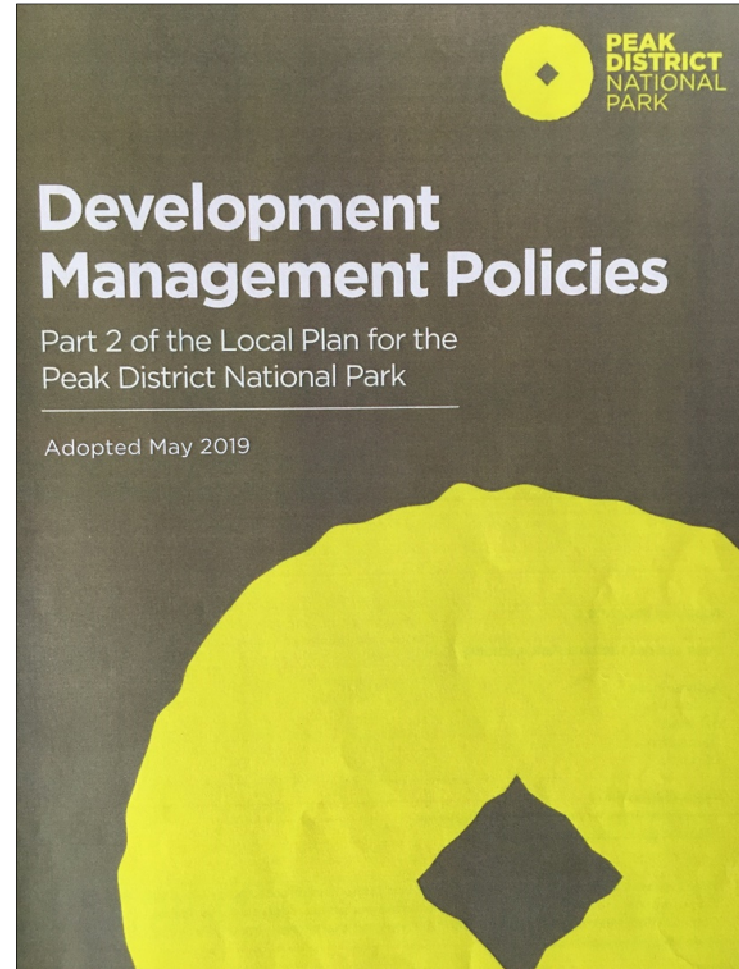
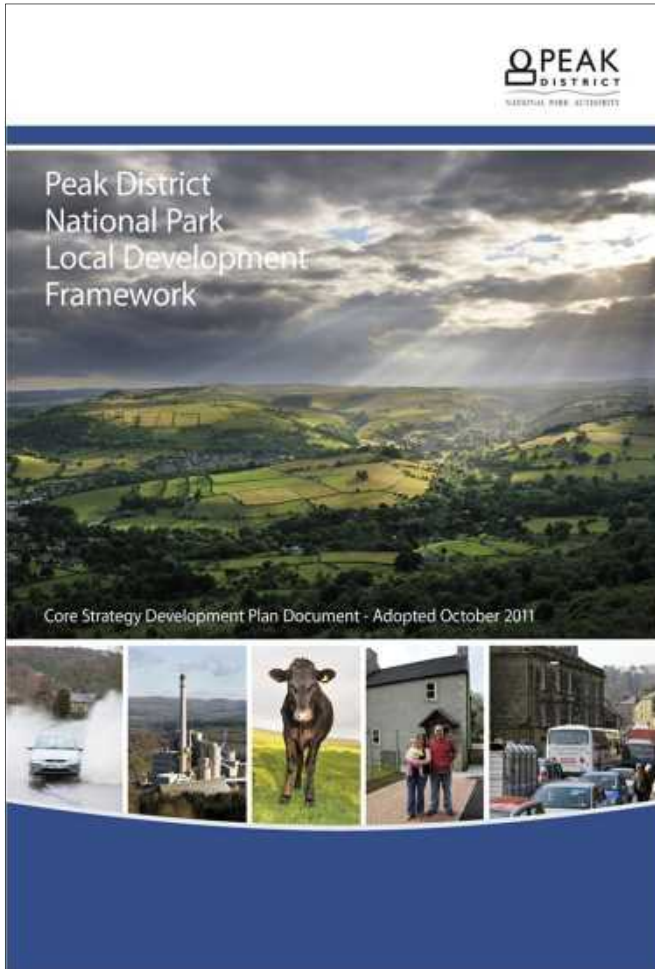


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**PEAK
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Local Plan Review





Local Plan Review Process

Broad 5-year process established in 2019

2020

- research → 11 topic papers setting out strategic context, new issues and drivers, performance of policy, key questions for debate & 'knowledge gaps'.
- 2 online surveys (1 simplified and marketed to schools with accompanying lesson plan) attracting 1,300+ responders

2021

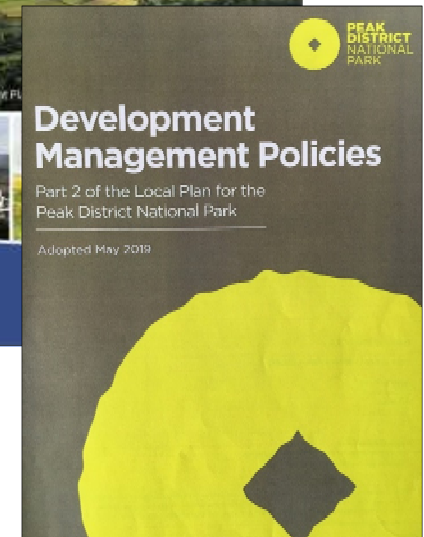
- 6 online stakeholder workshops attracting 150+ attendees
- Commissioning research
- Focussed consultation with residents

