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PEAK DISTRICT NATIONAL PARK ANNUAL MONITORING REPORT 2005

Performance Review and Research Service

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Peak District National Park Authority Annual Monitoring Report
Member of the Association of National Park Authorities (ANPA)

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We are happy to provide this information in alternative formats on request where reasonable.

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Summary of key findings and action to be taken

- The Annual Monitoring Report (AMR) details the implementation of the Local Development Scheme (LDS) and the extent to which policies in the local development documents (LDDs) are being implemented. As the local development documents are currently being prepared, this first AMR focuses on what plan monitoring is intended, data collection issues and approaches to overcoming them for the next report in 2006, based on the saved policies in the current Development Plan.

- The LDS was submitted to the Government Office for the East Midlands (GOEM) by the end of 2004/05 and adopted in June 2005. Since then progress has slipped and is to be reviewed but remains on course to achieve its overall target of having the local development documents in place before the saved policies lapse.

- The main policy issues that have been identified in this AMR are:
  - The definition of 'cumulative effects' in policy LM1 requires clarification.
  - A definition of ‘close to the main estate’ in policy LC13 is required.
  - A debate as to the extent of need for calcite extraction is presently underway. If no need is identified then policy LM8 will need to be reviewed.
  - The word 'ancillary' in LW6 requires a more succinct definition so as to be unambiguous
  - The definition of 'inert waste' was changed during the update of PPG23 to PPS23. This may have repercussions on the National Park Authority's policies on waste.
  - Clear policy is required on the conversion of relatively modern agricultural buildings to alternative uses as it is anticipated that such applications will come forward more often in future.
  - Guidance is required on the interpretation of the Supplementary Planning Guidance (SPG) on Affordable Housing following a challenge on the definition of floor space.
  - The policy on holiday occupation requires reviewing as it is stricter than the guidance in PPG21 and it was felt that one application to vary the condition could not be resisted on appeal.
  - Policies related to 'educational' development in the countryside which do not presently exist are required
  - As applications for extensions to affordable homes come forward more frequently a policy is required to ensure that the size of the extension does not put the dwelling beyond the definition of affordable.
  - Structure Plan Policy T11 and Local Plan policy T22 has been superseded by the Disability Discrimination Act and therefore no longer required
  - The role of local need development needs to be considered with regards to occupancy of buildings converted to dwellings

- All policies will be reviewed as part of the Local Development Framework (LDF) production. It is not proposed that any of the policies should be reviewed outside that process.

- The Planning context for the National Park is complex owing to its location, status and the number of authorities involved. Special arrangements have been put in place to tackle this. Further liaison is proposed with potential suppliers to improve data availability.

- This report has highlighted gaps in data collection that need to be rectified in order to monitor the planning policies of the Peak District National Park Authority effectively. However, the collection of much of this data on a regular basis has staffing and resource issues. Further work is being undertaken to investigate alternative sources of data and to evaluate the risk of not collecting the relevant data sets. It is anticipated that Planning Delivery Grant will be available to ensure that the Plan is completed before the current saved policies expire in September 2007.

- The AMR will evolve as the new LDDs are produced, related monitoring systems are established and trend data becomes available.

1 Introduction

1.1 The Annual Monitoring Report

1.1.1 The Planning and Compulsory Purchase Act 2004 requires every Local Planning Authority to produce an Annual Monitoring Report (AMR). It is to cover the period 1 April to 31 March and is to be submitted to the Secretary of State by the end of December, following a period of consultation. It is also required to meet the national Best Value Performance Indicator 200(c).

1.1.2 The AMR is part of the test of soundness for the Local Development Documents (LDDs). The Act specifies that the AMR should:

- *"Review actual progress in terms of local development document preparation against the timetable and milestones in the Local Development Scheme;*
- *Assess the extent to which policies in local development documents are being implemented;*
- *Where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;*
- *Identify the significant effects of implementing policies in local development documents and whether they are as intended; and*
- *Set out whether policies are to be amended or replaced".*

(Section 35 of the Planning and Compulsory Purchase Act 2004)

1.1.3 Planning Policy Statement 12: Local Development Frameworks and the 'Annual Monitoring Report: A Good Practice Guide' published by the Office of the Deputy Prime Minister (ODPM) provide further guidance.

1.1.4 The Good Practice Guide identifies a strong relationship between the LDD Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) and the AMR, to the extent that the AMR will form the basis for monitoring the significant effects indicators identified in the SA/SEA. The Peak District National Park Authority is in the process of developing a SA/SEA and the contextual indicators used in the AMR have been constructed in co-ordination with the draft SA/SEA indicators.

1.1.5 It also states that the AMR should reflect the targets and indicators within the Community Strategies, which constituent local authorities are currently developing, based on their representation in the National Park Management Plan.

1.1.6 The Peak District National Park Authority AMR provides information for and complements the East Midlands Regional Assembly (EMRA) AMR, which informs the policies within the Regional Spatial Strategy (RSS). As a result the AMR contains 3 types of indicators:

- Core indicators –Required by ODPM
- Regional indicators – Required by EMRA to monitor the RSS
- Local indicators – constructed by the Peak District National Park Authority to monitor Development Plan policies.

1.1.7 The Spatial Plan for the National Park comprises the Development Plan and the East Midlands Plan (Regional Spatial Strategy 8) and, in addition, policies that relate to the use of land that are not dependent on granting planning permission, contained in the National Park Management Plan. The monitoring framework aims to integrate the requirements of all three with a State of the Park Report complementing the Annual Monitoring Report.

1.1.8 This is the first AMR of this kind for the Peak District National Park Authority. It focuses on the saved policies in the current Development Plan (which comprises the Structure Plan (1994) and the Local Plan (2001)). It provides information on policies where data collection already exists, the proposed monitoring framework and identifies the need for new systems to meet information requirements. The AMR will focus on the policies set out in the LDD when they are adopted.

1.1.9 The National Park is not a standard statistical district so 'best fit' data has to be used. Currently some data is not provided as it involves additional costs to the supplier, which are not recoverable. Other data is suppressed to protect confidentiality. Discussions are taking place with potential suppliers to improve data for future Annual Monitoring Reports.

1.1.10 As this is the first report produced by the Peak District National Park Authority for monitoring planning policies, systems to monitor some of the indicators and /or targets are not yet in place or have not been running long enough to provide relevant details. Therefore, the LDF will be kept under review in light of evidence coming forward.

1.1.11 Due to the large number of indicators for which data is not yet available a risk assessment will be undertaken for all indicators to identify the most important ones. These indicators will be where resources are channelled with less important data being collected as and when additional resources are available.

1.2 Planning Context of the Peak District National Park

1.2.1 The Planning context for the Peak District National Park is complex.

1.2.2 The Peak District National Park Authority is the management and unitary planning authority for the National Park. Other local authority functions lie with the 12 constituent authorities, which consist of 3 County Councils (Derbyshire, Staffordshire and Cheshire), 4 Metropolitan Borough Councils (Oldham, Barnsley, Kirklees and Sheffield) and 5 District Councils (Derbyshire Dales, North East Derbyshire, High Peak, Macclesfield and Staffordshire Moorlands) (See Appendix 1).

1.2.3 It also extends over parts of 4 regions: East Midlands, West Midlands, North West, and Yorkshire and Humber. For spatial planning purposes the entire National Park is included in the East Midlands Regional Spatial Strategy.

1.2.4 Partnership working is long-standing and is responding to the new statutory planning and monitoring requirements.

1.2.5 The purposes of the Peak District National Park Authority were set out in the Countryside and National Parks Act 1949 and updated in the Environment Act 1995:

- *"conserving and enhancing the natural beauty, wildlife and cultural heritage of the area….; and"*
- *"promoting opportunities for the understanding and enjoyment of the special qualities of those areas by the public".*

1.2.6 In so doing, the National Park Authority has a duty to:

- *"seek to foster the economic and social well-being of local communities within the National Park, but without incurring significant expenditure in doing so, and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of the National Park".*

1.2.7 The Environment Act (1995) also emphasises that all relevant authorities:

- *"exercising or performing any functions in relation to, or so as to affect, land in a National Park" should "have regard to" the National Park purposes and "if it appears that there is a conflict between those purposes, shall attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in the National Park".*

1.2.8 The National Park Authority is required to prepare a Management Plan under Section 66 of the Environment Act 1995. The current Plan, adopted in 2000 is being reviewed.

1.2.9 The Authority is also responsible for producing the Local Development Framework, which must be undertaken in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004. These set out the various stages that must legally be followed by each local planning authority as they prepare their LDF's:

- Regulation 25 covers the need for pre-submission consultation to be undertaken on the broad issues affecting the LDF area.
- Regulation 26 covers the need for public consultation to be undertaken on the preparation of preferred options for LDF policies.
- Regulation 28 covers the submission of draft documents to the Secretary of State and represents the final period of public consultation.

1.2.10 The documents within the framework should reflect those elements of Community Strategies that relate to the use and development of land in the National Park that are compatible with National Park purposes and the East Midlands Plan. Constituent Local Authorities produce these for their areas, and they are currently being prepared.

1.2.11 Guidance prepared by the Countryside Agency demonstrates the relationship of both statutory plans with other strategies, such as the community strategy, in the National Park (Figure 1). It shows the primacy attached to National Park designation: while the National Park Management Plan must take account of the priorities in Community Strategies, it must seek to address these in ways which are compatible with the statutory purposes of the National Park, as described above.

Figure 1 : Relationship of the National Park Management Plans

Source: Countryside Agency 2004

1.2.12 These principles have been adopted in the current reviews of the existing Development Plan and the National Park Management Plan, which are being reviewed together to foster a national park specific approach to spatial planning.

1.2.13 During the Plans' reviews the National Park Authority, in consultation with stakeholders, will explore the extent to which the emerging vision and objectives for the National Park Management Plan and the Core Strategy Document of the Local Development Framework can be aligned. Work has already begun during the Issues and Options stage to engage with partners on these strengthening relationships. (See **www.peakdistrict.gov.uk/helpshapethefuture**).

1.2.14 The relationship between emerging objectives and the indicators established to monitor these are being discussed as part of the Plans' review process.

2 Spatial portrait, vision and objectives for the Peak District National Park

2.1 Spatial portrait

2.1.1 The Peak District National Park was designated in 1951 in order to protect and promote understanding and enjoyment of its special qualities (beauty, scenery, opportunities for outdoor recreation). Located at the southern tip of the Pennines, it extends over 1438 sq km of gritstone moorland and edges, limestone upland and dales, and attractive villages.

2.1.2 Much of the National Park is covered by additional special designated categories, providing additional protection for geological and biological features (Appendix 2). There are also important cultural heritage sites.

2.1.3 The National Park is not just a place for conservation where understanding and enjoyment are promoted that attracts many visitors each year, it is also a place where people live and work.

