

**Bakewell
Neighbourhood
Plan**



**Habitat Regulations
Assessment**

Screening Report

May 2020

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1.0 Introduction & Legislative Background

Neighbourhood Planning Regulations

1.1 This report is the Habitats Regulations Assessment (HRA) 'Screening Report' of the submission draft Bakewell Neighbourhood Plan (BNP). The purpose of the report is to determine whether significant adverse effects on relevant European 'Natura 2000' sites are likely as a result of BNP, in accordance with:

- Schedule 4B to the Town and Country Planning Act 1990 Para 8(2)(f) which requires BNP to not breach and be otherwise compatible with EU obligations
- The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018, whereby the Neighbourhood Planning Regulations are amended to create a new 'basic condition' that the making of a neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017¹

European Union Obligations

1.2 The relevant EU obligations are '*Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora*' and '*Directive 2009/147/EC on the conservation of wild Birds*'.

1.3 Article 6 para 3 of Directive 92/43/EEC states:

"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives."

Conservation of Habitats and Species Regulations 2017

1.4 A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 105 or to enable it to determine whether that assessment is required.

1.5 Regulation 105 states that where a land use plan

(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) is not directly connected with or necessary to the management of the site,

the plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's conservation objectives.

¹ <http://www.legislation.gov.uk/uksi/2017/1012/regulation/106>

1.6 The plan-making authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.

Natura 2000 sites

1.6 Natura 2000 is the Europe-wide network of sites of international importance for nature conservation established under the European Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC Habitats Directive).

1.7 The Natura 2000 network comprises:

- (i) Special Protection Areas (SPAs). SPAs are classified under the European Council Directive on the conservation of wild birds (79/409/EEC; 'Birds Directive') for the protection of wild birds and their habitats
- (ii) Special Areas of Conservation (SACs). SACs are designated under the Habitats Directive and target particular habitats (Annex 1) and/or species (Annex II) identified as being of European importance.
- (iii) The Government also expects candidate SACs (cSACs) & potential SPAs (pSPAs), to be included within the HRA.
- (iv) Ramsar sites. Ramsar sites support internationally important wetland habitats (Ramsar Convention, 1971).

1.8 There are 4 'Natura 2000' sites within a 15 km radius of the BNP area shown in Appendix 1:

- Pennine Moors Special Area of Conservation,
- Peak District Moors Special Protection Area and
- Peak District Dales Special Area of Conservation and
- Bee`s Nest and Green Clay Pits

Scope of Report

1.9 This HRA report is a 'screening report' designed to determine whether or not significant effects (and 'in combination' effects) on the above sites are likely as a result of Bakewell Neighbourhood Plan (BNP), and whether or not an Appropriate Assessment is required. Natural England is consulted as part of this process.

2.0 Description of relevant Natura 200 sites²

South Pennine Moors Special Areas of Conservation

2.1 The South Pennine Moors SAC is designated for:

- Northern Atlantic wet heaths with *Erica tetralix* for which the area is considered to support a significant presence.
- European dry heaths for which this is considered to be one of the best areas in the United Kingdom.
- Blanket bogs for which this is considered to be one of the best areas in the United Kingdom.
- Transition mires and quaking bogs for which the area is considered to support a significant presence.
- Old sessile oak woods with *Ilex* and *Blechnum* for which this is considered to be one of the best areas in the United Kingdom.

2.2 The South Pennine Moors SAC is vulnerable due to grazing and burning regimes, visitor access, & atmospheric pollution, which have led to large areas of eroded and de-vegetated peat. Much of the area is subject to intensive landscape scale conservation and regeneration delivered via numerous projects and partnerships of public, private and 3rd Sector organisations, including the national park authority.

Peak District Moors Special Protection Area

2.3 The Peak District Moors SPA is designated for (it's 'qualifying features') its importance for several upland breeding species including: Falco columbarius, Merlin (Breeding); Pluvialis apricaria, European golden plover (Breeding); Asio flammeus, Short-eared owl (Breeding).

2.4 The conservation objectives for the site, currently being delivered via numerous projects and partnerships of public, private and 3rd Sector organisations, including the national park authority, are to maintaining or restore:

- the extent and distribution of the habitats of the qualifying features
- the structure and function of the habitats of the qualifying features
- the supporting processes on which the habitats of the qualifying features rely
- the population of each of the qualifying features
- the distribution of the qualifying features within the site

Peak District Dales Special Areas of Conservation

2.5 The Peak District Dales SAC is designated for:

- European dry heaths
- Semi-natural dry grasslands and scrubland facies on calcareous substrates
- Alkaline fens
- Calcareous and calcshist screes of the montane to alpine
- Calcareous rocky slopes with chasmophytic
- Tilio-Acerion forests of slopes, screes and ravines
- Austropotamobius pallipes
- Lampetra planeri

² <http://jncc.defra.gov.uk/protectedsites>

- *Cottus gobio*

2.6 The main threats are inappropriate grazing management, water quality and low flows, and introduced disease. The ideal management for the grassland habitats for nature conservation purposes - light grazing throughout most of the year, with a break in grazing during the spring and early summer - tends to conflict with today's agricultural regimes. The result is neglect & invasion by scrub, or overgrazing and the loss of the important vegetation communities. The woodland habitats are under significant threat from Ash Dieback, and are likely to undergo major changes over the next decade and more. Work is underway to increase species diversity and improve the resilience of these woodlands in the long term. Crayfish Plague is a massive threat to the native White-clawed Crayfish and may already have eliminated it from the River Wye. Water quality, both from sewage treatment works and diffuse agricultural pollution is a threat with phosphate levels exceeded in the Wye, and low flow affects some rivers such as sections of the Lathkill.

2.7 The conservation objectives for the site are currently being delivered via numerous projects and partnerships of public, private and 3rd Sector organisations, including the national park authority.

Bee`s Nest and Green Clay Pits

2.8 The Bee's Nest and Green Clay Pits is designated for:

- Inland water bodies (Standing water, Running water)
- Heath, Scrub, Maquis and Garrigue, Phygrana
- Dry grassland, Steppes Humid grassland, Mesophile grassland
- Inland rocks, Scree, Sands, Permanent Snow and ice
- Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)
- Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites)
- Great crested newt

2.9 The site encompasses a series of silica sand pits supporting a complex mosaic of acidic and calcareous grassland, with small areas of heathland communities. There are also areas of open water, flushes and communities of disturbed ground. **Great crested newts *Triturus cristatus*** occur in a number of ponds on site, which vary in size, profile and vegetation cover.

3.0 Determination of the likeliness of significant environmental effects of Bakewell neighbourhood plan

3.1 In the tables below Bakewell Neighbourhood Plan (BNP) policies are assessed for their likeliness of negative significant effects on Natura 2000 sites within a 15km radius of the plan area. BNP must be in general conformity with strategic planning policy so this assessment is made in the context of the Habitat Regulations Assessment (HRA) undertaken for PDNPA Core Strategy, specifically the 'summary of appropriate assessment findings' (Table 1), and 'discussion of potential impacts' (Table 2). In combination effects are also considered.

http://www.peakdistrict.gov.uk/_data/assets/pdf_file/0018/90144/ldf-a004-habitatsassessmentappraisal.pdf.

3.2 The HRA³ for the PDNPA core strategy concluded:

- 15 of the total of 35 policies in the Core Strategy are unlikely to have a significant effect on Natura 2000 sites, as they relate to broad strategic objectives, qualitative criteria and/or aim to protect and enhance the environment.
- More detailed assessment (Appropriate Assessment) was undertaken in relation to the remaining 20 policies and the emerging findings were discussed with Natural England.
- Of the remaining 20 policies that were subject to full Appropriate Assessment, six have been judged as unlikely to have any adverse effect on the integrity of N2K Sites

3.3 The Shadow HRA⁴ to inform the assessment of the Development Management Policies concluded:

'The DMP Document has been subject to screening under the Habitats Regulations. All 67 policies have been considered in respect of the potential for likely significant effects upon any European site from the document, either alone or in combination with other plans and projects. All 67 policies were screened out from the need for further assessment as they would have no likely significant effect either alone or in combination with other plans and projects.'

