

1951-2021



**PEAK  
DISTRICT  
NATIONAL  
PARK**



# **Economic Development and Community Facilities**

## **PDNPA Webinar**

**29th June 2021 10am**





## The Peak District National Park Economy – A few facts

Almost two-thirds (65%) of all Peak District businesses surveyed stated that they depended on the quality of the landscape and environment.

The main industries are agriculture and tourism (nearly 1/3).

One in five jobs within the Peak District National Park are within accommodation & food services (20%) of all employment during 2019.

Employment in the arts, entertainment, recreation and other services grew by nearly a quarter between 2016-19.

Nearly all business (99%) are classed as Small or Medium sized businesses.



**National legislation, policy and guidance**

The Environment Act (1995)

English National Parks and the Broads, UK Government Vision and Circular (2010)

The Landscape Review (2019) (Glover Report)

Planning and Compulsory Purchase Act (2004) and National Planning Policy Framework (NPPF)

The Climate Change Act (2008)

Use Class Order (2020)

**Peak District National Park Planning**

Peak District National Park Management Plan (Special Qualities)

Landscape Strategy and Action Plan

Core Strategy Policies

Development Management Policies

Supplementary Planning Documents

Local Plan



## National legislation and policy (some of it!)

### The Environment Act (1995)

Purpose:

- To **conserve and enhance** the natural beauty, wildlife and cultural heritage of the national parks
- To promote opportunities for the **understanding and enjoyment** of the special qualities [of the parks] by the public.

**A duty on national park authorities to seek to foster the economic and social well-being of local communities.**

### English National Parks and the Broads, UK Government Vision and Circular (2010)

**Diversification and local enterprise** which **promote and strengthen the sustainability** of communities and businesses are to be supported in line with national park purposes.



## National Planning Policy Framework (NPPF) – Building a Strong Competitive Economy

### Supporting a prosperous rural economy

Para 83: Policies should support:

- Sustainable growth and expansion of business in rural areas
- The development and diversification of agriculture and rural business
- Sustainable rural tourism
- Retention and development of accessible local services and community facilities

Para 172

**Great weight** should be given to **conserving and enhancing landscape and scenic beauty in National Parks.....** which have the **highest status of protection.....** The scale and **extent of development within these designated areas should be limited.**



## National legislation and policy (some of it!)

### Landscapes Review (Glover Report) (2019)

Studies provide strong evidence that environmental quality in general, and in national landscapes in particular, help to support a significant proportion of local economic activity.

Businesses are dependent on the **high quality landscape and environment** that the Peak District National Park designation protects.....this **supports 7,000 jobs**.

### Use Class Order 2020

New Use Class E: allows for greater flexibility to move between traditional town centre uses and business uses.



# Climate Change

Changes in policy  
(Parish Agreement)

Support a smooth transition to a greener economy

Working to zero net carbon emissions by 2050

Weather events – storms, floods, droughts

Changes in technology – growth of renewable energy



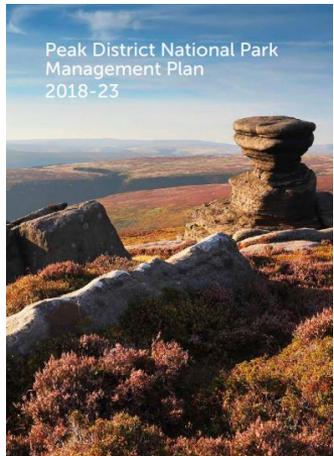
## Management Plan and Special Qualities