2.1.4 According to the Census of Population 2001 (Key Statistics), the resident population has remained stable since 1991 at around 38,000 people whereas the population in the East Midlands and England has increased. Furthermore, the population density in the Park is far lower than the average for the East Midlands or England (Appendix 2).

2.1.5 The average age of people living within the Park is 43 years, 4.5 years higher than in England as a whole due to proportionally fewer children and young adults but more people over 60 (Appendix 2). However, the proportion of National Park residents with a limiting long-term illness was slightly lower than that of the region and England.

2.1.6 There is a relatively low proportion of residents who are non-white British living in the National Park compared to the country as a whole (see Appendix 2).

2.1.7 Unemployment in the Park is lower than in surrounding areas or nationally (Appendix 2).

2.1.8 Due to the rural nature of the area, cars are an essential requirement for residents rather than a luxury, which is why far fewer households in the Park do not have access to a car compared with England as a whole (Appendix 2).

2.1.9 In 2001 there were 15, 949 households in the Peak District National Park with an average of 6.1 rooms each, higher than the 5.3 rooms per household in England (Appendix 2).

2.1.10 In 2001 there was an average of 2.34 people per household in the Park, similar to England (Appendix 2). However, even though the number of rooms per household has increased since 1991, the number of people per household has decreased.

2.1.11 On average there was a higher percentage of pensioner households living in the National Park than in England, whereas the proportion of households consisting of couples with children was about the same in 2001. In contrast, there are significantly fewer lone parent families within the Park than in England as a whole (Appendix 2).

2.1.12 The percentage of people living within the National Park who own their homes outright was much higher than in England as a whole, whereas more people in England had a mortgage or rented properties than in the Park (Appendix 2). Furthermore, people in the National Park are more likely to buy a property than rent one. This is a similar pattern to the national picture but at a higher rate.

2.1.13 There were estimated to be around 16,750 dwellings in the National Park and a further 850 holiday homes, based on the 2001 Census of Population and subsequent dwelling completions.

2.1.14 The key statistics from the 2001 Census of Population showed that there was a total of 17,196 household spaces within the Park of which 3.2% were vacant (same as the average for England as a whole) and 4% were second residences or holiday homes (significantly higher than the average of 0.6% for all England).

2.1.15 House prices within the Peak District are generally on a par with national prices. However, they are around 29% higher than the East Midlands average.

2.1.16 The economy of the National Park is closely related to the surrounding areas. Tourism plays an important role in the economy of the Park with 19% of businesses being hotels and restaurants (Appendix 2). This reflects the value of the Park to people and its geographical position with 16 million people in 2001 living within 1 hours drive time of the Park (2001 Census of Population). Agriculture also accounts for 19% of businesses within the Park.

2.1.17 Businesses in the Park tend to be smaller in the terms of number of employees than either regionally or nationally and wages tend to be lower (Appendix 2).

2.1.18 The Authority is investigating methods of collecting and reporting on the quantity and quality of recreational ground, parks and gardens as these are felt important to the development of the community.

2.1.19 For additional information about the Peak District National Park please refer to the Authority's State of the Park Report.

2.2 Spatial Vision

2.2.1 The Vision for the National Park was developed in 2004/05. As a result of consultation in May 2005 it was amended and approved at the Authority Meeting on the 24th June 2005, following the Issues stage consultation on the Local Development Scheme.

2.2.2 The vision in the spatial plan for the National Park will be based on that for the National Park Management Plan:
"The Peak District National Park is a special place whose future depends on all of us working together for its environment, people and the economy. Our vision is for:

- *A conserved and enhanced Peak District where the natural beauty and quality of the landscape, its biodiversity, tranquillity, cultural heritage and the settlements within it continue to be valued for their diversity and richness*
- *A welcoming Peak District where people from all parts of our diverse society have the opportunity to visit, appreciate, understand and enjoy the National Park's special qualities.*

- *A living, modern, innovative Peak District that contributes positively to vibrant communities for both residents and people in neighbouring urban areas, and demonstrates a high quality of life whilst conserving and enhancing the special qualities of the National Park.*
- *A viable and thriving Peak District economy that capitalises on its special qualities and promotes a strong sense of identity."*

2.3 Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) Objectives

2.3.1 The following list of objectives (figure 2) has been prepared to enable the appraisal of emerging policies for both the Peak District LDF and the National Park Management Plan. Guidance on SA and SEA issued by the Government and the European Union (EU) respectively ensured that a range of key sustainability topics would be addressed under the broad range of environmental, social and economic themes.

2.3.2 The list has been restructured to place the objectives within the context of the statutory National Park purposes as set out in the 1995 Environment Act. Further refinement ensured that priorities arising from regional strategies and community strategies from the various constituent authorities were also reflected.

2.3.3 On-going debate focussed on the need for objectives to be SMART to aid the appraisal process and to clearly reflect the spatial vision established in the National Park Management Plan.

Figure 2 : SA/SEA Objectives

Conserve and enhance natural beauty, wildlife and cultural heritage:

1. Landscapes including features such as moorland, edge, valley, woodland, grassland and their history.
2. Clean air, soil and water (includes traffic pollution)
3. Wildness, remoteness and quietness.
4. Important or vulnerable habitats and species.
5. Biodiversity of habitats and species (such as woodlands, hay meadows, wetlands, moorlands.
6. Geology and geomorphology
7. Historic and architectural character of buildings and settlements.
8. Archaeological heritage.
9. Social heritage including history, traditions, customs and literary associations.
10. Well-designed, locally distinctive new development.
11. Reduce visual impact of all modes of transport, road freight and infrastructure(including car parks

Promote understanding and enjoyment:

12. More physical access for all, including nearby urban populations
13. Reduced physical barriers to access the countryside.
14. More participation in a wider range of activities and experiences
15. More opportunities to access a wider range of activities and experiences
16. More learning opportunities, information and interpretation
17. Improved provision of information and interpretation

Foster economic and social well-being:

18. More housing to help meet the local need for affordable homes
19. Better access to a good range of local centres, services and amenities
20. A better range of services and amenities
21. Reduced need to travel, particularly by car
22. Safe communities
23. Healthy communities
24. Increased promotion of social inclusion and community involvement
25. Increased employment opportunities in the National Park
26. A more diversified rural economy
27. A higher quality rural economy
28. Improved access to learning and skills
29. Maintained transport infrastructure and improved public transport services.
30. Ease of utility provision including gas/electricity/water/drainage and sewers/communications

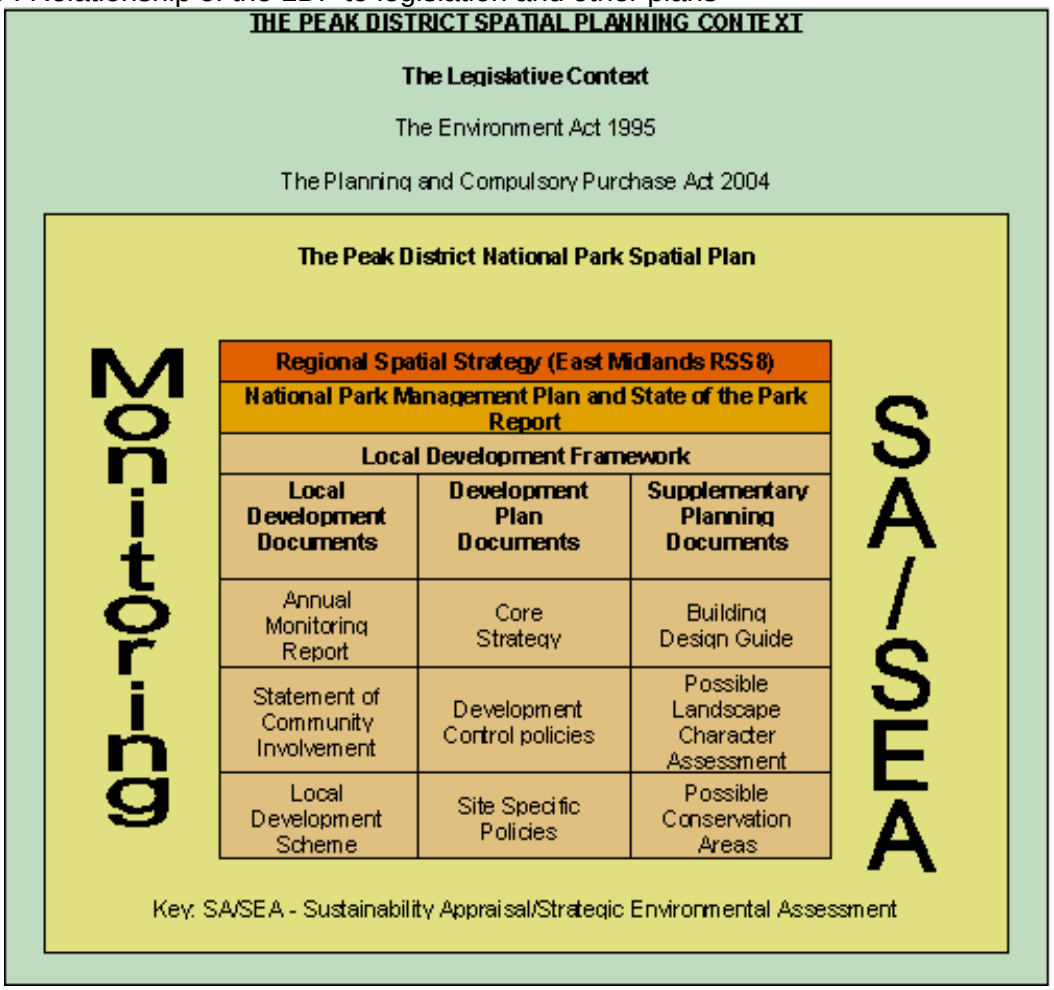
29. Design and construction for renewable energy.

3 Local Development Scheme (LDS)

3.1 Context of the Local Development framework (LDF)

3.1.1 Figure 3 sets out the new components of the LDF, its relationship to the Regional Spatial Strategy, the National Park Management Plan and to the monitoring framework.

