

Peak District National Park
Authority

Local Plan Review



Settlement Analysis and Capacity Assessments

Specification of Requirement and Invitation to Tender

ISSUE DATE: 2 May 2025

CLOSING DATE: 5.00 pm, Friday 23 May 2025

1. Purpose

1.1. This commission is required to support the Peak District National Park Authority's ('PDNPA') ('the Authority') Local Plan Review. The Authority's role is to deliver statutory national park purposes. The purpose of the commission is to support us to understand the capacity for development in 23 key settlements within the context of our first purpose, which is to conserve and enhance the Peak District National Park's landscape, wildlife and cultural heritage. This commission also supports our legal duty to seek to foster the social and economic well-being of our local communities.

1.2. The settlements are listed in the table below.

Settlement name	No of dwellings	Estimated population	Community services and facilities score	District
Bakewell	1888	4040	18	DDDC
Tideswell	833	1783	13	DDDC
Hathersage	802	1716	15	DDDC
Bradwell	687	1470	16	DDDC
Baslow	535	1145	11	DDDC
Youlgrave	515	1102	12	DDDC
Bamford	469	1004	13	HPBC
Eyam	442	946	12	DDDC
Hope	386	826	11	HPBC
Calver	360	770	13	DDDC
Grindleford/NP	335	717	10	DDDC
Great Longstone	331	708	13	DDDC
Castleton	310	663	12	HPBC
Winster	291	623	11	DDDC
Stoney Middleton	245	524	9	DDDC
Ashford	213	456	9	DDDC
Taddington	179	383	10	DDDC
Elton	174	372	8	DDDC
Longnor	163	349	12	SMDC
Litton	156	334	10	DDDC
Hartington	143	306	11	DDDC
Warslow	114	244	7	SMDC
Kettleshulme	93	199	8	Cheshire East

*based on Derbyshire average occupancy 2.14. Likely to be an overestimate as does not take into account holiday homes.

1.3. The Peak District National Park Authority is the planning Authority for the Peak District National Park. The Park is mostly in the county of Derbyshire but also within Staffordshire, Cheshire, Greater Manchester and South and West Yorkshire¹.

1.4. The current local plan comprises the Core Strategy (adopted in 2011) and the Development Management Policies Document (adopted in 2019). Both plans are under review. A Regulation 18 Issues and Options consultation was completed in November 2024.

2. Project Requirements

2.1. The following requirements apply to each of the settlements and for open space in and on the edge² of the settlements.

A. To undertake a desk-based analysis of the landscape, cultural heritage and planning designations and constraints. From this to set out the predominant settlement character, special qualities and the influence of and relationship with the landscape character area.

It will follow the detailed methodology set out in Section 4 and refer to:

- Conservation Area Analyses
- Landscape Strategy
- Woodland Strategy
- Historic farmsteads guidance suite
- Parish Statements
- Local Plan Policy Map (inset map designations)
- Wildlife designations, PDNPA *One Plan for Nature* and emerging LNRs
- Archaeology information (hidden aspects) including relevant Extensive Urban Surveys and Historic Environment Records.
- Neighbourhood plans.

B. To undertake an assessment of potential development sites to determine their suitability for development, within national park purposes and planning policy. The types of development that should be considered are housing, community facilities, small-scale retail and business premises and small-scale renewable energy generation. Sites include:

- Housing sites put forward from the 2025 call for sites. (Assessment to also be undertaken in accordance with Planning Policy Guidance).

¹ [Constituent Authorities: Peak District National Park](#)

² Any reference to settlement edge in this document refers to the edge of the built area of the settlement.