³ Peak District Core Strategy Submission Draft Habitats Regulations Assessment, Land Use Consultants, August 2010.

⁴ Shadow Habitats Regulations Assessment to inform the assessment of the Development Management Policies (part 2 of the Local Development Plan for the Peak District National park, DTA Ecology, 12 October 2016.

Table 1: Assessment of the BNP policies and their likelihood of significant negative effects on Natura 2000 sites within a 15 km radius					
Policy from Bakewell Neighbourhood Plan		Summary of policy	Corresponding Policy from Core Strategy (other Local plan document policies have been included for clarity)	Summary of Core Strategy HRA (likelihood of significant negative effect)	Likelihood of negative significant effects of the BNP policy/proposal on Natura 2000 (N2K) sites within 15km radius of plan area.
Policy	DB1: Development Boundary	To extend the settlement boundary.	Core Strategy GSP2, GSP4b, DS1, HC2 Development Management Policy DMP1	GSP2, GSP4b, HC2, May have significant effect directly or indirectly as allows for major development within the National Park. However there are safeguarding criteria including consideration of the valued characteristics/special qualities of the National Park.	<p>Not likely. No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes.</p> <p>The proposed boundary extensions are 2-3k distance from N2K sites. The sites themselves are unlikely to be ecologically linked to N2K sites and have negligible inherent ecological value. Area 1 is agricultural land (improved pasture). Area 2 is playing fields Area 3 is agricultural land (species poor semi-improved pasture.)</p> <p>The extension to the development boundary does not in itself result in development. Development is subject to policies within the BNP, Core Strategy Policy L2 (Sites of biodiversity or geodiversity importance) and Development Management Policies DMC11/12 which work together to provide sufficient overarching protection to ensure this policy will not result in any likely significant effects on European sites.</p> <p>Development of Area 3 has potential to impact on the continuity of the River Wye corridor, and hence on populations of White-clawed Crayfish (if still present), Brook Lamprey or Bullhead, or may hinder their upstream migration. The small length of river affected compared to existing riverbank modifications through the town are likely to make any additional impact negligible, so it is still reasonable to conclude that there is unlikely to be a significant impact on the European sites. A 10m buffer zone to the river would strengthen this conclusion. Core Strategy policy CC5 on its own is insufficient to safeguard the ecological integrity of the river corridor.</p>

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Policy	ENV1: Protection and Enhancement of Bakewell's Setting	To respect the landscape's sensitivity, include appropriate landscaping, provide green infrastructure. Encourage a local Landscape Character Assessment.	Core Strategy GSP2 Development Management Policy DMC3	GSP2 May have significant effect directly or indirectly as allows for major development within the National Park. However there are safeguarding criteria including consideration of the valued characteristics/special qualities of the National Park.	Not likely. No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes. Development is directed to Bakewell. Impact on the landscape is subject to consideration of the valued characteristics/special qualities of the National Park. Core Strategy Policy L2 (Sites of biodiversity or geodiversity importance) and Development Management Policies DMC11/12 work together to provide sufficient overarching protection to ensure this policy will not result in any likely significant effects on European sites.
Policy	ENV2: Protection and Enhancement of Bakewell's Special Character	Development will be expected to: Take into account the local character and topography; Contribute positively towards the built environment and public realm; Take account of relevant SPDs and CAA.	Core Strategy GSP2, L1 Development Management Policy DCM3	GSP2 May have significant effect directly or indirectly as allows for major development within the National Park. However there are safeguarding criteria including consideration of the valued characteristics/special qualities of the National Park.	Not likely. No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes. Development is directed to Bakewell. Development impact on the landscape is subject to consideration of the valued characteristics/special qualities of the National Park. Core Strategy Policy L2 (Sites of biodiversity or geodiversity importance) and Development Management Policies DMC11/12 work together to provide sufficient overarching protection to ensure this policy will not result in any likely significant effects on European sites.
Policy	ENV3: Protection of Non-designated Heritage Assets	Conserve and where possible enhance non-designated heritage assets.	Core Strategy L3 Development Management Policy DMC5, DMC6, DMC7, DMC8, DMC9, DMC10	L3 Policy is not identified as having the potential for effects on N2k sites.	Not likely. No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes. The policy seeks to conserve and enhance existing heritage assets.

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Policy	ENV4: Local Green Spaces	Designate Local Green Space. Development only acceptable in very special circumstances.	Core Strategy L3 Development Management Policy DMC4(B)	L3 Policy is not identified as having the potential for effects on N2k sites.	<p>Not likely. No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes.</p> <p>Policy aims to conserve locally important Green Space, some of which are designated for their wildlife value. Any proposal for development would be subject to safeguarding criteria including consideration of the valued characteristics/special qualities of the National Park.</p>
Policy	H1: Provision of Affordable Housing	Supports the provision of affordable housing of a range and number to address local need. To comply with local lettings plan.	Core Strategy DS1, HC1, HC2, HC3, HC4 Development Management Policy DMH1 Supplementary Planning Guidance 'meeting the local need for affordable housing'	<p>DS1: Adverse effect on site integrity uncertain</p> <p>HC1: Unlikely as it refers to broad strategic objectives.</p> <p>HC2, HC3, HC4 May have significant effect directly or indirectly as allows for major development within the National Park. However there are safeguarding criteria including consideration of the valued characteristics/special qualities of the National Park.</p>	<p>Not likely. No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes.</p> <p>New development would be expected to be located in or edge of the settlement boundary and would be subject to other policies which safeguard the valued characteristics/special qualities of the National Park.</p> <p>Comments under DB1 also apply.</p> <p>Core Strategy Policy L2 (Sites of biodiversity or geodiversity importance) and Development Management Policies DMC11/12 work together to provide sufficient overarching protection to ensure this policy will not result in any likely significant effects on European sites.</p> <p><i>See Table 2 for details where effects of core strategy policies 'uncertain'</i></p>

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Policy	H2: Market Housing and Starter Homes	Supports redevelopment of brownfield/PDL for market and starter homes.	Core Strategy DS1, HC1	DS1: Adverse effect on site integrity uncertain. HC1: Unlikely as it refers to broad strategic objectives.	<p>Not likely. No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes.</p> <p>Policy supports redevelopment of existing brownfield/PDL. Policies within the Core Strategy and Development Management Policies document seek to enhance the valued characteristics/special qualities of the National Park.</p> <p>Core Strategy Policy L2 (Sites of biodiversity or geodiversity importance) and Development Management Policies DMC11/12 which work together to provide sufficient overarching protection to ensure this policy will not result in any likely significant effects on European sites.</p> <p><i>See Table 2 for details where effects of core strategy policies 'uncertain'</i></p>
Policy	H3: Age and disability related considerations	To ensure that development on flat sites accommodates the needs of Bakewell's ageing and disabled population.	Core Strategy DS1, HC1	DS1: Adverse effect on site integrity uncertain. HC1: Unlikely as it refers to broad strategic objectives.	<p>Not likely. No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes.</p> <p>Core Strategy Policy L2 (Sites of biodiversity or geodiversity importance) and Development Management Policies DMC11/12 which work together to provide sufficient overarching protection to ensure this policy will not result in any likely significant effects on European sites.</p> <p><i>See Table 2 for details where effects of core strategy policies 'uncertain'</i></p>

Table 1: Assessment of the BNP policies and their likelihood of significant negative effects on Natura 2000 sites within a 15 km radius