Figure 3 : Relationship of the LDF to legislation and other plans

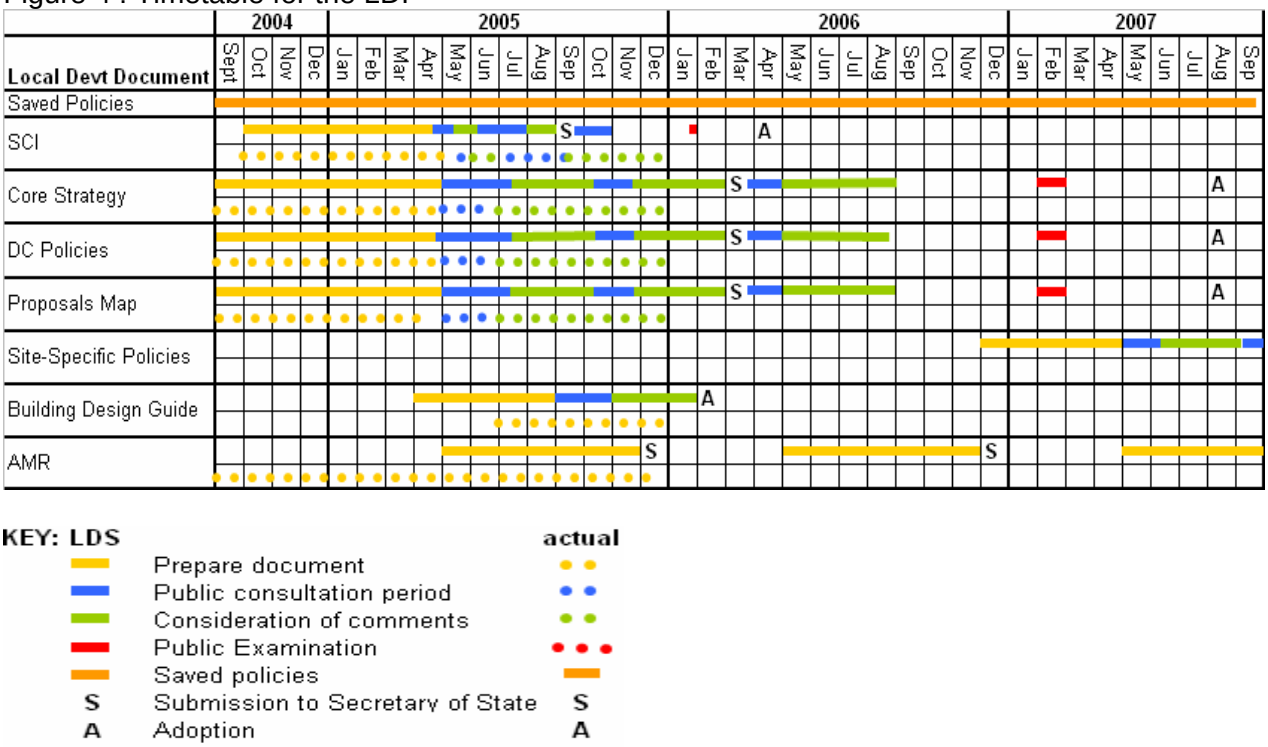


3.2 Local Development Scheme time frame

3.2.1 The Local Development Scheme was submitted to GOEM initially in March 2005. The Authority adopted a revised scheme, reflecting GOEM advice, in June 2005. It comprises the Local Development Framework and timetables.

3.2.2 Figure 4 shows that the anticipated project plan has slipped due to delays to individual LDDs, Development Plan Documents (DPDs), as a result of understanding the new planning system, its application to the complex planning context in this area and staffing issues.

Figure 4 : Timetable for the LDF



3.2.3 Measures have been taken and are planned to adjust the LDS:

- Revision of the LDS to reflect the new time frames for the Core Strategy and Development Control Policy DPDs
- Wider cross-functional working within the PDNPA
- It is anticipated that Planning Delivery Grant will be used to provide additional resources to ensure that the Plan is completed before the current saved policies expire in September 2007.

4 Policy Monitoring

4.1 Conservation / Environment

Table 1: Core Indicators for Conservation / Environment

Indicator description	Target	2004/05 Achieved	Comments
Number of planning permissions granted contrary to the advice of the Environment Agency (EA) on either flood defence grounds or water quality[I]	0	4[II]	1 application - conditions attached to protect floodwater capacity 1 application - granted prior to EA receiving details on flood history so EA accepted the decision 2 applications - no conditions.
Change in priority habitats and species: • Upland Ashwoods • Upland Oak/Birchwoods • Wet Woodland • Parkland and Veteran Trees • Limestone dales • Hay Meadows • Unimproved Pastures • Rough Grazing • Rush Pasture • Lead Rakes • River Corridor Habitats • Ponds • Limestone Heath • Blanket Bog • Heather Moorland • Water Vole • Curlew • Lapwing • Twite • White-Clawed Crayfish • Appleyard's Feather-moss • Derbyshire Feather-moss	Increase		To be reported in 2006
Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance (Ha): • Natura 2000 sites • SSSI's • NNR's • LNR's • ESA's • RIGS	To remain constant or increase	No change	

[I] This core indicator will be used to monitor Local Plan policies C21, C22 and C23
[II] Data provided by the Environment Agency

Table 2: Local Indicators for Conservation / Environment

Indicator	Structure Plan policies	Local Plan policies	Target	2004/05 Achieved	Comments
Number of applications granted for development within the Natural Zone.	C1	LC1	0	Not available	Development of monitoring system required
Number of applications granted located outside a designated settlement.	C2	LC2, LC3		Not available	Development of monitoring system required
Number of applications granted: • contrary to in-house specialist recommendation • excluding conditions recommended by in-house specialists	C2, C3, C4, C12, C14, C9, C11, T1	LC4, LC6, LC8, LC9, LC10, LC11, LC13, LC15, LC16, LC17, LC 18, LC19, LC20, LR2, LR7, LU1, LU2, LU4, LU5, LW1, LW2, LW3, LT10, LT11	0	Not available	Monitoring to commence in April 2006 Discussion with external bodies on monitoring required
Number of applications granted which positively enhances the landscape, environment & other valued characteristics of the area	C2, C3, C4, C14, H1(c)	LC4, LC18		Not available	Monitoring to commence in April 2006
Percentage of applications granted inside the Conservation areas that positively enhance the area	C4	LC5		Not available	Development of monitoring system required
Percentage of buildings demolished within a Conservation Area where historical details satisfactorily recorded and special features stored or re-used where required	C4, C9	LC5		Not available	Monitoring system required
Number of listed buildings demolished and percentage where historical details satisfactorily recorded and special features stored or re-used	C4, C9	LC7		Not available	Monitoring system required
Number of applications granted for new dwellings which are designated for agricultural/ forestry workers	C2, C5, C6, H1	LC12, LH3		3	
Number of applications granted on farms that are not close to the main estate: • dwellings • business	C5	LC13		Not available	Definition of 'close to the main estate' is required. Development of monitoring system required
Number of applications granted on farms for development other than agricultural business or farm workers dwelling	C5, C6, C7	LC14		Not available	Development of monitoring system required
Number of businesses in the Park registered with the EA to release chemicals into the environment	C15	LC21		4	

4.1.1 Policies LC24 and LC25 will be monitored on the basis of applications granted contrary to policy.

4.1.2 Methods for monitoring of enforcements will be considered during 2006.

4.1.3 One application for extraction of minerals ran very close to the boundary of the Natural Zone. Maps published in the Local Plan did not provide fine enough detail to determine the exact location of the Natural Zone boundary causing difficulty in deciding the case.

4.1.4 The status of Regionally Important Geological Sites (RIGS) is presently under investigation in order to determine whether or not they are covered by policy LC17 or if policy LC19 requires amending so that these sites are sufficiently protected.

4.2 Housing

4.2.1 National Park Authority planning policies seek to control housing development within the Park to meet National Park Purposes. This needs to be compatible with the social objectives of the Housing Authorities.

4.2.2 The Sandford Report on National Park policies concluded that it was not appropriate for National Parks to seek to meet general demands for housing from surrounding cities. Government's policy response to the Sandford Report, (Circular 4/76), endorses the need for stricter development control policies in the National Parks, specifically advocating strict control of housing development outside towns. As a result the Peak District National Park Authority policy restricts new development within the Park where it conflicts with National Park purposes.

4.2.3 The Authority recognises the need to provide adequate affordable housing to meet the needs of local people and also to maintain a viable population. Therefore exceptions are allowed where a local need is identified or where development will enhance the area.

4.2.4 The Structure Plan expected 1000 new dwellings during the Plan period 1991 to 2006 through a mixture of new build and conversion in order to meet local need and maintain a stable population. This is not, however, either a target or a limit.

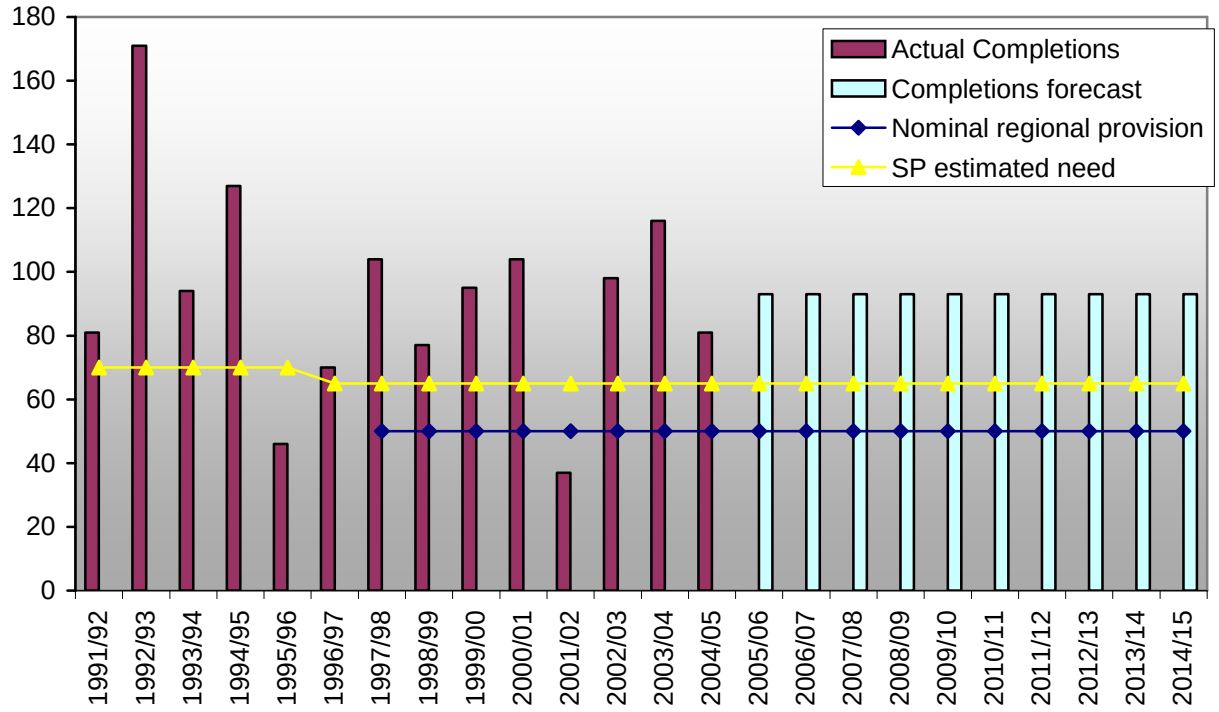
4.2.5 The East Midlands' Regional Spatial Strategy (RSS8) has allocated a nominal 50 houses for development within the Park as part of the regional distribution, but recognises that this is of 'local significance only' and is neither a target nor a limit.

