiday	3	3
Holiday	26	24
<b>Total</b>	<b>98</b>	<b>90</b>

Between 1991-2016 there were on average, 21 Holiday and 81 Residential (not including Holiday) Local Needs Net completions per annum.

<b>Open Market Completions</b>		
Type of Application	2016/17 Gross	2016/17 Net
New	33	31
Conversion	4	1
COU	17	16
LDCE	0	0
Var. of Cond	0	0
<b>Total</b>	<b>54</b>	<b>48</b>
<b>Local Needs Completions</b>		
Type of Application	2016/17 Gross	2016/17 Net
New	5	5
Conversion	0	0
COU	1	1
LDCE	1	1
Var. of Cond	0	0
<b>Total</b>	<b>7</b>	<b>7</b>
<b>Agricultural Completions</b>		
Type of Application	2016/17 Gross	2016/17 Net
New	1	1
Conversion	0	0
COU	3	3
LDCE	0	0
Var. of Cond	0	0
<b>Total</b>	<b>4</b>	<b>4</b>
<b>Ancillary Completions</b>		
Type of Application	2016/17 Gross	2016/17 Net
New	1	1
Conversion	0	0

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COU	3	3
LDCE	0	0
Var. of Cond	0	0
<b>Total</b>	<b>4</b>	<b>4</b>
<b>Ancillary or Holiday Completions</b>		
Type of Application	2016/17 Gross	2016/17 Net
New	0	0
Conversion	0	0
COU	3	3
LDCE	0	0
Var. of Cond	0	0
<b>Total</b>	<b>3</b>	<b>3</b>
<b>Holiday Completions</b>		
Type of Application	2016/17 Gross	2016/17 Net
New	1	1
Conversion	2	1
COU	22	21
LDCE	1	1
Var. of Cond	0	0
<b>Total</b>	<b>26</b>	<b>24</b>

**Completions: Core Strategy Period 2006-2017**

Landscape Area	Gross	Percentage	Net	Percentage
White Peak & Derwent Valley	663	74%	576	73%
South West Peak	143	16%	135	17%
Dark Peak & Eastern Moors	85	10%	79	10%
<b>Grand Total</b>	<b>891</b>		<b>790</b>	

**Gross Completions by Occupancy Type: Core Strategy Period 2006-2017**

Type of Occupancy	White Peak & Derwent Valley	South West Peak	Dark Peak & Eastern Moors	Grand Total
Agricultural	25	9	2	<b>36</b>
Agricultural or Holiday	0	2	0	<b>2</b>
Ancillary	36	17	3	<b>56</b>
Ancillary or Holiday	4	0	6	<b>10</b>
Holiday	130	75	33	<b>238</b>
Local Needs	191	16	4	<b>211</b>
Open Market	273	24	37	<b>334</b>
Student	4	0	0	<b>4</b>
<b>Grand Total</b>	<b>663</b>	<b>143</b>	<b>85</b>	<b>891</b>

**Net Completions by Occupancy Type: Core Strategy Period 2006-2017**

Type of Occupancy	White Peak & Derwent Valley	South West Peak	Dark Peak & Eastern Moors	Grand Total
Agricultural	21	7	2	<b>30</b>
Agricultural or Holiday	0	2	0	<b>2</b>
Ancillary	25	17	1	<b>43</b>

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Ancillary or Holiday	4	2	5	<b>11</b>
Holiday	118	71	31	<b>220</b>
Local Needs	174	16	4	<b>194</b>
Open Market	232	20	36	<b>288</b>
Student	2	0	0	<b>2</b>
<b>Grand Total</b>	<b>576</b>	<b>135</b>	<b>79</b>	<b>790</b>

**Net Completions by Parish: Core Strategy Period 2006-2017**

Parish	Named Settlement	White Peak & Derwent Valley	South West Peak	Dark Peak & Eastern Moors	Total
Bakewell CP	Y	73			<b>73</b>
Eyam CP	Y	56			<b>56</b>
Tideswell CP	Y	45			<b>45</b>
Hayfield CP	Y			24	<b>24</b>
Bradwell CP	Y	24			<b>24</b>
Baslow and Bubnell CP	Y	23			<b>23</b>
Litton CP	Y	20			<b>20</b>
Over Haddon CP	Y	20			<b>20</b>
Birchover CP	Y	20			<b>20</b>
Elton CP	Y	18			<b>18</b>
Bradfield CP	Y			16	<b>16</b>
Warslow and Elkstones CP	Y		16		<b>16</b>
Hope CP	Y	15			<b>15</b>
Heathylee CP	N		14		<b>14</b>
Hathersage CP	Y	13			<b>13</b>
Monyash CP	Y	12			<b>12</b>
Onecote CP	N		12		<b>12</b>
Wincle CP	N		12		<b>12</b>
Edale CP	Y			12	<b>12</b>
Rainow CP	Y		11		<b>11</b>
Waterhouses CP	Y	1	10		<b>11</b>
Bamford CP	Y	11			<b>11</b>
Hartington Nether Quarter CP	Y	11			<b>11</b>
Winster CP	Y	11			<b>11</b>
Castleton CP	Y	11			<b>11</b>