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Policy	CF1: Newholme Hospital	Supports the redevelopment of the site for community/employment/housing uses.	Core Strategy DS1 Development Management Policy DMS2	DS1: Adverse effect on site integrity uncertain.	<p>Not likely.</p> <p>No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes.</p> <p>Site is 3k from N2K sites.</p> <p>Core Strategy Policy L2 (Sites of biodiversity or geodiversity importance) and Development Management Policies DMC11/12 which work together to provide sufficient overarching protection to ensure this policy will not result in any likely significant effects on European sites.</p> <p><i>See Table 2 for details where effects of core strategy policies 'uncertain'</i></p>
Policy	CF2: Development of Community, Sports and Arts Facilities	Supports the provision of these facilities within/adjacent to the development boundary with good access for all and links to existing non-vehicular routes.	Core Strategy DS1, HC4 Development Management Policy DMS 6	<p>DS1: Adverse effect on site integrity uncertain.</p> <p>HC4 May have significant effect directly or indirectly as allows for major development within the National Park.</p> <p>However there are safeguarding criteria including consideration of the valued characteristics/special qualities of the National Park.</p> <p>Uncertain.</p>	<p>Not likely.</p> <p>No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes.</p> <p>Could result in development on greenfield or brownfield sites but Core Strategy Policy L2 (Sites of biodiversity or geodiversity importance) and Development Management Policies DMC11/12 work together to provide sufficient overarching protection to ensure this policy will not result in any likely significant effects on European sites.</p> <p><i>See Table 2 for details where effects of core strategy policies 'uncertain'</i></p>

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Policy	CF3: Retaining Playing Fields and Sports Facilities	To prevent the loss of playing fields and sports facilities unless replacement facilities are provided of equal or better equality and access.	Core Strategy HC8 Development Management Policy DMS7	HC8: Adverse effect on site integrity unlikely.	<p>Not likely.</p> <p>No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes.</p> <p>Core Strategy Policy L2 (Sites of biodiversity or geodiversity importance) and Development Management Policies DMC11/12 work together to provide sufficient overarching protection to ensure this policy will not result in any likely significant effects on European sites. <i>See Table 2 for details where effects of core strategy policies 'uncertain'</i></p>
Policy	E1: Bakewell Central Shopping Area and Protected Shopping Frontages	To direct commercial uses to the town centre and to protect the vitality and viability of the shopping area.	Core Strategy DS1, HC9 Development Management Policy DMS1	DS1: Adverse effect on site integrity uncertain. HC9: Allows for new retail premises in Bakewell and small scale retail in open countryside. Increased visitor pressure could have an impact.	<p>Not likely.</p> <p>No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes.</p> <p>Policy focuses on the uses of existing buildings within the shopping area and shopping frontages. New commercial buildings are directed to the existing built up areas of the Central Shopping Area. Protected Shopping frontage policy refers to land uses within an existing built environment.</p>

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Policy	E2: Employment sites	To safeguard existing employment sites for primarily B uses and to allocate 1 employment site.	Core Strategy DS1, E2, Development Management Policy DME3, Development Management Policy Chapter 8, para 8.4	DS1: Adverse effect on site integrity uncertain. E2: Permits small scale employment in DS1 settlements.	<p>Not likely to affect N2K sites due to distance (3k). This conclusion is further strengthened if policy requires that any development maintains and where possible enhances the continuity and integrity of the river corridor.</p> <p>No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes.</p> <p>Core Strategy Policy L2 (Sites of biodiversity or geodiversity importance) and Development Management Policies DMC11/12 work together to provide overarching protection to ensure this policy will not result in any likely significant effects on European sites.</p> <p>However the 'Cintrade' and 'Riverside' employment sites are located adjacent to the River Wye and development here has the potential to impact on the continuity of the River Wye Corridor.</p> <p>New development would be subject to Core Strategy policy CC5 which protects the functionality of the river and safeguards the valued characteristics/special qualities of the National Park. Core Strategy CC5 on its own may not protect the ecological integrity and continuity of the river corridor. Development should be required to maintain and where possible enhance the continuity and integrity of the river corridor.</p> <p>Part of 'Cintrade' site 1 is subject to a blanket TPO so local effects on wildlife may occur.</p> <p><i>See Table 2 for details where effects of core strategy policies 'uncertain'</i></p>

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Policy	TC1: Improvements for Non-Car Users	Proposals for development to demonstrate how they make a positive contribution to improving access for pedestrians and cyclists.	Core Strategy T1, T6,	T6: Unlikely to lead to development itself.	Not likely No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes. Policy seeks to readdress the balance between vehicular and non-vehicular access. <i>See Table 2 for details where effects of core strategy policies 'uncertain'</i>
Policy	TC2: Car and Cycle Parking	Protect existing car parking provision and to support increased provision of cycle parking.	Core Strategy T7 Development Management Policy DMT5&6	T7: Permits traffic management schemes and transport infrastructure.	Not likely. Policy protects existing car parking facilities and supports cycle parking within Bakewell.
Policy	TC3: Reopening the Matlock – Buxton Railway	Supports the reinstatement of the railway subject to re-providing the existing recreation route and local green space.	Core Strategy T5 Development Management Policy DMT3	T5: Could result in direct impact to habitats, increased visitor pressure and impact to air quality. Policy includes site criteria to ensure that any detrimental effects are outweighed by significant benefits.	Not likely. No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes. Policy supports the Core Strategy policy. Core Strategy Policy L2 (Sites of biodiversity or geodiversity importance) and Development Management Policies DMC11/12 work together to provide sufficient overarching protection to ensure this policy will not result in any likely significant effects on European sites.
Policy	TC4: Broadband	Improved broadband connection.	Core Strategy T12 Development Management Policy DMU4	T12: Supports utility infrastructure providing pipelines do not have negative impacts in environmentally sensitive areas.	Not likely. No in combination effects as BNP policy is in general conformity with strategic planning policy that restricts development to that which secures national park purposes.

Table 2: Analysis of BNP in relation to issues of concern raised in HRA of core strategy		
Core Strategy Issue of concern	Extract from HRA of core strategy highlighting issues of concern where there is direct link between core strategy and BNP.	Is core strategy issue also of concern in Bakewell Neighbourhood Plan?
Impact on drainage	<p>“Other policies allowing for development may have some potential to affect drainage including Policy DS1 Development Strategy, Housing for key workers (Policy HC1) and businesses in the countryside (Policy E2).”</p> <p>Mitigation Policy safeguards within the Core Strategy and consultation with Natural England on specific proposals should ensure that any adverse effects on the integrity of Peak District Dales SAC are avoided.</p>	<p>The allocated employment site is proposed in/adjacent to the catchment of the River Wye.</p> <p>The settlement boundary is to be extended in/adjacent to the catchment of the River Wye.</p> <p>Policy DB1 includes 10m buffer zone.</p>
Impact on water quality	<p>“ . . . discharges into the River Wye within the Peak District SAC are impacting water quality (particularly in relation to phosphorous levels) in the context of the freshwater SAC species which the river is known to support.”</p> <p>“Additional development as a result of a range of policies including DS1 Development Strategy, policies associated with recreation and tourism (RT1, 2 and 3) and business development (E1 and E2) could potentially exacerbate this pressure via sewage discharges.”</p>	<p>The allocated employment site is proposed in/adjacent to the catchment of the River Wye.</p> <p>The settlement boundary is to be extended in/adjacent to the catchment of the River Wye.</p> <p>Policy DB1 includes 10m buffer zone</p> <p>Policy E2 requires development to maintain and where possible enhance the continuity and integrity of the river corridor.</p>
Impact on air quality	<p>“Modelling of air quality has predicted that Nitrogen/acid deposition is likely to have exceeded critical loads at Peak District Dales SAC, South Pennine Moors SAC & Peak District Moors SPA”</p> <p>“A number of these sites are in close proximity to settlements named within Policy DS1 where new build development will be acceptable for affordable housing, community facilities and small-scale retail and business premises.”</p>	<p>BNP may result in slightly increased traffic flow both locally and on the main A roads in and out of Bakewell due to the expansion of the development boundary under Policy DB1.</p>