2022

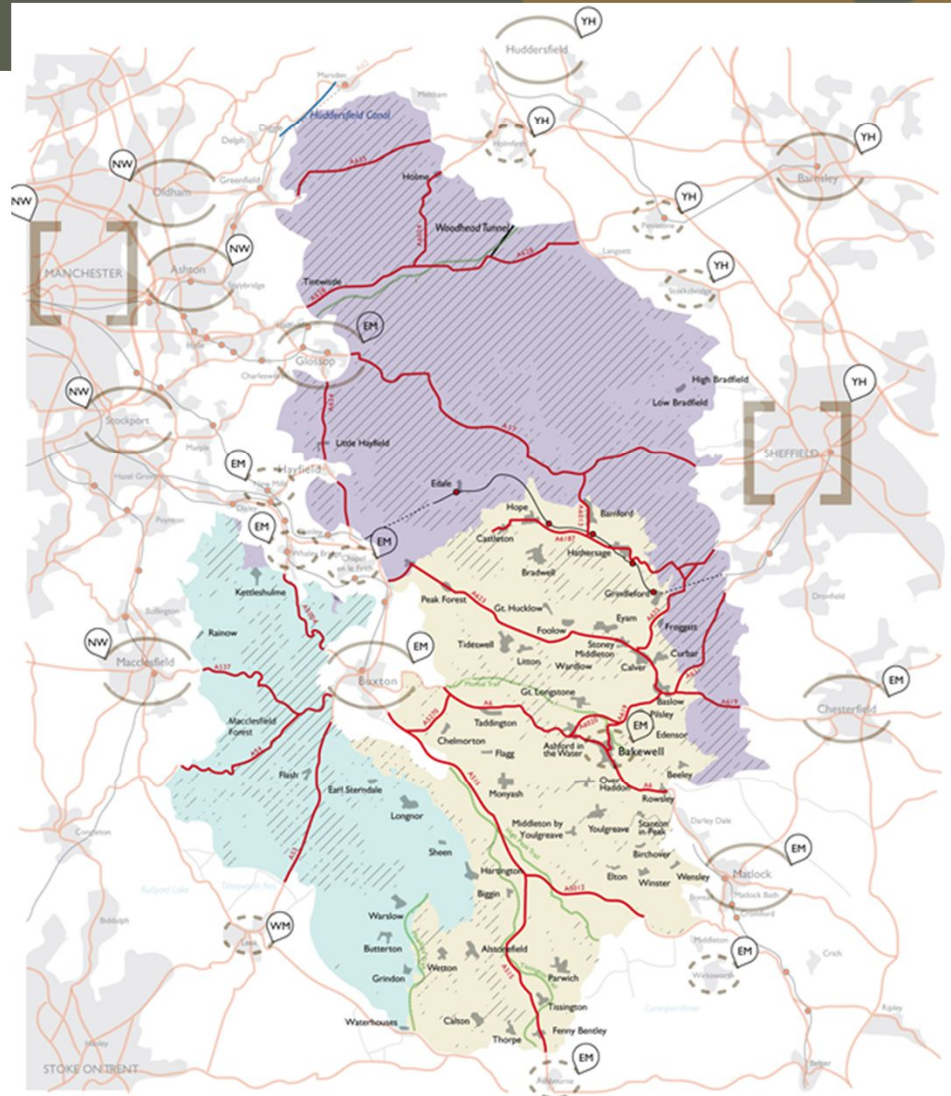
- Issues and options – formal consultation at end of year

2023

- Draft plan – formal consultation at end of year



*A whistle-stop tour of
planning policy
performance and key
issues . . .*



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**PEAK
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Landscape





Landscape



Natural zone protected from harmful development

Most new development within settlements and within tolerance threshold for cases that are 'contrary to policy'.

Development is managed through consideration of landscape character



Development justified on the grounds of supporting agricultural and land management businesses, including large agricultural buildings

Establishment or expansion of non- land management businesses in the open countryside

Glamping sites in locations where tents would previously come and gone



There is insufficient evidence to judge the cumulative impact on landscape character of all development – whether according to policy or not.



