

Bakewell Neighbourhood Plan

Sustainability Appraisal: Scoping Report

Incorporating Strategic Environmental Assessment



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1.0 Introduction and Legislative Background

1.1 This document sets out the scope and the procedural requirements of Bakewell Neighbourhood Plan (BNP) Sustainability Appraisal (SA). **The purpose of this report is to establish a sustainability appraisal framework for consultation.** Once the framework is agreed, BNP will be subject to a full SA. The SA incorporates the Strategic Environmental Assessment (SEA). All references to SA in this document include the requirements of an SEA.

1.2 This document demonstrates how Bakewell Neighbourhood Plan fulfils the requirements of Schedule 4B to the 1990 Town and County Planning Act with respect to:

- Part (d) contributing to the achievement of sustainable development; and
- Part (f) not breaching, and otherwise being compatible with EU obligations

1.3 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC (the Directive) and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004.

1.4 Article 3(2) of the Directive makes SEA mandatory for plans and programmes *‘which are prepared for town and country planning or land use and which set the framework for future development consent for projects . . .’*

1.5 There are plans for which an SEA is not always required. For plans which ‘determine the use of small areas at local level’ or are ‘minor modifications’ to existing plans, the Directive only requires SEA where they are likely to have significant environmental effects. The expressions ‘small area’ and ‘local level’ are not defined in the Directive and must be interpreted in relation to the nature and scope of a particular plan.

1.6 In order to determine whether the BNP was likely to have significant environmental effects, and therefore require an SEA, and (if so) the level of detail needed, a Screening Report was undertaken which assessed the draft neighbourhood plan’s potential scope against the criteria set out in Schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004. The Screening Report is set out as Appendix 1 of this document.

1.7 The Screening Report concluded that:

“It is demonstrated, through assessment against the significance criteria in the SEA Directive and Regulations . . . it is unlikely Bakewell Neighbourhood Plan will have any adverse environmental effects with respect to all policies except DB1 and E2.

Policy DB1 would impact on the environment and character of the settlement through the expansion of the settlement boundary to facilitate development if needed.

Policy E2 would impact on the environment and character of the settlement through the allocation of an employment site.

Therefore a full Sustainability Appraisal is undertaken with respect to Policies DB1 and E2.”

1.8 Whilst a Sustainability Appraisal is not mandatory for neighbourhood plans, as part of paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, a neighbourhood plan must contribute to achieving sustainable development to meet the required ‘basic conditions’.

1.9 Sustainability appraisals incorporate the requirements of an SEA and ensure that potential environmental effects are considered alongside social and economic issues.

2.0 Bakewell Neighbourhood Plan

1.2 Bakewell Neighbourhood Area (BNA) is aligned with the Bakewell Parish boundary (as shown in Map 1 below) and was formally designated by Peak District National Park Authority (PDNPA) on 15th November 2013. BNP sets out planning policies within this area up to 2030. It also reflects a number of 'non land-use planning' aspirations which the Town Council will seek to deliver via the 'Bakewell Partnership' of local authorities.

1.3 The Vision for BNP is as follows:

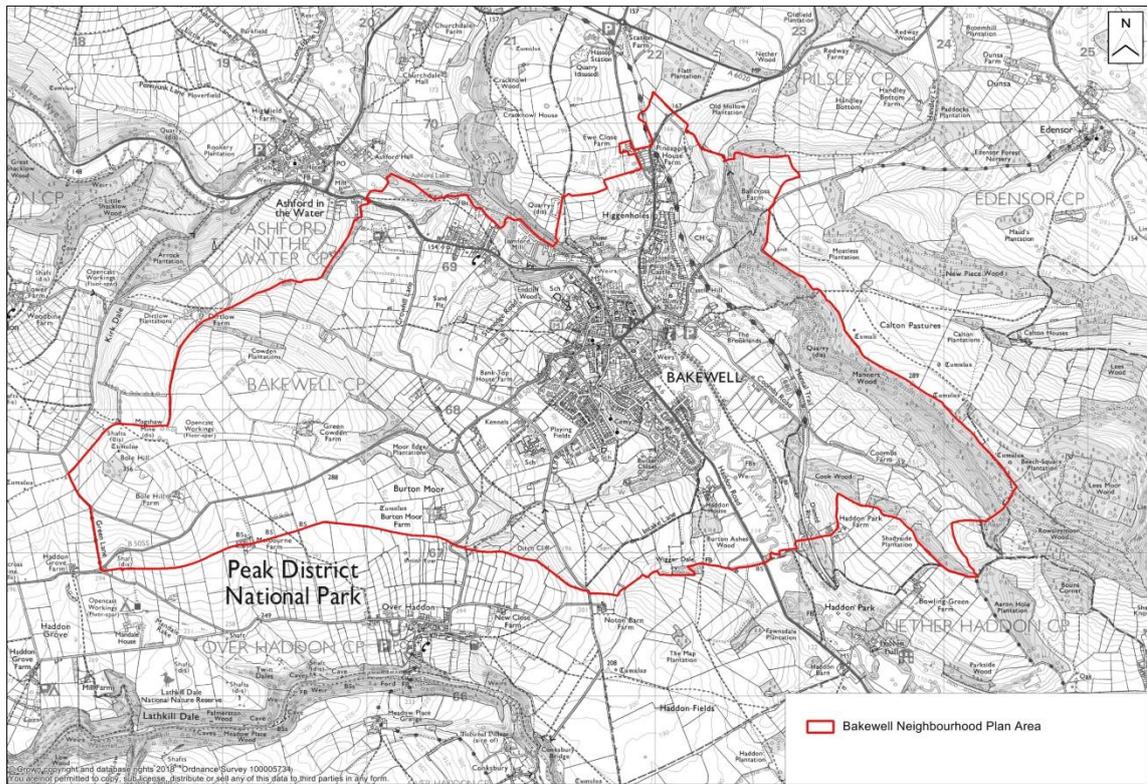
- A varied and lively town centre with shops and services meeting residents' and visitors' needs together with a vibrant business environment with a range of businesses offering good quality employment opportunities for local people.
- Open spaces which are important for the setting of Bakewell are designated as Local Green Spaces and kept open. The landscape and townscape of the parish are conserved and enhanced. Natural and cultural heritage assets are conserved and enhanced. Environmental resilience (sustainability) is achieved in new developments and improved in existing development.
- There are a sufficient range and number of homes that satisfy the needs of local people young and old, whilst retaining the heritage of the town, its important green spaces and close affinity towards the surrounding countryside.
- Community facilities for leisure, sports and arts are maintained and enhanced to meet need.
- A balance between vehicles and non-car users is achieved, particularly in the town centre. Pavements are clear of parked vehicles and obstructions. Pedestrians, wheelchairs and pushchairs can move freely. Parking opportunities are managed to suit peoples' needs.
- Super-fast broadband connections available for all.

3.0 Current Planning Policy

3.1 The current planning policy framework governing Bakewell Neighbourhood Area comprises the 'saved' policies of the Peak District National Park Local Plan (2001) and the Core Strategy (2011). Part 2 of the Local Plan for the Peak District National Park: Development Management Policies is in the Examination stage and awaiting the Inspector's final decision before it can be adopted by the PDNPA. Some weight can be afforded this document.