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Flagg CP	Y	10			<b>10</b>
Chelmorton CP	Y	10			<b>10</b>
Taddington CP	Y	9			<b>9</b>
Ashford in the Water CP	Y	9			<b>9</b>
Grindleford CP	Y	9			<b>9</b>
Parwich CP	Y	9			<b>9</b>
Fenny Bentley CP	Y	8			<b>8</b>
Hartington Middle Quarter CP	Y	7	1		<b>8</b>
Stoney Middleton CP	Y	8			<b>8</b>
Leekfrith CP	N		7		<b>7</b>
Youlgreave CP	Y	7			<b>7</b>
Calver CP	Y	7			<b>7</b>
Hartington Town Quarter CP	Y	3	4		<b>7</b>
Alstonefield CP	Y		7		<b>7</b>
Grindon CP	Y		6		<b>6</b>
Sheen CP	Y		6		<b>6</b>
Harthill CP	N	6			<b>6</b>
Tissington and Lea Hall CP	Y	6			<b>6</b>
Great Longstone CP	Y	5			<b>5</b>
Peak Forest CP	Y	5			<b>5</b>
Curbar CP	Y	5			<b>5</b>
Ilam CP	Y	5			<b>5</b>
Quarnford CP	Y		5		<b>5</b>
Chinley, Buxworth and Brownside CP	N			4	<b>4</b>
Dunford CP	N			4	<b>4</b>
Foolow CP	Y	4			<b>4</b>
Kettlethulme CP	Y		4		<b>4</b>
Rowland CP	N	4			<b>4</b>
Thornhill CP	N	4			<b>4</b>
Wormhill CP	N	4			<b>4</b>
Fawfieldhead CP	N		4		<b>4</b>
Middleton and Smerrill CP	Y	4			<b>4</b>
Blackwell in the Peak CP	N	3			<b>3</b>
Butterton CP	Y		3		<b>3</b>
Chapel-en-le-Frith CP	N	1	1	1	<b>3</b>
Charlesworth CP	N			3	<b>3</b>
Eaton and Alsop CP	N	3			<b>3</b>
Hollinsclough CP	N		3		<b>3</b>
Kirklees CP	N			3	<b>3</b>
Longnor CP	Y		3		<b>3</b>
Macclesfield Forest and Wildboardclough CP	N		3		<b>3</b>
Newton Grange CP	N	3			<b>3</b>

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Pott Shrigley CP	N		3		<b>3</b>
Tintwistle CP	Y			3	<b>3</b>
Wetton CP	Y	3			<b>3</b>
Aldwark CP	N	2			<b>2</b>
Brough and Shatton CP	N	2			<b>2</b>
Brushfield CP	N	2			<b>2</b>
Grindlow CP	N	2			<b>2</b>
Holme Valley CP	Y			2	<b>2</b>
Holmesfield CP	N			2	<b>2</b>
Little Longstone CP	N	2			<b>2</b>
Sheldon CP	N	2			<b>2</b>
Stanton CP	Y	2			<b>2</b>
Wardlow CP	Y	2			<b>2</b>
Wheston CP	N	2			<b>2</b>
Brassington CP	Y	2			<b>2</b>
Great Hucklow CP	Y	2			<b>2</b>
Ible CP	N	2			<b>2</b>
Meltham CP	N			2	<b>2</b>
Ballidon CP	N	1			<b>1</b>
Bonsall CP	N	1			<b>1</b>
Chatsworth CP	Y	1			<b>1</b>
Hassop CP	N	1			<b>1</b>
Highlow CP	N	1			<b>1</b>
Hope Woodlands CP	N			1	<b>1</b>
King Sterndale CP	N	1			<b>1</b>
New Mills CP	Y			1	<b>1</b>
South Darley CP	Y	1			<b>1</b>
Stocksbridge CP	Y			1	<b>1</b>
Gratton CP	N	1			<b>1</b>
Aston CP	N	0			<b>0</b>
Rowsley CP	Y	-1			<b>0</b>
<b>Grand Total</b>		<b>576</b>	<b>135</b>	<b>79</b>	<b>790</b>

\* Parish includes a named settlement for DS1 purposes but development may still be outside of a named settlement

**Net Completions by Build Type: Core Strategy Period 2006-2017**

Named Settlement?	Sum of LDCE / Var.of Cond		Sum of Conversion / Change of Use		Sum of New Build		Total
N	5	3%	124	86%	15	10%	144
Y	6	1%	397	61%	251	38%	654
<b>Grand Total</b>	<b>11</b>	<b>1%</b>	<b>521</b>	<b>61%</b>	<b>266</b>	<b>38%</b>	<b>798</b>

\* Parish includes a named settlement for DS1 purposes but development may still be outside of a named settlement

11% of development outside of Parishes with a named settlement were new build.