	<p>“Transport policies of the plan are generally aimed at reducing the amount of traffic in the Park, although Policy T2 does allow for transport developments in exceptional circumstances where there would be a net environmental benefit and public interest would exceed a negative impact on the National Park.”</p>	
Human activity	<p>“Human activity is a key pressure for the South Pennine Moors SAC, South Pennine Moors Phase 2 SPA and Peak District Moors SPA and can lead to impacts such as disturbance, predation and fires, although there is no detailed evidence to back this up. Human activity could increase where development is likely to take place in close proximity to these N2K Sites, for example, as a result of Policy DS1 Development Strategy.”</p>	<p>No. Any development permitted by BNP will be at a location removed from the SAC/SPA sites, to have a negligible effect on human activity.</p>
Hydrology	<p>“Peak District Moors SPA and South Pennine Moors Phase 2 SPA are sensitive to changes in hydrology - the Derbyshire Dales CAMS and Tame, Goyt and Etherow CAMS outline that catchments within the SPA are already over abstracted and over licensed. Increased demand on resources resulting from a larger population could heighten over-abstraction problems, particularly during summer months. There is potential for this to take place as a result of proposals in Policy DS1 Development Strategy.”</p>	<p>Whilst BNP does not allocate sites for housing, the settlement boundary is extended to accommodate growth, if needed which could have an impact on demand for resources.</p> <p>Policy DB1 includes 10m buffer zone</p> <p>Policy E2 requires development to maintain and where possible enhance the continuity and integrity of the river corridor.</p>
Small scale wind turbine development	<p>“Low carbon and renewable energy development can affect biodiversity in a number of ways including barrier effects, potential for collisions between turbine blades and birds, disturbance and physical damage during construction. East Midlands RSS HRA states that species that are qualifying features of Peak District Moors SPA and South Pennine Moors Phase 2 SPA are sensitive to wind turbine development (golden plover being vulnerable to barrier effects and disturbance, and owls being vulnerable to collisions).”</p> <p>“Policy CC2 allows for low carbon and renewable energy development, subject to a number of criteria. Although only small scale wind turbine developments will be permitted, taking account of cumulative impacts, potential effects on key bird breeding areas remains an issue.”</p>	<p>No. BNP supports PDNPA's Supplementary Planning Document for Climate Change and Sustainable Building (2013) and core strategy policies CC1, CC2, CC5.</p>

4. Conclusion of screening process

4.1 There are likely to be **no significant effects, and no 'in combination effects'** of Bakewell Neighbourhood Plan policies on the European sites and therefore no further assessment is required.

4.2 This report has been subject to the scrutiny of and amended in accordance with the Peak District National Park Authority's *Natural Environment and Rural Economy Team Manager* (Rhodri Thomas) – see Appendix 2. Any recommendations to amend the draft Plan have been made accordingly.

4.3 This report was subject to consultation with Natural England for a 6 week period from 21 May 2019 to 3rd July 2019. A reply was received (See Appendix 3) stating:

“Natural England (also) agrees with the report's conclusions that the Bakewell Neighbourhood Plan would not be likely to result in a significant effect on any European Site either alone or in combination and therefore no further assessment work under the Habitats Regulations would be required.”

4.4 A 'Regulation 14' consultation was undertaken between 15th July 2019 and 9th September 2019 and as a result, modifications were made to the plan and the policies. An analysis of the significance of the changes was also undertaken to determine the likelihood of any changes affecting the findings or outcome of the HRA Screening Statement. This analysis shows that although there were some significant changes – for example deletions of policies – the modifications do not alter the above conclusions. The table below shows Bakewell Neighbourhood Plan Policies at Regulation 14 draft stage and at Regulation 15 submission stage, and sets out the significance of the changes.

4.5 A further consultation was undertaken with Natural England on 9th May 2020 to ensure agreement that that post Regulation 14 changes to BNP did not alter the conclusion of the HRA Screening. A response (see Appendix 4) was received on 15 May 2020 stating:

“Natural England agrees with the conclusions that the updated changes to the Neighbourhood Policies would not result in Likely Significant Effects on any European Site either alone or in combination and therefore no further Appropriate Assessment work under the Habitats Regulations would be required.”

Policy Number	Policy as drafted for Regulation 14 Consultation	Policy as drafted for Regulation 15 Submission	Summary of changes including assessment of significance of change	Effect of change on conclusion of HRA Screening Statement or Sustainability Appraisal
			<p>No change</p> <p>Minor change:</p> <ul style="list-style-type: none"> • for reasons of clarity • to add detail • to make policy more effective <p>Significant change:</p> <ul style="list-style-type: none"> • strengthened/weakened to significant degree • intent or effect is significantly changed <p>Deleted</p>	
DB1 Development Boundary	<p>Future development of Bakewell will be contained within the Development Boundary as indicated on Map 2.</p> <p>Any development on land between Ashford Road and River Wye (extension area 3) should include a 10m buffer to the bank of the Wye.</p> <p>Any development in an area of flood risk will need to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce overall flood risk</p>	<p>A. Future development of Bakewell will be contained within the Development Boundary as indicated on Map 2.</p> <p>B. Any new residential or industrial development within the Extension Areas should facilitate attractive, safe pedestrian and cycle routes to the town centre.</p> <p>C. Any development in an area of identified flood risk will need to be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere.</p>	<p>Added requirement for pedestrian and cycle routes</p> <p>Strengthened protection with regard to flooding</p> <p>Minor changes. <i>The proposed boundary and the development permissible within that boundary are unchanged.</i></p>	No change

		<p>D. Development should reduce overall flood risk through the use of sustainable drainage systems where possible.</p> <p>E. Any development on land between Ashford Road and River Wye (Extension Area 3) should include a 10m buffer from the river bank.</p>		
<p>POLICY ENV1 Protection and Enhancement of Bakewell's Setting</p>	<p>POLICY ENV1 Protection and Enhancement of Bakewell's Setting</p> <p>A. Development will be supported within the development boundary where it:</p> <p>(i) respects the landscape's sensitivity and capacity to accommodate additional development, and; (ii) includes ecologically appropriate landscaping and the provision of street trees of an appropriate scale, form and species, favouring native trees in less formal settings, and; (iii) provides green infrastructure appropriate to the size of the development, restoring and enhancing connectivity for nature and people, and; (iv) secures measurable net gains for biodiversity</p>	<p>A. Development will be supported within the development boundary where it:</p> <p>(i) respects the landscape's sensitivity and capacity to accommodate additional development; and</p> <p>(ii) includes ecologically appropriate landscaping and the provision of street trees of an appropriate scale, form and species, favouring native trees in less formal settings; and</p> <p>(iii) provides green infrastructure appropriate to the size of the development, restoring and enhancing connectivity for nature and people; and</p> <p>(iv) secures measurable net gains for biodiversity; and</p> <p>(v) limits, and where possible reduces the impact of light</p>	<p>Clause added to require light pollution to be minimised.</p> <p>Requirements for landscape character assessment made more specific.</p> <p>Minor changes.</p>	No change

	B. Developers are encouraged to undertake a local Landscape Character Assessment	<p>pollution from externally visible light sources.</p> <p>B. Developers are encouraged to undertake a local landscape and visual impact assessment in accordance with a proven methodology and submit this with a planning application.</p>		
POLICY ENV2 Protection and Enhancement of Bakewell's Special Character	<p>A. Development in Bakewell will be expected to contribute positively to the quality of the built environment and public realm, including by the provision of new street trees of an appropriate scale, form and species.</p> <p>B. Applicants will be expected to demonstrate how the siting, design, layout and landscaping of the proposal align with the principles embedded in the National Park Design Guide and, where applicable, the Detailed Design Guide for Shopfronts, the Supplementary Planning Document for Extensions and Alterations, the Conservation Area Appraisal and the A-board Guidance Note⁹, and with these documents as may be amended.</p>	<p>A. Development in Bakewell will be expected to contribute positively to the quality of the built environment and public realm, including by the provision of new street trees of an appropriate scale, form and species.</p> <p>B. Applicants will be expected to demonstrate how the siting, design, layout and landscaping of the proposal align with the principles embedded in the National Park Design Guide and, where applicable, the Detailed Design Guide for Shopfronts, the Supplementary Planning Document for Extensions and Alterations, the Conservation Area Appraisal and the A-board Guidance Note, or as may be amended.</p>	<p>Requirements for a building for life assessment clarified.</p> <p>Minor change.</p>	No change