3.2 If supported at referendum, BNP will form part of the Local Plan for the PDNPA.

Map 1 Bakewell Neighbourhood Area

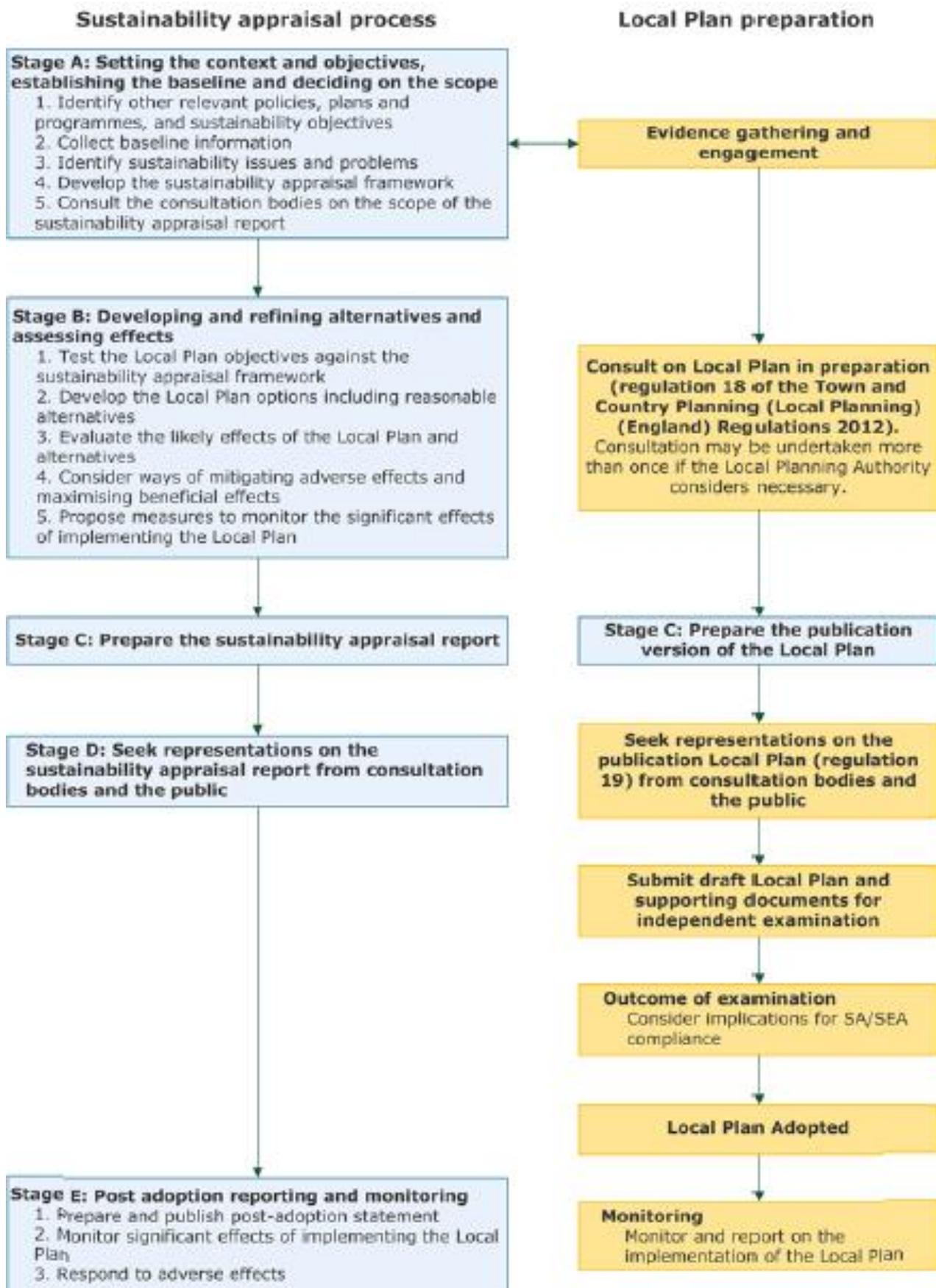


4:0 Methodology for SEA/SA

4.1 The following table sets out how an SEA would be incorporated within an SA.

Sustainability Theme	SEA Directive Topic	Datasets included
Environmental Limits	Climatic factors	Effects of climate change Greenhouse gas emissions Climate change adaption
	Soil	Soil resource and quality
	Water	Flooding
	Air	Air quality monitoring
Natural Environment	Biodiversity	Nature conservation designations Landscape Strategy Biodiversity Action Plan
	Fauna and Flora	
Landscape	Landscape	
Built and Historic Environment	Material assets	Conservation Area designation and Appraisal.
	Cultural heritage including architectural and archaeological heritage	Designated and non-designated sites Bakewell Archaeological Survey
Transport and Travel	-	PDNPA visitor counts Public Transport timetables
Housing	Population	Census 2011 data
	Material assets	Housing stock, type, tenure and completions Affordable housing need House prices
Community and well-being	Human health Population	Census 2011 data Indices of Multiple Deprivation
Economy	-	Employment sectors Education and skills Employment demand and land supply Unemployment & economic activity
Enjoyment & Understanding of the National Park	Human health	PDNPA visitor counts

4.2 Below is an SA process diagram which sets out the steps required. This scoping document focuses solely on Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope. The conclusion of this report will be the sustainability appraisal framework which will then be consulted on.



5.0 Bakewell Neighbourhood Plan Sustainability Appraisal: Stage A: Setting the Context and Objectives, Establishing the Baseline and Deciding on the Scope

5.1 Step 1 is to Identify other relevant policies, plans and programmes, and sustainability objectives.

5.1.2 This Scoping Report does not seek to repeat a review of other plans, programmes and environmental protection objectives which have been reviewed as part of the PDNPA Core Strategy or Development Management Policies, but may include some of this information if deemed relevant.

5.1.3 National Policy Context

Environment Act 1995	
Type of document	Government legislation
Timescale	-
Overview	The Environment Act gave new powers to National Parks to become their own entity, separating them from local authority control and in the case of the PDNPA be the sole planning authority. Government and other public bodies have a duty to have regard to the purposes of the Parks.
Key messages/ objectives	Conserve and enhance the natural beauty, wildlife and cultural heritage; and promote opportunities for the understanding and enjoyment of the special qualities of the area by the public. If there is a conflict between these two purposes, the Act states that conservation takes priority. In carrying out these purposes, the National Park Authority shall seek to foster the economic and social well-being of the local communities within the National Park.
Implications for the BNP	BNP must be compliant with the purposes and duty of the National Park.

National Planning Policy Framework (NPPF) 2018	
Type of document	National planning policy
Timescale	-
Overview	National planning policy which local plan making and decision taking must be in conformity with.
Key messages/ objectives	A presumption in favour of sustainable development.
Implications for BNP	BNP must be compliant with the NPPF. BNP must promote sustainable development.

English national parks and the broads: UK government vision and circular 2010	
Type of document	Guidance
Timescale	-
Overview	Sets out advice for National Parks on how to carry out their duties and responsibilities in relation to the Environment Act 1995.
Key messages/ objectives	National Parks are thriving, living, working landscapes notable for their natural beauty and cultural heritage. Sustainable development can be seen in action. Wildlife flourishes and habitats are maintained, restored and expanded and linked effectively to other ecological networks. Everyone can discover the rich variety of England's natural and historic environment.
Implications for the BNP	BNP must be compliant with the purposes and duty of the National Park.

5.1.4 Local Policy Context

Peak District National Park Management Plan	
Type of document	National Park Management Plan
Timescale	2018 - 2023
Overview	To carry out the purposes and duties set out in the Environment Act 1995.
Key messages/ objectives	Thriving and sustainable communities and economy. An enhanced diverse, working and cherished landscape. A sustainable, welcoming and inspiring place for all.
Implications for BNP	BNP will help deliver the key objectives of the management plan.

Peak District National Park Core Strategy	
Type of document	Development Plan Document
Timescale	Adopted 2011 with a 20 year horizon. Review expected 2019-2020.
Overview	The principle document of the Local Development Framework. It sets out the strategic context for planning within the PDNPA.
Key messages/ objectives	A spatial planning expression of the National Park Management Plan.
Implications for BNP	BNP must be in general conformity with this plan.

Peak District National Park Local Plan 2001	
Type of document	Development Plan Document
Timescale	Currently being phased out.
Overview	The former development plan for the PDNPA taking its lead from the former Structure Plan
Key messages/ objectives	Sustainable development and carrying out the purposes and duties of the National Park designation.
Implications for BNP	BNP must be in general conformity with the 'saved policies' in this plan.

Peak District National Park Local Plan Part 2: Development Management Policies	
Type of document	Development Plan Document (emerging)
Timescale	2018 -
Overview	Detailed policies for the positive management and control of development and the use of land.
Key messages/ objectives	Conforms with and helps implement the policies and objectives of the Core Strategy through detailed operational policies.
Implications for BNP	BNP must be in general conformity with this plan.

PDNPA Biodiversity Action Plan	
Type of document	Corporate Plan
Timescale	2011-2020
Overview	To enhance landscapes to support species by focusing on high quality sites, restore habitats and support species to adapt to climate change.
Key messages/ objectives	<ul style="list-style-type: none"> • Describe the species and habitats of the area • Highlight the species and habitats of greatest importance or which are under the most severe threat • Identify priorities for conservation action • Set targets for enhancing biodiversity • Promote and outline actions which need to be taken to benefit wildlife, landscapes and people • Raise awareness and understanding of the value of biodiversity to society.
Implications for BNP	Evidence can be used to inform development objectives and policies in the BNP.

Adapting to Climate Change in the PDNP	
Type of document	Corporate Plan
Timescale	-
Overview	In response to the Climate Change Act 2008 the report supports successful adaption through a 'best guess' approach, acknowledging it as an iterative

	process for continued improvement as the situation and our understanding is developed.
Key messages/ objectives	Evaluates impact of climate change, barriers to it and actions for adaptation.
Implications for BNP	Evidence can be used to inform development objectives and policies in the BNP.

PDNPA Cultural Heritage Strategy	
Type of document	Corporate Plan
Timescale	-
Overview	The role of cultural heritage in meeting the statutory purposes and duties of the National Park.
Key messages/ objectives	For cultural heritage to be an integral part of the development and delivery of regional and local strategies.
Implications for BNP	Evidence can be used to inform development objectives and policies in the BNP.

PDNPA Cycle Strategy	
Type of document	Corporate Plan
Timescale	-
Overview	Focus on cycling to achieve wider Park benefits for communities, business and place.
Key messages/ objectives	Supports cyclist infrastructure by identifying gaps in cycle provision and funding, steering the development of cycling with the wider Peak District.
Implications for BNP	Evidence can be used to inform development objectives and policies in the BNP.

PDNPA Landscape Strategy	
Type of document	Corporate Plan
Timescale	-
Overview	Landscape Character Assessment is a tool for identifying what makes one place different from another. It identifies what makes a place distinctive and does not assign value to particular landscapes.
Key messages/ objectives	The Landscape Character Assessment establishes a baseline audit of the current character of the landscape and provides a framework for the measurement of future landscape change. The assessment will also help to promote appreciation and understanding of the landscape of the National Park.
Implications for BNP	BNP Straddles the Derwent Valley and the White Peak landscape character areas. Evidence can be used to inform development objectives and policies in the BNP.

PDNPA Recreation Strategy	
Type of document	Corporate Plan
Timescale	2010-2020
Overview	Review of recreation provision, identifies gaps, and considers priorities to deliver duties and purposes of the National Park.
Key messages/ objectives	Focus on improving accessibility, recreation choice, quality of experience and facilities, and the development of focal point for activities.
Implications for BNP	Evidence can be used to inform development objectives and policies in the BNP.

Bakewell Parish Housing Needs Survey (Derbyshire Dales District Council)	
Type of document	Programme
Timescale	2015 - 2020
Overview	To provide clear evidence of housing need in the parish both in terms of type and tenure.
Key messages/ objectives	132 households in need of affordable housing provision of which 119 have a strong local connection.
Implications for BNP	Evidence can be used to inform development objectives and policies in the BNP.

Bakewell Employment Land and Retail Review 2016	
Type of document	Review to inform Plan
Timescale	2014-2034
Overview	A review of the local economy, including the property market and retail provision.
Key messages/objectives	Need for B use employment focusing on 'moving on' space and small industrial units. Safeguard existing employment land. Small requirement for offices long term.
Implications for BNP	Evidence can be used to inform development objectives and policies in the BNP.

5.2 Step 2 is to collect baseline information. The following information is an outline of the local environmental, social, transport and economic situation in the Bakewell Neighbourhood Plan area. It is a local level assessment as the PDNPA Core Strategy and Development Management Policies have documented the authority wide issues.

5.2.1 This baseline information seeks to identify and record the current state and characteristics of the Bakewell Neighbourhood Plan area, including possible sustainability problems and how the BNP can address them. It also identifies any areas of environmental importance within the BNP area and whether there are any existing environmental problems affecting them.

