

Independent Examination of Peak District National Park Development Management Policies

Peak District National Park Authority Responses to Matters and Issues

NB, existing modifications are highlighted in red with suggested new changes shown with strikethrough and underline.

Matter 10 – Bakewell - Adele

Issue: Is the policy positively prepared with respect to development that would be permitted within the settlement boundary?

Policy DMB1: Bakewell's settlement boundary

1 Should the policy be expanded to set out specific requirements for housing, business, tourism, shopping and community facilities in Bakewell?

The policy does not set out these specific requirements as they are set out in the draft Bakewell Neighbourhood Plan (EB25). The principle of a development boundary for Bakewell is established in Core Strategy DS1. In 2013 Bakewell Town Council determined to develop a neighbourhood plan, and designated the neighbourhood area. It was decided that the DMP process and the neighbourhood process should run in tandem and that all the policies for Bakewell, including determining a revised development boundary, should be devised by the Town Council, with advice and assistance from the Authority, and should be included in the neighbourhood plan and not the DMP, with the exception of the development boundary.

Therefore a development boundary is shown on the DMP policies map at the Publication Stage however this retained the unmodified version from the saved Local Plan, as (at that stage) the Bakewell Neighbourhood Plan had not yet undertaken its regulation 14 consultation. As at April 2018 a revised development boundary is now included in the draft Bakewell Neighbourhood Plan which has now passed the Regulation 14 consultation stage and is currently being modified for submission to the NPA. The proposed revised boundary has received only 2 objections from residents and therefore likely to become adopted policy.

The Authority would therefore wish to seek a further modification to the Policies Map to now accurately reflect the progress made in revising the

town boundary and ensuring that the adopted Local Plan for the National Park and the neighbourhood plan for Bakewell are consistent.

2 Should the policy set out any specific requirements for a new hotel in Bakewell as provided for by Core Strategy policy DS1F?

No. In principle detailed policy content is now being developed via the Neighbourhood Plan. In terms of the objective for hotel development planning permission has recently been granted for 2 new hotels in Bakewell, and as such there is no overriding need for additional specific references to the need for further provision.