### **A commitment to ensuring a future for farming and land management by supporting:**

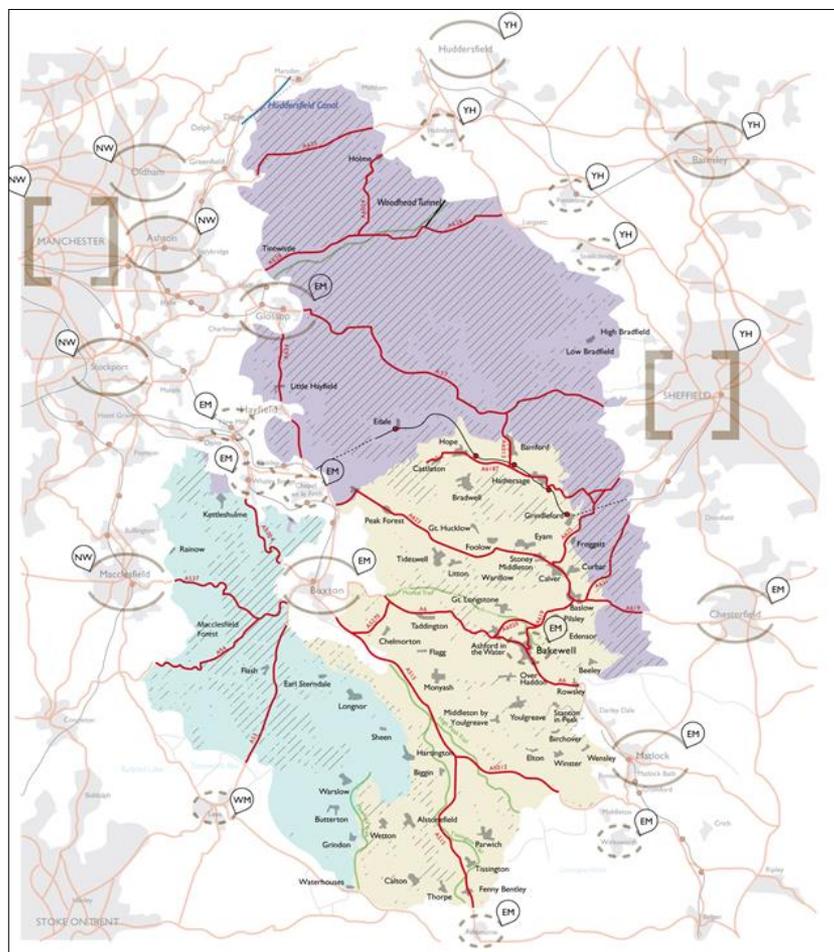
- farming which protects and enhances the natural and cultural environment
- new and innovative business that is compatible with the aims and aspirations of the national park and that creates opportunities to enhance its special qualities
- businesses that promote the understanding and enjoyment of the special qualities; specifically those which deliver high value, low impact employment in sustainable locations.

#### **Areas of Impact:**

- 1: Preparing for a future climate
- 2: Ensuring a future for farming and land management
- 3: Managing landscape conservation on a big scale
- 4: A National Park for everyone
- 5: Encouraging enjoyment with understanding
- 6: Supporting thriving and sustainable communities and economy



## Strategic Approach to Employment Land Provision across the Peak District



The **White Peak** and **Derwent Valley** are regarded as the **most sustainable locations** for the provision and retention of employment land, due to transport links and existing socioeconomic infrastructure.

Across the **South West Peak** policies aim to retain an appropriate range of employment sites in **sustainable locations** such as **Longnor** and **Warslow**. There are no specific outcomes for the Dark Peak and Moorland fringes (Core Strategy, 2011).





## Employment Land Availability

### ***The Peak Sub-region Employment Land Review (Nathaniel Lichfield and Partners, 2008)***

Demand for approx. 5ha of land over the plan period (to 2026): 3.5ha industrial and 1.5ha for office space @

Lumford Mill/Riverside Business Park (5ha)

Newburgh Works (2.2)

Ashford Road (1.1)

- Plus small scale conversions of rural buildings to employment use, and office-based development in Derbyshire Dales.
- Sufficient capacity providing existing sustainable sites were safeguarded and there was flexibility for new space.



## Employment Land Availability

### ***Peak District National Park Strategic Housing and Employment Land Availability Assessment (Stantec, 2018)***

Reviewed and updated the Peak Sub-region Employment Land Review (2008).

A 'call for sites' process was used to determine whether and how the PDNP's previously identified requirement (5ha split between 3.5ha for general industrial and 1.5ha for office) could be met.

3 sites were 'capable' of facilitating a combined total of 1.4ha (not the 3.5ha required) of general industrial floorspace by making more efficient use of space.