- Rural exception housing sites proposed jointly by PDNPA and the housing authority.
 - Brownfield sites.
 - Business sites (scope for expansion).
- C. To undertake an assessment of open spaces to determine if they contribute strongly to local character or amenity. (Open space that is degraded, where development could enhance the National Park's Special Qualities, should be identified.) Include:
- Community Recreation sites and sports facilities (designated in the local plan.)
 - Important open space in a conservation area.
 - Proposed local green spaces (to also assess in accordance with the criteria set out in NPPF.)
 - Other open space in and on the edge of the settlement.
- D. For all land (developed land and open space in and on the edge of each settlement) to score/value in accordance with the methodology so that it is clear which sites/areas have the greatest potential for development, ie development that enhances, or can be accommodated without harm to, the Special Qualities of the National Park.

3. Outputs

3.1. We require 3 outputs;

- i. Context document. This will comprise maps and text, corresponding to Part A of the Project Requirements.
- ii. Assessment document. This will comprise maps and text, corresponding to Parts B and C of the Project Requirements. It will include specialist (PDNPA) input and site analysis.
- iii. Final document. This will be a map (GIS) and text-based settlement landscape sensitivity and capacity assessment for each settlement, corresponding to Part D of the Project Requirements. It should be readily apparent from the map which areas have greatest significance, and should be protected, and which areas have greatest potential for development.

4. Methodology

Step 1: Desk based analysis and base mapping.

- a) What is the landscape character area and what does this mean for the settlement?

- b) What is the predominant settlement character?
- Shape (cross, linear, loose with green space, compact and urban, flat, hillside, riverside, etc).
 - Geology – limestone or gritstone.
 - Local architectural features.
 - How does the settlement edge relate to the landscape (eg gradual with spaces, abrupt, industrial, strip field, pastoral)?
- c) What are the built environment qualities (positive and negative)?
- d) What are the spatial implications of the Conservation Area Analysis? What does it say about layout and form, the value of open spaces, building groups, separation, views/vistas both into and out from, plus particularly important buildings and features.
- e) What is the significance of the farm environment and what are the spatial implications of this (use Farmstead Assessment)?
- f) Site designations (current and proposed protected sites and potential development sites.)
- g) Are there any archaeological sensitivities (including below-ground archaeological potential)?

Step 2: Site assessment.

For all potential development sites and current and proposed open spaces (ie all sites listed in B and C above), to assess in accordance with the following questions:

- a) What contribution does the site make to landscape character, heritage assets and their setting, biodiversity and recreation?
- b) Has the potential contribution of the site to Special Qualities been degraded and could development deliver enhancement?
- c) What is the relationship of the site to the open landscape (the settlement edges)? This should include judgement on how this relationship contributes to that settlement's special quality, for example if it is a well-preserved and defined historic edge to open landscape such as a barn wall or complete strip field.

The site assessment will be undertaken in close collaboration with the Authority's planning, landscape, ecology and cultural heritage specialists.

Assessments of potential development sites should follow the Landscape Institute's Landscape and Visual Impact Assessment process.

Assessments of local green space sites should meet NPPF requirements.

Step 3: Scoring and value

All land (developed land and open space in and on the edge of each settlement) is graded in accordance with the following score system:

Score	Criteria
1	Site make a strong positive contribution to landscape character, heritage assets and their setting, biodiversity and recreation (deleting as necessary). No scope for development.
2	Site makes a positive contribution to landscape character, heritage assets and their setting, biodiversity and recreation (deleting as necessary). Some degradation of site and therefore scope only for limited development to enhance.
3	Site makes a negative contribution to landscape character, heritage assets and their setting, biodiversity and recreation (deleting as necessary). Site is degraded and therefore there is scope for development to enhance.
4	Site makes a strong negative contribution to landscape character, heritage assets and their setting, biodiversity and recreation (deleting as necessary). Site is very degraded and therefore is a priority for development to enhance.
5	Well sited exception site. Opportunity to develop working with the overall character and form of settlement without harm to the special qualities of the NP.

The scoring and value will be undertaken in close collaboration with the Authority's planning, landscape, ecology and cultural heritage specialists.

We would welcome input from consultants on how this methodology can be improved.