**Gross Outstanding, Under construction and Completions: Core Strategy Period 2006-2017**

Occupancy Type	Status	2006/07	2007/08	2008/09	2009/10	2010/11	2012/11	2012/13	2013/14	2014/15	2015/16	2016/17	Totals
Open Market	Not Started	58	54	52	41	30	30	27	39	83	49	118	
	Under Construction	81	88	47	48	53	53	61	37	80	94	35	
	Completions	25	34	82	27	27	25	13	15	24	9	53	334
	<b>Total</b>	<b>164</b>	<b>176</b>	<b>181</b>	<b>116</b>	<b>110</b>	<b>108</b>	<b>101</b>	<b>91</b>	<b>187</b>	<b>152</b>	<b>206</b>	
Local Needs	Not Started	17	24	22	21	4	4	1	4	6	11	6	
	Under Construction	27	31	14	30	33	34	5	21	12	14	4	
	Completions	79	4	30	20	21	27	15	1	1	4	9	211
	<b>Total</b>	<b>123</b>	<b>59</b>	<b>66</b>	<b>71</b>	<b>58</b>	<b>65</b>	<b>21</b>	<b>26</b>	<b>19</b>	<b>29</b>	<b>19</b>	
Agricultural	Not Started	5	10	5	4	2	2	1	1	1	1	4	
	Under Construction	12	12	9	10	8	8	3	3	8	9	5	
	Completions	2	2	8	1	5	6	3	2	1	2	4	36
	<b>Total</b>	<b>19</b>	<b>24</b>	<b>22</b>	<b>15</b>	<b>15</b>	<b>16</b>	<b>7</b>	<b>6</b>	<b>10</b>	<b>12</b>	<b>13</b>	
Ancillary	Not Started	17	17	15	11	4	4	6	2	5	2	10	
	Under Construction	13	14	9	12	9	9	3	7	3	6	5	
	Completions	6	5	17	1	8	7	1	3	3	1	4	56
	<b>Total</b>	<b>36</b>	<b>36</b>	<b>41</b>	<b>24</b>	<b>21</b>	<b>20</b>	<b>10</b>	<b>12</b>	<b>11</b>	<b>9</b>	<b>19</b>	
Agricultural or Holiday	Not Started	0	0	0	0	0	0	0	1	3	0	0	
	Under Construction	0	0	0	0	0	0	1	0	0	5	0	
	Completions	0	2	0	0	0	0	0	0	0	0	0	2
	<b>Total</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>5</b>	<b>0</b>	
Ancillary or Holiday	Not Started	0	0	0	0	0	0	4	1	4	3	4	
	Under Construction	0	0	0	0	0	0	2	2	0	5	1	
	Completions	0	2	0	0	0	0	0	0	6	1	4	13
	<b>Total</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>3</b>	<b>10</b>	<b>9</b>	<b>9</b>	
Holiday	Not Started	151	141	46	43	39	41	28	31	26	32	33	
	Under Construction	79	85	124	77	75	74	49	44	0	80	48	
	Completions	18	23	68	8	21	41	1	3	20	9	24	236
	<b>Total</b>	<b>248</b>	<b>249</b>	<b>238</b>	<b>128</b>	<b>135</b>	<b>156</b>	<b>78</b>	<b>78</b>	<b>46</b>	<b>121</b>	<b>105</b>	
Total	Not Started	248	246	140	120	79	81	67	79	128	98	175	
	Under Construction	212	230	203	177	178	178	124	114	103	213	98	
	Completions	130	72	205	57	82	106	33	24	55	26	98	888
	<b>Total</b>	<b>590</b>	<b>548</b>	<b>548</b>	<b>354</b>	<b>339</b>	<b>365</b>	<b>224</b>	<b>217</b>	<b>286</b>	<b>337</b>	<b>371</b>	

\* Total is 790 (4 student houses not counted in this table)

Between 2006/07 and 2016/17 the average number of gross completions is 81. Since 2012/13 the numbers of gross completions have generally been below this average. However the 2016/17 represents the highest figure since monitoring commenced on the Core Strategy. In recent years the number of houses either under construction or not started has also been increasing to levels before 2012/13. The number of dwellings not started (outstanding) increased from 98 in 2015/16 to 175 in 2016/17 indicating a high number of new permissions during the monitoring year which should continue to boost future completion rates.

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In 2016/17 there are a total of 273 dwellings either not started or under construction of which 25 are locally needed affordable homes and 153 are open market driving conservation and enhancement of the National Park's special qualities.

<b>Policy HC3</b>	<b>Permission for Gypsy and traveller pitches</b>
Indicator	Permissions for Gypsy and traveller pitches
Target	No numeric target applied
Achieved	0

### Policy:

National policy requires planning authorities to address the accommodation needs of gypsies, travellers and travelling showpeople. The Derbyshire Gypsy and Traveller Accommodation Assessment 2008 did not identify any need for pitches in the National Park. Nevertheless, this Core Strategy retains the approach introduced in the Local Plan, where exceptional circumstances might justify temporary accommodation for gypsies and travellers, adapting it to encompass travelling showpeople.

### Indicator:

	2015-2016	2016-17
Permissions for Gypsy and traveller pitches	0	0

There were 0 applications for Gypsy and traveller pitches during this time

<b>Policy HC4</b>	<b>Provision and retention of community services and facilities</b>
Indicator	Applications granted/completed from community facilities or shops by type of provision and by type of development (new build, conversion, change of use)
Target	No net change
Achieved	1 loss and 1 gain (see below)

### Policy:

There have been some losses in community services over the last ten years, particularly of shops, post offices, healthcare facilities and public houses. The Authority will continue to strongly resist the loss of any facility or service which meets an essential community need that is not available or reasonably accessible elsewhere. In all cases, another beneficial community use should be sought before permission is granted for removal of these facilities. Clear evidence of non-viability will be required, such as marketing the building or facility for a period of time to test whether another community interest, operator or owner could be found.

### Indicator:

#### 2016/17:

There was 1 incident of **losses** of community facilities

Application Number	Development Description	Application Type	Decision	Use Class	Proposed Use Class
NP/DDD/0416/036 7	Alterations/extensions including change of use of former butchers shop to residential accommodation at The White House; and alterations and change of use of part of former barn from butchers shop to residential use.	Full Planning Permission	Granted Conditionally	A1 - Shops, Agricultural	C3 - Dwellings

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There was 1 incident of **gains** to community facilities.