New Agricultural Buildings 2011-18

340 buildings (av 49/yr) planning permission or permitted development

63% white peak

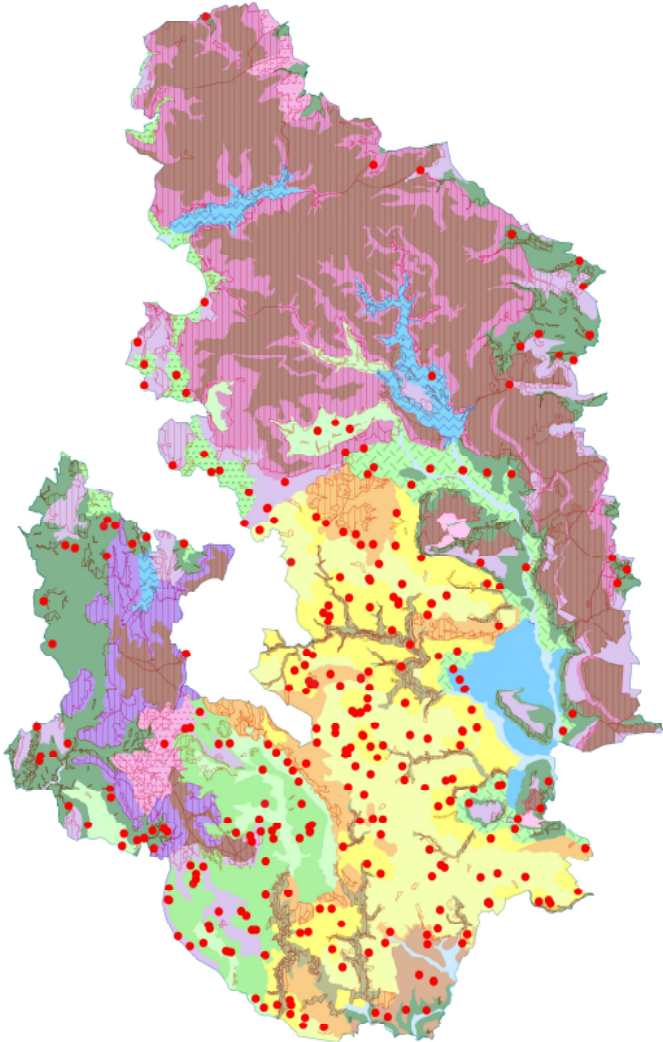
30% south west peak

8% dark peak

24% permitted development (av 244m sq)

76% full planning (av 363 m sq)

Majority within farmsteads and appear appropriate.





Biodiversity

State of Nature 2019

“Our statistics demonstrate that the abundance and distribution of the UK’s species has, on average, declined since 1970 and many metrics suggest this decline has continued in the most recent decade. There has been no let-up in the net loss of nature in the UK. Prior to 1970, the UK’s wildlife had already been depleted by centuries of persecution, pollution, habitat loss and degradation.”

PDNP State of the Park Report

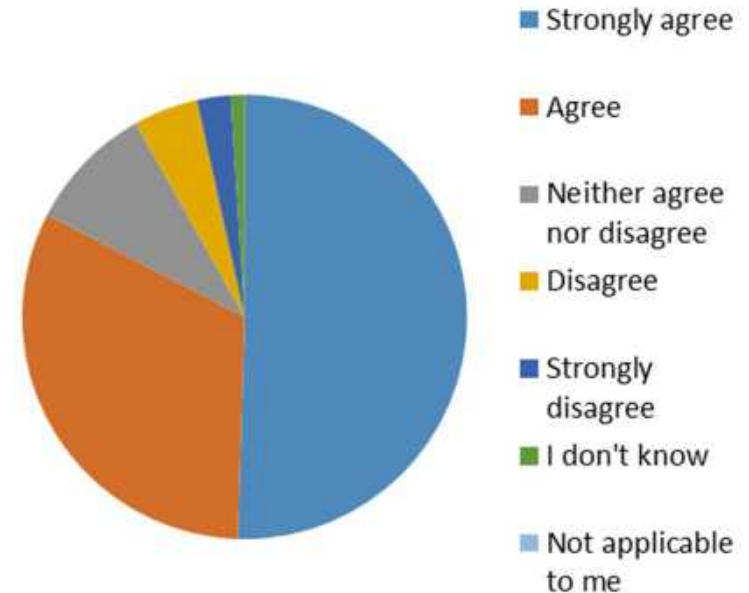
“Although there is no comprehensive biodiversity data set that covers the entire PDNP, the data that is available indicates that the PDNP has not been immune to these biodiversity losses.”



Landscape and Biodiversity

We believe the Peak District's landscapes should be allowed to change in a way that enables and promotes the recovery of nature and increases its biodiversity. Do you agree?

Answer Choice	Response Percent	Response Total
1 Strongly agree	50.5%	453
2 Agree	32.1%	288
3 Neither agree nor disagree	9.3%	83
4 Disagree	4.7%	42
5 Strongly disagree	2.5%	22
6 I don't know	1.0%	9
7 Not applicable to me	0.0%	0
answered		897
skipped		9



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**PEAK
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Cultural Heritage



109 Conservation Areas

Approx. 3000 individual buildings and structures are listed

473 Scheduled Ancient Monument

Cultural Heritage in the Peak District National Park

95% of heritage assets are not listed

14,599 Sites of archaeological interest (monuments)

4 Registered Historic Parks and Gardens

1,000s of features recorded by archaeological surveys (60% of the National Park)



Cultural Heritage



Local Plan Review Informal Online Survey Winter 2020

Built Environment

Our survey showed strong support for innovative design, that respects heritage and character, but that also addresses climate change, with 92 % of respondents supporting this proposition.

Climate Change

In our survey, 86% of responders supported retrofit and adaptation of existing buildings rather than knock down and re-build and 80% of responders believe that climate change should underpin all our policies.

"It would be helpful if the PDNP supported sustainable energy use even in listed buildings."



"I would like to see a strong emphasis on improving green environmentally sustainable housing, new and upgrading old, & enabling older houses to be modernised for current living standards."



Economy

Annual Monitoring of Economic Planning Policies E1 – Business development in towns and villages

2013-15

45 planning permissions relating to business use (B1).
Six were for new buildings, 4 within a settlement and
2 outside of settlements.

2015/16

8 permissions for new B class floorspace or CoU.
1 permission for >1,000sqm of B8 floorspace (existing
company relocating).

2016/17

11 permissions for business use.
Nine were located in settlements, and 2 outside of
settlement.

Conclusion.....

**The policy is working
well to support
business use
within/edge of
settlements.**

But.....

**A lack of monitoring of
planning refusals to
understand if there are
any areas of pressure.**

Annual Monitoring of Economic Planning Policies E2 – Business development in the countryside

2013-15

2 business use permissions granted outside of settlements

2015/16

16 permissions relating to business use (8 B1 use and 1 change of use). No losses of business use.

2016/17

2 permissions were granted for business outside of settlements – change of use of agricultural building to gin distillery and change of use of agricultural building to business use (of low intensity and low impact within walking distance of settlement.) 1 loss of business use to holiday accommodation.

