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Farming and Economy

Strategic Context

- 4.1 **Chapter 13 of Core Strategy** explains the context for economic development in the National Park, and puts forward policies for general economic activity. Other parts of the Core Strategy and policies in this Development Management Policies document also affect proposals for economic development for example farming and farm diversification, shops, recreation and tourism, minerals and waste disposal, and transport.
- 4.2 Many businesses within the National Park derive direct and indirect economic benefits from their unique location and relationship with its landscapes. It is this relationship that the Authority seeks to foster and build upon in order to deliver National Park purposes and at the same time boost the economy and create local jobs. A 2008 study highlighted that the Peak District landscape was worth £135 million to the regional economy. To further this relationship, businesses are encouraged to embrace the landscape, and the enhancement of it, as part of their business model. Economic activity within the National Park is predominantly made up of farming, land management, manufacturing, accommodation, and retail sectors. According to the last survey in 2008 there were 5,099 businesses in operation in the National Park providing around 18,900 jobs.
- 4.3 Farming and land management are essential to shaping the look of the national park, for example field patterns, miles of dry stone walls, local buildings, grassland and moorland. The latest employment figures show farming and land management to be significant in economic terms as well, with the sector employing 3,500 people which comprises 18.5% of total employment in the National Park. There is an increasing emphasis on diversification to enable the overall viability of farms and other estate businesses. Securing an economic return from environmental goods and services will play a key role in this.
- 4.4 National policy and guidance requires plans to provide suitable and appropriate land for economic development to meet current and future needs, and to be flexible enough to allow for changes in the economy. It supports development in or on the edge of centres, where employment, housing and services can be provided close together. It advises strict control of economic development in open countryside. Farm diversification is therefore supported where the scale and impact is acceptable with its rural location.
- 4.5 **Core Strategy policies E1 and E2** enable economic development in a number of ways. E1 allows for new sites and buildings for business development in and on the edge of settlements listed in Core Strategy policy DS1, provided they are of a scale that is consistent with the needs of the local population. The preference, wherever possible, is for re-use of existing traditional buildings of historic or vernacular merit or re-use of previously developed sites, to achieve their enhancement. Where this is not possible, new buildings may be permitted, particularly where enhancement can be achieved by removal and replacement of existing buildings.
- 4.6 In principle, the Core Strategy encourages improvements, which make existing employment sites more attractive to businesses. It also encourages home working, provided it is at an appropriate scale. It safeguards existing business land or buildings, particularly those which are of high quality and in a suitable location, but where employment sites are considered to be no longer appropriate, it enables the Authority to take opportunities for enhancement, which may include redevelopment to provide affordable housing or community uses, or both.
- 4.7 **Core Strategy policy E2** specifies that businesses in the countryside should be located in existing traditional buildings of historic or vernacular merit in smaller settlements, or farmsteads, and in groups of buildings in sustainable locations. (Please refer to policy DMC10). Where no such suitable building exists, and depending on which option offers greatest scope for enhancement, the reuse of modern buildings, or removal of an existing building and construction of a more appropriate replacement building may be acceptable. In such circumstances the existing building must be removed before construction of the new building commences and agreements will be sought to prevent construction of additional new buildings.
- 4.8 Recognising the predominantly agricultural nature of rural businesses and buildings, the Core Strategy supports small scale business development on farmsteads, or groups of estate buildings, provided that it supports an existing agricultural or other primary business responsible for estate or land management.

The Core Strategy requires the primary land management business to retain ownership and control of the site and building, so that money from the business will help fund landscape conservation, and the countryside does not become blighted by incongruous business development that has no link to the primary land management business.

- 4.9 The Core Strategy therefore does not allow for businesses in existing isolated buildings, or new buildings in the open countryside in order to conserve landscapes and valued characteristics such as tranquillity and dark skies. Where a business already exists there may be scope for limited growth provided that the impact on landscape and valued characteristics is acceptable. The Core Strategy retains a presumption in favour of small scale retail operations that principally sell goods produced at the premises. Other retail businesses are accepted only in **DS1** settlements in existing buildings and principally away from business sites.

development) as well as to those that require full planning permission. Planning applications should be accompanied by full explanations of the agricultural or forestry proposals with which they are associated in order to allow for a proper assessment. When dealing with proposals for large new agricultural buildings, particular care is necessary regarding size massing, and colour. Dark coloured buildings are in general less obtrusive.