Application Number	Development Description	Application Type	Decision	Use Class	Proposed Used Class
NP/DDD/0416/0330	Change of use from single residential dwelling to commercial use for small retail space as estate shop and extension to existing adjacent cafe	Full Planning Permission	Granted Conditionally	C3 - Dwelling s	A1 - Shops

Policy HC5	Shops, professional services and related activities
Indicator	Permissions and completions within Use Class A; and proportion within/on the edge of named settlements
Target	No numeric target applied
Achieved	31 100% in named Settlements

### Policy:

The following policy supports retail premises and related activities within named settlements in Policy DS1. This includes all other uses within Use Classes A1-5, such as financial services, restaurants and cafes, pubs and hot food takeaways. In Bakewell, the Central Shopping Area will be retained, to continue to consolidate shopping facilities in the town centre. The only exception to the focus on towns and villages is to allow small scale retail provision which is ancillary to a business or relates directly to a recreation or tourism activity, where this is appropriate to the sensitivity of its countryside location. Elsewhere, retail development will not be permitted.

*Use Class (A): A1 Shops, A2 Financial and Professional Services, A3 Restaurants and Cafes, A4 Drinking Establishments & A5 Hot Food Takeaways*

### Indicator:

There were 31 applications, (between 2016 and 2017) for class A, as follows:

Use Class Code	Number of Permissions
A1	11
A1,A3	1
A2	3
A3	11
A3,A5	2
A3,C1	1
A4	1
Mixed Use (which includes A)	1
Grand Total	31

### 4.5.3 Statement of Progress

Data shows nearly 800 net completions since the base date of the Core Strategy in 2006. Completion rates have increased significantly during the monitoring year with further new permissions also emerging both during 2016-17 and continuing into 2017-18 which provides a healthy prospect of completions into future monitoring years. There remains a further 34 properties with permission (not started or under construction) supporting a range of locally needed affordable homes, ancillary family accommodation and agricultural workers. Another 153 open market

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homes also have permission (not started or under construction) driving conservation and enhancement benefits to the National Park's special qualities whilst supplying a range of other dwellings, boosting community vibrancy. This suggests that policies are working to allow a steady flow of residential development of various types.

The Core Strategy estimated delivery of between 615 and 1095 homes in designated settlements by 2026 with an additional 190 estimated outside these settlements (e.g. agricultural dwellings and change of use or conversion).

As such it is reasonable to state that in overall terms the Core Strategy is on track to deliver its estimated numbers of homes. In spatial terms delivery has largely (82%) been directed to parishes with a named settlement. Overall a higher proportion of delivery has been via change of use and conversion as opposed to new build driven by conservation and enhancement purposes. This is encouraged by the Core Strategy and indicates good conservation returns for the National Park as well as satisfying the duty to have regard for social and economic well-being of the area. Tables highlight higher proportions of new build development in settlements where new build schemes of affordable housing, such as Tideswell, Baslow, Youlgrave, Stony Middleton and Bamford or enhancement driven development has taken place such as in, Eyam, Bradwell and Birchover.

Data indicates that a higher proportion of the overall dwelling approvals are being achieved for open market dwellings rather than locally needed affordable homes. Open market homes are accepted where they enable brownfield restoration or heritage led development of traditional buildings. The pipeline of permitted dwellings either not started or under construction suggests this trend is likely to continue.

It is worth noting that other factors impact on the ultimate completion of these properties. Moreover the tables also highlight the fluctuations in completion rates that can make it difficult to confidently identify trend based figures.

Key enhancement sites in the Core Strategy (in Bakewell, Bradwell and Hartington) are all now the subject of planning approvals with the Newburgh engineering site in Bradwell having recently received planning permission supported by an adopted Neighbourhood Plan and the Hartington and Bakewell sites benefitting from approvals by appeal. Unlocking these strategic sites is a key aim of the Core Strategy and the Authority is working hard to achieve the best results in these important settlements both for National Park purposes and community sustainability.

The performance of other community policies has also been positive. The loss of community facilities has been resisted and at the same time policies have facilitated approval of 11 schemes improving the facilities at existing shops, the most significant of which are highlighted above.

## 4.6 Supporting Economic development



### 4.6.1 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.

### 4.6.2 Policy Monitoring

Policy E1	Business Development in Towns and Villages
Indicator	Business permissions inside, on the edge and outside of named settlements use class B
Target	No net decline
Achieved	11 (9 in settlements 2 outside settlements)

#### Policy:

Policy will allow small businesses to set up within or on the edge of named settlements listed in policy DS1, at a level appropriate for the needs of people living in the immediate local area. Town or village locations are more likely to be served by public transport and allow workers easy access to services and facilities.

#### Indicator:

In 2016/17 There were 11 permissions for additional business floorspace or change use to B uses all but two permissions were inside named settlements.

Moreover an appeal against the refusal of planning permission for housing at the Deepdale employment site in Bakewell was dismissed, thus safeguarding future employment space at this important and well located site.

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One permission for B2 use (general industrial) represented a significant (major) development of over 1,000 square meters.

NP/HPK/1015/0996 Development Address CARBOLITE LTD PARSONS LANE HOPE : Proposed extension to existing factory building and new car park accessed from Station Road (through existing station car park) together with associated landscaping surfaces and low level bollard lighting along Station Road total gross new internal floorspace proposed (including changes of use): 1461.0 (square metres)

Permissions outside of named settlement:

NP/GDO/1216/1277 Prior notification application for the change of use of an existing agricultural barn building to a gin distillery (B1 Use Class)

NP/HPK/0516/0424 Alteration extension and change of use of redundant agricultural building to use class B1 business units including ancillary facilities removal of part constructed building and provision of parking spaces.