	<p>C. New housing development must be designed to:</p> <p>(i) contribute to local character by retaining and creating a sense of place appropriate to its location;</p> <p>(ii) take advantage of existing topography, landscape features, habitats, buildings, orientation and micro-climate;</p> <p>(iii) define and enhance streets and spaces.</p> <p>Developers are strongly encouraged to support proposals with a Building for Life assessment.</p>	<p>C. New housing development must be designed to:</p> <p>(i) contribute to local character by retaining and creating a sense of place appropriate to its location;</p> <p>(ii) take advantage of existing topography, landscape features, habitats, buildings, orientation and micro-climate;</p> <p>(iii) define and enhance streets and spaces.</p> <p>D. Applications for housing development comprising 10 or more units should include a Building for Life assessment.</p>		
POLICY ENV3 Protection of Non-designated Heritage Assets	<p>Planning applications for development affecting non-designated heritage assets, including those listed in para 3.23, must clearly demonstrate how these will be conserved and where possible, enhanced.</p>	<p>Policy DMC5 of the Peak District National Park Authority Part 2 Local Plan (Development Management Policies) applies to all applications for development affecting the heritage assets, or their setting, listed in paragraph 3.23.</p>	<p>Clarified relationship with strategic policy and gives greater weight to the protection of the non-designated heritage assets listed in the Neighbourhood Plan.</p> <p>Minor change. <i>The intent of the policy – to require the significance of the non-designated heritage to be considered – remains the same.</i></p>	No change

POLICY ENV4 Local Green Spaces	The areas shown together in Table 1 and identified on Map 7 below Table 1 are designated as Local Green Spaces, where new development is ruled out other than in very special circumstances.	The areas shown together in Table 1 and identified on Map 7 below Table 1 are designated as Local Green Spaces, where new development is ruled out other than in very special circumstances.	No change.	No change
POLICY H1 Provision of Affordable Housing	<p>POLICY H1 Provision of Affordable Housing</p> <p>The Neighbourhood Plan supports the development of new affordable housing within the development boundary of a range and number to address local need. All resulting affordable housing units will be required to demonstrate that they comply with the local lettings plan¹³ ensuring the homes go to people with a local connection</p>	The Neighbourhood Plan supports the development of new affordable housing within the development boundary of a range and number to address local need. All affordable housing units must comply with Policy DMH1, DMH2 and DMH3 of the Peak District National Park Authority Part 2 Local Plan.	<p>Amended to reference PDNPA policies rather than a 'local lettings plan'.</p> <p>Minor change.</p>	No change
POLICY H2 Market Homes and Starter Homes on Previously Developed Sites	<p>A. Open market housing development on brownfield sites and previously developed land where re-development would enhance the built environment will be permitted.</p> <p>B. All such housing will be restricted by legal agreement to primary full time occupancy remaining in perpetuity on subsequent sales.</p>	<p>A. Open market housing development on brownfield sites and previously developed land where re-development would enhance the built environment will be permitted.</p> <p>B. Starter Homes must comprise at least 50% of the total dwellings units permitted, with market housing or other</p>	<p>Title changed, paragraphs renumbered</p> <p>Deleted 'old' B</p> <p>Re-wrote new 'C' to include market homes</p> <p>Section F re-written to clarify that roof alterations (to prevent loft conversions) are also included</p> <p>Minor changes.</p>	No change

	<p>C. Starter Homes must comprise at least 50% of the total dwellings units permitted, with market housing or other enabling development being accepted only to the level necessary, as verified by an independent viability assessment undertaken by a Chartered surveyor, if necessary commissioned by the NPA but in all cases at the applicant's expense, which must include land purchase at values reflecting the policy constraint on re-development.</p> <p>D. Starter Homes will be restricted by legal agreement to primary full time occupancy remaining in perpetuity on subsequent sales.</p> <p>E. Starter Homes will be restricted by legal agreement to people who have lived in Bakewell parish or the adjacent parishes for a minimum of 10 years in the last 20 years and are first time buyers under the age of 40.</p> <p>F. Starter Homes must be built within the following floorspace thresholds:18</p>	<p>enabling development being accepted only to the level necessary, as verified by an independent viability assessment undertaken by a Chartered surveyor, if necessary commissioned by the NPA but in all cases at the applicant's expense, which must include land purchase at values reflecting the policy constraint on re-development.</p> <p>C. Market Homes and Starter Homes will be restricted by legal agreement to primary full time occupancy remaining in perpetuity on subsequent sales.</p> <p>D. Starter Homes will be restricted by legal agreement to:</p> <ul style="list-style-type: none"> • people who have lived in Bakewell parish or the adjacent parishes for a minimum of 10 years in the last 20 years • first time buyers under the age of 40. 		
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	<p>Number of bed spaces</p> <p>Maximum Gross Internal Floor Area (m2) One person</p> <p>39 Two persons</p> <p>58 Three persons</p> <p>70 Four persons</p> <p>84 Five persons</p> <p>97</p> <p>G. Starter Homes will have permitted development rights for extensions removed.</p>	<p>E. Starter Homes must be built within the following floorspace thresholds:</p> <p>Number of bed spaces</p> <p>Maximum Gross Internal Floor Area (m2)</p> <p>One person 39</p> <p>Two persons 58</p> <p>Three persons 70</p> <p>Four persons 84</p> <p>Five persons 97</p> <p>F. Starter Homes will have permitted development rights for extensions, including roof alterations, removed.</p>		
POLICY H3 Specialist Housing	<p>(A) New residential schemes (whether new build or conversion, greenfield or brownfield, open market or social/affordable) that are proposed on reasonably flat locations with relatively easy access to commercial and social facilities within the town centre, must contribute to meeting the housing needs of the town's ageing and disabled population.</p> <p>(B) The number of such homes within a proposed residential scheme, as well as their size and design, will either:</p>	<p>(A) New residential schemes (whether new build or conversion, greenfield or brownfield, open market or social/affordable) that are proposed on reasonably flat locations with relatively easy access to the town centre, must contribute to meeting specialist needs and the needs of the town's ageing population.</p> <p>(B) The number of such homes required within a proposed residential scheme will be</p>	<p>Referred to 'specialist needs' rather than 'disabled'.</p> <p>Simplified how to determine the number of such homes.</p> <p>Aligned standards to Building Regulations.</p> <p>Minor changes.</p>	No change

	<p>(i) be determined in conjunction with the local housing authority with reference to an up to date housing needs survey; or,</p> <p>(ii) in the event that no up to date evidence exists, meet current Lifetime Home20 standards in 10% of housing on sites of 10 dwellings or more, or comprise at least one home on sites of less than 10 dwellings.</p>	<p>determined in conjunction with the local housing authority with reference to the housing needs assessment.</p> <p>(C) The homes so required must meet either M4(2) (accessible and adaptable dwellings), and/or M4(3) (wheelchair user dwellings) of the Building Regulations.</p>		
POLICY CF1 Newholme Hospital	<p>(A) Redevelopment of Newholme Hospital shall include the provision of community and/or employment uses unless it can be demonstrated that there is no demand for these within Bakewell or that special circumstances justify otherwise.</p> <p>(B) Redevelopment of Newholme Hospital will be supported subject to:</p> <p>(i) an assessment of demand for community and employment uses and re-provision on site;</p> <p>(ii) a heritage and landscape assessment detailing enhancements to the listed buildings, consideration of non-</p>	<p>(A) Applications for the redevelopment of the Newholme Hospital site must be accompanied by a heritage and landscape assessment detailing enhancements to the listed buildings, consideration of non-listed buildings for their heritage value, and landscaping of the site.</p> <p>(B) Redevelopment of the Newholme Hospital site shall include the provision of community facilities (subject to the NHS wider estate reorganisation programme in accordance with paragraph 7.27 of the Peak District National Park Authority Part 2</p>	<p>Redrafted for clarity. Omitted the need for employment uses. Referenced PDNPA DMP Policy para 2.27. Removed need for assessment of demand for community and employment uses. Referenced H policies of Neighbourhood Plan.</p> <p>Significant change.</p>	No change