Conclusion

In 2015-16, compared to previous years, there are more business permissions in the countryside. This may reflect changing farming practises and the need to diversify.



Recreation

Annual Monitoring of Tourism Planning Policies

RT1 - Recreation, environmental education and interpretation

RT2 - Hotels, bed and breakfast and self-catering accommodation

RT3 - Caravans and camping

AMR YEAR	Planning Permissions (RT1)
2012-13	21
2013-14	17
2014-15	14
2015-16	15
2016-17	9

RT 1 - Permissions steady but dipping in 2016/17. Some business activity of this type could be carried out under permitted development.

RT 2 – No monitoring.
Planning permission granted for a hotel in Bakewell.

RT3 – 9 Permissions in 2012-13 but no more up to 2017. Change in business model towards permanent wooden pods? (new DMP policy to address this).

Summary of our current housing strategy

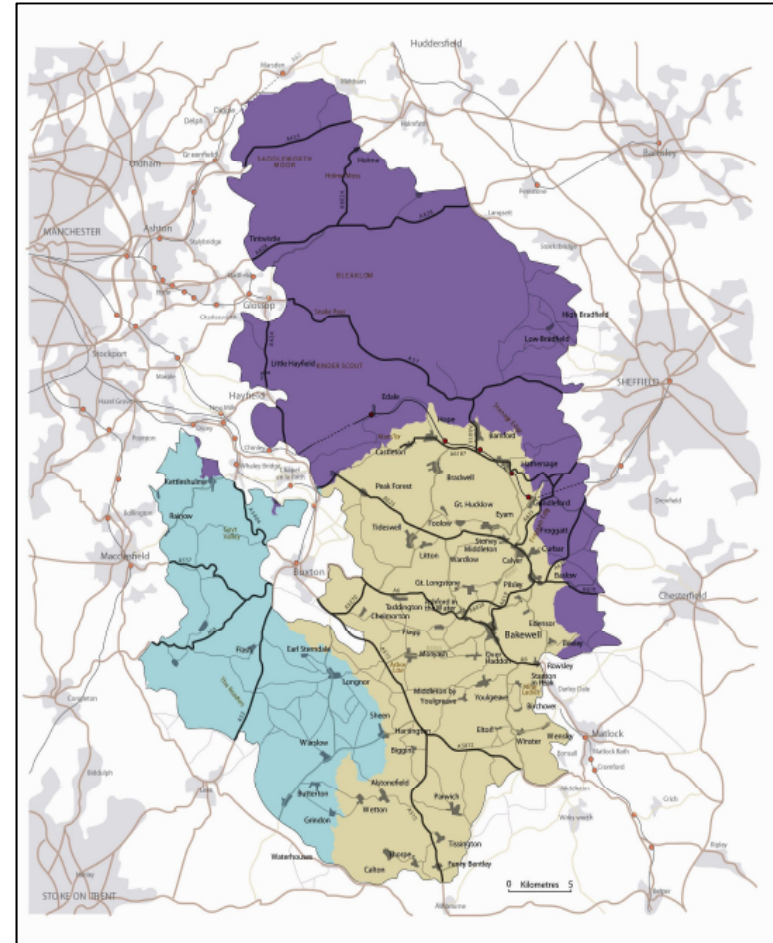


Our plan aim between 2006 and 2026 was to permit:

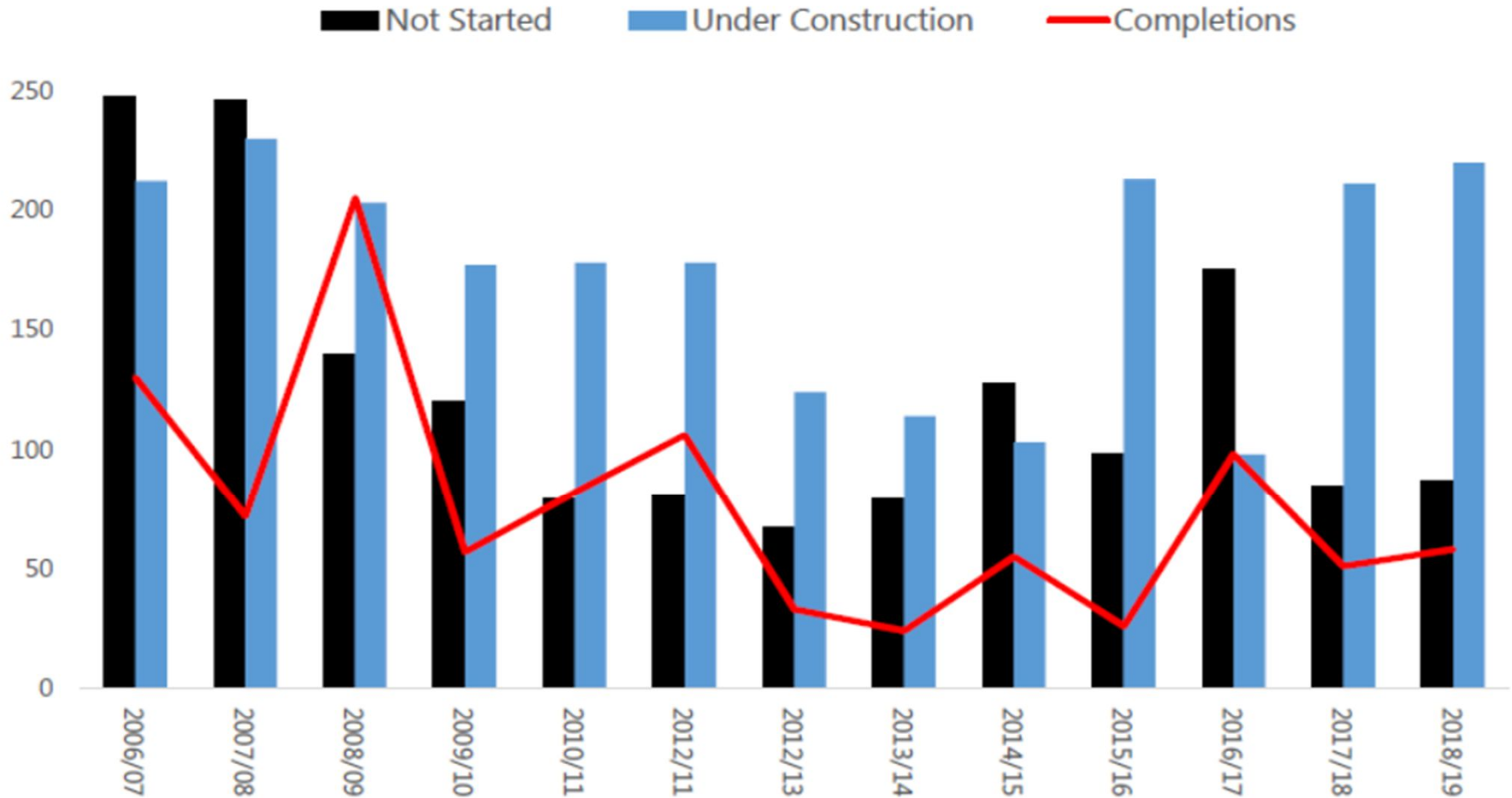
between **550 and 890** homes in the White Peak and Derwent valley DS1 settlements and another 125 outside. (c 1000)