In principle policy GSP 1 (E) of the Core Strategy precludes major development in the National Park other than in exceptional circumstances. However, Policy GSP 1 (F) does allow support where significant net benefit can be demonstrated and subject to mitigation for any harm to the area's valued characteristics. The proposal is also supportable in principle in the light of Core Strategy Policies E1 (A) and DS1, which are permissive of new build small scale business development in or on the edge of settlements.

Policy E1	Business Development in Towns and Villages
Indicator	Loss of B1 use class to other uses
Target	No significant losses (with particular protection for safeguarded sites)
Achieved	3

### Policy:

The National Park Authority wishes to keep the best business sites and buildings from other development pressures. It will also be important to retain some lower quality sites to offer a range of opportunities for business start-up and growth. The Employment Land Review will be used, together with the consideration of other factors, to assess needs and opportunities and identify the best existing sites to meet the needs of people living in the local area.

### Indicator:

Application	Description	Existing Use Class	Proposed Use Class
NP/DDD/0416/0296	Proposed change of use of ground floor offices to holiday unit.	B1 - Business	C3 - Dwellings
NP/DDD/0516/0373	Redevelopment and enhancement of former coal yard with two open market dwellings	B1 - Business	C3 - Dwellings
NP/HPK/0516/0456	Proposed change of use from office to holiday let including associated parking (4 spaces) timber gates x2 and canopy.	B1 - Business	C3 - Dwellings

<b>Policy E1</b>	<b>Business Development in Towns and Villages</b>
Indicator	Applications granted using section 73 to lift business use
Target	No numeric target applied
Achieved	2

**Policy:**

The National Park Authority wishes to keep the best business sites and buildings from other development pressures. It will also be important to retain some lower quality sites to offer a range of opportunities for business start-up and growth. The Employment Land Review will be used, together with the consideration of other factors, to assess needs and opportunities and identify the best existing sites to meet the needs of people living in the local area. Section 73 applications are sometimes used as a means of changing the nature of a development via the conditions.

**Indicator:**

For 2016/17 there were 40 Section 73 applications granted. However, only 5 of these related to business use, and of these, only two removed a business use.

Application	Development_Description	Existing Use Class	Proposed Use Class
NP/DDD/1215/1190	Variation of Condition 3 of NP/DDD/0808/0731 (Conversion of rural building into tourist accommodation) to allow use as a Local Needs Dwelling	B1 - Business ,C3 - Dwellings	C3 - Dwellings
NP/SM/0216/0161	Section 73 application for the removal of conditions 6 and 7 on NP/SM/0414/0435	B1c - Light Industry	C3 - Dwellings

### 4.6.3 Statement of Progress

Overall there have been some significant increases to the stock of employment generating land with important approvals at the Riverside Business Park in Bakewell and the extension of the Carbolite factory in the Hope Valley. Only minor losses have been observed. These are justified either on the basis of a transfer from B1 office into the tourism economy (holiday accommodation), or where the site was clearly demonstrated to be redundant and vacant and degraded, thus warranting enhancement of the local environment and providing new community benefits.

Emerging Development Management Policies will seek to strengthen the overall economic function of the National Park by identifying and safeguarding a series of the best (well-located and of a high quality) sites, as well as encouraging new businesses into villages and as part of farm diversification schemes.

## 4.7 Minerals

### 4.7.1 Policy Objectives

Minerals development is strongly controlled so that: only in exceptional cases major development may be permitted (MIN1); where this relates to fluorspar development is only acceptable 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.

### 4.7.2 Policy Monitoring

Policy MIN1	Minerals Development
Indicator	After care of Mineral site
Target	N/A

#### Policy:

The restoration of mineral workings is a significant opportunity to achieve National Park Authority outcomes for achieving amenity (nature conservation) after-use for the sites, enhancing landscape and biodiversity and providing recreational opportunities, as well as the objectives of landowners, mineral companies and local people. The National Park Management Plan observes that restored sites may provide opportunities for increased biodiversity, geodiversity and cultural interest.

#### Indicator:

See statement of progress section

Policy MIN2	Fluorspar proposals
Indicator	No permissions for proposals of opencast mining of fluorspar one
Target	N/A

#### Policy:

Opencast mining of fluorspar ore will in future be resisted unless the exceptional circumstances tests set out in MPS1 can be demonstrated (see footnote to policy MIN1 for the detail of the exceptional circumstances criteria\*). Based upon the understanding of where surface resources are located it is considered to be unlikely that proposals in those locations will be able to comply with all the exceptional circumstances, due firstly to the availability of the option of underground mining which could be expected to have less environmental impact, and secondly to the considerable foreseeable difficulty of working likely sites in an environmentally acceptable manner.

#### Indicator:

No planning permissions were granted for the opencast mining of fluorspar ore during 2014/15 or 2015/16.

### 4.7.3 Statement of Progress

#### 2016/17

Three planning applications were received for Ballidon Quarry in 2015/16. Two of them were inter-related in that they sought to extend the extraction boundary to encompass mineral below an existing tip and proposed amendments to the restoration profile across the site. The third application was for installation of an LPG tank compound for 12 tanks.