	<p>listed buildings for their heritage value, and landscaping of the site;</p> <p>(iii) provision of affordable dwellings;</p> <p>(iv) reference to an up to date housing needs survey to support the provision of a mixture of housing types and affordable dwellings on site.</p>	<p>Local Plan) and/or meet another community need such as:</p> <ul style="list-style-type: none"> • Affordable housing (in accordance with Policy H1) • Starter Homes (in accordance with H2) • Homes that meet specialist needs and the needs of the town's ageing population (in accordance with Policy H3) 		
POLICY CF2 Development of Community, Sports and Arts Facilities	Proposals for the development of community, sports and arts facilities to meet agreed local needs shall be located within the Development Boundary, or in the case of playing fields, within or adjacent to, the Development Boundary. All facilities should make provision for access for all and link to pedestrian and cycle paths where possible.	Proposals for the development of new community, sports and arts facilities shall be located within the Development Boundary, or in the case of playing fields, within or adjacent to, the Development Boundary. All facilities should make provision for access for all and link to existing pedestrian and cycle paths where possible.	<p>Amended for clarity.</p> <p>Minor changes.</p>	No change
POLICY CF3	Developments resulting in the loss of playing fields and sports		Policy replicated existing strategic policy.	No change

Retaining Playing Fields and Sports Facilities.	facilities will not be supported unless the loss resulting from the proposed development would be replaced by equivalent or improved quality facilities. Any new replacement facilities should be operational prior to the loss of the existing facilities and should be in a location that enables equivalent or improved access for the town's residents.		Deleted	
Policy E1 Bakewell Central Shopping Area and Primary Shopping Area	<p>The Central Shopping Area and Primary Shopping Area are identified on Map 8. Shopping Frontages are defined on page 45.</p> <p>In order to protect the vitality and viability of shopping facilities and the essential retail character of Bakewell, proposals to change use within the Primary Shopping Area will be determined in accordance with the following provisions:</p> <p>1 Proposals for non-A1 retail uses within the Primary Shopping Area will normally be resisted where a proposal would result in the proportion of A1 retail length along that shopping frontage falling below 70%. Where this proportion is already below 70%</p>	Proposals for non-A1 retail uses within the Primary Shopping Area will normally be allowed provided that the proportion of A1 retail length along that shopping frontage does not fall below 70%. Where this proportion is already below 70% proposals for non-A1 uses will normally be resisted.	<p>Re-written for clarity, simplicity. Explanatory text moved from policy to background. Positively framed.</p> <p>Intent of remains the same.</p> <p>Minor changes.</p>	No change

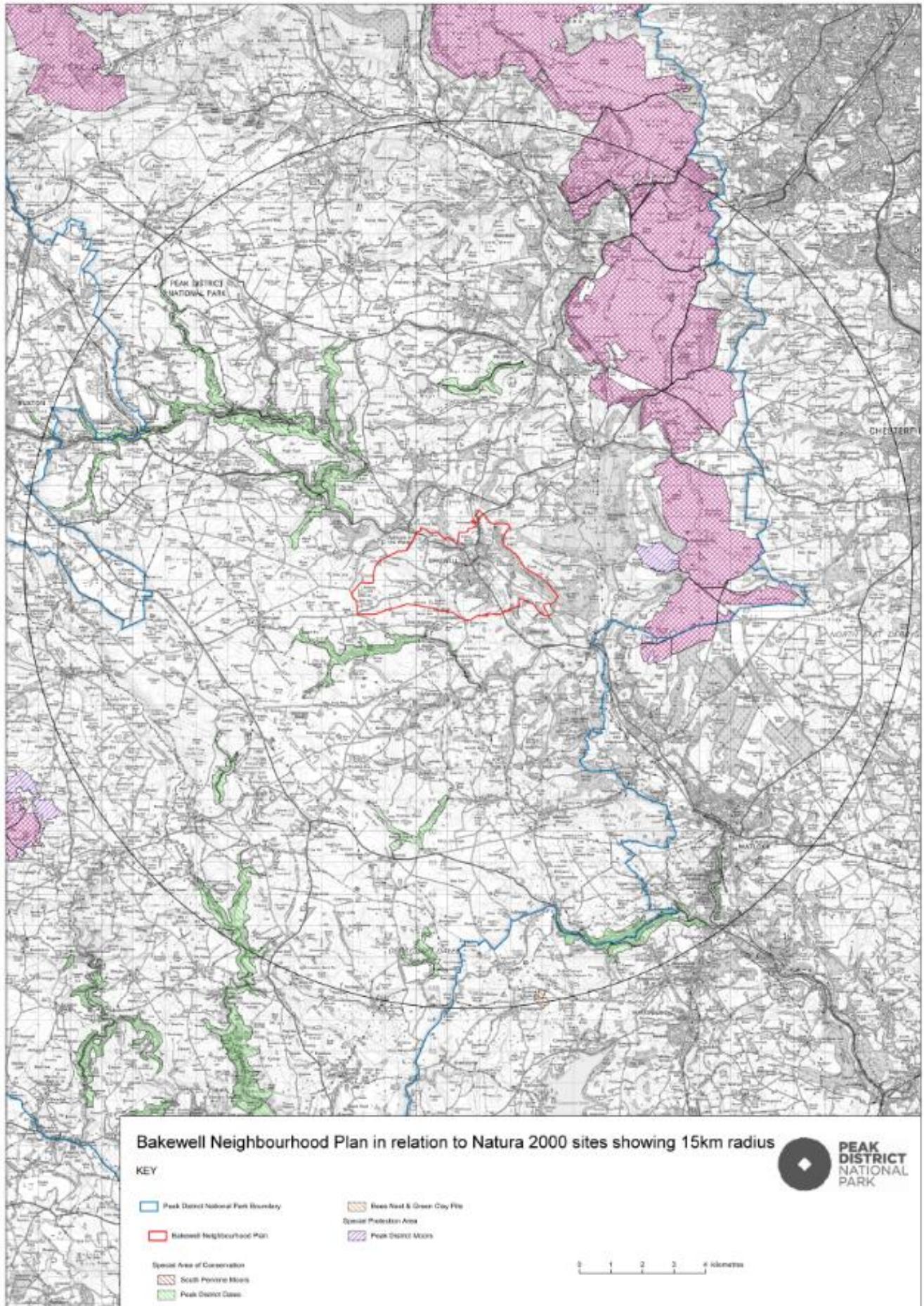
	<p>proposals for non-A1 uses will normally be resisted.</p> <p>2 Non main town centre uses will not normally be permitted within the identified Protected Shopping Area.</p>			
POLICY E2 Employment Sites	<p>A. The sites described above and shown on Maps 9-13 are designated as employment sites and safeguarded for predominantly B Class employment uses.</p> <p>B. Where flexibility is sought and deemed necessary to aid development, it will only be granted if it is not likely to put at risk the viability, vitality and character of the Central Shopping Area.</p> <p>C. A Class uses will only be permitted as on-site sales from a B Class unit, and must be ancillary to the unit's primary B Class use.</p> <p>D. Any development permitted at the 'Riverside' and 'former Cintride' sites must maintain and where possible enhance the continuity and integrity of the river corridor, including associated watercourses. Any</p>	<p>A. The sites shown on Maps 9-13 are designated as employment sites and safeguarded for predominantly Use Class B employment uses.</p> <p>B. Where a mix of uses sought and deemed necessary to aid development, it will only be granted if it is not likely to put at risk the viability, vitality and character of the Central Shopping Area.</p> <p>C. A Class uses will only be permitted as on-site sales from a B Class unit, and must be ancillary to the unit's primary B Class use.</p> <p>D. Any development permitted at sites 1 and 4 must maintain and where</p>	<p>(B) replaced 'flexibility' with 'mix of uses'.</p> <p>Minor change.</p>	No change