- 4.12 In all cases, new buildings should only be designed with features and openings necessary for the operational use. Features that are not ordinarily required for such business use and are more commonly associated with other uses should be avoided⁵⁶. In some circumstances it may be preferable to incorporate simple stone work to lower levels in order to tie the modern building more successfully into the historic farmstead and surrounding landscape. Supplementary Planning Guidance provides detailed advice on the siting and design of more modern agricultural buildings.

Agricultural and forestry operations

- 4.10 **Core Strategy policy DS1** states that agricultural development will be acceptable in principle in the open countryside to reflect that role of farming in managing landscape character. Where new agricultural or forestry buildings are demonstrably required, they should be located, designed and coloured to respect the landscape and other valued characteristics of the area. The Landscape Strategy should be used to determine landscape quality and any development expectation for that landscape type. Where such buildings require planning permission, the Authority reserves the right through conditions to require the removal of any building or structure when it is no longer needed for its intended purpose of land management and is having an adverse impact on the valued characteristics of the landscape, or neighbour amenity.
- 4.11 Of particular practical importance for agricultural and forestry operational development is that it relates well to local landscape and character, including that which will result from new afforestation or agriculture. Whilst considerable flexibility exists within the planning system for agricultural development, great care is still required and larger buildings are unlikely to be tolerated where these cause adverse impacts to the natural beauty of the area. The policy principles will be applied as appropriate to proposals which are subject to 'prior notification' procedures (permitted

⁵⁶ On occasions the setting of the proposed building may require use of traditional materials e.g. the setting of a listed building. In such cases the Authority may require such materials.

DME1: Agricultural or forestry operational development

- A. New agricultural and forestry buildings, structures and associated working spaces or other development will be permitted provided that it is proven to the Authority's satisfaction, from information provided by the applicant on all the following criteria, that the building at the scale proposed is functionally required for the purposes of agriculture:
- (i) Location and size of farm
 - (ii) Type of agriculture practiced on the farm;
 - (iii) Intended use and size of proposed building;
 - (iv) Intended location and appearance of proposed building.
 - (v) Stocking type, numbers and density per hectare;
 - (vi) Area covered by crops;
 - (vii) Existing buildings, uses and why these are unable to cope with existing or perceived demand.
 - (viii) dimensions and layout;
 - (ix) Predicted building requirements by type of stock/crop/other usage; and
 - (x) Contribution to NPA objectives, e.g. winter housing to protect landscape and the proposed building(s) and structure(s):
- B. are close to the farmstead or main group of farm buildings, and in all cases relate well to, and make best use of, existing buildings, trees, walls and other landscape features;
- C. are not in isolated locations requiring obtrusive access tracks, roads or services;
- D. respect the design, scale, mass and colouring of existing buildings and building traditions characteristic of the area, reflecting this as far as possible in their own design;
- E. avoid adverse effects on the area's valued characteristics including important local views, making use of the least obtrusive or otherwise damaging possible location; and
- F. avoid harm to the setting, fabric and integrity of the Natural Zone

Farm diversification

- 4.13 Agriculture is critical to the ongoing conservation and enhancement of the National Park landscape. For this reason, this plan gives scope for business development in the countryside provided it serves land management business directly, and helps to conserve and enhance the valued characteristics of the landscape. This includes scope for enterprises that can only operate from a rural location. It is vital however that the income from any other business is invested in land and buildings so they are conserved and enhanced as a positive asset to the National Park. The preference is for use of existing buildings of cultural heritage significance, but it may be acceptable to re-use more modern buildings that do not fit that description, or to install new modern buildings depending on the scale and type of building, provided that opportunities are taken to remove any poorer, unsightly buildings that detract from the valued character of the landscape. Business use in isolated buildings in the open countryside is not permitted because of the high likelihood of adverse impact on the landscape.
- 4.14 The Authority recognises that modern agricultural buildings are usually portal framed buildings, constructed off site and assembled on the farm. These buildings are functional by design and their presence in a national park landscape is justified for the land management benefits that agriculture provides, as such structures would not otherwise be acceptable. Some modern agricultural buildings incorporate natural stone but while this may have merit in landscape terms the additional investment is entirely at the owners risk because change of use is no more acceptable in policy for a stone built building than a portal framed building if there is no ongoing agricultural need. The key thrust needs to be on sustainable farming that achieves benefits for the environment and the economy. Business uses that break this essential link are unlikely to be supported.
- 4.15 Core economy policies focus investment towards settlements and key sites where landscape impact can be minimised. Agriculture is an exception because it occurs largely outside settlements, maintains farming traditions, conserves and enhances landscape character and biodiversity and helps sustain the viability and vitality of landscape. However, it is not considered appropriate in a National Park to permit growth of general economic activity in the countryside, because it is incompatible with and would be detrimental to the quality of the landscape and is therefore unsustainable. Aside from this, business uses

can create unacceptable levels of noise and disturbance to those people who live out in the countryside, which may be reason enough to prevent growth.