A section 73 planning application was received to extend the restoration date of the remaining worked out void on Longstone Edge, by a further 20 years, to 2035. The application also sought to allow the resumption/continuation of underground working at Watersaw Mine over the same time period.

Following the issue of the consolidated permission for Birchover Quarry, an application was received for an amendment to the design of one of the new workshops.

A further section 73 application was received for Chinley Moor Quarry in which an amendment to the time limits and output restrictions was sought.

The operator of Wimberry Moss Quarry applied for a postponement of the periodic review of conditions for a five year period, which was agreed by the Authority.

In addition to the above applications there were seven discharge of conditions applications and one non-material amendment application submitted for various sites, plus four applications submitted under the GPDO. One of these related to a prior notification submission concerning infilling of an old lead mine shaft which had been opened up and exposed on land to the east of Great Hucklow, coincident with the area in which the operational Milldam Mine is working.

Decisions on applications received in the previous financial year were made in respect of (i) Ballidon Quarry, permitting an increase in the number of overnight tankers delivering industrial powders; (ii) the Birchover consolidation permission, progressed in place of the formal ROMP review procedure, and associated with that the completion of restoration on the upper part of Barton Hill Quarry using spoil from Birchover, and variation to the permission to accommodate the revised design of the new workshop; (iii) the variation to Once a Week Quarry, involving a SW lateral extension to release 69,000 tonnes of building limestone; (iv) an extension to the small-scale stone extraction operation on Bretton Moor; and (v) a 12 month extension of time for the continued use of Blakedon Hollow for the disposal of tailings from fluorspar operations at Cavendish Mill, Stoney Middleton. The decision notice to approve an application seeking a variation to a number of conditions on the Dale View Quarry planning permission was awaiting issue due to ongoing discussions over the legal agreement.

The second application seeking an extension at New Pilhough Quarry, in exchange for relinquishing the rights to work mineral at Stanton Moor Quarry, was still being progressed during this year. The appeal lodged in 2012 against the refusal to grant planning permission for the first application (for a slightly larger extension) was withdrawn. Progress with determination of these applications is pending receipt of additional information to progress the stalled ROMP at Stanton Moor Quarry. The Authority had earlier decided not to pursue a prohibition order at Stanton Moor Quarry on the basis that at the time there appeared to be an intention to work the site.

The Prohibition Order against the 1952 Longstone Edge East planning permission, which was issued in December 2013/January 2014, was the subject of an appeal. The appeal originally remained in abeyance pending the outcome of an Oxfordshire prohibition order appeal case considering similar issues. However, the appeal was resumed in

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2015 and a public inquiry held in January 2016. The prohibition order was upheld by the Secretary of State on June 2016.

The appeal lodged against the Authority's issue of a prohibition order in respect of underground working of clay at Bakestonedale in November 2014, for which a public inquiry had been arranged for October 2015, was withdrawn by the appellant a month prior to the scheduled inquiry date. The prohibition order was confirmed in January 2016.

In addition to the sites already mentioned above, the Shire Hill ROMP submission was considered and issued in November 2014, following which there has been an application received seeking the discharge of several conditions under that reviewed permission. The Topley Pike Quarry consolidation application was received in August 2014 for consideration as an alternative to dealing with the ROMP and was considered and recommended approval by committee in October 2015. Permission for the development has yet to be issued following lengthy discussions with the operator over the conditions.

Restoration and aftercare works remained ongoing and not yet completed at 17 sites. One of these is the result of a scheme imposed through a Prohibition Order and a further 3 are a result of a scheme imposed through an Enforcement Notice. The remainder are schemes determined through planning permissions and GPDO consents.

## 4.8 Accessibility, travel and traffic



### 4.8.1 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 severance of routes for wildlife are also raised as key matters requiring sensitivity.

### 4.8.2 Policy Monitoring

<b>Policy T1</b>	<b>Reducing the general need to travel and encouraging sustainable transport</b>
Indicator	Average annual daily traffic flows
Target	Thresholds to be set

#### Policy:

The policy aims to deter traffic beyond that which is necessary for the needs of local residents, businesses and visitors. Traffic can harm the valued characteristics of the National Park through noise and gaseous emissions, disturbance and visual intrusion such as car parks. Cross-park traffic will be deterred, modal shift towards sustainable travel will be encouraged, and the impacts of traffic within environmentally sensitive locations will be minimised. There should also be good connectivity with and between sustainable modes of transport to support rural communities and their economy.

#### Indicator:

#### 2016

*Average annual daily traffic flows*

- Cross-Park Roads      8,721    (+3.63% on 2015)
  - A Roads                    7,297    (+3.03% on 2015)<sup>1</sup>
  - Recreational Roads    3,661    (+3.62% on 2015)
- Overall Combined Average 6,560

<sup>1</sup> Data from the A621 Baslow to Owler Bar road was not available in 2016. Therefore, the comparison of data is made against the 2015 figures minus the data from this road to give a year-on-year comparison.

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The Overall Combined Average is 3.40% higher than the Overall Combined Average for 2015 (6,344)<sup>2</sup>

The figures indicate an increase in traffic on all of the three road classes within the National Park of more than 3%. This increase should be set against the 2.4% growth overall observed in 2015. The fact that there has been an increase in average traffic flows over the last three years would suggest a trend rather than a blip in the figures. The increase may be a result of a number of factors including economic growth and an increase in staycations. The figures may also reflect the recent decline in public transport provision to some parts of the National Park, particularly at weekends and in the evenings.