The sites identified were:

- Station Road, Bamford
- Industrial land at Upper Hulme
- Whitecross Industrial Estate, Tideswell



## Core Strategy Policies

### **Spatial Policies**

GSP1 – Securing National Park purposes

GSP2 – Enhancing the National Park

GSP3 – Development Management Principles

### **Landscape Policies**

L1- Landscape Character and Valued Characteristics ‘A landscape first approach’

### **Economic Policies**

E1 – Business development in towns and villages

E2 – Businesses in the countryside

### **Recreation and Tourism**

RT1 - Recreation, environmental education and interpretation

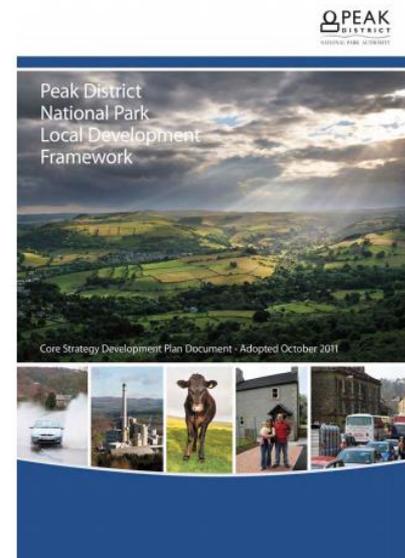
RT2 - Hotels, bed and breakfast and self-catering accommodation

RT3 – Caravans and camping

### **Climate Change Policies**

CC1- Climate Change Mitigation and Adaption

CC2- Low Carbon and Renewable Energy Development





## Development Management Policies

DME1 - Agricultural or forestry operational development

DME2 - Farm diversification

DME3 - Safeguarding employment sites

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

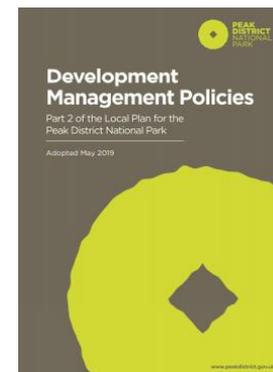
DME5 - Use Class B1 employment in the countryside outside Core Strategy policy DS1 settlements

DME6 - Homeworking

DME7 - Expansion of existing industrial and business development not involving farm diversification

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

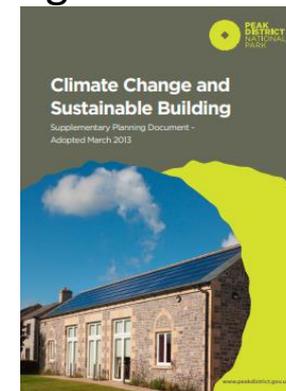
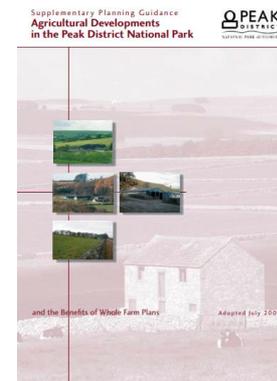
DMR1 - Touring camping and caravan sites



## Supplementary Planning Documents

Agricultural Developments in the Peak District (2003)

Climate Change and Sustainable Building (2013)





## Annual Monitoring of Economic Planning Policies E1 – Business development in towns and villages

2013-15

45 planning permissions relating to business use (B1).  
Six were for new buildings, 4 within a settlement and  
2 outside of settlements.

2015/16

8 permissions for new B class floorspace or CoU.  
1 permission for >1,000sqm of B8 floorspace (existing  
company relocating).

2016/17

11 permissions for business use.  
Nine were located in settlements, and 2 outside of  
settlement.

**Conclusion.....**

**The policy is working  
well to support  
business use  
within/edge of  
settlements.**

**But.....**

**A lack of monitoring of  
planning refusals to  
understand if there are  
any areas of pressure.**



## Annual Monitoring of Economic Planning Policies E2 – Business development in the countryside

2013-15

2 business use permissions granted outside of settlements

2015/16

16 planning applications relating to business use (8 B1 use and 1 CoU). No losses of business use.

2016/17

2 permissions were granted for business outside of settlements – CoU of agricultural building to gin distillery, CoU of agricultural building to business use of low intensity and low impact within walking distance of settlement. 1 loss of business use to holiday accommodation.