- 4.16 To retain a reasonable likelihood that landscape character will be conserved and enhanced, new business activity should only be permitted where the business link between the new activity and agriculture will be maintained. For example, sustained rental income to support (not replace) the farm business is more appropriate than short term capital gain through sale of land or buildings, as it is more likely that the long term responsibility for the site, and the commitment to land management, remains with the farm business or the farmer. Where a non-agricultural business is contributing to the costs of land management but further growth of that non-agricultural business is detrimental to the landscape it will be resisted. This is logical in a protected landscape because financial support to land management operations can only offer net benefit to landscape if the non-agricultural business providing that support is not in itself undermining the quality of the landscape.
- 4.17 Disruption of the relationship between farming and buildings in the countryside, sometimes caused by the break-up of holdings (a matter outside public control), can create pressure for inappropriate use of existing buildings. New agricultural buildings are often then demanded to replace the one leased or sold to new business activity. Relevant parts of the landscape strategy, any relevant conservation area analysis, and any neighbourhood plan, alongside the prevailing pattern of settlement in the area, will be used to consider the impact of proposed new buildings.
- 4.18 Planning obligations may be required to create a tie between the proposed use and agricultural units in order to make the development acceptable in planning terms by providing certainty of future use. The National Park Authority welcomes the opportunity to work with land managers to create forward looking farm plans because they can provide clarity and re-assurance as to longer term future intention of the business.
- 4.19 Farm diversification often includes conversion of buildings to provide accommodation for tourists. **Core Strategy policy RT2** and DMR3 deal with holiday occupancy. Developments such as farm shops are covered by **Core Strategy E2, HC5**. Equestrian businesses are covered by policy DMR4. Camping and caravanning businesses by **Core Strategy policy RT3** and DMR1, or nature trails also relate to the tourist and visitor markets.
- 4.20 Farm buildings often lend themselves better

to holiday rather than permanent residential use. The provision of holiday accommodation furthers the second purpose of national parks which is to provide opportunities for people to enjoy the national park. Open market housing in itself does not further national park purposes, and is only justified through **Core Strategy policy HC1** where it is required in order to achieve conservation and enhancement of the National Park.

DME2: Farm diversification

- A. Diversification of economic activity on a farm will be restricted to the specific use or range of uses for which permission is given rather than to a use class.
 - B. Development will be permitted if there is clear evidence that the new business use will remain ancillary to the agricultural operation of the farm business.
 - C. New buildings may be permitted if the proposed development cannot be appropriately located in existing buildings of cultural heritage significance, or in other buildings which remain appropriate within the farm building group.
 - D. Development will be permitted to remove a stand-alone building and replace it with a new building within the building group provided the scale, massing and use of the new building is appropriate, it respects the historic form of the building group, and the existing building has no cultural heritage significance.
 - E. New or expanded buildings for non-farming uses that generate income to support the farm business will be permitted provided there is not net harm to any valued characteristics of the building group or valued landscape character as evidenced by the Landscape Strategy
- (this policy does not apply to buildings justified for agricultural purposes, which, either through prior notification procedure or planning application, are legitimate forms of development on farms)

Safeguarding the best employment sites

- 4.21 **Core Strategy policy E1 D** states that existing business land or buildings, particularly those which are of high quality business land and in a suitable location will be safeguarded for B class use, and that the Employment Land review has been used to help define the principles behind safeguarding.
- 4.22 Applications to change use away from B uses must be accompanied by evidence that the business space is no longer needed in that location, and is unlikely to be needed in future. The core strategy requires sites in Bakewell and Hope Valley to be protected for employment use.
- 4.23 The principle of the Core Strategy is that the key employment sites in Bakewell, namely, Deepdale Business Park, Lumford Mill and the Riverside Business Park are safeguarded for B1, B2 and B8 uses. However, attempts at securing their future for B1, B2 and B8 uses have proved problematic. Therefore, this plan creates the policy context for the business and community sectors in Bakewell, to work collaboratively with each other and this Authority towards successful mutually beneficial development in line with evidenced community and business needs. Chapter 8 sets out the preferred route for this context to be established through the neighbourhood planning regime.
- 4.24 For the purposes of this policy, employment use will mean class B1, B2 or B8 uses, unless an alternative mix of employment generating uses can be created through use of other parts of the site by mutual agreement through a neighbourhood plan process.
- 4.25 Other employment generating sites may be safeguarded through a neighbourhood plan provided there is a strategic need for such sites.