<b>Policy T2</b>	<b>Reducing and directing traffic</b>
Indicator	Road building schemes number and type of scheme
Target	N/A

### Policy:

For road traffic, addressing known and induced demand through road building within the National Park would be difficult to achieve without harm to its valued characteristics. Consequently, government policies seek to route long distance road traffic around the National Park. Nationally, it also aims to reduce the need to travel and to manage traffic growth, including road freight. Additional road capacity will only be accepted as a last resort. Therefore other than in exceptional circumstances, the National Park Authority will oppose transport developments that increase the amount of cross-Park road traffic. Exceptional circumstances, as defined in policy GSP1, may justify a new road scheme but only after the most rigorous examination. The Authority considers that any exceptional circumstances would need to offer a clear net environmental benefit for the National Park and be in the public interest. It follows that transport developments outside the National Park will usually be opposed if they increase traffic on roads inside the National Park or have other adverse impacts on its setting and valued characteristics.

### Indicator:

No new roads were brought forward in 2016-17; however, the Authority has been consulted on the proposed Trans-Pennine Upgrade Programme for the A57/A628/A616 corridor forming part of the Highways England Road Investment Strategy 1 (2015-2020). This programme includes the introduction of climbing lanes on the A628 within the National Park. A Non-statutory Consultation was undertaken by Highways England in March-April 2017 in regard to the proposals, to which the National Park Authority submitted a formal objection to the A628 Climbing Lanes proposal.

<b>Policy T2</b>	<b>Reducing and directing traffic</b>
Indicator	Changes to road traffic network; number/type of scheme
Target	None

### Policy:

To minimise harm by essential road traffic, a hierarchy of roads will form a basis for spatial planning and any road improvements, traffic management schemes, and measures such as advisory route signing. Traffic will be guided first to the strategic road network and only to secondary and other roads as required, continuing the approach in the former Structure Plan. Partnership working is necessary to ensure that the hierarchy reflects not only expert knowledge on highway and traffic matters but also that of the National Park Authority on the character of the roads in terms of the natural features and recreational aspects of the Park. In partnership with constituent Highway Authorities further detail will be brought forward in the Development Management Policies DPD and on the proposals map.

### Indicator:

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<sup>2</sup> As with the 'A' Road figure, data from the A621 has been removed from the 2015 average to give a year-on-year comparison.

No specific schemes in 2016-17

<b>Policy T3</b>	<b>Design of transport infrastructure</b>
Indicator	Sympathetic design (taking account of valued characteristics) and decluttering of infrastructure
Target	N/A

**Policy:**

A high standard of design is needed to ensure that the appearance and maintenance of transport infrastructure, including traffic management measures respects the valued characteristics of the National Park. Specifically, care must be taken to avoid or minimise the environmental impact of new transport infrastructure projects, or improvements to existing infrastructure. Transport should also aim to improve the quality of life and retain a healthy natural environment in terms of the natural and historic features and recreational aspects.

**Indicator:**

There were several schemes during 2016-17, which the National Park Authority was consulted on and were able to influence, including: -

- A54 Retaining Wall
- A628 Toucan Crossing Replacement
- Castleton On-street Pay and Display Scheme<sup>3</sup>.

The text accompanying the policy makes reference to the bringing forward of a Transport Infrastructure Design Guide. Arcus Consulting were appointed in 2016 to prepare a Transport Infrastructure Design Guide Supplementary Planning Document. It is anticipated that this document will be subject to a public Consultation process during 2017-18.

<b>Policy T4</b>	<b>Managing the demand for freight transport</b>
Indicator	Permissions granted contrary to policy {Indicator for T1 will provide an indication of freight movements}
Target	None

**Policy:**

There is not likely to be any significant change in service freight, because the National Park population is static and there is a presumption against large developments. Setting aside the route hierarchy there are remaining issues of location and routing of freight. The National Park is a convenient base for haulage operations, but they should be located elsewhere unless they service only National Park based industries. Similarly, developments requiring access by Large Goods Vehicles in excess of 7.5 tonnes gross laden weight, including road haulage operating centres, should not be permitted unless they are readily accessible to the Strategic or Secondary Road Network. Weight restriction orders will be sought where it is necessary to influence the routing of Large Goods Vehicles to avoid negative environmental impacts.

**Indicator:**

There were 0 applications for freight movements in 2016/17.

<b>Policy T5</b>	<b>Managing the demand for rail, and reuse of former railway routes</b>
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<sup>3</sup> It should be noted that in many cases, although the proposal may come forward in one year, its delivery may be in a subsequent year.

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Indicator	Changes reported in safeguarded rail routes
Target	N/A

### Policy:

Existing and former rail routes link the East Midlands to the North West. Evidence suggests a medium term need for improvements to the Hope Valley line and, in the long term, further improvements or re-opening of the Matlock-Buxton line. The business case for the Matlock-Buxton route alone is long term. Re-opening the Woodhead railway is also cited as a long-term option, although its benefits would be reduced cross-Pennine road congestion, rather than the solving of rail network issues. It is appropriate to safeguard land for these purposes, although national policies presume against major transport developments within national parks other than in exceptional circumstances. As with the current approach, the safeguarding of land does not imply in principle support for any rail scheme. Any proposal will be assessed on its own merits, and will need to demonstrate the ability to provide a net positive effect on the National Park environment.