4.2.6 The Peak District National Park Authority is producing a housing trajectory as part of its development plan document process and it is intended that this will be completed for presentation in the next AMR. This is dependant on the production of 2001 based population projections for the National Park so that the housing needs of the community can be properly identified and managed. The East Midlands Regional Assembly (EMRA) is considering the production of these projections.

4.2.7 The number of completions per year fluctuates dramatically due to the small number and the effect of completion of large sites on this (figure 5).

4.2.8 Figure 5 shows that the number of dwelling completions within the National Park has been above the nominal 50 dwellings identified in the RSS and also the number estimated in the Structure Plan to fulfil need.

Figure 5 : Dwelling completions and forecast against estimated need and regional provision



4.2.9 The actual number of completions over the period 1991/02 to 2004/05 was 1301, higher than the 1000 identified in the Structure Plan (SP) as needed to maintain a stable population between 1991 and 2006.

4.2.10 The 1991 and 2001 Census of Population figures indicated that, although the number of dwellings had increased, the population of the Peak District National Park had remained stable at around 38,000 - indicating that the provision of housing within the National Park has met the requirement to maintain a stable population.

4.2.11 Figure 6 shows that not all of the commitments that existed prior to the Structure Plan resulted in completed dwellings. Investigation into the reason for this may produce information useful to the production of the LDD.

4.2.12 Over twice as many conversions were completed than were identified in the Structure Plan (Figure 6). Some of these have been as a result of the conversion of large disused mills to accommodation. The number of mills available in the National Park for conversion is limited and so the rate of conversions is expected to be lower in future.

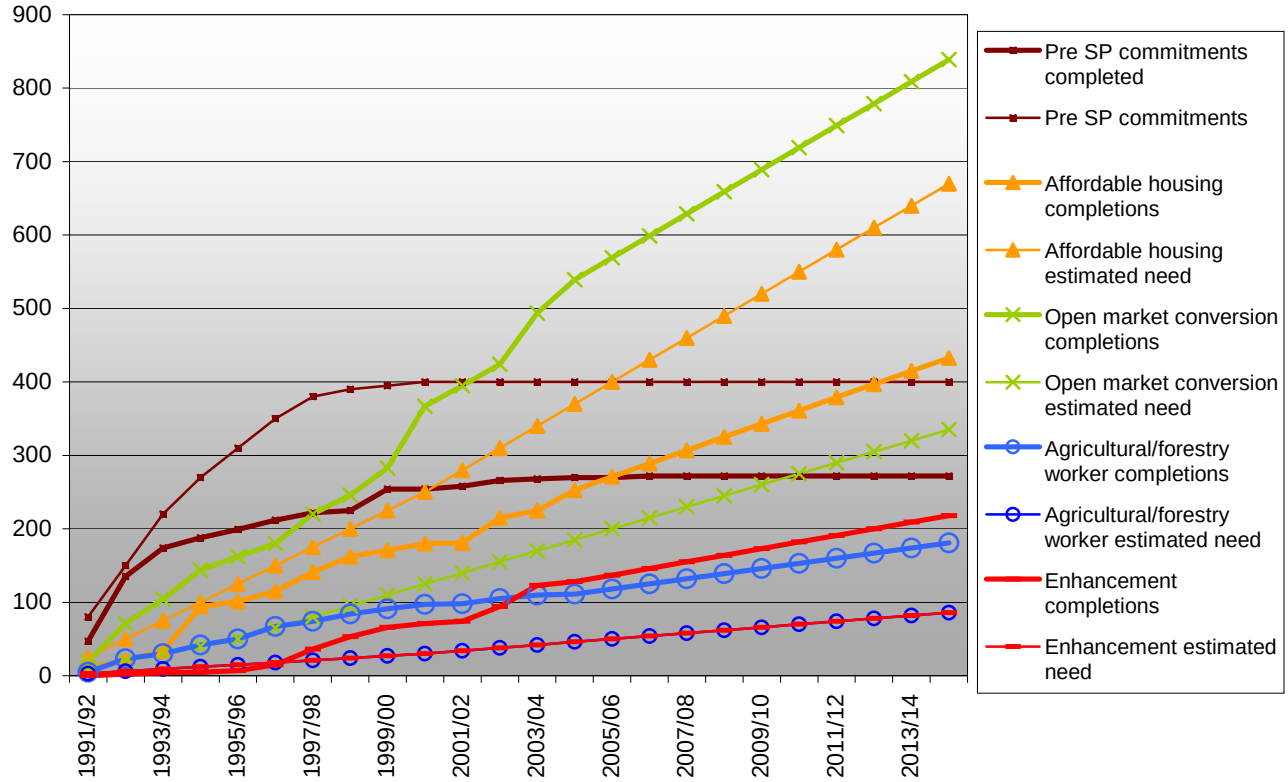
4.2.13 Fewer houses were built for local needs than was identified as required in the Structure Plan (figure 6). There is an identified need for around 50 new affordable dwellings per year in the National Park. Derbyshire Dales District Council and High Peak Borough Council are commissioning an update to their existing information that is to be completed in 2006/07.

4.2.14 More agricultural / forestry workers dwellings have been completed than were estimated in the Structure Plan. These are granted on the basis of need and so reflect an under-estimate of need in the Structure Plan rather than an over-build.

4.2.15 More dwellings have been completed under the 'enhancement' category than expected (Figure 6).

4.2.16 If present trends and forecasts continue there will be a shortage of affordable housing but all other housing types will be well above the levels anticipated in the Structure Plan.

Figure 6 : Cumulative dwelling completions compared to Structure Plan forecast



4.2.17 Overall, although the total number of dwelling completions was close to that estimated and the population has remained stable, the proportions of different types of permissions has not been as forecasted in the Structure Plan. Further work is required to determine if there is a need to change the present pattern of completions and if so what changes to policy are required to make those changes.

Table 3: Core Indicators for Housing

Indicator description	Target	2004/05 Achieved	Comments
Percentage of new and converted dwellings on previously developed land	60	66.9	Conversions include Change of Use. Indicator excludes agricultural conversions which would increase the figure to 92.9%
Percentage of new dwellings completed at: • less than 30 dwellings per hectare • between 30 and 50 dwellings per hectare • above 50 dwellings per hectare		100 0 0	Only includes sites of 10 or more dwellings
Number of affordable housing completions		28	

Table 4: Local Indicators for Housing

Indicator	Structure Plan policies	Local Plan policies	Target	2004/05 Achieved	Comments
Housing needs survey	H1, H2, H3	LH1		Not available	Housing needs surveys are undertaken by Constituent Authorities. Work is underway to update these
Number of completions of dwellings in the Park with a local needs occupancy condition	H1, H2	LH1		16	
Number of applications granted for removal of local needs occupancy condition	H1, H2	LH1	0	1	
Dwelling completions which do not have an occupancy restriction as a percentage of all completions	H1	LH1		68%	
Number of applications granted to remove agricultural occupancy condition	H1	LH3	0	0	
Number of applications granted for gypsy caravan sites	H4	LH7		Not available	Development of monitoring system required

4.2.18 Policies LH4, 5 and 6 will be monitored via applications granted contrary to policy.

4.2.19 An Occupancy Condition survey will be undertaken in 2007/08 to ensure compliance. This will aid monitoring of policy LH2.

4.2.20 The Authority is presently establishing the extent of information that can be supplied by its new Development Control system for monitoring. It is also in discussion with Derbyshire County Council for a proposal to join their housing availability monitoring system, which is being adjusted to provide the necessary data for core and regional indicators.

4.2.21 The Authority raised the need to ensure that the new planning application forms being developed by the Office of the Deputy Prime Minister will further aid the collection of information required for the local Annual Monitoring Report as part of the recent consultation.

4.2.22 The Authority will investigate the issues arising from the East Midlands Housing Market Assessment.

4.3 Shops and Community Services

Table 5: Core Indicators for Shops and Community Services

Indicator description	Target	2004/05 Achieved	Comments
Amount of completed retail, office and leisure development[III]		Not available	Development of monitoring system required
Amount of completed retail, office and leisure development in town centres[III]		Not available	Development of monitoring system required
Amount of eligible open spaces managed to green flag award standard		Not available	The Authority will approach the District Authorities to see if data can be obtained from them

[III] These indicators combined will monitor Structure Plan policy S1 and Local Plan policies LS1 and LS3

Table 6: Local Indicators for Shops and Community Services

Indicator	Structure Plan policies	Local Plan policies	Target	2004/05 Achieved	Comments
Number of applications granted for Change of Use from retail.	S1	LS2		Not Available	Development of monitoring system required
Number of community facilities by type	S2	LS4, S5		Not Available	Awaiting release of data from Countryside Agency at Output Area level

4.3.1 The Authority raised the need to ensure that the new planning application forms being developed by the Office of the Deputy Prime Minister will further aid the collection of information required for the local Annual Monitoring Report as part of the recent consultation.

4.3.2 For the core indicator on land managed to Green flag award standard, the definition of 'open space', as given in the Local Development Framework Guide, includes all land open to public access. This, therefore, not only includes Parks, Gardens and recreational sites but also land opened up for public access as part of agreements or the Countryside and Rights of Way Act, 2000. The management required to obtain the Green Flag award is inappropriate to some of these types of land and therefore will not be monitored.

4.4 Economy

Table 7: Core Indicators for the Economy

Indicator description	Target	2004/05 Achieved	Comments
Amount of floor space developed for[IV]: B1 B2 B8 Mixed/unknown		Not available	Floorspace not available. The Authority is looking at how present systems can provide the required information.
Amount of floorspace developed for employment in development or regeneration areas[IV]: B1 B2 B8 Mixed/unknown		 - - - 100%	Floorspace not available. The Authority is looking at how present systems can provide the required information.
Amount of floorspace which is on previously developed land[IV]: B1 B2 B8 Mixed/unknown		 - - - 100%	Floorspace not available. The Authority is looking at how present systems can provide the required information.
Employment land available[V]: B1 B2 B8 Mixed/unknown		 0.71ha - - 6.48ha	
Losses of employment land in[IV]: (i) development / regeneration areas (ii) Local Authority area		 0 0	
Amount of employment land lost to residential development		0	

[IV] These indicators will be used to monitor Structure Plan policy E1 and Local Plan policy LE1
[V] This indicator will be used to monitor Structure Plan policy E1 and Local Plan policies LE1, LB6 and LB7

Table 8: Local Indicators for the Economy

Indicator	Structure Plan policies	Local Plan policies	Target	2004-05 achieved	Comments
Number of applications granted for conversion / Change of Use to B1		LE2		Not Available	Systems for data collection are being assessed
Number of applications granted for home working and proportion which are use class B1	E3	LE3		Not Available	Systems for data collection are being assessed
Amount of employment land lost to retail		LE5		0	

4.4.1 Policies LE4 and LE6 will be monitored by applications granted contrary to policy.

4.4.2 The Peak District National Park Authority is presently establishing the extent of information that can be supplied for monitoring purposes by its new Development Control system. It is in discussion with Derbyshire County Council in relation to joining their employment land monitoring system, which has and is being developed to provide the core and regionally required information.