DME3: Safeguarding employment sites

The following sites will be safeguarded for B1, B2 or B8 industrial use employment use unless the development plan and evidence of strategic need (including from any adopted neighbourhood plan evidence or policy) justifies mixed use development, in which case the predominant use (s) should remain in the B1, B2 or B8 use classes:

Bakewell: Deepdale Business Park, Ashford Road

Bakewell, Station Road

Bakewell: Riverside Business Park (incorporating Lumford Mill)

Great Longstone Industrial Estate

Calver Sough Industrial units

Newburgh site Bradwell

Hathersage Hall Farm

Hathersage Station Yard

Station Road, Bamford

Stretfield Mill, Bradwell/Brough

Aston Industrial Estate

Vincent Works, Brough

Whitecross Industrial Estate Tideswell

Re-use of non-safeguarded, and unoccupied or under-occupied business sites in named settlements

- 4.26 Where business sites are not safeguarded for class B use, proposals for other uses must nonetheless comply with other development plan employment policies. There is no 'in principle' acceptance that a site in class B use will be considered acceptable either for another use, or to be extended when other uses cannot be accommodated. This reflects the historical fact that some businesses are in poor locations where their impact is already detrimental to the surrounding landscape and/or to the built environment.
- 4.27 When single businesses wish to expand or re-locate, decisions about the future of the site will take into account wider business and community needs in the area; and

the propensity of the site and buildings to accommodate different uses in ways that will conserve and enhance the surrounding built environment and landscape setting of the site and buildings.

- 4.28 Aside from strategic issues such as location, the most important consideration, when considering proposals to re-develop sites for other uses, is the site and its landscape or built environment setting, and the development required to achieve enhancement. The criteria for such development are set out in policy DME4. Proposals to re-develop sites should pay heed to the current availability of and demand for employment premises, and seek to plug gaps in provision, rather than add to types for which there is no shortage. This is in accordance with the planned outcome of the Core Strategy in relation to the rural economy which seeks to attract more, and higher quality businesses which contribute positively to the conservation and enhancement of the National Park whilst providing high quality jobs for local people. The area is characterised by high resident earnings, but low wage Park-based jobs, so there is a need for higher wage jobs in the National Park to improve the employment offer to a highly educated and skilled resident population.
- 4.29 Whilst lower wage jobs are often filled by people travelling into the area for work, as well as some local residents, the Authority is mindful that communities generally value the many small businesses that operate from low key premises in their midst. Whilst alternative uses of such sites and premises may be proposed, the Authority will consider the extent to which the operation of such small businesses is sustaining the buildings and sites, as well as the community.
- 4.30 In particular, where buildings are considered to be of cultural heritage significance, or the sites themselves already make a positive contribution to the prevailing built environment or the landscape setting, the Authority will consider the likely impact of different uses on the building itself, the buildings around it, and the landscape setting.
- 4.31 In terms of the community, one such consideration might be a communities' desire to retain employment space. Retaining employment space at least makes it possible for people to live and work in a community as opposed to travelling elsewhere for work. Whilst the relative close proximity of employment sites and businesses in towns and cities around the National Park means commuting distances are generally short, it is nevertheless important for communities to function as living working communities rather than simply dormitory settlements for larger employment centres around the National Park.
- 4.32 The Authority will also consider the implications of any proposed use on a site, or in buildings currently in business use. An over provision of any type of new development can quickly change the character of a settlement both physically, but also in ways that reflect more the role of a settlement. The Authority acknowledges that settlements change over time, but also recognises and respects the way a settlement functions now. Therefore applicants should not only consider how best to re-develop a site, but also how the scale and range of uses proposed might reflect the form and current function of the settlement.
- 4.33 In this respect, any village plans, capacity assessment and adopted neighbourhood plans should be assessed before applications are made. Applicants should also assess relevant Conservation Area analyses, and any previous decisions made by this Authority on the re-development of sites. Applicants are encouraged to spend time in the area and engage with communities to understand how it functions. Within and across small geographic areas villages can look and feel very different. This is highly relevant to future decisions about further development.
- 4.34 The Authority will require marketing of employment premises where a change of use is sought in order to encourage the continued operation of the site, however large or small they may be.
- 4.35 Whilst high quality business space is encouraged in new build premises, the Authority recognises that start up and fledgling businesses don't always need, and cannot always afford new premises. If such businesses are able and willing to take up lower quality employment space, it not only gives people the chance to work in the community, but also retains a use that ensures the longer term conservation of the building or site.
- 4.36 Applicants should not therefore take for granted that business demand doesn't exist or that another business is not viable, even if the premises are no longer required or suited to their own business needs. If applicants are able to demonstrate, to this Authority's satisfaction, that a business use is not viable, and the Authority agrees that it is in the best long term interests of the built environment that alternative uses are explored, applications can be made to re-develop the site under the criteria established by policy DME4. This may or may not include an element of business use.
- 4.37 This approach is in line with the Employment Land Review which underpins the policies of the Core Strategy and this plan. That evidence