### Conclusion

**In 2015-16, compared to previous years, there are more business permissions in the countryside. This may reflect changing farming practises and the need to diversify.**



## Annual Monitoring of Tourism Planning Policies

RT1 - Recreation, environmental education and interpretation

RT2 - Hotels, bed and breakfast and self-catering accommodation

RT3 - Caravans and camping

AMR YEAR	Planning Permissions (RT1)
2012-13	21
2013-14	17
2014-15	14
2015-16	15
2016-17	9

RT 1 - Permissions steady but dipping in 2016/17. Some business activity of this type could be carried out under permitted development.

RT 2 – No monitoring.  
Planning permission granted for a hotel in Bakewell.

RT3 – 9 Permissions in 2012-13 but no more up to 2017. Change in business model towards permanent wooden pods? (new DMP policy to address this).



## PDNPA Residents' Survey 2016, 2019

2016 Residents Survey found that there had been an increase in the proportion of residents who agree that more modern business units are needed in the Peak District National Park but that conservation should always take priority over economic development (51%).

2019 Survey found that residents were supportive of the benefits of tourism, with 9 out of 10 respondents agreeing that visitors to the Peak District create income and jobs for the local economy through visitor expenditure. Residents also felt that the benefits gained through tourism outweighed any negative impact on the national park (69%) and that visitors helped to keep essential services open and running (66%).





## Local Plan Review Informal Online Survey Winter 2020 Economic and Tourism Development

85% of respondents agree that new economic development should also seek to reduce travel, adapt to and mitigate climate change, conserve traditional character and foster net gains in wildlife.

88% agree that businesses should be directed to existing business sites, converted traditional farm buildings and above existing commercial buildings, or be supported through home working.

77% of responders agree that new build hotel accommodation outside of Bakewell should be restricted to brownfield sites.

79% of responders agree with current policies that prevent new static caravans, chalets and lodges in the open countryside but give scope for touring caravans, tents, camping pods and shepherd huts.





## New Issues and Drivers for Change

There are significant issues that will impact upon the rural economy in the coming years and planning policy needs to enable businesses to adapt and respond in a way that respects the special qualities of the national park.

The issues include:

- New farm payments system (ELMS)
- Ageing population
- Smaller workforce
- Climate change
- Leaving the EU
- Covid-19 recovery
- Use Class Order 2020



## New Issues and Drivers for Change

### **Environmental Land Management Scheme (ELMS)**

**Tier 1:** This would encourage farmers to adopt environmentally sustainable farming and forestry practices and they would be paid for taking action rather than delivering outcomes.

**Tier 2:** This would encourage farmers, foresters and other land managers with specialist knowledge to deliver locally targeted environmental outcomes. Payments could be received for services such as tree planting, flood mitigation and habitat creation, restoration or management.

**Tier 3:** This would pay farmers and land managers who undertake transformational landscape-scale projects, such as restoring peatland.

### **FIPL (Farming in Protected Landscapes)**

- Support nature recovery
- Mitigate the impacts of climate change
- Provide opportunities for people to discover, enjoy and understand the landscape
- Support nature-friendly, sustainable farm businesses



## New Issues and Drivers for Change

*The Peak District Partnership (LAs, businesses, University of Derby)*

### Issues Arising:

- The changes in retail shopping habits and the impact on rural town centres and businesses
- The need for more flexible workspace
- Poor transport networks serving town centres, including night time services
- Barriers for new startups and support for the younger generation who are most likely to start their own business.

### Opportunities for change:

- A more joined up approach between stakeholders to support businesses
- A need to support innovation and entrepreneurialism
- Make more effective use of business space by making it multipurpose and flexible
- Support initiatives that cater for the younger generation and strengthen the evening economy.



## New Issues and Drivers for Change

### *The Rural Services Network (RSN) Economy Toolkit (August 2020)*

#### Four central themes:

- De-carbonise
- An ageing population
- Increase in digitization
- Ability of local communities to be self-sustaining and generate wealth

#### Main recommendations are:

- Support retrofit built stock and expand into the renewables sector
- Support farms to diversify into renewables
- Support investment into digital infrastructure in rural communities
- Support data and technological advances
- Support local producers



## Requirement for Further Evidence

Conduct a new Business Survey

Do our planning policies support farmers in a changing environment

Update the employment land review

A town centre study for Bakewell. Do we extend it to include assessing the health of other settlements?