### Indicator:

2016-17:

Hope Valley Line: In 2015-16, Network Rail brought forward proposals to enhance capacity of the Hope Valley Line through the installation of passing loops, including one between Hathersage and Bamford. An initial objection to the scheme was withdrawn following the inclusion of mitigation measures to address concerns. This included the redesign of a pedestrian footbridge to maintain a Public Right of Way West of Hathersage. A Public Inquiry into the proposals was held in May 2016; the findings of this Inquiry are yet to be made public.

<b>Policy T6</b>	<b>Routes for walking, cycling and horse riding and waterways</b>
Indicator	Change in length of network of permissive routes and statutory routes
Target	N/A

### Policy:

In accordance with national policies for modal shift and healthier living, developments should have cycle and footpath connections to existing rights of way and to settlements where services and transport interchanges are more likely to be found. Where a development proposal affects a right of way, every effort should be made to accommodate the route, or if this is not possible, to provide an equally good alternative.

### Indicator:

2016-17

One of the outstanding elements of the Pedal Peak II Project funded through the DfT Linking Communities was delivered. This was the link between Matlock and Rowsley, forming part of the extension of the Monsal Trail. However, all of this part of the route lies outside of the National Park boundary. Derbyshire County Council is leading on work to deliver the connection from Rowsley to Bakewell.

<b>Policy T7</b>	<b>Minimising the adverse impact of motor vehicles and managing the demand for coach parks</b>
Indicator	Report changes to traffic management arrangements
Target	N/A

### Policy:

Managing the demand for parking can help to mitigate the more harmful impacts of motor vehicles whilst having regard to the needs of local communities and businesses. Successive local policies have kept operational parking and parking in housing developments to a minimum, and restricted non-operational parking to discourage car use. This principle is retained and amplifies guidance on park and ride. The policy is consistent with regional parking policies,

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and other planning and transport measures, promoting sustainable transport choices and reducing reliance on the car for work and other journeys. In order to manage demand, coach parking spaces should not be used by cars.

### *And policy principle C:*

Non-residential parking will be restricted in order to discourage car use, and will be managed to ensure that the location and nature of car and coach parking does not exceed environmental capacity. New non-operational parking will normally be matched by a reduction of related parking spaces elsewhere, and wherever possible it will be made available for public use.

### **Indicator:**

2016-17

There were no new proposals for new or enhanced parking facilities during 2016-17.

<b>Policy T7</b>	<b>Minimising the adverse impact of motor vehicles and managing the demand for coach parks</b>
Indicator	Number of new off-street parking spaces provided, and proportion/number that replaces on-street parking
Target	N/A

### **Policy:**

Working in partnership, the National Park Authority intends to build on the success of the current traffic management schemes, and modify them to meet the demands of changing visitor travel patterns. This approach will inform future traffic management schemes in environmentally sensitive areas, where travel patterns, including those of visitors, have a clear negative impact on the environment, both natural and built. Care will be required to avoid displacing impact to other sensitive areas and nearby settlements, or creating visitor use beyond environmental carrying capacity even where they use sustainable transport. We will seek to ensure income generated by these schemes will be reinvested to provide maintenance, additional facilities and alternative means of access. All schemes must make the best use of the road network to improve road safety, environmental and traffic conditions, and to reduce conflicts between various user groups.

### **Indicator:**

2016-17

Goyt Valley, there are ongoing proposals to introduce yellow lining throughout the valley and parking charges in the off-road car parks, these have not been progressed during 2016-17.

## **4.8.3 Statement of Progress**

Overall, traffic levels in the National Park had broadly plateaued from 2010 to 2013, with only minor fluctuations generally attributable to the weather. However, since 2014 there has been year on year growth above 2% per annum, reaching more than 3% during 2016-17. This may be due to an upswing in the economy or as a result of an increase in staycations over recent years. The loss of some public transport services may also have had an impact.

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. However, the Trans-Pennine Upgrade programme does propose climbing lanes on the A628 within the National Park. Similarly it is likely that other elements of the programme will have both direct and indirect impacts on the National Park, including from increased traffic flows.

Proposals for the Hope Valley Railway Capacity Enhancement Scheme were brought to a Public Inquiry in May 2016; at the time of writing, the findings have yet to be published.

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There have been relatively few highways infrastructure installations, and in most cases these are related to the requirement for maintenance work. The National Park Authority has been consulted on proposals that may have impact on the character and setting of the National Park, including in relation to safety improvements on the A54 in Cheshire, and in relation to on-street pay and display parking measures at Castleton. The final designs for both schemes are expected to come forward in 2017-18.

The production of the Transport Infrastructure Design Guide Supplementary Planning Document was commenced in 2016-17, and included an informal consultation stage to gauge the opinion of Statutory Consultees. It is anticipated that a full public consultation will take place in 2017-18.

There has have been no real change to car park provision during 2015-16, and no requests for new or additional parking provision.

## 5.0 Improvements to the Annual Monitoring Report

This report continues to tackle issues with the previous AMR's;

- Accuracy and reliability
- Completeness
- Up to date status
- Relevance
- Consistency across data sources
- Appropriate presentation
- Accessibility

The monitoring framework data review and work to improve data quality is currently ongoing. It is our intention 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. 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.

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.

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. A number of indicators in this report are reliant on updating the process and technology of data capture.

Many areas of data collection will also benefit from small research projects to investigate issues further, e.g. by looking into planning files and reports to analyse the finer nature of cases and issues raised. These are raised throughout the report, such as the application of s106 agreements and the approach to conservation and enhancement-led development

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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](http://www.peakdistrict.gov.uk/sopr) . This is updated on a rolling programme and is refreshed when new data become available.