5.2.2 Environmental Limits

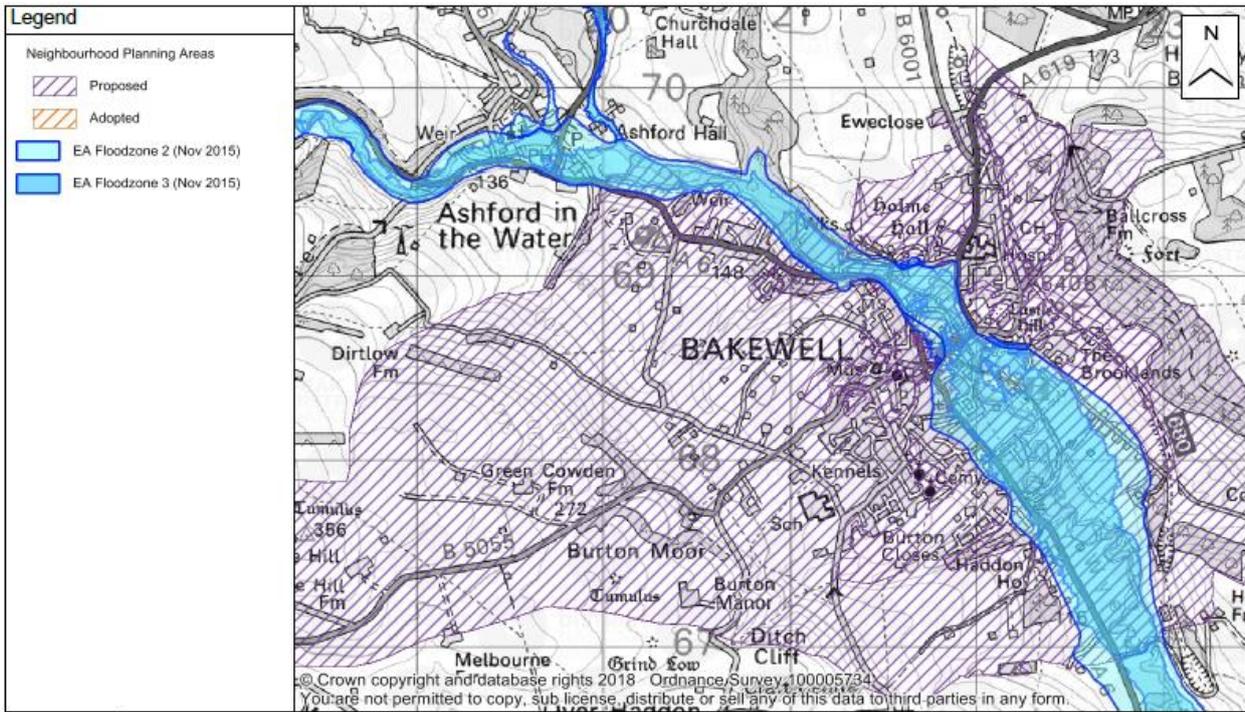
(i) Air Quality

There is no air quality monitoring station in Bakewell. Nitrous Oxide and methane emissions show that the Peak District is second highest of all National Parks. The Peak District has a high manufacturing base and therefore high levels of CO2 equivalent emissions for a rural area.¹

¹ Source [NAEI](#) CO2 emission estimates, sector and fuel details 1x1km emissions of CO in 2010 (tonnes) [Local Authority Gird Squares](#) cut to the National Park¹ Targets.

(ii) Water

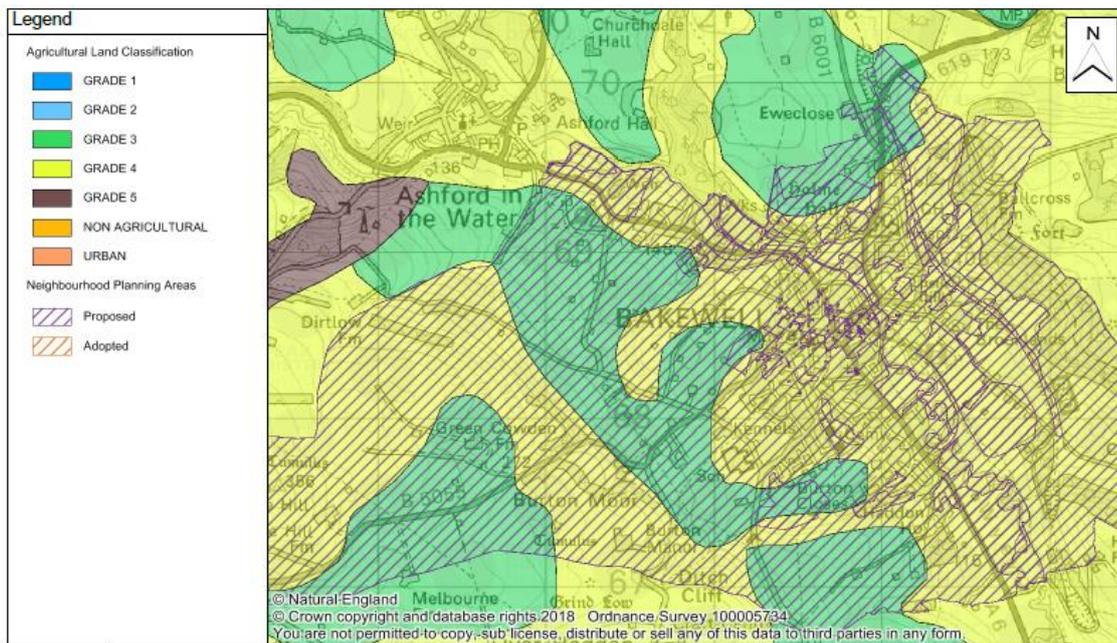
The River Wye runs through Bakewell, consequently parts of the town are located within flood zones 2 & 3. With the upgrade of Buxton Sewage Treatment Works in 2004 the river has been improved, reaching ‘good’ status for invertebrates (even ‘high’ status for some of the individual sites) and now in the last year or two ‘good’ status for phosphate.²



The River Wye from Source to Monks Dale

(iii) Soil

The majority of soil within the Peak District is Grade 4; however there are some areas of soil which are Grade 3 as shown on the map below.



² Source: State of the Park Report <http://www.peakdistrict.gov.uk/microsites/sopr/landscape/river-quality>

The Grades below are taken from Natural England Agricultural land classification, 1988³. (

Grade 1 - excellent quality agricultural land

Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.

Grade 2 - very good quality agricultural land

Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

Grade 3 - good to moderate quality agricultural land

Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

Subgrade 3a - good quality agricultural land

Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

Subgrade 3b - moderate quality agricultural land

Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

Grade 4 - poor quality agricultural land

Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

Grade 5 - very poor quality agricultural land

Land with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.

³ <http://publications.naturalengland.org.uk/publication/6257050620264448?category=5954148537204736>

(iv) Climatic factors

The main factor considered to influence the PDNPA area is the impact of climate change through temperature rises. Below is data taken from UK Climate Projections ([UKCP09](#)) and used within the Peak District National Park Authority Adaptation Report⁴. The tables set out how the climate is expected to change within the Peak District and the potential impact of this.

Hotter, Drier Summers

Period	Increase in average summer temperature	Change in average summer rainfall
2020s	+1.4° C	-7%
2050s	+2.4°C	-18%
2080s	+3.4°C	-22%

Baseline 1961-1990

Potential impacts resulting from hotter, drier summers include:

- Less water in Streams and Rivers especially in the White Peak
- Increased frequency of wild fires, especially on moorland
- Changes in habitats and biodiversity
- Increasing numbers of visitors who escape from overheating cities

Warmer, Wetter Winters

Period	Increase in average winter temperature	Change in average winter rainfall
2020s	+1.3° C	+4%
2050s	+2.2°C	+10%
2080s	+3.0°C	+13%

Baseline 1961-1990

Potential impacts resulting from warmer, wetter winters:

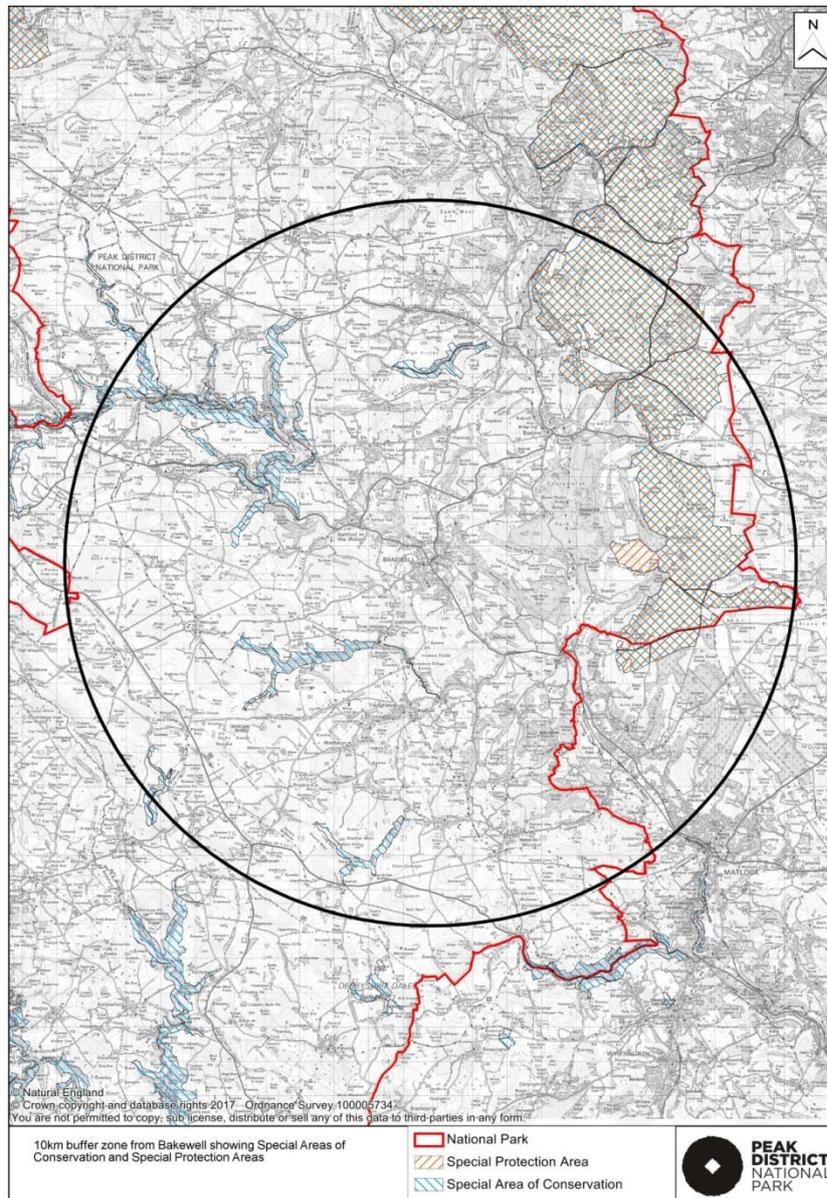
- Increasing events of flash floods, damaging buildings, roads and land
- Changes in habitats and biodiversity
- Damp related problems in old and historic buildings
- Increasing spread of diseases affecting plants and wildlife

5.2.3 Natural Environment

(i) Nature

There are currently no Natura 2000 sites within the Bakewell Neighbourhood Plan Area. Natura 2000 sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

⁴ <http://www.peakdistrict.gov.uk/looking-after/climatechange/climate-change-and-the-peak-district>



(ii) Species

A HRA report is being prepared for BNP and will consider this subject in more detail.

The Peak District National Park State of Nature report⁵ notes habitats of importance in the White Peak as limestone grassland, ash woodland, ponds and streams, limestone heath and lead rakes. The majority of BNA is limestone grassland which is improved or partly improved agriculturally, largely in response to Government or European policies and support. As a result it is of reduced or little value for nature conservation as such management removes most broad-leaved plants, furthers dominance by grasses and concomitantly produces a poor environment for animals.