	<p>new development should not be within a 10m buffer zone from the river bank.</p> <p>E. Any application for development at Site 1 ('former Cintrides') should be accompanied by a survey of the health of the mature trees (that are subject to Tree Preservation Order number 88), demonstrate in the design and layout of any proposal how the health and longevity of the trees will be maximised, and include suitable landscape planting to perpetuate and enhance tree cover on the site.</p> <p>F. Any development in an area of flood risk will need to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce overall flood risk</p>	<p>possible enhance the continuity and integrity of the river corridor, including associated watercourses. Any new development should not be within a 10m buffer zone from the river bank.</p> <p>E. Any application for development at Site 1 should be accompanied by an arboriculture report, demonstrate in the design and layout of any proposal how the health and longevity of the trees will be maximised, and include suitable landscape planting to perpetuate and enhance tree cover on the site.</p> <p>F. Any development in an area of flood risk will need to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce overall flood risk</p>		
POLICY TC1 Improvements for Non-Car Users	<p>A. Applications for development must, where applicable:</p> <p>i. demonstrate how accessibility and movement for pedestrians, wheelchairs, pushchairs and</p>	<p>A. Applications for development must, where applicable:</p> <p>i. demonstrate how accessibility and</p>	<p>TC1 Ai added 'cyclists'.</p> <p>Minor change.</p>	No change

	<p>mobility scooters is supported ii. include physical measures to reduce vehicle parking on pavements iii. include provision of delivery parking where possible.</p> <p>B. The provision, maintenance and signing of safe pedestrian routes will be supported, including a new footpath and cycle links towards Ashford avoiding the A6, and the continuation of the Monsal Trail to Rowsley. Where appropriate to its scale and location, applications for development should show how the proposed scheme intends to provide links to the wider cycle and walking network and access to public transport.</p> <p>C. Development proposals which provide positive design to lessen the impact of traffic on people, cyclists and the town centre environment will be supported.</p>	<p>movement for cyclists, pedestrians, wheelchairs, pushchairs and mobility scooters is supported</p> <p>ii. include physical measures to reduce vehicle parking on pavements</p> <p>iii. include provision of delivery parking where possible.</p> <p>B. The provision, maintenance and signing of safe pedestrian routes will be supported, including a new footpath and cycle links towards Ashford avoiding the A6, and the continuation of the Monsal Trail to Rowsley. Where appropriate to its scale and location, applications for development should show how the proposed scheme intends to provide links to the wider cycle and walking network and access to public transport.</p> <p>C. Development proposals which provide positive design to lessen the impact of traffic on people, cyclists and the</p>		
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		town centre environment will be supported.		
POLICY TC2: Car and Cycle Parking	<p>A. New development which would lead to a net decrease in public or private car parking will be strongly opposed.</p> <p>B. Cycle parking racks in the town centre are supported, providing they do not adversely affect the character of the Conservation Area or obstruct the pavements.</p>	<p>A. New development which would lead to a net decrease in public or private car parking will be strongly opposed.</p> <p>B. The provision of cycle parking racks in the town centre is supported, provided the character of the Conservation Area is not harmed and pavements are not obstructed.</p>	<p>TC2 B added 'the provision of'.</p> <p>Minor change.</p>	No change
POLICY TC3: Re-opening the Matlock – Buxton Railway	Reinstatement of the Matlock to Buxton railway is supported, subject to thorough investigation of the impact on the Monsal Trail and the creation of a new recreation route and local green space of equal or better quality	Reinstatement of the Matlock to Buxton railway is supported, subject to thorough investigation of the impact on the Monsal Trail and the creation of a new recreation route and local green space of equal or better quality.	No change.	No change
POLICY TC4: Broadband	Efforts to enable faster and more reliable communications infrastructure throughout Bakewell will be encouraged and supported	<p>(A) Proposals for superfast broadband infrastructure are supported.</p> <p>(B) All new developments should provide access to superfast broadband infrastructure.</p>	<p>Positively framed as a land use policy.</p> <p>Added new clause making provision a requirement of development.</p> <p>Significant change.</p>	No change

Appendix 1: Map of Bakewell neighbourhood plan area in relation to Natura 2000 sites



Appendix 2

COMMENTS ON BAKEWELL NEIGHBOURHOOD PLAN AND ASSOCIATED DOCUMENTS

1. SUBMITTED NEIGHBOURHOOD PLAN SEPT 2018

Policy DB1- Area 1 appears from aerial photographs to be improved grassland, Area 2 is amenity grassland and Area 3 is species-poor semi-improved grassland. All three areas are therefore likely to be of limited ecological interest and I have reflected that in my comments below on the sustainability Appraisal. However Site 3 obviously abuts the River Wye and development here could impact on the river corridor. Core Strategy policy CC5 requires a set-back distance to allow adequate maintenance of watercourses, but not necessarily to protect the ecological integrity and continuity of the river corridor. I would therefore support the recommendation set out in the Sustainability Appraisal to amend the policy to require a buffer zone to the banks of the River Wye, but would recommend a 10 metre buffer rather than an 8 metre buffer, in line with recent development on the Cintride site.

Policy ENV1- This refers to the provision of new native street trees within the development boundary. Native trees may be most appropriate in and around the local green spaces, but in the context of more built-up areas they may not necessarily be the most appropriate from an amenity/landscape point of view, nor be better for wildlife. I suspect some of the important existing townscape trees in Bakewell are not native, for example. I would therefore suggest not limiting this to native trees but referring to “trees of an appropriate scale, form and species”, to which could possibly be added “favouring native trees particularly in less formal settings”.

Policy ENV2A- Same comment about native trees as for ENV1 above.

Policies ENV1 or ENV2- Consideration might be given to incorporating a policy around any development providing a proportionate net gain for landscape and biodiversity as part of one or other of these policies. Taken in conjunction, this could then allow some of the other policies which are shown by the Sustainability Appraisal to have negative effects, to have neutral or even positive effects (but perhaps Core Strategy Policies L1 and L2, which refer to enhancement, are deemed sufficient to address this?)

Policy ENV4- “Important for wildlife” could be added to Sites 2 and 29 in Table 1. Both have areas of species-rich grassland. Site 13 could usefully be extended to include the two fields outlined red below, which are unimproved/semi-improved grassland of wildlife importance with a public footpath through them.



Policy CF1- The policy itself doesn't refer to native trees but the preceding text (para. 5.11) does. Same comments apply as for ENV1 above.

Policy E2- Both the Riverside Business Park and Cintride sites have potential to impact on the River Corridor. Although Core Strategy policy CC5 requires a set-back distance to allow adequate maintenance of watercourses, this may not necessarily protect the ecological integrity and continuity of the river corridor. I would therefore suggest that Policy E2 might usefully include a policy for any development to "maintain and where possible enhance the continuity and integrity of the river corridor, including associated watercourses", with a buffer zone of 10 metres from the river and millstream (in line with recent development on the Cintride site). I also support the suggestion that the TPO on the site needs to be recognized and the policy therefore amended to include both the safeguarding of existing trees on site, and for any development to be accompanied by suitable landscaping and planting to ensure long-term continuity beyond the life of the existing trees.