suggested that up to 2026, and to meet the economic aspirations of the constituent councils, there is a need for an additional 3.5 ha of industrial space and 1.5ha of office space. It suggested that this need could largely be met on three currently identified sites of Bakewell Riverside (Lumford Mill), Newburgh site, Bradwell, and Ashford Road Bakewell. However it also cautioned that whilst most of this provision could be met on those sites, if those sites for whatever reason were not developed, alternative sites in the National Park would need to be considered. It concluded that that there would also need to be scope to allow, through Development Management Policies, further small-scale employment developments to meet local needs in larger villages such as Hathersage and in rural building conversions.⁵⁷ The plan policies therefore require great care to be exercised before releasing employment sites is justified, because in a protected landscape context, it may limit the scope for new sites.

4.38 In valuing small sites, the Authority nevertheless needs to recognise that alternative uses, particularly for sites in less sustainable locations, might offer good enhancement opportunities and might be more appropriate uses for a particular location. Whereas large villages might be considered good locations for employment space, the case for retaining such space in smaller less well connected villages might be harder to make.

4.39 Where sites are considered to be in uses that have an adverse impact on the other uses and users of an area, they may be re-used to meet other plan objectives. New uses must enhance the valued characteristics of the National Park and satisfy other material considerations such as residential amenity.

4.40 The consideration of other community needs is particularly relevant. This may include community facilities such as a doctor's surgery, a convenience food shop, or a community room for group use. Applicants looking to change the use of employment space need to understand any community wishes or needs. This can be achieved by referring to community led plans, and by contacting the parish or town council to check that any plans are accurate and up to date. Proposals for other facilities will have a better chance of receiving support and avoiding objections if they respond positively to community needs.

4.41 Where it can be demonstrated that business sites have been adequately marketed by a specialist agent and have been included in the list of available sites published by the local

authority's economic development department for a period of at least 12 months and business sites are shown to be under occupied or remain vacant over that period of time, to the extent that the positive contribution of the buildings, or the site to the built environment or wider landscape is undermined or being eroded, the Authority will seek to secure opportunities to conserve and enhance the site through conversion to alternative uses. The following policy applies to sites which are not safeguarded by the Plan.

4.42 In order to meet part A, applicants must submit evidence that they have marketed the premises to the Authority's satisfaction. Applicants must provide:

- a. Evidence of a thorough marketing exercise over a least 12 months by a commercial property agent with a good knowledge of the property, and the appropriate local, national, or niche market for class B use land and premises. (Marketing should include advertising in the local and regional press, including a minimum of one advert per month in a local newspaper and a minimum of two adverts over the marketing period in a relevant national publication); and
- b. A copy of the letter of instruction to the property agent(s); and
- c. Evidence of marketing of the property through the Economic Development department of the appropriate district council for at least 12 months; and
- d. Evidence that the asking price or market rent is the market value as defined by the RICS "Appraisal and Valuation Standards" ('The Red Book') which must take into account the structural condition of the property and the planning constraints affecting it; and
- e. The methodology used by the surveyor in arriving at a valuation showing what figure, if any, has been allowed for the goodwill of a business, for any fixtures and fittings, and for the building itself. The floor area must also be identified so that a value per unit area can be established for comparison with the local market; and
- f. Written details of all enquiries received, and the reasons why potential buyers/ leaseholders found the buildings to be unsuitable, and why any offers were not accepted.

4.43 The National Park Authority may seek the opinion of the District Valuer as to whether a realistic sale price or leasehold rent has been set.

4.44 Irrespective of the proposed use, it must enhance the valued characteristics of the

⁵⁷ Peak Sub region - Employment Land Review: Nathaniel Litchfield and Partners 2009

National Park as well as satisfying other material considerations such as residential amenity.

4.45 Outside of DS1 settlements, and those sites named in policy, the Authority will not specifically protect business sites, and those sites will not be permitted to expand. In many cases, there may be opportunities to enhance the business sites and therefore the landscape of the Park by change of use, or reconfiguration of buildings under the current use.