4.4.3 During the consultation period for the new national planning application forms, the Authority raised the need for the Office of the Deputy Prime Minister to ensure that they will aid the collection of information required for the local Annual Monitoring Report.

4.5 Recreation and Tourism

Core indicators
There are no core indicators relating to recreation and tourism

Table 9: Local indicators for Recreation and Tourism

Indicator	Structure Plan policies	Local Plan policies	Target	2004/05 achieved	Comments
Number of holiday homes completed	RT3	LR6		40	
Number of applications granted for removal of holiday occupancy condition	RT3	LR6		2	

4.5.1 Policies RT2, RT4, RT5, LR2, LR3, LR4, LR5 and LR7 will be monitored by applications granted contrary to policy.

4.6 Utilities

Table 10: Core indicators for Utilities

Indicator description	Target	2004/05 Achieved	Comments
Renewable energy capacity installed by type		Not available	Due to the importance of conservation in the area renewable energy installations will be small scale and for local significance only. Capacity will be too small to report in megawatts

Local indicators
There are no policies in the Structure Plan that relate solely to Utilities.

4.6.1 Policies LU1, LU2, LU4, LU5, will be measured using the indicators in 'Conservation' section that look at applications granted contrary to specialist advice or not containing conditions suggested by specialists, as well as applications granted contrary to policy.

4.6.2 Policies LU3 and LU6 will be measured by the number of applications granted contrary to policy

4.7 Minerals

Table 11: Core indicators for Minerals

Indicator description	Target	2004/05 Achieved	Comments
Production of primary land won aggregates (tonnes): • Limestone • Sandstone • Sand and gravel • Clay and shale • Crushed Rock		20,247 212 1997 534 12343	Data from Office for National Statistics website. Normal source of data is the National Stone Centre, but issues of confidentiality have arisen from the Freedom of Information Act, 2000. The Authority intends to approach the companies concerned.
Production of secondary / recycled aggregates		Not available	Only 2 companies in the area. Release of data would breach confidentiality. The Authority intends to approach the companies concerned.

Table 12: Local Indicators for Minerals

Indicator	Structure Plan policies	Local Plan policies	Target	2004/05 achieved	Comments
Rock reserves – Limestone Sandstone	M4	LM3		Not available	Issues of confidentiality due to Freedom of Information Act, 2000. Latest figures available (2003)[VI]: Limestone – 261 million tonnes / Sandstone – 148 million tonnes
Number of permissions granted for extraction by type	M2, M3, M5	LM4, LM6, LM8			Monitoring to commence in April 2006
Landbank for aggregates	M4	LM5		Not available	Issues of confidentiality due to Freedom of Information Act, 2000. Latest figures available (2003)[VI]: Limestone - 32 yrs / Sandstone - 29yrs

4.7.1 Policy M1 relates to allocated land in the Local Plan and has been complied with.

4.7.2 All policies related to mineral extraction and processing will be evaluated as and when relevant applications are submitted by:

a) Exceptions to policy

b) Issues that have arisen as a result of an application, where the policies have been found to be open to interpretation.

4.7.3 Policy LM1 requires clarification on item (ix) with regards to the extent of 'cumulative impacts' to be considered.

[VI] Data source: East Midlands Aggregates Working Party. Figures combined for the Peak District National Park and Derbyshire

4.7.4 There is a debate at present as to the need for calcite and if no need is identified then whether or not any extraction of calcite should be permitted within the National Park.

4.7.5 The data regarding the extent of minerals extraction each year is provided by the industry and in previous years has been published as aggregated figures so as to protect individual interests. However, the Freedom of Information Act means that Local Authorities can no longer guarantee this confidentiality and as a result industries are less willing to provide the information. If this issue is not resolved it will be difficult to monitor minerals extraction and estimate land banks.

4.8 Waste Disposal

Table 13: Core Indicators for Waste Disposal

Indicator description	Target	2004/05 Achieved	Comments
Capacity of new waste management facilities by type[VII]		Not available	Systems are being put into place to report in 2006
Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed		Not available	The Authority is looking at collecting data from the Constituent Authorities. Early indications are that this is complicated and may result in data that is very inaccurate

Table 14: Local Indicators for Waste Disposal

Indicator	Structure Plan policies	Local Plan policies	Target	2004/05 achieved	Comments
Number of household waste recycling centres and proportion close to a Local Plan settlement		LW4		0	

4.8.1 Policy M1 relates to allocated land in the Local Plan for new workings or extensions and has been complied with.

4.8.2 Policies LW1, LW2 and LW3 will be monitored using the indicator listed in the Conservation Section that relates to specialist advice.

4.8.3 In addition to the indicators listed, all waste policies in the Structure Plan and Local Plan will be assessed by permissions granted contrary to policy and reporting on issues that have arisen during the processing of applications.

4.8.4 A more succinct definition of 'ancillary' in Policy LW6 is required so as to be unambiguous.

4.8.5 Policy LW7 relates to planning applications for development (housing or employment or retail) and may be better placed in the policy sections that relate to these developments to ensure it is considered.

4.8.6 During the update of PPG23 to PPS23 the categories classed as 'inert waste' were changed. This may have repercussions for the National Park, particularly with regards to Policy LW8. This will be reviewed during the production of the LDF.

[VII] This indicator will also monitor Structure Plan policies M3 and M5, and Local Plan policy LW1, LW8 and LW9

4.9 Transport

Table 15: Core Indicators for Transport

Indicator description	Target	2004/05 Achieved	Comments
Amount of completed non-residential development within Use Class Orders (UCOs) A, B and D complying with car-parking standards set out in the local development framework		Not available	Car parking standards are not monitored at present. Systems are required to collect data on the effectiveness of this policy
Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment and a major retail centre[VIII]		Not available	The Authority does not have the resources to monitor this indicator. Consultation with Local Highway Authorities is underway to see if their system can be used.

Table 16: Local indicators for Transport

Indicator	Structure Plan policies	Local Plan policies	Target	2004/05 achieved	Comments
Traffic flow volume and vehicle type along different road classification types	T2	LT1, LT2		Not available	There have been problems with counters over the last few years. The systems used to measure and share data are under review
Volume of cross park traffic	T2, T3	LT3		Not available	It is proposed to undertake Roadside Interview's on a 10 yearly basis depending on resources
Proportion of new industrial, retail and recreational development with a daily service to a key conurbation		LT7		Not available	The key conurbations need to be identified before monitoring commences

4.9.1 Policies T5, T6, LT3 and LT4 regarding land safeguarded for schemes will be reported via descriptions of progress on each of the schemes mentioned.

4.9.2 Policies T7, T8, T9, T10, LT2, LT3, LT5, LT6, LT8, LT9, LT12, LT13, LT14, LT15, LT16, LT17, LT18, LT19 and LT21 will be reported via a commentary of events over the last year. With regards to policy LT13, data on road accidents would be ideal but is not available to fit the National Park boundary.

4.9.3 Policies T12, T13, LT10, LT11, LT20 and LT23 will be reported via applications granted contrary to policy.

4.9.4 The Transport Team of the Peak District National Park Authority is undergoing a review at present. This may affect the type and method of traffic data that is collected.

4.9.5 As the Peak District National Park covers the remit of several different Highways Authorities, indicators that will require information from the Highway Authorities will require more formalised agreements with partners on information sharing. This also poses staff time and resource issues for the National Park Authority.

4.9.6 The provision of facilities for people with a mobility difficulty is now covered by the Disability Discrimination Act (1995). Therefore Structure Plan policy T11 and Local Plan policy T22 are no longer required.

[VIII] This indicator will be used to monitor Local Plan policy T7

4.10 Bakewell

Core indicators
There are no core indicators relating specifically to Bakewell.

Table 17: Indicators for Bakewell[IX]

Indicator	Local plan policies	Target	2004/05 achieved	Comments
Number of completions of buildings for UCO A1, A2 or A3 and proportion within the Central Shopping area	LB9		Not available	Systems required to monitor this policy
Number of completions of buildings for community, sports or arts facilities and percentage within the town centre	LB11		Not available	Systems required to monitor this policy

4.10.1 The livestock market and redevelopment in policy GS2 has been completed but may impact on the relief road proposal. Policy E2 has been complied with.

4.10.2 Policies LB1, LB2 and LB7 will be monitored via applications granted contrary to policy.

4.10.3 Policies LB3, LB4, LB5 will be monitored via commentary of projects relating to the policy.

4.10.4 Policies LB 6 and LB7 will be monitored via the indicator related to available employment land listed in section 4.4 – economy.

4.10.5 Policy LB10 will be reported on when issues arise.

4.10.6 The development of an indicator is still required to evaluate policy LB8.

5 Applications that have raised significant policy issues

5.1 Applications granted contrary to policy

5.1.1 Policies have their desired effect if they are used during the decision making process. Monitoring of change within the National Park over time will not be a true measure of the effectiveness of the Authority's policies if they are not adhered to.

5.1.2 Policies that are regularly contravened may not be being implemented and so need to be re-evaluated. Therefore the AMR will report on applications that have been granted contrary to policies during the year and Appeal decisions that have challenged policy.

Table 18: Applications granted contrary to policy

Application number	Application description	Policies involved	Effect on policy
NP/HPK/0704/0831	Convert one dwelling to two	HC1, LH1, LH2	Creation of additional dwelling in untraditional building on edge of village. Outside looks like 2 so acceptable. Unique circumstances so not considered to undermine policy.
	Fluorspar extraction	GS1, C2, LM1	Condition that company revoked rights to extract in another location. Subject to judicial review.
DDD/00804/0946	Mineral extraction	Mainly M3	Net environmental benefits warranted Departure
NP/SM/0904/0977	Conversion to two cottages	HC1, HC2, SPG	Proof of local need inadequate for normal policies. Officers feared would set dangerous precedent but members did not agree

[IX] All information provided for Bakewell is included in sections 4.3 – Shops and Community Services and 4.4 - Economy

5.2 Other applications that have raised significant policy issues

5.2.1 Monitoring applications that raise significant policy issues will aid the review of policies by identifying definitions that require clarification; new areas where policies are required; and reinforcing policies.