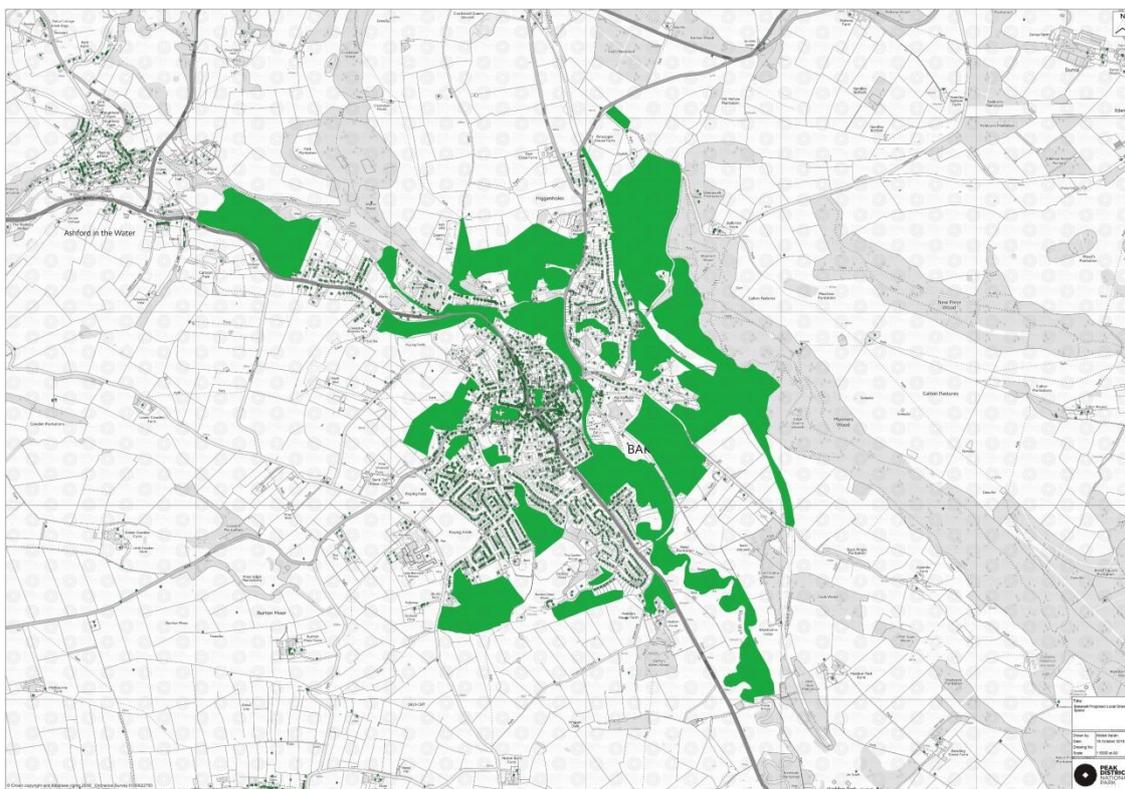
Calcareous grassland of international importance is confined to the Dales which are reasonably close to BNA. Isolated dales need to be linked together by restoring and creating more flower-

⁵ https://www.peakdistrict.gov.uk/_data/assets/pdf_file/0005/817772/State-of-Nature-in-the-Peak-District-Report-by-Penny-Anderson-for-Nature-Peak-District.pdf

rich grasslands between the dales on the plateaux.

The White Peak is lacking connected, joined-up habitats that are large enough to be sustainable and provide the full range of ecosystem services, particularly in terms of visitor enjoyment and adaptation to climate change in the future.

Local Green Spaces are designated because of their beauty, history and wildlife value. There are 24 sites proposed in the Bakewell Neighbourhood Plan, see map below. Seven of the proposed sites specifically mention wildlife in their reasons for designation (see Table 1 of the Bakewell Neighbourhood Plan).



The PDNPA Landscape Strategy⁶ states that in the valley bottoms and gentle lower valley slopes there are small areas of unimproved species-rich neutral pastures and hay meadows survive in places. Species such as yellow rattle, knapweed and oxeye daisy are typical, with sedges, rushes, meadowsweet and marsh marigold in wetter areas. The parklands in the central reaches of the valley are of importance for their mature and veteran trees and associated fungi, lichens and insect life, whilst ornamental lakes support more typically lowland wildlife.

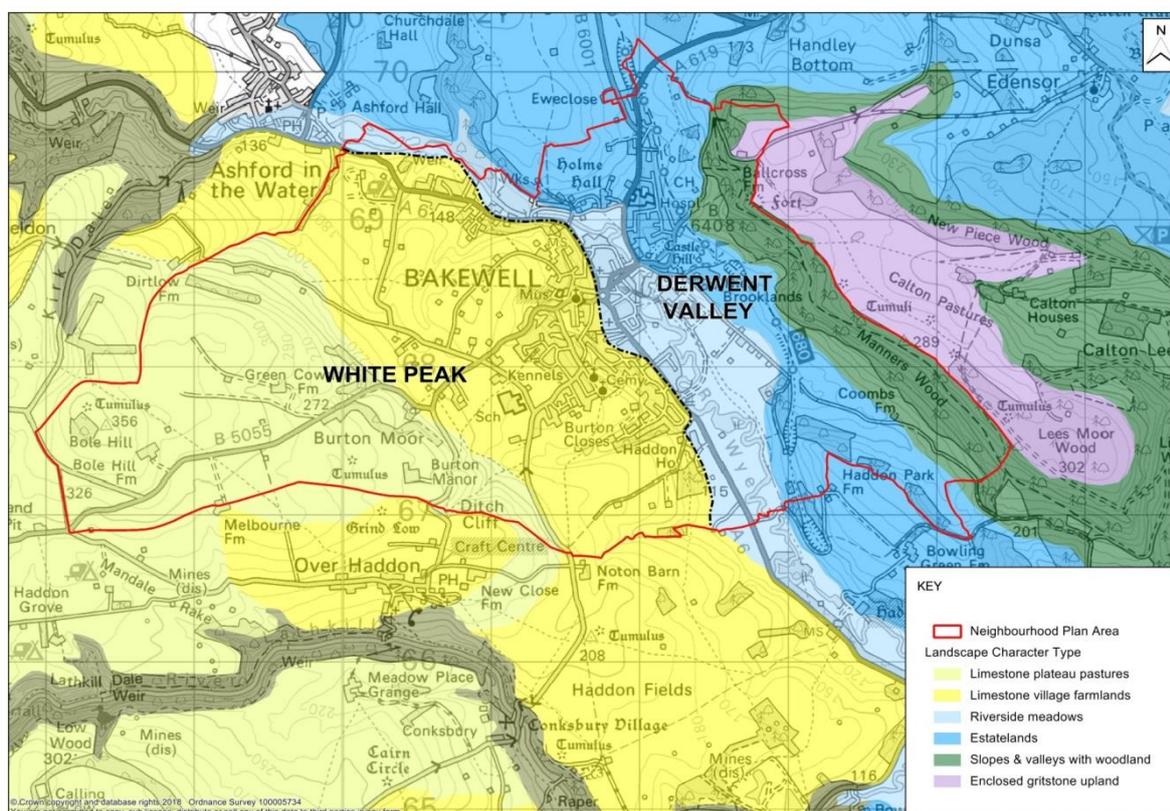
The main rivers of the Derwent and the lower reaches of the Noe and Wye support birds such as goosander, and an important fish fauna including brown trout, grayling, bullhead and more localised brook lamprey. Alder-lined banks, deeper slower-flowing reaches and shingle beaches all add to the diversity.

⁶ <http://www.peakdistrict.gov.uk/looking-after/strategies-and-policies/landscape-strategy>

5.2.4 Landscape

(i) Landscape character

Bakewell Neighbourhood Plan area straddles a number of landscape character types as described within the PDNPA Landscape Strategy.



The western part of the town is within the 'White Peak' Landscape Character Area. The very western edge of Bakewell parish is within the 'Limestone Plateau Pasture' Landscape Character Type consisting of:

- Pastoral farmland enclosed by limestone walls
- A regular pattern of small to medium sized rectangular fields
- Localised field dewponds and farm limekilns
- Discrete tree groups and belts of trees
- Isolated stone farmsteads and field barns
- Medieval granges surrounded by older fields
- Relict lead mining and quarrying remains
- Prehistoric monuments, often on hilltops
- Open views to surrounding higher ground

The western side of the town, and the majority of the town centre, is classed as Landscape Character Type 'Limestone Village Farmland' which consists of:

- A repeating pattern of narrow strip fields originating from medieval open fields
- Pastoral farmland enclosed by limestone walls
- Scattered boundary trees
- Discrete limestone villages and clusters of stone dwellings
- Relict mine shafts and associated lead mining remains
- Localised field dewponds

Priority in this 'White Peak' area includes protecting the historic pattern of enclosure by maintaining historic drystone walls and associated features such as gateposts; and protecting and maintaining the appearance of historic field barns and their surroundings.