DME4: Change of use of non-safeguarded, unoccupied or under-occupied employment sites in DS1 settlements

The change of use, or re-use of non-safeguarded, unoccupied or under-occupied employment sites in DS1 settlements to non-business uses will be permitted provided that:

- A. The site or buildings have been marketed to the Authority’s satisfaction for a continuous period of 12 months prior to the date of the planning application, in line with the requirements of this plan and the Authority agrees that there is no business need⁵⁸;

In the case of proposals to change to other class B uses where a change requires planning permission⁵⁹:

- 1.218 The changed nature of any business use proposed for land or buildings is justified by evidence of need for particular business premises and space in the National Park or, if expressed as a need for the district, borough, or metropolitan council, for that council area; and
- 1.219 In accordance with any evidenced need, the size and type of buildings proposed would address that need; and in all cases
- 1.220 The proposed use conserves and enhances any valued character associated with the site or premises, including any cultural heritage significance attached to the site or buildings and the wider settlement pattern

Class B1 Employment Uses in the countryside outside DS1 settlements

4.46 Core Strategy policy E2 sets out the policy principles for businesses in the countryside directing economic development to smaller settlements, farmsteads and groups of buildings in sustainable locations. It makes clear that business use in an isolated existing or new building in the open countryside will not be permitted.

4.47 In this respect the Core Strategy encourages local product or service development, particularly where the activity or product demonstrates a positive appreciation of the National Park as a special place. Small scale business operations can sometimes be acceptable, but larger, more general development is less likely to be so. The scale of an activity and any intentions for its future will be important considerations when deciding whether B1 employment use of sites and buildings in the countryside is acceptable. Planning conditions and where necessary legal obligations will be used to discourage inappropriate growth of a business and give the Authority the tools to prevent, or remedy that eventuality. This may include the removal of permitted development rights. Permissions may be granted for a specified period, with renewal of permission dependent on the acceptability of the impact in the initial operating period. In some circumstances it may be appropriate to restrict permissions to specified occupants (personal permissions) in such cases, a specified time period may or may not be appropriate in addition to personal use. The temporary granting of permission enables business persons to allay any fears that the Authority and neighbours may have, but which were insufficient at that stage to justify a wholesale block on the development. If after the temporary period the fears prove well founded, the Authority is unlikely to offer an extended period of operation. The Authority may also remove permitted development rights (i.e. those rights conveying permission for certain types of development without the requirement to obtain planning permissions) if that is felt necessary to make the development otherwise acceptable.

58 A business may make representation to the Authority if it considers 12 months to be too long a period for the type of business concerned, but the business will need to provide reasoned justification why a shorter period of marketing is justified.

59 B uses cover the full range of business types from offices to heavy industry and some changes between different types of business use do not require planning permission (i.e. it is permitted development) An applicant must check when planning permission is required by consulting the General Permitted Development Order.

DME5: Class B1 employment uses in the countryside outside DS1 settlements

Planning permission for a B1⁶⁰ employment use in an existing building will be granted provided:

- A. Any adverse effect on any building with cultural heritage significance, and on the valued characteristics and amenity of the area can be mitigated by application of the following criteria:
 - (i) Restriction to the specific activity applied for; and
 - (ii) A specified and agreed scale, intensity and type of activity, including vehicular movements and hours of operation; and
 - (iii) A specified and agreed arrangement of parking and/or storage of vehicles, equipment and materials.
- B. For the particular use permitted, and where necessary and appropriate:
 - (i) Permitted development rights (particularly for further buildings or structures) are removed; and/or
 - (ii) Permission is time limited for a temporary period of (usually) 2 years; and/or
 - (iii) In the case of personal permissions, the permission is restricted to personal benefit of the occupant of the building only; and

If any combination of these mechanisms proves to be ineffective in practice, a further permission will not be granted.

Home working

- 4.48 The Authority supports a flexible approach to working from home (**Core Strategy E1**). The key issues are the scale and nature of the business and its impact. In many cases, home working does not require planning permission, but where it does, it is reasonable to require clear limits to the type and size of activity. The aim is to protect residential amenity, and

conserve and enhance the built and natural environment.

- 4.49 The National Park Authority recognises that in rural areas it is common that people work in or around their homes, because the space to do so is more commonly available than it is in more built up areas. Also, in more recent times, the inconvenience and escalating costs of travelling to work, coupled with improved communication technology, makes working from home an attractive option. The aim of economic development agencies is to have super broadband access for over 90% of businesses by 2017. Such changes have few planning implications but are extremely important in encouraging high quality, high wage jobs into the area.