between **35 and 75** homes in the Dark Peak and Moorland Fringe DS1 settlements and 35 outside. (c100)

between **30 and 130** homes in the South West Peak DS1 settlements and 30 outside. (c.150)



Performance of current strategy





housing completion of:	2006/7	2007/8	2009/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	TOTAL	% of all completions
open market	25	34	82	27	27	25	13	15	24	11	53	25	22	383	38.3%
local needs	79	4	30	20	21	27	15	1	1	4	7	1	6	216	21.6%
agricultural	2	2	8	1	5	6	3	2	1	2	4	4	5	45	4.5%
ancillary	6	5	17	1	8	7	1	3	3	1	4	8	7	71	7.1%
agricultural or holiday	0	2	0	0	0	0	0	0	0	0	0	0	0	2	0.2%
ancillary or holiday	0	2	0	0	0	0	0	0	6	1	4	1	3	17	1.7%
holiday	18	23	68	8	21	41	1	3	20	9	26	12	15	265	26.5%
														TOTAL	999

35% of all completions are dwellings for local people



Housing completions for Derbyshire Dales in 2020/21

New build /conversion/ change of use/ subdivision

- 66 new houses in total
- 61 were new build
- 3 were conversions
- 1 was added by subdivision
- 1 was added by change of use.

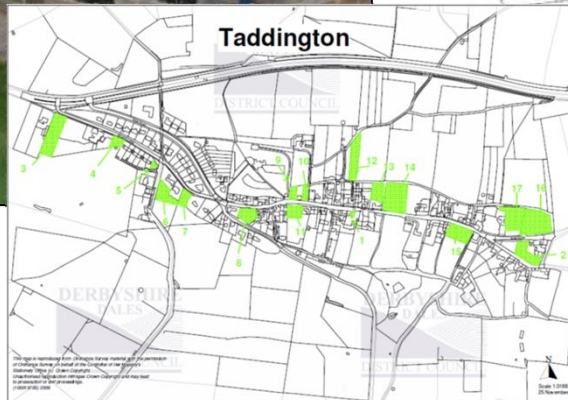
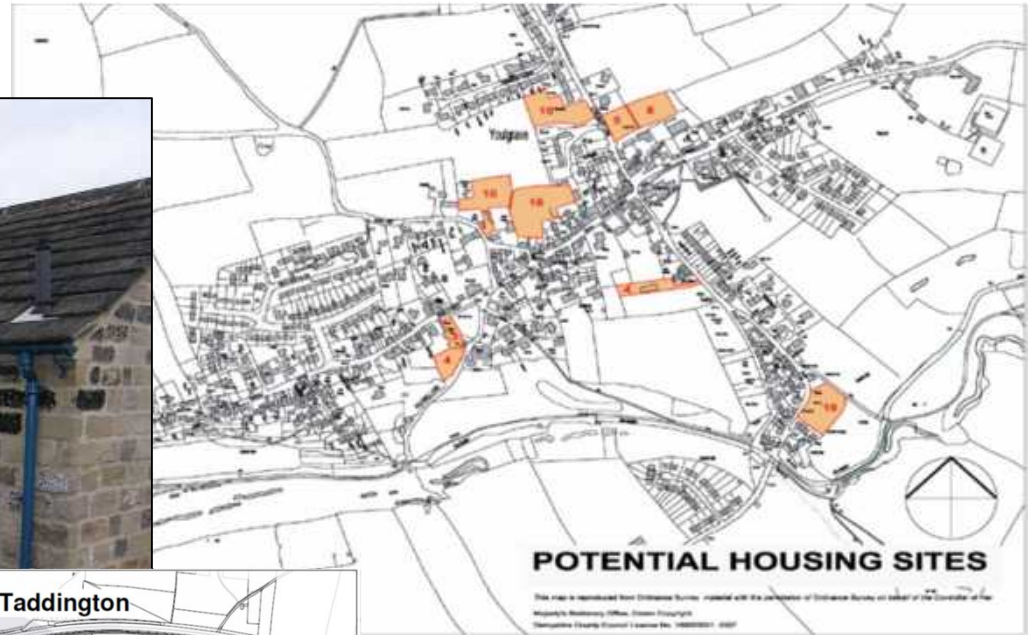
Type

- 34 affordable (a)
- 31 open market (m)
- 1 agricultural workers dwelling (ag)

Location

- 30 Bakewell (a)
- 9 Bradwell (m)
- 8 Birchover (m)
- 8 Hartington (m)
- 2 Eyam (m)
- 2 Litton (a)
- 1 Taddington (m)
- 1 Fenny Bentley (ag)
- 1 Wheston (a)
- 1 Ashford in the Water (a)
- 1 Housley (m)
- 1 Tideswell (m)
- 1 Earl Sterndale (m)

So what are some of the issues?