The eastern side of the town centre and eastern edge of Bakewell is within the Landscape Character Area of the Derwent Valley and is classed as 'Riverside Meadows' Landscape Character Type consisting of:

- A flat alluvial river corridor
- Meandering river channel with shingle beds and marginal vegetation
- Seasonally waterlogged alluvial soils
- Grazing meadows, often with patches of wet grassland, marsh and fen
- Dense waterside and scattered hedgerow trees
- Regular pattern of small to medium sized fields divided by hedges
- Mills with mill races, weirs and ponds

To the east of the town the Landscape Character Type passes into 'Derwent Valley Estate Land' which has key characteristics such as:

- A varied undulating topography with steep slopes in places
- Large historic halls and houses set in parkland
- Villages and outlying estate farmsteads and field barns
- Regular pattern of medium large sized fields
- Large blocks of plantation woodland
- Patches of acid grassland and bracken on steep slopes

The very eastern edge of Bakewell Neighbourhood Area is classed as 'Derwent Valley Slopes and Valleys with Woodlands' which consists of characteristics such as:

- A steeply sloping landform with gritstone edges characterising the tops of steeper slopes
- Patches and extensive areas of semi-improved and acid grasslands with patches of bracken and gorse
- Irregular blocks of ancient and secondary woodland
- Permanent pasture in small fields enclosed by hedges and gritstone walls
- Narrow winding, often sunken lanes
- Scattered gritstone farmsteads and loose clusters of dwellings

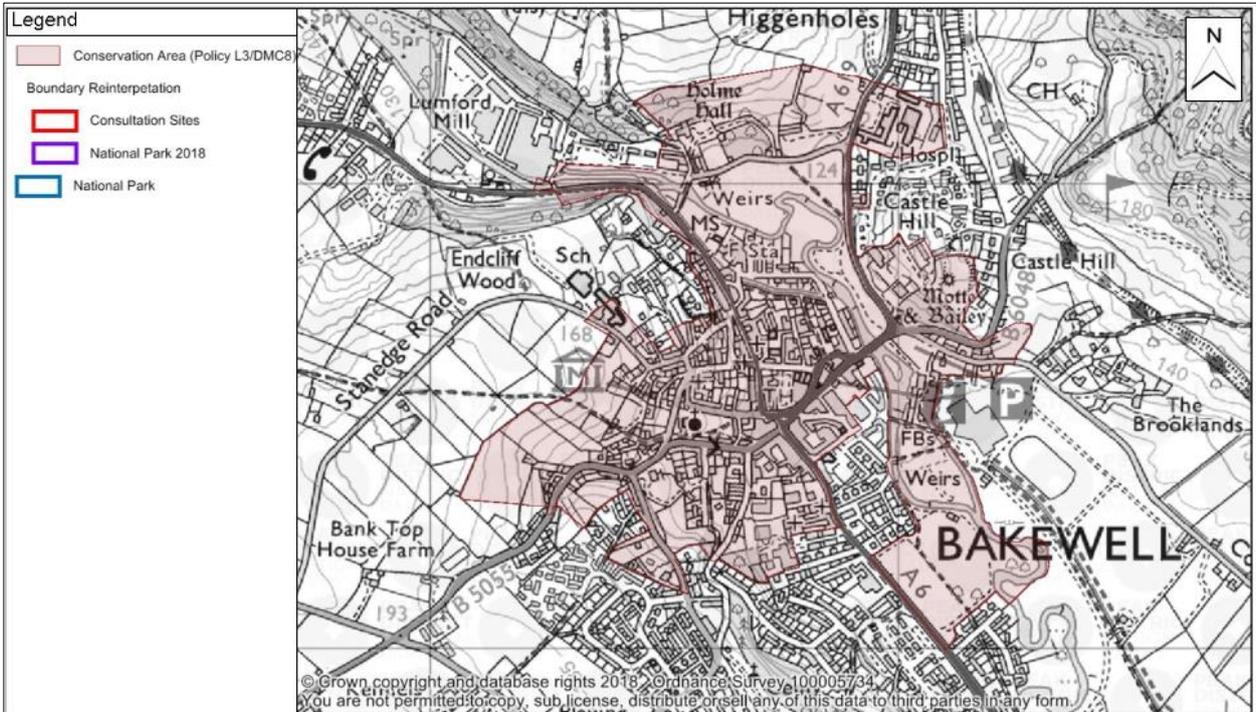
Priority in these 'Derwent Valley' Landscape Character Areas is described in the Landscape Strategy, page 40:

“ . . . there are opportunities to reduce (the) impacts of poorly sited and designed development through good design. Fragmentation of field boundaries, tree and woodland cover and further loss of natural landscapes would have a detrimental impact on landscape character. Woodland creation and enhancement of habitats will strengthen existing landscape character, whilst in the future lower lying landscapes adjacent to the river could provide significant flood water storage services.”

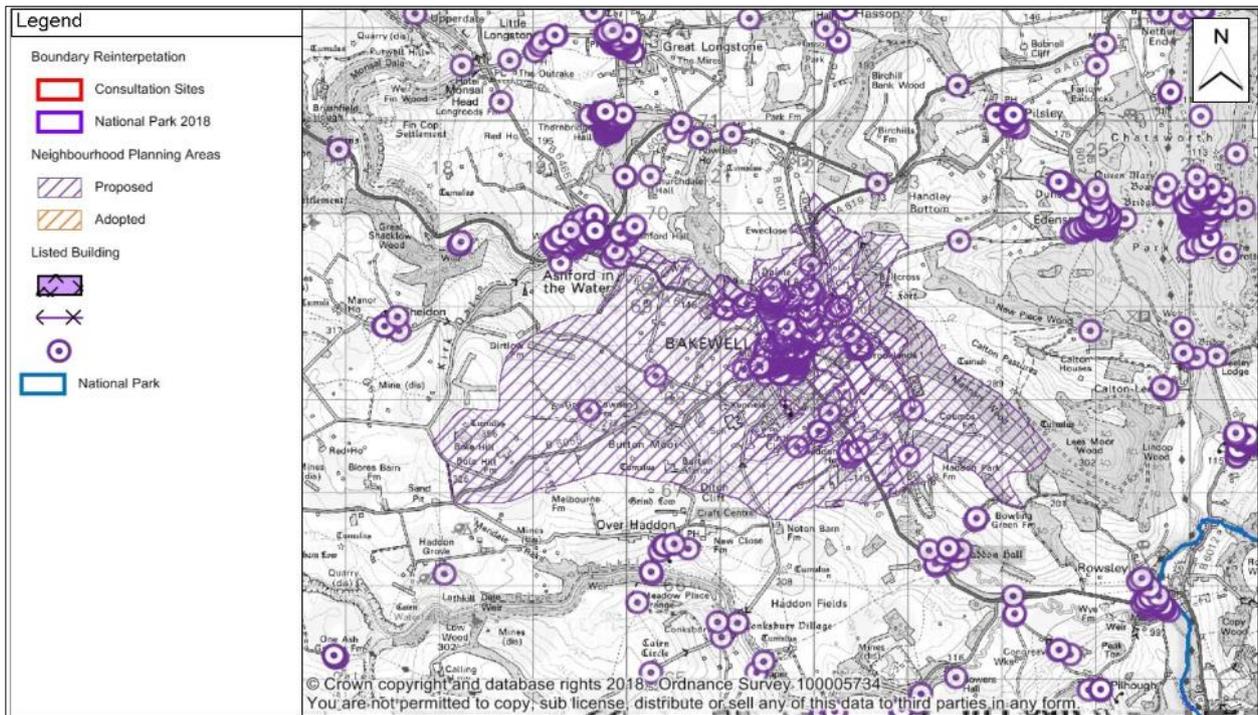
5.2.5 Built and Historic Environment

(i) **Bakewell Conservation Area** was formally adopted in February 1980 and revised in April 2013.

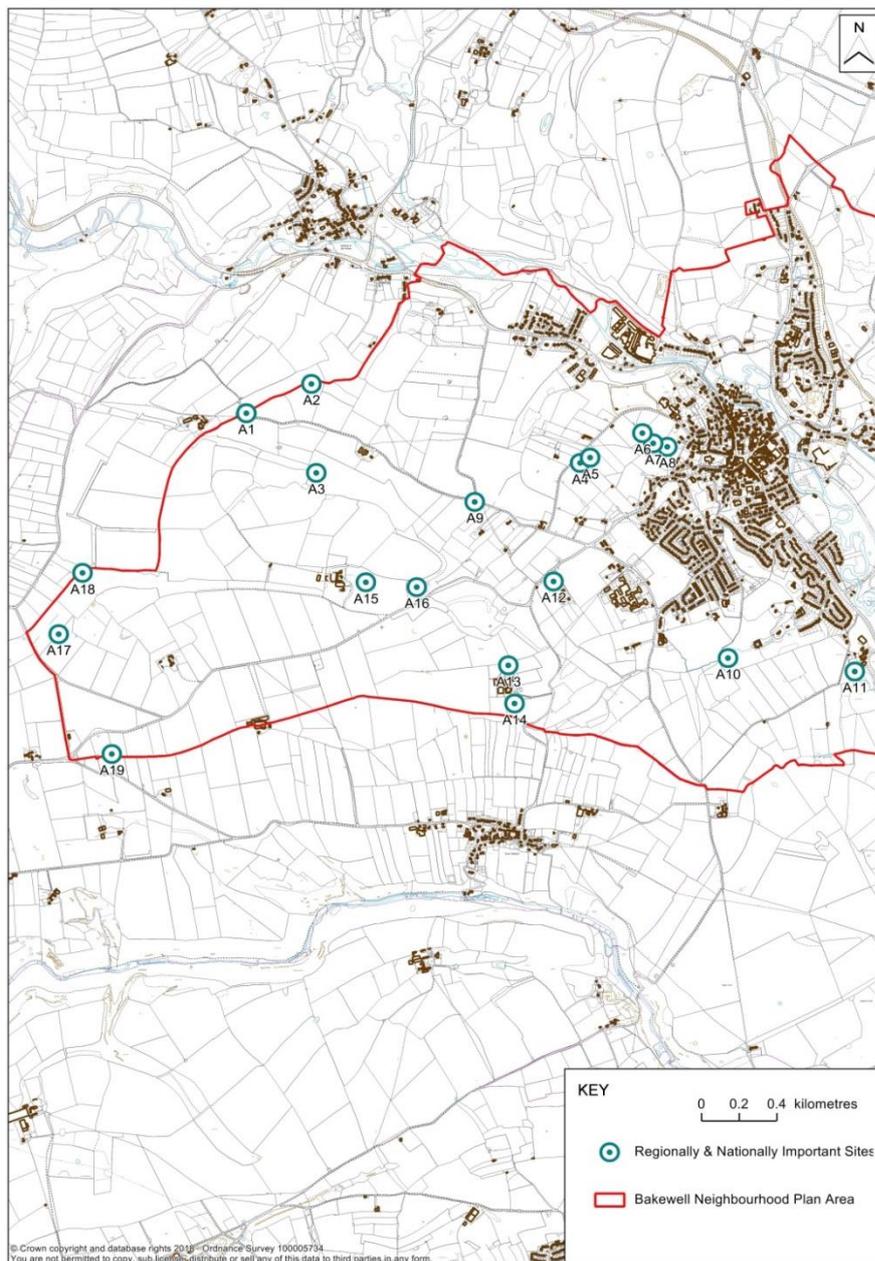
The map below shows Bakewell Conservation Area.



(ii) The map below shows the Listed Buildings within Bakewell Neighbourhood Plan Area are located largely within the town centre. Bakewell has 290 listed buildings, of which 6 are Grade I and 4 are Grade II*.



(iii) Regional and nationally important archaeological sites (excluding buildings) are shown in the map below.⁷



5.2.6 Transport and Travel

(i) Train

Bakewell has no train station. The former railway line is protected by Core Strategy Policy T5 to allow for its reinstatement should the opportunity present itself. At present it is, in part, recreational route for walkers and cyclists. This provision would need to be moved if the line were to be reinstated.

(ii) Road users

The A6 is the main road which runs through Bakewell and connects it to Buxton to the northwest

⁷ source: 'The Bakewell Archaeological Survey' by John Barnett, 2003

and Matlock to the southeast. The A619 links Bakewell to Chesterfield and Sheffield.