Table 19: Applications that have raised significant policy issues

Application number	Application description	Policies involved	Decision	Conclusion / effect on policy
DDD/0204/0125	Replacement farm dwelling	C6(b)	Refused	Important test of policy on replacement farm dwellings.
NP/HPK/0204/0213	Convert fairly new agricultural building to non agricultural use	C2, C7, C14, E1, LE2	Refused	Similar proposals may occur in future. Clear policy important in the face of local support for the policy
S193/P10848 (Appeal reference)	Variation in occupancy restriction	HC1, HC2, HC3, LH1, LH2	Allowed on appeal	Definition of local/ancillary occupation confused by Inspector's decision to allow occupation for First Responder elsewhere
NP/DDD/0903/479	Development in Taddington	HC2, LH2, SPG	Approved	Wider interpretation agreed on definition of floor areas in SPG subject to 87sqm constraint. Guidance required on interpretation of SPG
NP/DD/0304/0253	House in Chelmorton	HC1, HC2, HC3, LH1, LH2, SPG	Refused	Important test of 87sqm figure by strong objection from applicant supported by Parish Council
NP/HPK/0204/0187	Telecom mast	C2, LU5	Refused (Allowed on Appeal)	Refused as Council for the Protection of Rural England case was supported even though officers believed there were no material planning objections
	Appeals for 2 telecom masts	C2, LU5	Both Allowed	Illustrates general approach of Inspectorate to telecoms – general presumption in favour
NP/DDD/0204/0208	Variation to holiday occupancy condition	RT3, LR6	Approved	Occupancy condition restricts holiday use more than advice in PPG21. It was felt that the case could not be resisted at appeal.
R73, P5061 (Appeal reference)	Relaxation of holiday occupancy restriction to allow full residential use	Enforcement policies, SPG, HC2, LH1, LH2	Appeal allowed	Raised need to amend standard conditions to eliminate pre-conditions as this weakened the Authority's case in this instance.
NP/DDD/0304/0359	Longshaw classroom	C2, C9, RT1, LC4, LC6, LC17, LR1	Approved	No clear policies relevant to the case and the NPA's 'educational' purpose. Judged as development in open countryside.
C131, P2649 (Appeal reference)	Conversion and extension of outbuilding to granny flat	HC2, LH1, LH2, SPG	Appeal allowed	Raised 3 key issues: • Definition of 'ancillary' • Size of ancillary accommodation for 'local need' • Suitability to meet 'disabled' person's requirements
NP/DDD/1203/0924 & 0104/0001	Conversion of listed building to flats and construction of two new dwellings	C3, C8, C9, C10, HC1, SC2, LC4, LC5, LC6, LB1, LB2	Approved	In future policy should encourage consideration of local needs housing in conversions.
NP/DDD/0804/879	Variation of condition to increase extraction	M2, M3, M5, M7, LM6, LM1	Refused	Strong decision resisting increased extraction which would make the proposal 'major development'

NP/DDD/0904/1044	Extension to quarry	C2, M2, M3, M5, M7, LM6, LM1, LM6	Approved	Recognised importance of local stone for roofing and walling material.
NP/DDD/1004/1077	Retention of Royal Cypher	C2, C9, C10, C12, LC4, LC6, LC9	Refused	Controversial proposal – report and debate recognised sensitivity of case. Reasoned decision on solid conservation grounds.
NP/DDD/0804/0894	Extension to affordable home	HC1, HC2, LH1, LH4	Approved	Endorsement of current policy but recognised need to consider policy on extension to affordable homes – proposal within guidelines but may reduce stock of smaller affordable houses if accepted elsewhere
NP/M/0904/0962	Barn conversion	HC1, HC2	Refused	Strong local support for estate workers dwelling. Conversion in excess of size guidelines. Issue of landowner status as Registered Social Landlord where need based on private individual who regularly worked for the estate
S197/P4270	Relaxation of occupancy condition	HC1, HC2, HC3, LH1, LH2	Dismissed	Strong endorsement of 'more affordable' element in SPG. Condition not relaxed even though size exceeds guidelines
NP/DDD/0804/0875	Mixed use development on former Mine site	Particularly HC1(c), HC2, LH2, SPG, SC2	Approved	Major proposal including open market & local need housing, community sports, etc. Both objections and support. Difficult balance to apply policies and pressing for planning gain
NP/DDD/1004/1063	Affordable housing development	HC1, HC2, SPG	Approved	Consent followed protracted search for local need housing site in the village
NP/DDD/1004/1050	Local needs dwelling	HC1, HC2, SPG	Refused	Raised issue of definition of need of people who used to live locally but own property outside the area who wish to return
NP/DDD/0904/1038	22 affordable local need dwellings	HC1, HC2, SPG	Approved	Good example of applying local needs housing policy
NP/DDD/0105/0102	Conversion of chapel to dwelling	LS4	Refused	Endorsed policy requiring full investigation of alternative community uses

5.3 Policies not reported on

5.3.1 Due to the small number of applications received for development not all policies are used year on year. Other policies have reached the end of their life, e.g. where a site allocated for development has been completed. This section will evaluate whether or not these policies are still considered to be relevant.

5.3.2 This analysis has not been done for this year. However, some waste policies are already known to not be used during the decision making process (table 20).

Table 20: Unreported policies

Policy	Reason for not being reported on	Suggest remove / revise
LW4 – Household waste recycling centre	No applications received to date	No - controls large scale recycling facilities
LW9 – disposal of inert, domestic, commercial, industrial and other non-	No applications received to date	No - acts as deterrent for applications

inert waste by landraising		

6 Conclusion

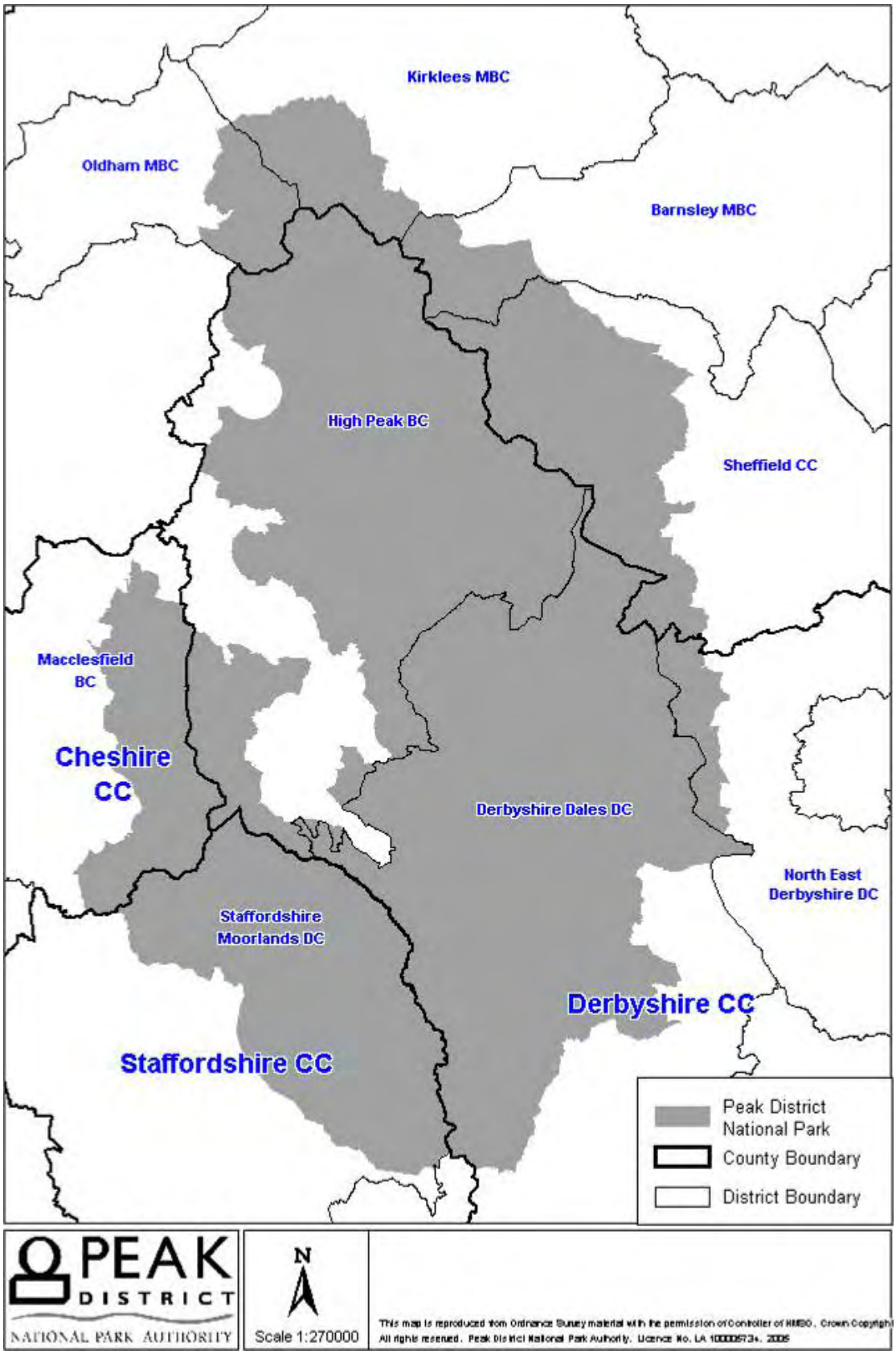
6.1.1 Progress on the Local Development Scheme has slipped and is to be reviewed but remains on course to achieve its overall target of having the local development documents in place before the saved policies lapse.

6.1.2 Policy monitoring within the Peak District National Park is difficult due to a lack of data to fit the Park boundary. However, the Authority is working with partners to overcome this issue.

6.1.3 Data does not exist or has not been collected to monitor many of the policies to date. Efforts are underway to alleviate this problem. However there are issues of resources and so the most important policies will be identified and monitored using the resources available.

6.1.4 No policies have been singled out for review at this stage as the production of the Local Development Framework will review all policies.