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**PEAK
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Shops and Community Facilities





Shops and Community Facilities

Town/ Village ¹⁶⁹	Convenience food shop	Post Office	Primary school	Community Hall	Playground (PG) and playing field (PF)	Industrial units	Distance to GP (miles)	Reasonable road width & within 1 mile of A or B road	Good public Transport service	Public House	Post box	Church	Potential to develop without harm to valued characteristics of settlement and its landscape setting
Alstonefield	x	✓	x	✓	✓	x	3.2	✓	x	✓	✓	✓	Little potential other than very limited affordable housing for parish and adjoining parishes
Ashford	✓	✓	✓	✓	✓	x	1.5	✓	✓	✓	✓	✓	Little potential other than very limited affordable housing for parish and adjoining parishes
Bakewell	✓	✓	✓	✓	✓	✓	0	✓	✓	✓	✓	✓	Some potential for housing schemes identified by site search with Town Council and Rural Housing Enabler late 2009 following need survey in Autumn 2009.
Bamford	✓	✓	✓	✓	✓	✓	2.2	✓	✓	✓	✓	✓	Little potential other than very limited affordable housing for parish and adjoining parishes
Baslow and Bubnell	✓	✓	✓	✓	✓	x	0	✓	✓	✓	✓	✓	Little potential other than very limited affordable housing for parish and adjoining parishes
Beeley	x	✓	x	✓	x	x	2.9	✓	x	✓	✓	✓	Little potential other than very limited affordable housing for parish and adjoining parishes
Biggin	x	✓	✓	✓	✓	x	0.8	✓	x	✓	✓	✓	Little potential other than very limited affordable housing for parish and

Shops and community facilities recorded in 2010 in 63 of the Peak District's main settlements

Amenity	2010 (number)
Convenience shop	34
Post Office (inc visiting)	33
Primary School	43
Community Hall	50
Playground/Playing field	42
Industrial units	15
Distance to nearest GP	1.5 miles (av)
Within 1 mile of A or B road	62
Good public transport service	44
Public House	54
Post box	63
Church	60



Shops and community facilities recorded in 2019 in 89 of the Peak District's parishes.

Amenity	2020 (number)
Convenience shop	28
Post Office (inc visiting)	28
Primary School	39
Community Hall	54
Playground/Playing field	48
Industrial units	18
Distance to nearest GP	1.8 miles (av)
Within 1 mile of A or B road	62
Good public transport service	45
Public House	54
Post box	63
Church	60