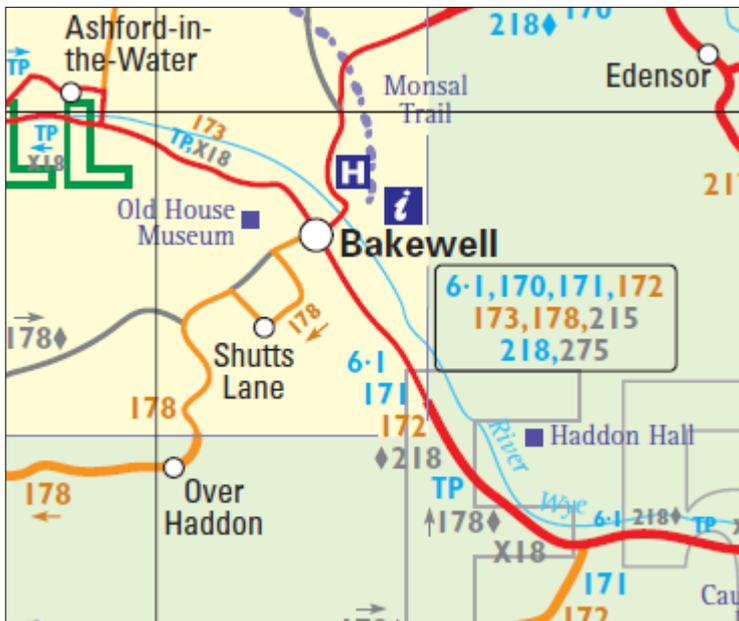
(iii) There are 7 car parks in Bakewell.

New Street, DE45 1DW – 17 spaces, 1 disabled, Pay & Display
 Market Place, DE45 1EX, 60 spaces, 6 disabled, Pay & Display (Not available on Mondays)
 Agricultural Business Centre, up to 420 spaces, 10 disabled, 20 coaches, Pay & Display
 Granby Road, DE45 1ES, 123 spaces, 6 disabled, Pay & Display
 Bakewell Station, DE45 1GE, 25 spaces, Pay & Display
 Bakewell Bridge, DE45 1BU, 155 spaces, Pay & Display
 Smith's Island, 280 spaces, Pay & Display

(iv) Buses/coaches

There are 4 companies that run buses to Bakewell; Tent Barton, Hulley's, TM Travel and High Peak. The map below details the service numbers which run to Bakewell. Bakewell is considered to be a public transport interchange for people travelling further afield. More information on the villages/towns served by buses to/from Bakewell are listed at:

http://www.derbybus.info/places_index/bakewell.html



Source <http://www.derbybus.info/maps/county.htm>

The number 441 National Express coach London – Manchester stops in Bakewell.

(v) There are 4 cycle rails within Bakewell town centre. Two at Granby Road car park and 2 outside Boots pharmacy on Granby Road.

(vi) The following table is taken from ONS Census data for 2011⁸. Seventy-eight % of people have access to a car or van and 21.3% of households do not.

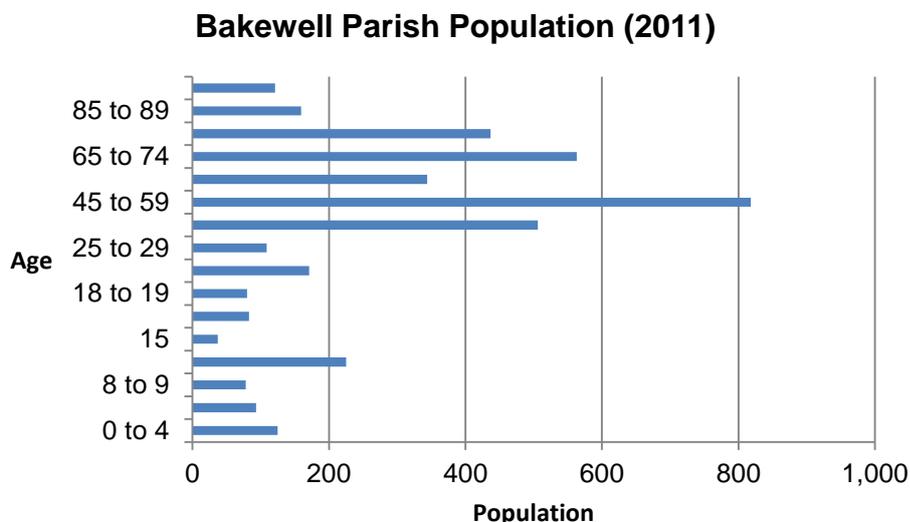
	Households	
	count	Bakewell Parish %
All households	1,771	100.0
No cars or vans in household	377	21.3
1 car or van in household	783	44.2
2 cars or vans in household	463	26.1
3 cars or vans in household	102	5.8
4 or more cars or vans in household	46	2.6
sum of all cars or vans in the area	2,225	-

- These figures are missing. Source: ONS - 2011 Census (KS404EW)

5.2.7 Housing – Population and Material Assets

(i) Population

Bakewell Neighbourhood Area has a population of 3,949 residents (2011). The graph below shows 45-59 years olds are the most represented age group and it is this age group and above which make up a large proportion of the population.

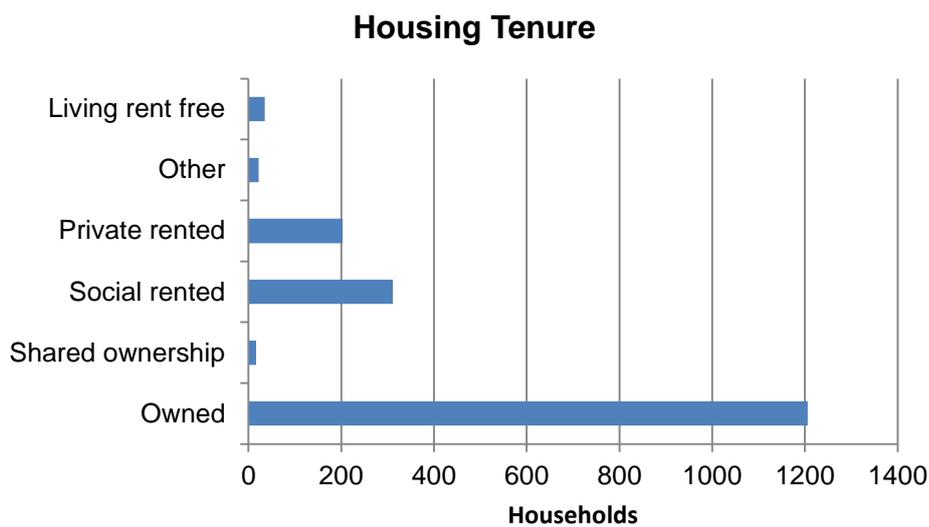
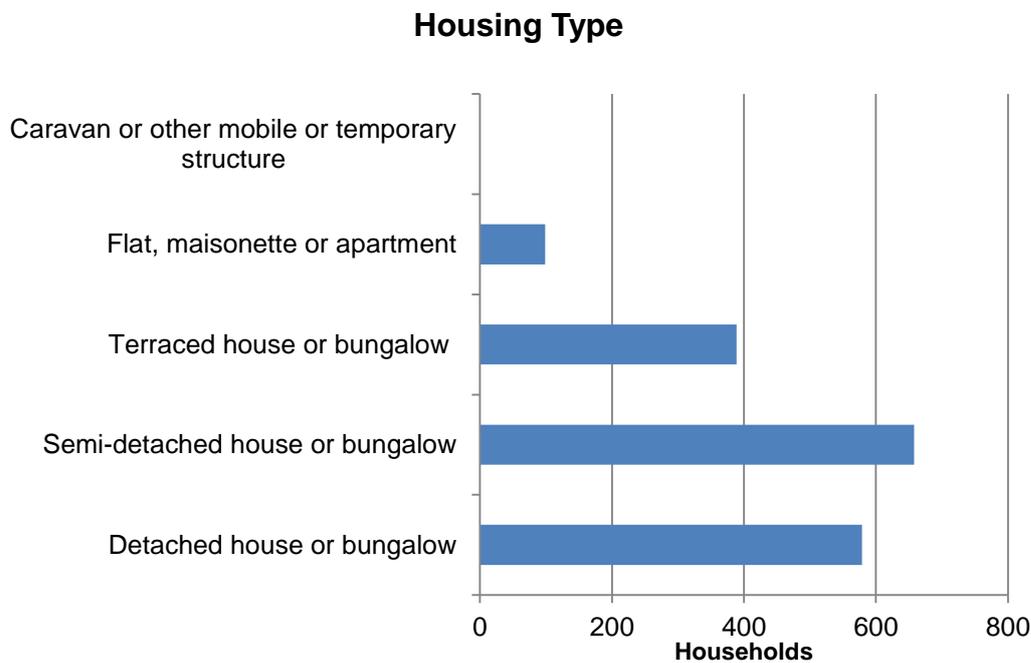


(ii) Material Assets

The amount, type and tenure of housing are a concern for Bakewell residents, in terms of insufficient provision.

⁸ source: <http://www.nomisweb.co.uk/reports/localarea?compare=1170212747>

The following data, which sets out the baseline for provision, is taken from the 2011 Census.⁹



The majority of housing is detached or semi-detached. With 380 (21%) of households made up of 1 person aged 65+ and 273 (15.4%) of family households are made up of people aged 65+.

(iii) Housing completions

31 new dwellings have received planning permission in the last 10 years in Bakewell.¹⁰

⁹ <http://www.nomisweb.co.uk/>

¹⁰ data source: PDNPA C3 completions

(iv) House prices

House prices are higher in Bakewell than surrounding areas and the lack of choice makes it difficult for younger residents to get on the property ladder.

Most of the sales in Bakewell over the past year were semi-detached properties which on average sold for £314,029. Terraced properties had an average sold price of £225,857 and detached properties averaged at £450,000.

Bakewell, with an overall average price of £314,951 was more expensive than nearby Youlgrave (£265,875) and Darley Dale (£268,767), but was cheaper than Baslow (£413,093).

In the past year house prices in Bakewell were 11% down on the year before and similar to 2007 when they averaged at £320,570¹¹.