DME6: Home working

- A. Permission for home working will be restricted to a specified activity within use class B1 and restricted to a scale that can be accommodated within the dwelling, or ancillary buildings, without creating a need or demand for further ancillary buildings, or extension of a dwelling beyond that which would normally be permitted by policy DMH8; and
- B. Planning conditions and/or obligations will be used as necessary and appropriate to control any aspects of the business activity likely to adversely affect the valued characteristics, residential character or amenity of the area. The conditions and obligations may include:
 - (i) the exclusion of permitted development rights for further buildings or structures;
 - (ii) controlling the scale, intensity and type of activity, including vehicular movements and hours of operation;
 - (iii) controlling the arrangement for parking and/or storing of vehicles, equipment and materials.

⁶⁰ B1 Use - Office use other than a use within Class A2, research and development of products or processes, any industrial process which can be carried out in any residential area without causing detriment to the amenity of the area

Expansion of existing industrial and business development

- 4.50 **Core Strategy policies E1 and E2** set out the principles for business growth. Where a business is in a built up area, the impact on residents' amenity is a particularly important consideration. If physical expansion of the business would harm residential amenity, businesses may be refused planning permission for that reason alone, irrespective of the extent to which other environmental impact can be satisfactorily addressed.
- 4.51 The Authority understands that when businesses are successful, site operators will desire expansion around the existing buildings rather than move to other locations. However, in the National Park, the importance of landscape conservation justifies strict limits to physical growth. The first consideration is always the landscape impact, and whether the expansion of the business in that location will conserve or enhance valued landscape character or other valued characteristics.
- 4.52 It is not sustainable to permit either the establishment or expansion of business operations in the National Park countryside, simply because it is cheaper for the business. The Authority considers that a business person can reasonably foresee, for reasons of conserving the environment that expanding a business in the National Park countryside may not be possible. The Authority does not therefore consider protection of investment; or lower business start-up or expansion costs; or the desire to operate away from other built up areas as justifiable reasons to permit expansion of development into open countryside.
- 4.53 In all cases, existing business should not assume that physical expansion of that business, at the same site, will be permitted. This is because conservation of the landscape and the built environment must always be prioritised and is likely to prevail, unless physical expansion of the business allows these two aims to be met satisfactorily.
- 4.54 In order to promote business of an appropriate scale for the National Park the Authority will assess the potential impacts of the scheme and consider whether it should be classed as major development. **GSP1 of the Core Strategy** and national policy are clear that major development in the National Park should be refused (NPPF para 116) except in exceptional circumstances where the development can be demonstrated as being in the public interest.
- 4.55 Some existing businesses are located in areas of countryside where, if planning permission were to be applied for today, it is unlikely to be granted since **Policy E2C of the Core Strategy** is clear that business use in an isolated existing or new building in the open countryside will not be permitted. Existing sites may well benefit from new investment and more efficient use, but business owners should consider if this can be better located in or adjacent to a **Core Strategy DS1** settlement, or in a suitable location outside the National Park. In some cases, sites outside the National Park might be nearer and therefore more commutable for the majority of the workforce than the existing site in a DS1 settlement.
- 4.56 Businesses will be expected to provide robust evidence as to why such options are not being taken, and explain how business expansion at the existing location conserves and enhances the landscape and or built environment. Where business use has become regularised for reasons unrelated to conservation of the National Park landscape it is likely that future expansion will be refused.
- 4.57 The continued protection of business sites in the Hope Valley and Bakewell in line with the Employment Land Review and Neighbourhood Plans demonstrates that the Authority and communities are keen to protect business space. Business is encouraged to use such sites. The Authority does not accept that business expansion away from business sites is necessary for planning reasons, because there is no under provision of employment space.⁶¹
- 4.58 Where planning permission is approved for business expansion in countryside locations, e.g. where it has been demonstrated that there are no other options and where the proposed development results in no landscape harm, it will be subject to a section 106 agreement. The agreement will tie the business into a local landscape management agreement and require money from the business to be made available for specified work to maintain and enhance valued landscape character. Such work will be required to be carried out for at least as long as the business continues to operate from the site.
- 4.59 Persons proposing to establish businesses in the National Park, especially outside of DS1 settlements, should be very clear from the start what potential for business expansion exists under development plan policies before they choose to invest in a site or buildings.

61 Peak Sub region - Employment Land Review: Nathaniel Litchfield and Partners 2009

DME7: Expansion of existing industrial and business development where it is not ancillary to agricultural business.