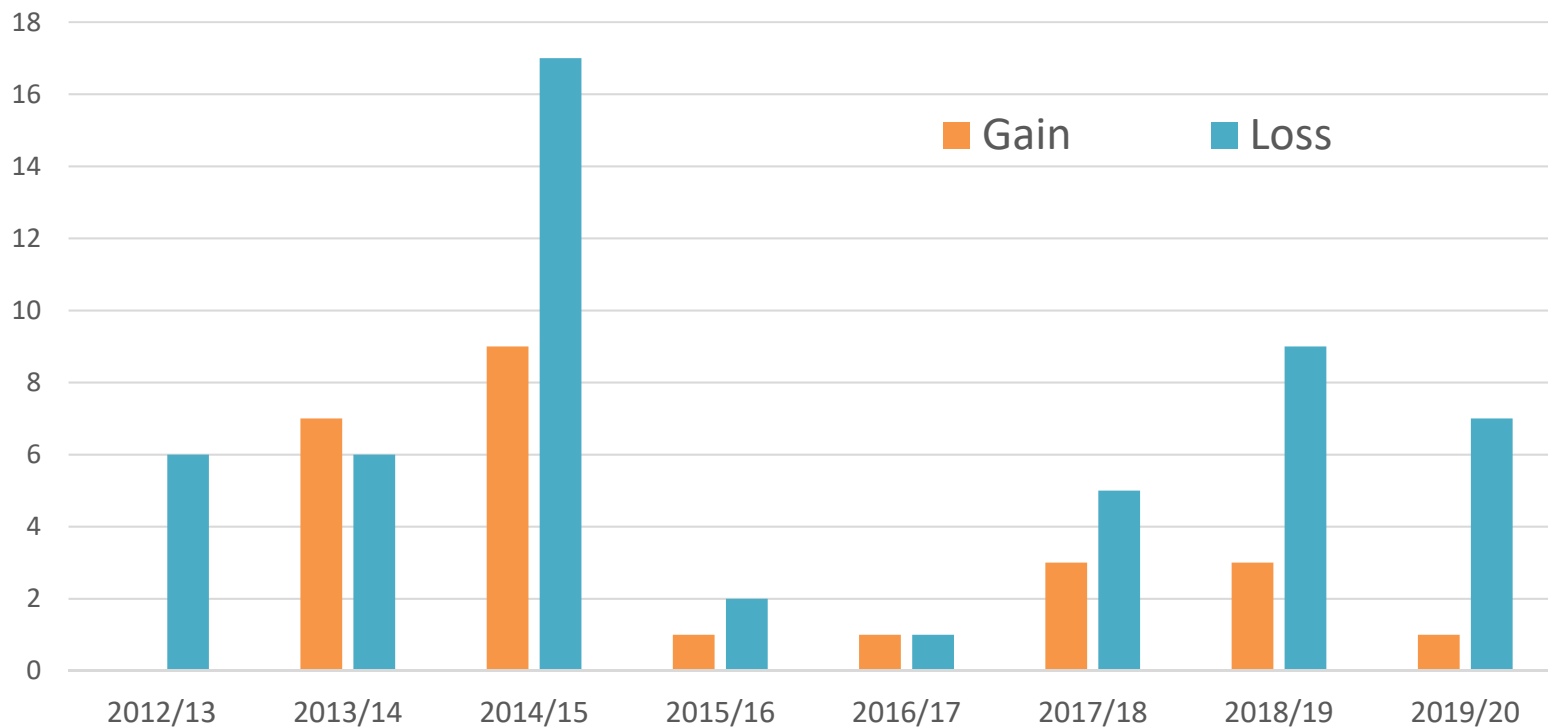




Annual Monitoring Reports (2012-2016) and planning data (2017-2019)

Data has been used to assess the overall trend in relation to the provision and retention of community facilities*

*shops, cafes, pubs, take-aways, hotels, clinics, health centres, nurseries, schools, education/training centres. Places of worship, dance halls, gyms, community hall, swimming baths, offices, industrial units





THRIVING AND SUSTAINABLE COMMUNITIES

Parish Statements

- Put together since 2019
- Involved a land use survey
- Consultation with each parish
- Use of statistical data



Settlement Amenities

Convenience Food Shop	★
Post Office	★
Primary School	—
Community Hall	★
Playground	★
Playing Field	★
Industrial Units	★
Distance to General Practice (miles)	1.5
Within 1 Mile of an A or B Road	★
Good Public Transport Route (5+ services a day)	★
Public House	★
Post Box	★
Church	★
Mobile Library	★
Conservation Area	★
Website/Newsletter	★
Groups	★
Events/Traditions	★
Accommodation	★

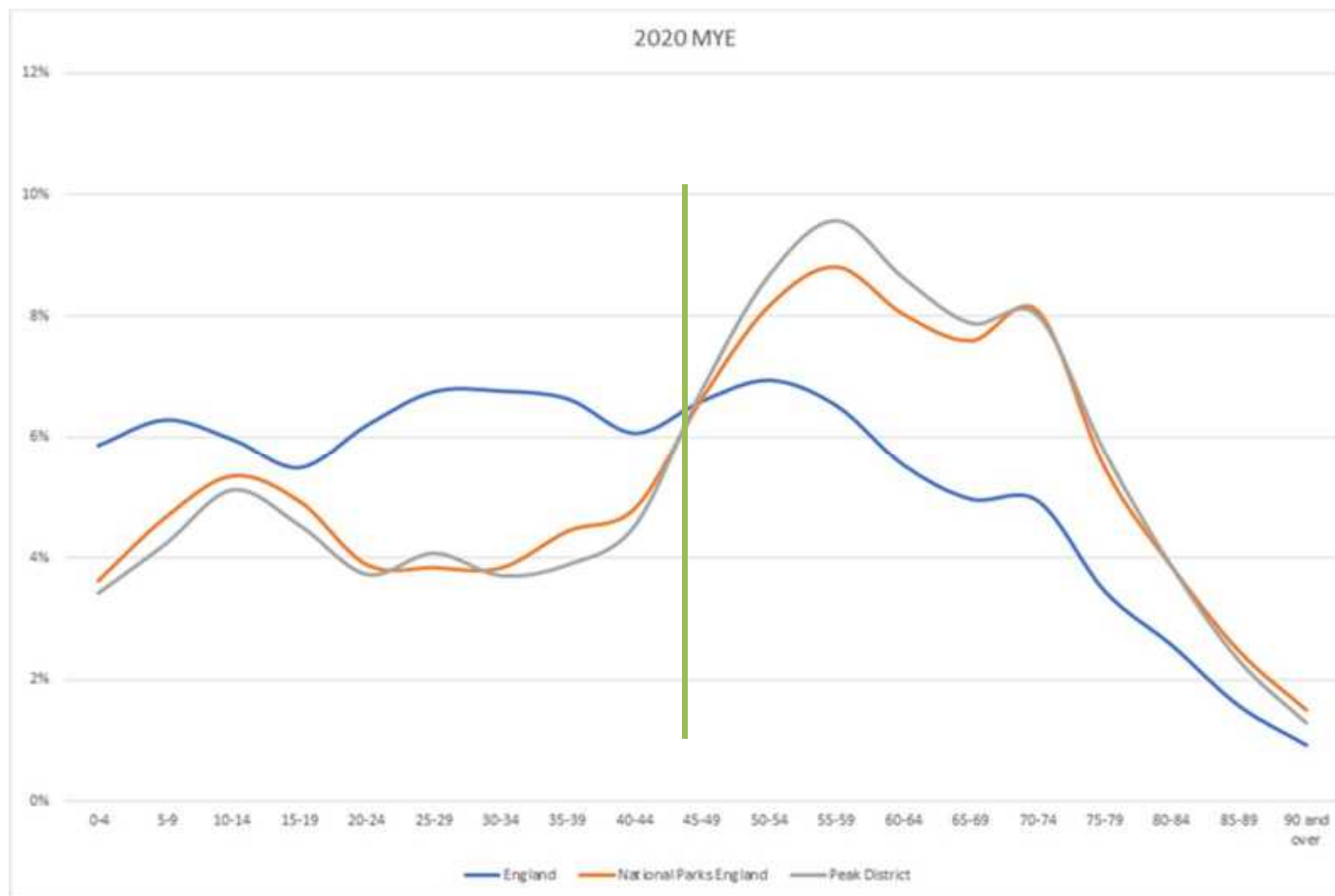
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Population levels