2. HABITAT REGULATIONS ASSESSMENT SCREENING REPORT

I agree with the conclusion of the HRA that there is likely to be no significant effect of the BNP on the European sites, which are remote from and generally ecologically unconnected with the BNP area. The possible exception is the River Wye but the BNP sections are downstream from the SAC and likely impacts of the BNP on the Wye are limited. I therefore have only a few minor suggested amendments to the text:

- **Para 2.5 (p. 5)-** should read "The Peak District Dales SAC", not SPA.
- **Para 2.6 (p. 6)-** not sure what the source was for identifying threats to the SAC but they only cover the threats to the grassland habitats, not other SAC features. This doesn't materially affect the HRA Assessment but shouldn't really stand as a record of the threats. I would therefore suggest the following amendment:

The main threats are inappropriate grazing management, water quality and low flows, and introduced disease. The ideal management for the grassland habitats for nature conservation purposes...[retain existing text re grazing, then add...]...The woodland habitats are under significant threat from Ash Dieback, and are likely to undergo major changes over the next decade and more. Work is underway to increase species diversity and improve the resilience of these woodlands in the long term. Crayfish Plague is a massive threat to the native White-clawed Crayfish and may already have eliminated it from the River Wye. Water quality, both from sewage treatment works and diffuse agricultural pollution, is a threat with phosphate levels exceeded in the Wye, and low flow affects some rivers such as sections of the Lathkill.

- **Table 1 Policy DB1 (p. 9)-** Development of Site 3 has potential to impact on the continuity of the River Wye corridor, and hence on populations of White-clawed Crayfish (if still present), Brook Lamprey or Bullhead, or may hinder their upstream migration. The small length of river affected compared to existing riverbank modifications through the town are likely to make any additional impact negligible, so it is still reasonable to conclude that there is unlikely to be a significant impact on the European sites. However the recommended amendment to this policy in the Sustainability Appraisal, to provide a buffer zone to the river, would strengthen this conclusion (subject to comments on the Sustainability Appraisal below re the extent of the buffer). Core Strategy policy CC5 on its own is insufficient to safeguard the ecological integrity of the river corridor (see comments on the Submitted Neighbourhood Plan (Policy DB1) above).
- **Table 1 Policy DB1 (p. 9)-** 2 further suggested minor amendments in last column- I would hesitate to describe any site as having no ecological value, so would recommend this says "...and have negligible inherent ecological value." Related to this, Site 3 should be described as "species-poor semi-improved grassland" rather than improved.
- **Table 1 Policy E2 (p. 20)-** 2 of the sites (Cintride and Riverside) have potential to impact on the continuity of the River Wye corridor, so the comments above re Policy DB1 (Site 3) also apply to this policy. Again I would consider it reasonable to conclude that there is unlikely to be a

significant impact on the European sites as the policy stands, but my comments on the Submitted Neighbourhood Plan (Policy E2) above would strengthen that conclusion.

3. SUSTAINABILITY APPRAISAL

- **Protect, Maintain and enhance biodiversity, flora and fauna and geological interests: Policy DB1 (p. 8)-** Suggest low negative impact and following amends (in red) to text in column 3:

The development boundary is extended into 'green field' areas on the edge of Bakewell. Existing information suggests these sites are of limited ecological interest. Sites with the most ecological interest are protected by Policy ENV4 (green spaces) and Policy ENV1 requires ecologically appropriate landscaping, so any potential adverse effects are minimised. Site 3 is adjacent to the River Wye so development could have a minor impact on the river corridor. An amendment to retain a buffer zone to the river would mitigate the potential impact. In addition to these policies PDNPA Core Strategy policy L2 protects sites of biodiversity or geodiversity and Policy DMC11 of PDNPA Part 2 Local Plan (Development Management Policies) requires development proposals to achieve no net loss of biodiversity.

- **Protect, Maintain and enhance biodiversity, flora and fauna and geological interests: Policy ENV1 or ENV2 (p. 9)-** including a policy of net gain (see comments on Submitted Neighbourhood Plan above) could increase the positive effect of these policies.
- **Protect, Maintain and enhance biodiversity, flora and fauna and geological interests: Policy CF2 (p. 9)-** including a policy of net gain in ENV1 or ENV2 (see comments on Submitted Neighbourhood Plan above) could shift this from low negative to neutral or low positive.
- **Protect, Maintain and enhance biodiversity, flora and fauna and geological interests: Policy E2 (pp. 9-10)-** Suggest following amend (in red) to text in column 3:

Although most sites are already in employment use, one site is partly green field (site 1, former Cintrides Site). The policy could lead to development on a green field site and impact on the river corridor. The site is subject to a 'blanket' TPO.

Again comments on the Submitted Neighbourhood Plan (Policy E2) above, together with a "net gain" policy under ENV1 or ENV2, could address this and reduce the impact to neutral or low positive.

- **Options and Alternatives: negative effects (pp 35-36)-** The possible negative effects of the following policies on biodiversity could be mitigated by incorporation of a "net gain" policy in ENV1 or ENV2: DB1; H1; H2; CF2; CF3; E2; TC3
- **Options and Alternatives: reasonable alternatives (p 37)-** Given the limited ecological interest of Site 3 I agree with the assessment that excluding the whole of this site from the development boundary is not a reasonable alternative, and that the option (as recommended on p.41) of leaving a buffer zone is a reasonable alternative. However in line with recent development on the Cintride site, I would recommend a buffer zone of 10 metres rather than 8 metres.
- **Conclusions and Recommendations: Policy DB1-** As indicated above, I welcome the suggested amendment to include a buffer zone to the banks of the Wye but would recommend 10 metres, in line with recent development on the Cintride site.
- **Conclusions and Recommendations: Policy E2-** I recommend a buffer zone of 10 metres to the river at Site 1 (former 'Cintride' site) and to the river and millstream on Site 4 (Riverside) if these areas are currently undeveloped, in line with recent development on the Cintride site. I

also support the idea that the TPO covering Site 1 should be recognized and the policy amended to include safeguarding and long-term enhancement of the tree cover on the site, as part of any development proposals.

Rhodri Thomas
13 May 2019

Appendix 3



Date: 03 July 2019
Our ref: 283305
Your ref: Bakewell Neighbourhood Plan - Draft

Adele Metcalfe
Peak District National Park Authority
BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ
T 0300 060 3900

Dear Adele

Bakewell Neighbourhood plan – DRAFT

Thank you for your consultation on the above dated 21 May 2019
Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

Bakewell Neighbourhood Plan HRA Screening Assessment

Natural England welcomes the Screening Report which assesses the requirement for Habitat Regulations Assessment (HRA) for the Bakewell Neighbourhood Plan.

Natural England also agrees with the report's conclusions that the Bakewell Neighbourhood Plan would not be likely to result in a significant effect on any European Site either alone or in combination and therefore no further assessment work under the Habitats Regulations would be required.

For any further consultations on your plan, please contact:
consultations@naturalengland.org.uk.

Yours sincerely
Andy Stubbs
Lead Adviser, Planning and Licensing, Area Delivery
East Midlands Area Team

Appendix 4

Date: 15 May 2020

Our ref: 314256

Your ref: Bakewell Neighbourhood Plan – Updated HRA Screening

Dear Adele

Bakewell Neighbourhood plan Updated HRA Screening

Thank you for your consultation on the above dated 09 April 2020

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Updated Bakewell Neighbourhood Plan HRA Screening Assessment

Natural England welcomes the Screening Report which assesses the requirement for Habitat Regulations Assessment (HRA) for the Bakewell Neighbourhood Plan.

Natural England agrees with the conclusions that the updated changes to the Neighbourhood Policies would not result in Likely Significant Effects on any European Site either alone or in combination and therefore no further Appropriate Assessment work under the Habitats Regulations would be required.

For any further consultations on your plan, please contact:
consultations@naturalengland.org.uk.

Yours sincerely

Andy Stubbs Lead Adviser Planning and Licensing Area Delivery East Midlands Area Team