In or on the edge of a DS1 settlement

In or on the edge of a DS1 settlement, expansion of an existing industry or business will be permitted provided that:

- A. It is operating in an appropriate location; and
- B. The scale and type of development can be accommodated without adversely affecting the amenity and valued characteristics of the area or to traffic safety and circulation; and
- C. Proper consideration has been given to the possibilities of using, modifying or extending buildings to conserve and enhance landscape character before proposing new buildings

Outside DS1 settlements

Outside DS1 settlements, expansion of existing industrial and business development will only be permitted where:

- D. It is of a modest scale in relation to the existing activity and/or buildings,
- E. The scale and type of development can be accommodated without adversely affecting the amenity and valued characteristics of the area or to traffic safety and circulation; and
- F. It does not adversely affect, and wherever possible secures the enhancement of the site as well as the future management of valued characteristics of the site and adjoining land within the ownership of the business; and
- G. Proper consideration has been given to the possibilities of conserving and enhancing landscape character by using, modifying or extending existing buildings; and
- H. Impact on valued characteristics and residential amenity from operating hours, lighting and noise is considered acceptable.

Design, layout and neighbourliness of employment sites including haulage depots

4.60 Employment sites, and the types of building associated with them usually have an impact on the landscape and the amenity of those living in or visiting that area. The extent and nature of the impact often depends on the care taken to achieve adequate screening, and on subsequent standards of operating practice or site maintenance. In some circumstances screening in itself will introduce an undesirable landscape feature and may not therefore always be considered to be an acceptable way to mitigate landscape impact of the development.

4.61 Untidy or inappropriate use of outdoor areas, noise, operating times and use of floodlighting can also pose problems. It will often be necessary to make use of planning conditions and/or agreements (planning obligations) to ensure best practice and high standards can be enforced. The adequacy of local roads to cope with vehicles going to and from employment sites is also an important consideration (see **Core Strategy policy GSP3 and T1E**). Design Policy DMC3 will also be relevant.

4.62 **Core Strategy Policy T4** makes provision for freight transport facilities provided that they are not in Conservation Areas or residential areas and are accessible to the strategic road network without using roads subject to a weight restriction order. Many farms are accessible only by roads that are subject to weight restriction order, and, whilst road haulage business can often supplement the income of farming families, it is not encouraged to operate or, where they already exist, expand such businesses from such farms. The reason for this policy position is that, where such businesses exist, experience suggests that they become unacceptable when vehicles and other materials are stored outside buildings. In addition, lorry movements, either through use of unsuitable minor roads, or frequency of use on any sort of road, harm the amenity of the area.

4.63 The Authority is careful to avoid permitting development that encourages increased vehicle movements and demand for road upgrades. Where operators expand businesses into buildings only permitted for agriculture without planning permission, the Authority reserves the right to use conditions or legal obligations to bring the activity under the planning system where possible and stop it from creating adverse impact pressure onto often very minor roads and sensitive landscape

4.64 When faced with applications to expand road haulage businesses, the Authority will consider whether any positive planning gain relating to land management practices connected to the haulage business are sufficient to offset the negative impact of the expanded road haulage business itself.

4.65 Subsequent unlawful use of such buildings for uses other than that permitted will be subject of enforcement action, where this is felt necessary for the conservation of the landscape, or built environment, or to protect the residential amenity of anyone considered to be unreasonably impacted upon by the business. In this respect, the impact on people who visit and use the Park for recreational purposes is a material consideration, alongside the impact on people who live in the vicinity of the development. Where development is part of farm diversification, Policy DME2 also applies

4.66 Employment sites, including haulage depots, have a high propensity to harm the sensitive landscapes and valued built environments of the National Park. It is important that where employment sites (including haulage depots) are considered acceptable in principle, they are designed to minimise any adverse effects on the valued characteristics and amenity of the surrounding area.

DME8: Design, layout and neighbourliness of employment sites including haulage depots

- A. Where development for employment purposes is acceptable in principle, it will only be permitted where every practicable means is used to minimise any adverse effects on the valued characteristics and amenity of the surrounding area. Particular attention will be given to:
- visibility from vantage points; and
 - site access, vehicular circulation and parking; and
 - site layout and use of open space surrounding buildings; and
 - storage of vehicles or other equipment; and
 - landscaping and other screening, and whether, in the landscape proposed, it is an appropriate method to mitigate adverse impact on the landscape; and
 - noise and proposed times of operation.

Where necessary, planning conditions will restrict future growth and intensity of the activities on site.