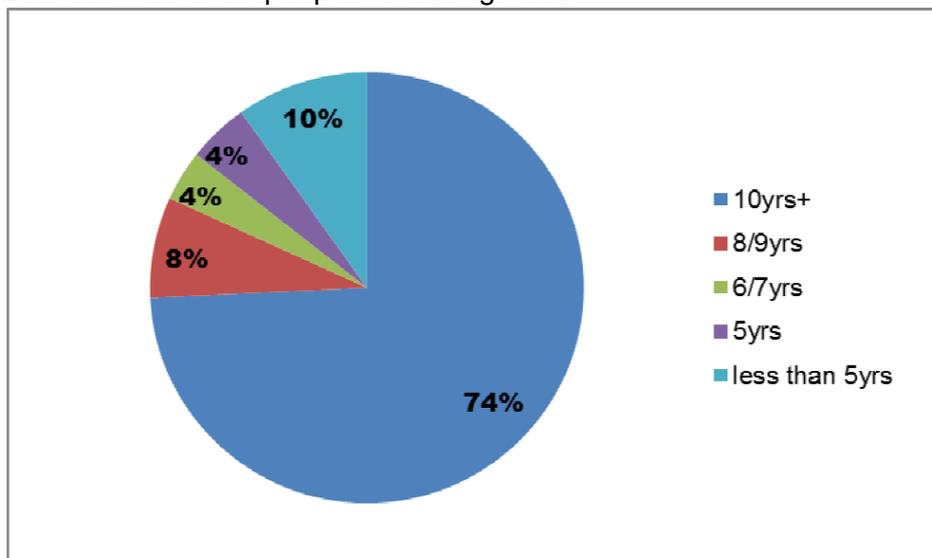
Source: <https://www.rightmove.co.uk/house-prices/Bakewell.html> (12.10.2018)

(v) Affordable Housing

The information set out below is taken from the Bakewell Parish Housing Needs Survey Results, 2015.

For households to qualify for affordable housing, they must demonstrate a local connection in accordance with Core Strategy Policy HC1.

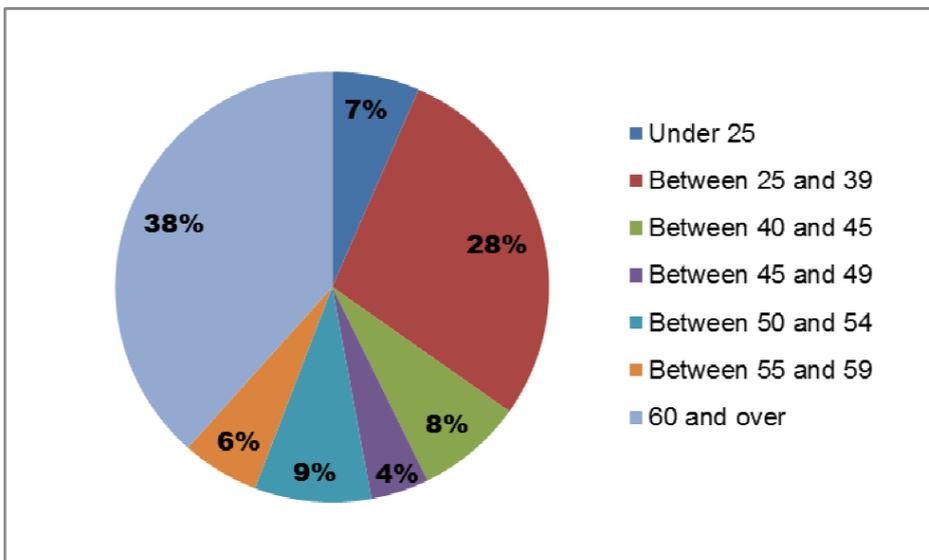
Local connection of people in housing need:



The above chart demonstrates that the majority of people in housing need have a strong local connection.

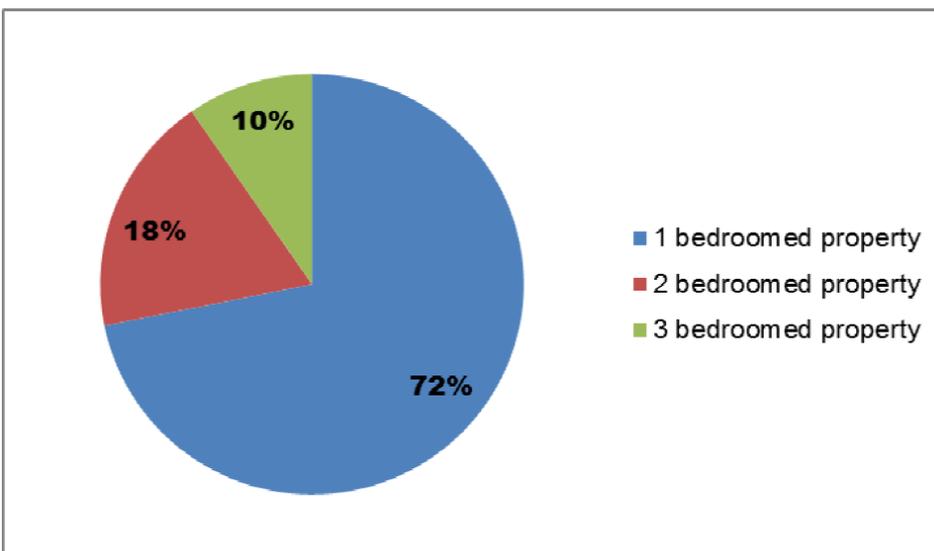
¹¹ Source: <https://www.rightmove.co.uk/house-prices/Bakewell.html> (12.10.2018)

Housing need by age group:



The above chart shows that age group 25-39 and 60 and over are those that are in housing need the most.

Size of housing required:



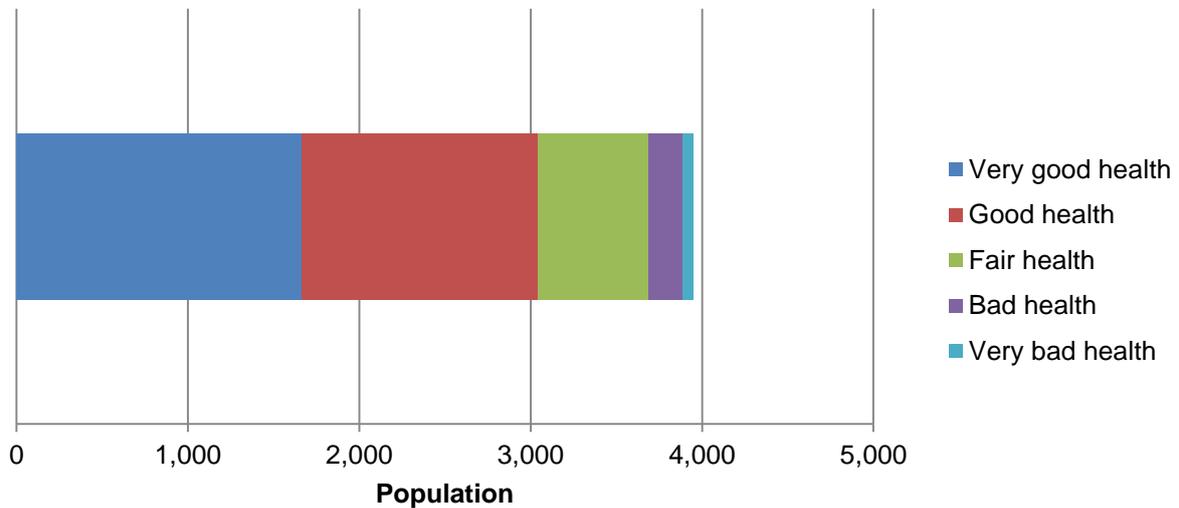
The above chart demonstrates that 1 bedroomed properties are in high demand. This reflects the lack of choice on the market as shown in the earlier graph depicting type of housing in the Bakewell Neighbourhood Plan area.

5.2.8 Community and well-being – Human Health

(i) Human health

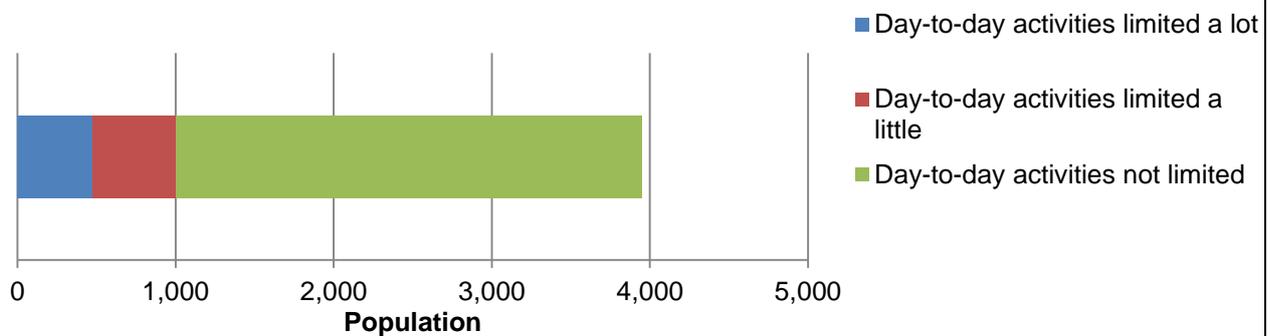
The graph below demonstrates that the majority of residents (93.4%) are in fair to very good health.

Public Health



Correlation between the graph below and an aging population could be made with 25.4% of the populations' daily activities being limited a little to a lot.

Residents' ability to get about



The table below is taken from the State of the Park report.¹² The Peak District National Park on average ranks 67% in the most deprived communities (1% being the most).

¹² <https://www.peakdistrict.gov.uk/microsites/sopr/overview>

Indices of multiple deprivation

Year	Average IMD Rank	% Most Deprived
2004	21673	67%
2007	21690	67%
2010	22069	68%

Source IMD Interactive Map of IMD 2010 by LSOA

Three LSOA (Lower Super Output Areas) cover Bakewell in 2010, which range between 56.61 – 83.95% of the most deprived communities.

(ii) Schooling

Bakewell is well served by education facilities with infant, junior and secondary schooling provision and nursery through to secondary school private provision. However, coloration could be made with the population demographics which show an ageing population in that the state run provision is at under capacity, demonstrating a move towards fewer families within the town.

Projected need 20-2025¹³.

- Infant at 58% of capacity
- Junior at 50% of capacity
- Primary (combined infant and junior) at 53% of capacity
- Secondary at 53% of capacity

5.2.9 Economic Factors

Data is collated from Nomis and is based on the Census 2011¹⁴.