Survey	Population
1991 Census	38,100
2001 Census	37,937
2011 Census	37,905
2016 MYE	37,070
2020 MYE	36,940





- Since 2010, the Peak District National Park has experienced a decline in its population, driven by reduced net migration and an ageing population profile (1991 Census 38,100, 2020 estimate 36,940)
- Population ageing (an increasing imbalance in favour of older-age population) is a challenge that rural areas and National Park planning authorities in England and Wales are facing, and is a key consideration for future housing growth plans
- To **maintain** the National Park's population at its current level, it is estimated that **61** homes would be required each year, all of which would be associated with an average annual net in-migration flow of +190 per year
- A population **increase** in the Peak District is only achieved on the higher dwelling led growth targets of the model (**+95** to **+150** per year) during the life of the plan period



Indicative housing delivery compared to actual delivery and estimates of houses needed to maintain or increase the population

upper estimate indicative figure	actual delivery (average/yr 2011-2019)	actual delivery excluding holiday homes (average/yr 2011-2019)	housing units to maintain population	housing units to increase population
source: Core Strategy	(source: AMR)	source: AMR	source: Edge Analytics 2018	source: Edge Analytics 2018
1285	77	56	61	95-150



Local Plan Review Informal Online Survey Winter 2020

“In order to achieve sustainable and thriving communities with easy access to services, we believe shops and community facilities should be located within existing settlements and their loss resisted. Do you agree?”

93% Agreed or Strongly Agreed



Local Plan Review Informal Online Survey Winter 2020

“Our communities are surrounded by the National Park landscape. However, greenspaces within settlements offer different benefits including as a place to meet, for children’s play, natural areas for biodiversity, allotments and tree planting. All National Park communities should have easy or convenient access to greenspaces like these. Do you agree?”

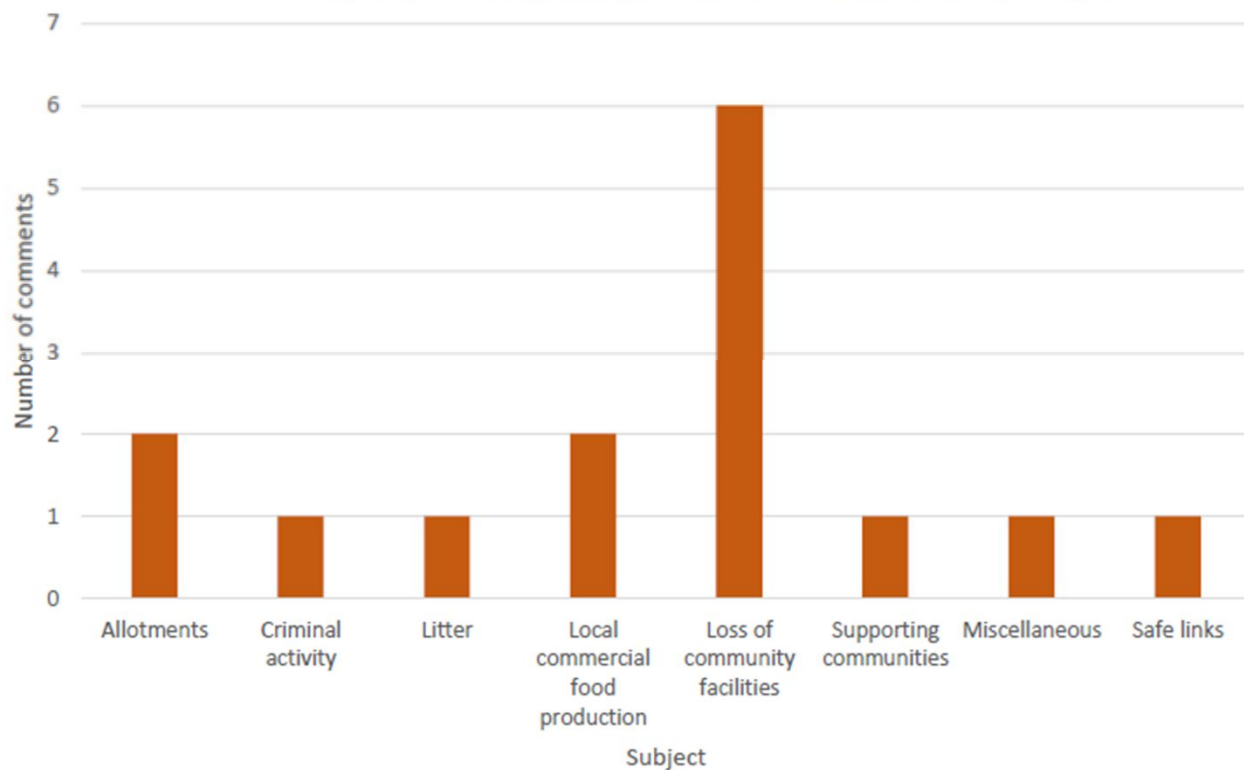
92% Agreed or Strongly Agreed



Local Plan Review Informal Online Survey Winter 2020

With regards to the open question in this survey the following was noted on those comments relating to communities:

Shops and Community Facilities - Comments by Subject



“Support local pubs. They are a special part of the Peak District economy.”



“Very sad that villages have lost retail facilities like post offices and shops.”