APPENDIX 1 –NATIONAL PARK BOUNDARY AND ITS CONSTITUENT AUTHORITIES



APPENDIX 2 – CONTEXTUAL INDICATORS

1) Cultural heritage within the Peak District National Park

	2002/03	2003/04	2004/05
Total number of listed buildings	2897	2897	2899
Number of listed buildings at risk	222	220	211
Percentage of the Park surveyed for archaeological content	38	40	41
Number of Scheduled Ancient Monuments	444	445	457

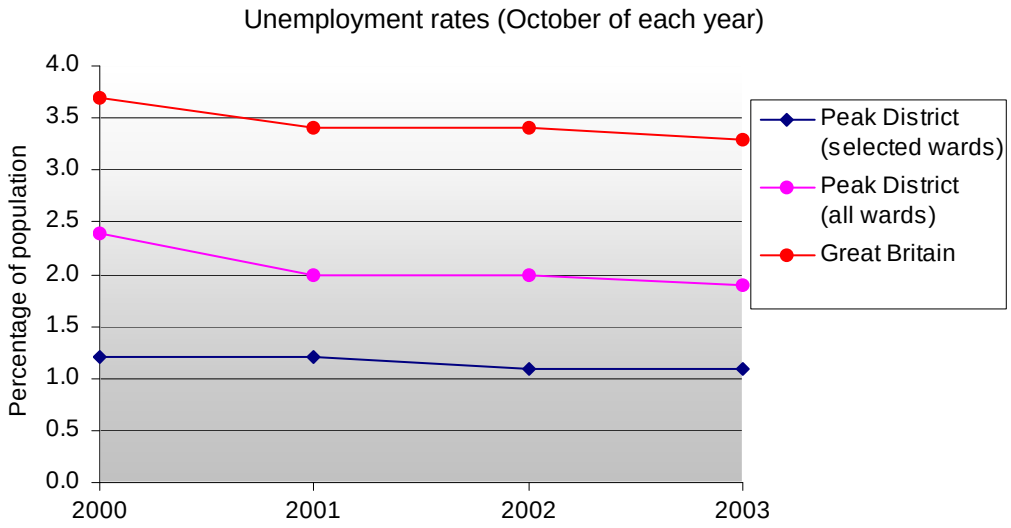
2) Distribution of National Park residents and geographical area per constituent authority, 2001

Constituent Authority	Percentage of Residents	Percentage of land
Barnsley	0.2	2.2
Oldham	0.2	2.2
North East Derbyshire	0.4	1.7
Kirklees	0.5	3.2
Sheffield	2.6	9.8
Macclesfield	3.4	6.1
Staffordshire Moorlands	10.7	14.3
High Peak	17.2	28.7
Derbyshire Dales	65.3	31.9

3) Resident population profile

	Peak District National Park		East Midlands		England	
	1991 (estimate)	2001	1991	2001	1991	2001
Population size	38,100	37,937	3,953,269	4,172,174	47,055,205	49,138,831
People per hectare	0.27	0.26	2.5	2.7	3.6	3.8
Residents aged under 16 years	17.0%	17.9%	20.2%	20.1%	20.1%	20.2%
Residents aged 60+	24.5%	25.8%	21.0%	21.0%	21.1%	20.8%
Male residents	48.8%	49.2%	48.9%	48.7%	48.5%	49.1%
Non-white British residents	0.2%	2.1%	4.8%	13%	6.2%	8.7%
Residents with a limiting long-term illness	---	17.3%	---	17.9%	---	18.4%
Households without access to a car	19.5%	13.5%	30.1%	24.3%	38.6%	26.8%

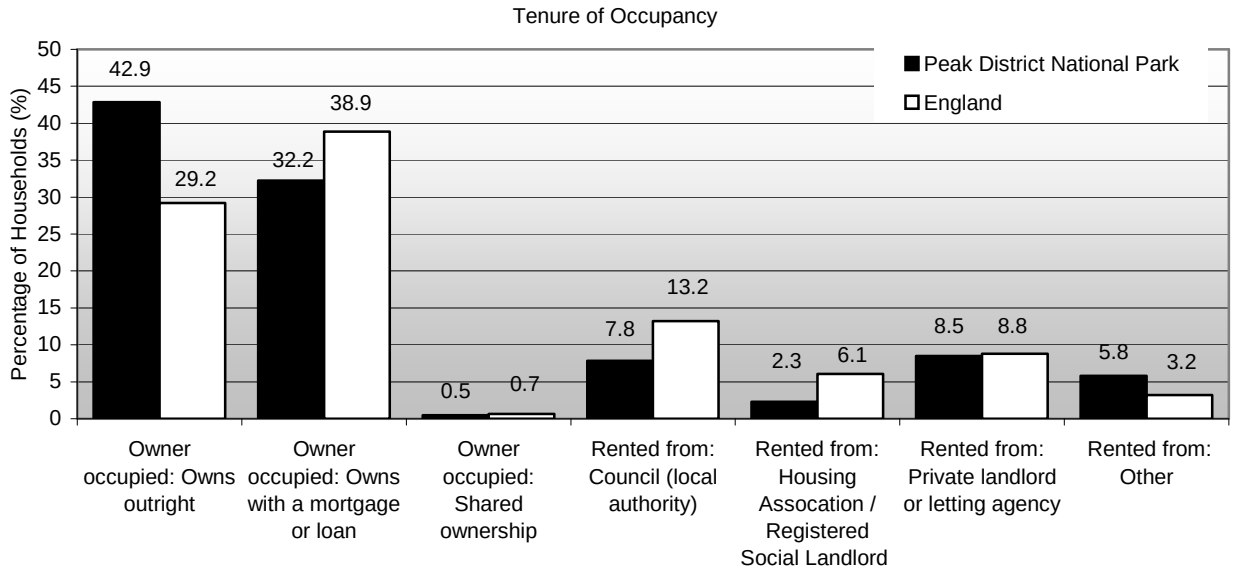
Source: 1991 and 2001 Census, Key statistics for local authorities, Crown copyright



4) Household characteristics

Household size	Peak District National Park 1991	Peak District National Park 2001	England 2001
Average number of people per household	2.5	2.34	2.36
Average number of rooms per household	5.6	6.1	5.3

Types of occupancy	Peak District National Park (%)	England (%)
One person: Pensioner	16.19	14.37
One person: Other	11.15	15.70
One family: All pensioners	11.41	8.93
One family: Married or cohabiting couple: No children	22.26	17.77
One family: Married / cohabiting couple: With dependant children	21.32	20.79
One family: Married / cohabiting couple: All children non-dependant	7.41	6.28
One family: Lone parent: With dependant children	2.93	6.42
One family: Lone parent: All children non-dependant	2.88	3.05
Other households: with dependant children	1.61	2.24
Other households: All students	0.02	0.39
Other households: All pensioners	0.63	0.40
Other households: Other	2.18	3.67

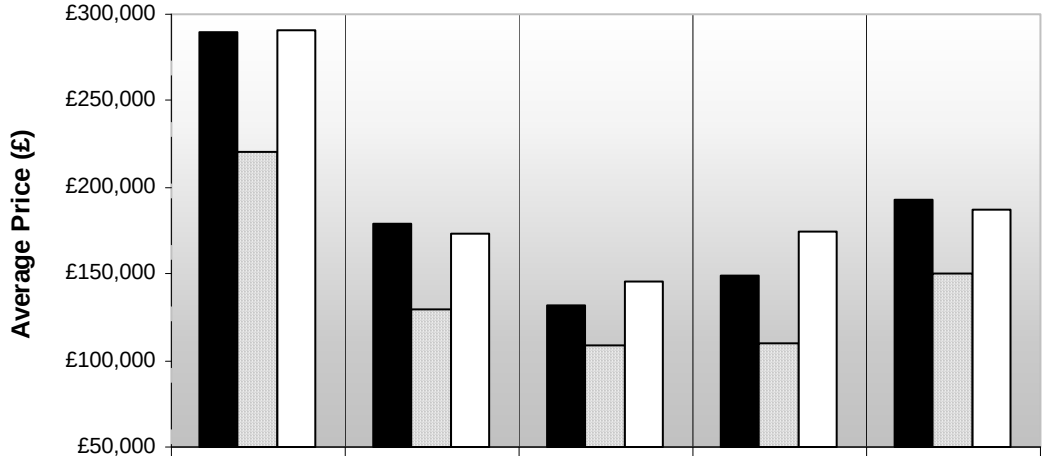


5) Housing Occupancy Restrictions

Housing	Total Number in the Park as at 31/03/05
All dwellings	16, 830 (estimate)
Dwellings with a Local Need Occupancy Restriction	255
Dwellings with an Agricultural / forestry worker's occupancy restriction	104
Dwellings with other occupancy restrictions[X]	74

[X] See Appendix D of the Peak District National Park Authority's Annual Housing Report 2005 for details

6) House prices



	Detached	Semi	Terrace	Flat	Overall
Peak Park (by Postcode area)	£290,202	£179,450	£131,387	£149,155	£192,434
East Midlands	£220,380	£129,504	£108,686	£110,202	£149,683
England	£290,431	£172,808	£145,826	£174,922	£187,187

(Data Source: Land Registry, June 2005)

7) Economic profile[XI]

Business by Standard Industrial Classification	Percentage of businesses in the Peak District
Agriculture, hunting and forestry	18.77
Fishing	0.04
Mining and quarrying	0.80
Manufacturing	8.63
Electricity Gas and water supply	0.04
Construction	6.28
Motor Trade	2.03
Wholesale	2.63
Retail	11.65
Hotels and restaurants	19.13
Transport, storage, communication	4.61
Financial intermediation	0.91
Real estate, renting and business activities	12.53
Public administration and defence, compulsory social security	0.08
Education	2.19
Health and social work	2.39
Other community, social and personal activities	7.28

Number of employees	Percentage of businesses		
	Peak District	East Midlands	UK
0-4	81.88%	74.03%	75.10%
5-9	8.01%	13.25%	13.00%
10-19	4.88%	6.62%	6.25%
20-49	3.48%	3.81%	3.48%
50-99	1.39%	1.11%	1.03%
100-249	0.35%	0.71%	0.66%
250+	0.00%	0.47%	0.48%

[XI] Data sources – Peak District National Park Business survey, 2004; East Midlands and England – Activity, Size and location – 2004; Office for National Statistics, Statistical Framework Division, October 2004 (DCBL ONS Core licence number CO2W0004952)

Salary Band	Percentage of jobs		
	Peak District National Park		England
	1997	2004	2004
less than £10K	27%	14.54%	
Less than £11,932			10%
£11K-20K	54%	55.37%	
£11,933 - £19,351			30%
£21K+	17%		
£19,351 - £30,911			35%
£21K-30K		18.88%	
£30,912+			25%
£31K-50K		10.12%	
£51K-100K		0.99%	
£101K+		0.09%	

Job type	Percentage of employees					
	Male		Female		All	
	1997	2004	1997	2004	1997	2004
Full Time	83.5%	86.5%	48.5%	57.4%	68%	73.0%
Part Time	10.2%	10.9%	41.6%	36.4%	25%	22.8%
Seasonal	6.3%	2.6%	9.9%	6.1%	8%	4.2%

8) Quarry profile

	As at 31 March 2005
Number and size of active surface workings	30 (1309ha)
Number and size of active underground workings	1 (154ha)
Size of dormant surface workings	49ha
Size of dormant underground workings	1734ha

9) Waste management sites – data on number and capacity by type to be obtained for future Reports