(i) Economic Activity

Of all usual residents aged 16-74 (2,674) in the BNP area, 64.5% (1,724) are economically active. Of the 35.5% (950) that are economically inactive in the BNP area, 24% (649) are retired. This can be compared with the East Midlands county where 77.9% of people are economically active and 22.1% are economically inactive and across the UK where 78.8% of people are economically active and 21.2% economically inactive. The BNP area has a high level of residents who are economically inactive compared to regional and national percentages.¹⁵

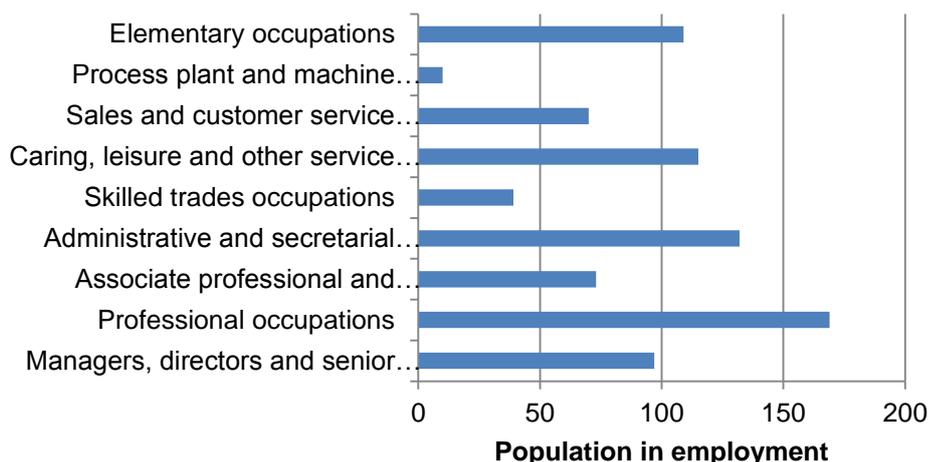
Of those which are in employment (1,665 residents), 66.9% are in full time employment and 33.1% are in part time employment. The graph below sets out their general occupations.

¹³ Information provided by Derbyshire County Council in response to NP Reg 14 consultation

¹⁴ <https://www.nomisweb.co.uk/reports/localarea?compare=1170212747>

¹⁵ East Midlands & UK data from headline indicators - seasonally adjusted April –June 2018
<https://www.nomisweb.co.uk/reports/lmp/qor/2092957699/report.aspx#tabnrhi>

Occupation



The PDNPA and education providers are both major employers for the town. Newholme Hospital was a major employer, which is reflected in the graph above, but since 2011 services have been relocated out of Bakewell and provision is now on a much smaller scale, for day patients only.

(ii) Employment Land and Retail Provision

The Hearn Report¹⁶ was commissioned in 2016 to guide policy development on employment and retail provision for the BNP and the Local Plan Part 2: Development Management Policies. It identified a total need for 1.3 Ha in the town, split between 0.8Ha of B1c/B2/B8 employment land and 0.5Ha of office space. With regards to retail, the existing commitments for convenience are expected to absorb the forecasted growth in expenditure across the district and therefore no new floor space is required. Growth in comparison floor space is not forecasted until 2030, when a further 452sq.m (net) emerges.

The report concludes:

*‘Overall, Bakewell is currently a thriving centre with strong footfall and it compares favourably to the other centres. As well as local expenditure, it also benefits from significant tourism spend.’**

The Agricultural Business Centre and the traditional street market attract significant numbers to the auction days on Mondays.

5.2.10 Enjoyment & Understanding of the National Park

(i) Tourism

Bakewell is the main town within the Peak District National Park and consequently is a popular place both for residents and tourists. The Visitor Information Centre received 143,990 visits in 2017/18. There has been a decline in numbers, however not all tourists visit the centre or would necessarily make a repeat visit.

Year	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Visitors	187242	181010	166489	169251	165063	162960	149201	143990

Source: PDNPA 2018

In addition to the town itself, people visit the Agricultural Business Centre, specifically on

¹⁶ https://www.peakdistrict.gov.uk/_data/assets/pdf_file/0004/1390693/GL-Hearn-Bakewell-Study-Final-Report-April-2016.pdf

market days (Mondays) and to attend the Bakewell Agricultural Show.

Bakewell is an existing popular visitor destination and could become even more so. Within the Climate Change Adaptation Report it is recommended that visitors are encouraged to visit by alternative means of access e.g. cycling. This is backed up in the PDNPA Management Plan which seeks to encourage more public transport users.

(ii) Recreation

The River Wye which flows through Bakewell is a popular destination, with people walking along the riverside between the A619 and Bakewell Recreation Ground. The recreation ground is 5.25 ha of land located within the town. It has a children’s playground (including wet zone), multiuse games area, tennis courts, football pitches, croquet lawns and a cricket square.

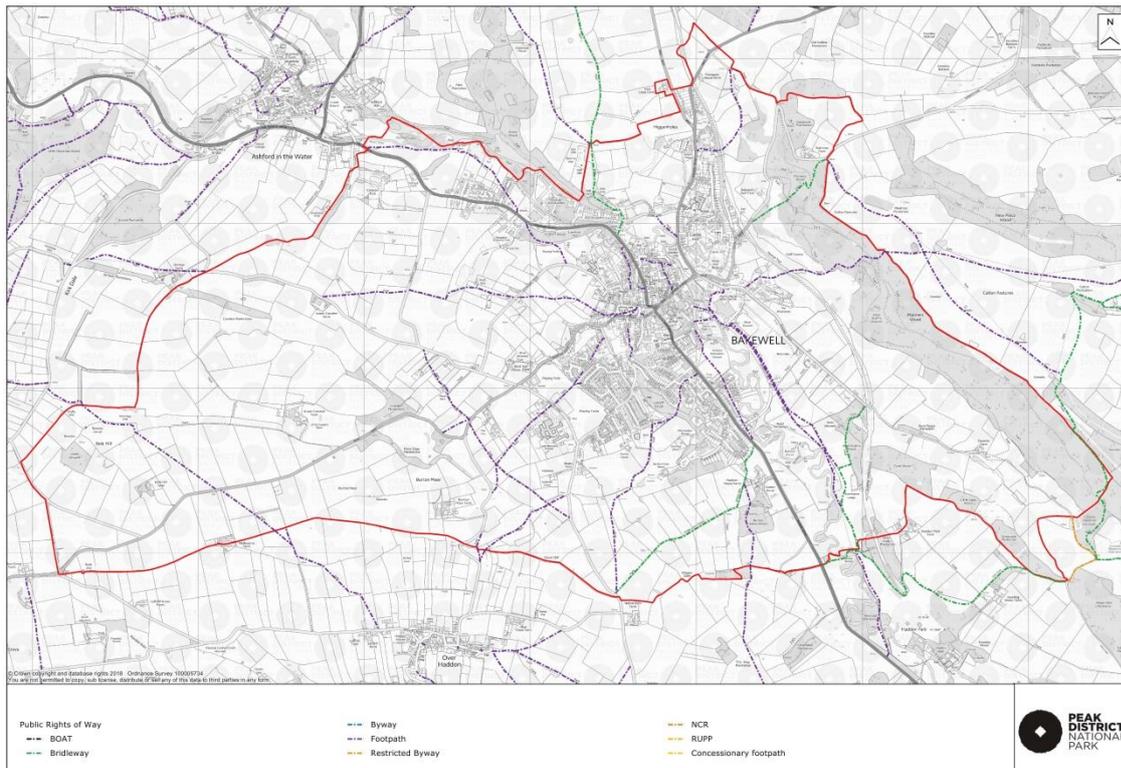
Lady Manners secondary school also has playing pitch provision.

The Monsal Trail is a walking, cycling and horse riding route which has been open to the public since 1981. The opening of the Monsal Trail tunnels in 2011 has enabled created a complete off road cycling route.

The following visitor data is taken at Hassop Station, on the Monsal Trail.

Year	2013	2014	2015	2016	2017
Walkers	152,677	172,157	179,297	186,860	198,329
Total cyclists (2 way flow)	101,099	120,188	119,111	124,437	130,571

(iii) Rights of Way



5.3 Step 3 is to identify Sustainability Issues and Problems.

Sustainability topic	Issue/problem	Source
Environmental Limits	Increasing the development potential within Bakewell without adversely affecting the National Park designation.	Bakewell Parish Housing Needs Survey Agricultural land classification map Environment Agency Flood zones National air quality data Protected open space in DMP Important open spaces in Conservation Area Appraisal Population Forecasts (Peak District National Park Demographic Forecasts (February 2018) Edge Analytics)
Natural Environment	Protecting and raising awareness of local green space which is rich in beauty/historic significance/recreational value/tranquillity/wildlife	National Park Management Plan. Nature designated sites. Biodiversity Action Plan. Archaeological survey of Bakewell Important open spaces in Conservation Area Appraisal
Landscape	Protection and enhancement of Bakewell's setting and its landscape character. A hard landscape environment within the town	Conservation Area appraisal. Landscape Character Assessment.
Built and Historic Environment	Pressure to accommodate more development while protecting and enhancing special character Protection of non-designated heritage assets.	Conservation Area Appraisal Bakewell Archaeological Survey
Transport and Travel	Challenging pedestrian and cyclist environment Sufficient car parking and cycle parking to meet resident and visitor needs.	Neighbourhood Plan Community Consultations 2012-2015 Bakewell Parking and visitor survey report 2011
Housing	Increasing house prices. Insufficient affordable housing to meet local	Derbyshire Dales District Council Affordable Housing Needs Assessment.

	needs. Housing mix and tenure.	Rightmove website Census 2011 data
Community and Well-being	Access for aging population and less abled. Concern about loss of medical facilities. Concern about loss of recreational facilities.	Neighbourhood Plan Community Consultations 2012-2015 2011 Census
Economy	Reduction in variety of shops (convenience) for residents of Bakewell and an increase in provision for tourists. Sufficient employment land provision	Neighbourhood Plan Community Consultations 2012-2015 Hearn Report Experian Report
Enjoyment & Understanding of the National Park	New development does not compromise the purposes and duties of the National Park. Finding a balance between Bakewell serving residents and as a tourist hub. Supporting recreational routes for walkers and cyclists to promote their enjoyment of the National Park.	Residents/visitor surveys Peak District National Park Management Plan.

5.4 Step 4 is to develop the Sustainability Appraisal Framework

1. To protect, maintain and enhance the landscape and townscape of Bakewell
2. To protect, maintain and enhance biodiversity, flora and fauna and geological interests
3. To preserve, protect and enhance Bakewell's historic and cultural environment
4. To protect and improve air, water and soil quality and minimise noise and light pollution
5. To minimise the consumption of natural resources
6. To develop a managed response to climate change
7. To achieve and promote sustainable land use and built development
8. To improve the health and well-being of the community
9. To promote access for all
10. To promote local governance
11. To help meet local need for housing
12. Encourage better access to a range of local services and amenities
13. Promote a healthy economy
14. To develop a managed response to road traffic and balance the needs of pedestrians, cyclists and vehicles to reduce road traffic, traffic congestion and improve safety, health and air quality by reducing the need to travel, especially by car.