Appendix 3 - SUMMARY OF STRUCTURE PLAN POLICIES

LIST OF LAND USE POLICIES

The adopted policies are listed below

Policy Number Short title

General Strategic Policies

GS1: Development in the Peak National Park
GS2: Development in Bakewell

Conservation Policies

C1: The Natural Zone
C2: Development in Countryside Outside the Natural Zone
C3: Development in Towns and Villages
C4: Conservation Areas
C5: Agricultural Landscapes
C6: Agricultural and Forestry Development
C7: Farm Diversification
C8: Evaluating Sites and Features of Special Importance
C9: Listed Buildings and other Buildings of Historic or Vernacular Merit
C10: Sites of Historic, Archaeological or Cultural Importance
C11: Sites of Wildlife, Geological or Geomorphical Importance
C12: Important Parks and Gardens
C13: Trees, Woodlands and other Landscape Features
C14: Enhancement and Improvement
C15: Pollution and Disturbance
C16: Unstable or Contaminated Land
C17: Energy
C18: Flood Defence

Housing

HC1: Provision for Housing to Meet the Needs of the Park and its People
HC2: Affordable Housing for Local Needs
HC3: Distribution of Affordable Housing for Local Needs
HC4: Residential Caravans and Mobile Homes

Shops and Community Services

SC1: Shopping
SC2: Community Services

Economic Policies

E1: Economic Development
E2: Bakewell and the Hope Valley
E3: Home Working
E4: Safeguarding Industrial/Business Land and Buildings

Recreation and Tourism Policies

RT1: Recreation and Tourism Development
RT2: Safeguarding Recreation Sites and Resources
RT3: Tourist Accommodation
RT4: Camping and Caravans
RT5: Mobile Vendors

Minerals and Waste Disposal Policies

M1: No Land Allocation for New Workings or Extensions
M2: Rigorous Examination and Strict Control of all Proposals
M3: Major Development Proposals.
M4: Aggregates Landbank
M5: Other Development Proposals
M6: Safeguarding Known Mineral Resources
M7: Minimising the Impact of Operations
M8: Oil or Gas Operations
M9: Withdrawing Permitted Development Rights
M10: The Review of Existing Mineral Permissions

Transport Policies

T1: Reconciling Transport Demands with National Park Objectives
T2: The Road Hierarchy
T3: Cross-Park Traffic
T4: Abandoned Road schemes
T5: New Road Schemes
T6: Public Transport
T7: Freight Transport, Haulage Depots and Lorry Parks
T8: Traffic Management and Parking
T9: Design Criteria for Transport Infrastructure
T10: Cyclists, Horse Riders and Pedestrians
T11: Access to Sites and Buildings for People with a Mobility Difficulty
T12: Pipelines, Conveyors and Overhead Lines
T13: Air Transport

APPENDIX 4 – SUMMARY OF LOCAL PLAN POLICIES

Conservation

LC1: Conserving and managing the Natural Zone
LC2: Designated Local Plan Settlements
LC3: Local Plan Settlement limits
LC4: Design, layout and landscaping
LC5: Conservation Areas
LC6: Listed Buildings
LC7: Demolition of Listed Buildings
LC8: Conversion of buildings of historic or vernacular merit
LC9: Important parks and gardens
LC10: Shop fronts
LC11: Outdoor advertising
LC12: Agricultural or forestry workers' dwellings
LC13: Agricultural or forestry operational development
LC14: Farm diversification
LC15: Historic and cultural heritage sites and features
LC16: Archaeological sites and features
LC17: Sites, features or species of wildlife, geological or geomorphologic importance
LC18: Safeguarding, recording & enhancing nature conservation interests when development is acceptable
LC19: Assessing the nature conservation importance of sites not subject to statutory designation
LC20: Protecting trees, woodlands or other landscape features put at risk by development
LC21: Pollution and disturbance
LC22: Surface water run-off
LC23: Flood risk areas
LC24: Contaminated land
LC25: Unstable land

Housing

LH1: Meeting local needs for affordable housing
LH2: Definition of people with a local qualification
LH3: Replacement of agricultural occupancy conditions
LH4: Extensions and alterations to dwellings
LH5: Replacement dwellings
LH6: Conversion of outbuildings within the curtilages of existing dwellings to ancillary residential uses
LH7: Gypsy caravan sites

Shops, Services and Community Facilities

LS1: Retailing and services in Local Plan Settlements
LS2: Change of use from a shop to any other use
LS3: Retail development outside Local Plan Settlements
LS4: Community facilities
LS5: Safeguarding sites for community facilities

Economy

LE1: Employment sites in the Hope Valley
LE2: Exceptional permission for Class B1 employment uses
LE3: Home working

LE4: Industrial and business expansion
LE5: Retail uses in industrial and business areas
LE6: Design, layout and neighbourliness of employment sites, including haulage depots

Recreation and Tourism

LR1: Recreation and tourism development
LR2: Community recreation sites and facilities
LR3: Touring camping and caravan sites
LR4: Holiday chalet developments
LR5: Holiday occupancy of camping and caravan sites
LR6: Holiday occupancy of self-catering accommodation
LR7: Facilities for keeping and riding horses

Utilities

LU1: Development that requires new or upgraded utility service infrastructure
LU2: New and upgraded utility services
LU3: Development close to utility installations
LU4: Renewable energy generation
LU5: Telecommunications infrastructure
LU6: Restoration of utility infrastructure sites

Minerals

LM1: Assessing and minimising the environmental impact of mineral activity
LM2: Reclamation of mineral sites to an appropriate after-use
LM3: Provision of aggregate minerals
LM4: New aggregate extraction
LM5: 10-year land bank for aggregates
LM6: Building stone and roofing slate
LM7: Limestone removal from opencast vein mineral sites
LM8: Small scale calcite workings
LM9: Ancillary mineral development
LM10: Producing secondary and recycled materials

Waste Management

LW1: Sustainable waste management
LW2: Assessing and minimising the environmental impact of waste management facilities
LW3: Reclamation of waste disposal sites to an acceptable after-use
LW4: Household waste recycling centres
LW5: Recycling of construction and demolition waste
LW6: Waste transfer stations and waste processing facilities
LW7: Disposal of waste from construction or restoration projects
LW8: Disposal of domestic, commercial, industrial & other non-inert waste by landfill at new sites
LW9: Disposal of inert, domestic, commercial, industrial & other non-inert waste by landraising

Transport

LT1: Implementing the road hierarchy: the main vehicular network
LT2: Implementing the road hierarchy: very minor roads
LT3: Cross-Park traffic: road and rail
LT4: Safeguarding land for new road schemes
LT5: Public transport: route enhancement
LT6: Railway construction

LT7: Public transport and the pattern of development
LT8: Public transport from Baslow to Bakewell and Chatsworth
LT9: Freight transport and lorry parking
LT10: Private non-residential (PNR) parking
LT11: Residential parking
LT12: Park and ride
LT13: Traffic restraint measures
LT14: Parking strategy and parking charges
LT15: Proposals for car parks
LT16: Coach parking
LT17: Cycle parking
LT18: Design criteria for transport infrastructure
LT19: Mitigation of wildlife severance effects
LT20: Public rights of way
LT21: Provision for cyclists, horse riders and pedestrians
LT22: Access to sites and buildings for people with a mobility difficulty
LT23: Air transport

Bakewell

LB1: Bakewell's Development Boundary
LB2: Important Open Spaces in Bakewell
LB3: Traffic management in Bakewell
LB4: Car, coach and lorry parking in Bakewell
LB5: Public transport in Bakewell
LB6: Sites for general industry or business development in Bakewell
LB7: Redevelopment at Lumford Mill
LB8: Non-conforming uses in Bakewell
LB9: Shopping in Bakewell
LB10: Bakewell Stall market
LB11: Community, sports and arts facilities in Bakewell

Glossary of terms

Community Strategy: Local Authorities (but not the National Park Authority) are required by the Local Government Act 2000 to prepare these, with the aim of improving the social, environmental and economic well being of their areas. Through the Community Strategy authorities are expected to coordinate the actions of local public, private, voluntary and community sectors. Responsibility for producing Community Strategies may be passed to Local Strategic Partnerships, which include local authority representatives.

Core Strategy: sets out the long-term spatial vision for the local planning authority area, and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.

Development Plan: as set out in the Planning and Compulsory Purchase Act 2004, the authority's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within the Local Development Framework.

Development Plan Documents (DPDs): spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy, will form the development plan for a local authority area. They can include a Core Strategy, Development Control Policies, and Site-Specific allocations; they will all be shown geographically on an adopted proposals map. Individual Development Plan Documents or parts of a document can be reviewed independently from others. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme.

Dwelling: A dwelling is defined as an accommodation unit where all rooms are behind a door that is inaccessible to others. Therefore, where a household shares a kitchen or toilet with another household within the same building that would be classed as one dwelling with two household spaces (2001 Census of population).

Household: A single person or group of people who live together at the same address with common housekeeping (2001 Census of population).

Household Space: Accommodation available for an individual household.

Holiday Homes: The PDNPA definition of a holiday home is a development with planning permission for a maximum occupation of 28 days per year by any one person. However, the definition of a holiday home in the 2001 Census was any dwelling rented out for the purposes of holiday provision.

Local Development Document (LDD): the collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Framework (LDF): the name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area.

Local Development Scheme (LDS): sets out the programme for preparing Local Development Documents.

Local Plan: the present set of policies that seek to guide development within the Park, providing the finer detail underneath the over arching policies within the Structure Plan.

National Park Management Plan (NPMP): the Plan seeks to guide the management of the National Park in a way which will help to achieve its statutory purposes and duty, improving the quality of life for those who live or work in the Park, or are visitors to it.

Regional Spatial Strategy (RSS): sets out the region's policies in relation to the development and use of land, and forms part of the Development Plan for local planning authorities.

Saved policies or plans: existing adopted development plans are saved for 3 years from the date of commencement of the Planning and Compulsory Purchase Act in September 2004.

Statement of Community Involvement (SCI): sets out the standards which authorities will achieve with regard to involving local communities in the preparation of Local Development Documents and development control decisions. The Statement is not a Development Plan Document but is subject to independent examination.

Strategic environmental assessment (SEA): a generic term used to describe formal environmental assessment of policies, plans and programmes, as required by the European 'SEA Directive' (2001/42/EC).

Structure Plan: the present set of over arching policies that seek to guide development within the Park.

Supplementary Planning Guidance (SPG): provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

Sustainability appraisal (SA): tool for appraising policies to ensure that they reflect sustainable development objectives (ie social, environmental and economic factors), and required in the Act to be undertaken for all local development documents.

Sustainable Urban Drainage System (SUDS): a variety of techniques that aim to decrease the amount and/or velocity of surface water runoff, improving the quality of runoff or preventing pollutants from entering the drainage system.