5. Background: planning in the context of a protected landscape

5.1. The Peak District National Park is a protected landscape. It is an asset of national, regional and local importance whose special qualities are defined as:

- Beautiful views created by contrasting landscapes and dramatic geology
- Internationally important and locally distinctive wildlife and habitats

- Undeveloped places of tranquillity and dark night skies within reach of millions
- Landscapes that tell a story of thousands of years of people, farming and industry
- Characteristic settlements with strong communities and traditions
- Inspiring spaces for escape, adventure, discovery and quiet reflection
- Vital benefits for millions of people that flow beyond the landscape boundary.

5.2. The current policy approach is that new development for local needs affordable homes, community facilities and small-scale retail and business premises is acceptable in and on the edge of 63 settlements. Sites are not allocated and apart from Bakewell, and Bradwell (in tits adopted neighbourhood plan), development boundaries are not currently drawn.

5.3. The Authority consulted on housing delivery for the plan period to 2045 of between 48 dwellings per anum (dpa) and 100dpa³. A 'call for sites' and evidence from this commission will be used to refine this figure by clearly indicating the extend of land that can be developed.

6. National Planning Policy Framework (NPPF) and Planning Practice Guidance

6.1. The NPPF recognises that national parks have the highest status of protection in relation to conserving and enhancing landscape and scenic beauty. At para 189 it states that great weight should be given to this and the scale and extent of development should be limited.

7. Presentation of Findings

7.1. The Context Document and Assessment Document (see Section 3 Outputs) will include maps (including GIS) and written reports and be available in different formats that allow the Authority to publish, consult and share online and in hard copy, complying to current accessibility standards.

7.2. The Final Document will be, for each settlement, a capacity map (including GIS) (on which all land in and on the edge of the settlement is scored according to the criteria) and an A4 summary report available in different formats that allow the Authority to publish, consult and share online and in hard copy, complying to current accessibility standards.

³ Regulation 18 Issues and Options consultation Oct – November 2024. These figures include conversions which historically deliver the greatest proportion of homes.

7.3. The consultant may be required to present the findings of the report to Councillors and senior officers of the Authority. Consultants should indicate in their proposal the cost of making this presentation.

8. Pricing and timescale

8.1. The estimated value of the work is more than £30,000 inclusive of VAT. (Please note this figure relates to the Authority's tendering procedures and is not a guide price.)

8.2. The report should be submitted in draft by 31 August and in final form by 30 September.

9. Process

9.1. The main contact at the National Park Authority will be Adele Metcalfe (Policy and Communities Team Leader) with input from Sarah Welsh (Senior Policy Planner). You will be assisted to access planning and other data by the Authority. Any issues and questions regarding the brief can be discussed at an initial client/consultant meeting and update meetings can be scheduled as and when necessary.

10. Insurance

10.1. You will be required to provide evidence of the following levels of insurance cover if you are successful at contract award stage:

- a. Employer's Liability Insurance (unless you are a sole trader) in the sum of at least £5,000,000 in respect of any single claim.
- b. Professional Indemnity Insurance in the sum of at least £1,000,000 in respect of any single claim.

11. Your proposal

11.1. You are invited to submit a proposal that fully meets the brief set out above, on the Form of Tender at Appendix 1, and complies with the following requirements. The proposal should provide information on the following headings:

- a. Understanding the brief and context.
- b. Proposed approach/methodology to be used to deliver the requirements.
- c. Previous relevant experience, qualifications and CVs of personnel who will be directly providing the service.
- d. Timescale and availability to deliver on time.

11.2. A completed and signed Non-Collusive Tendering Certificate in Appendix 2 must also be submitted.

12. Evaluation of Tenders

12.1. Tenders will first be evaluated against the requirements contained in Section 3 of the Form of Tender at Appendix 1. Any Tender that does not meet any of these requirements may be deemed non-compliant and rejected without further evaluation. This will include:

- a. Written technical and financial references (including the bidder's financial accounts for such period as shall be notified) as may be requested.
- b. The bidder's previous experience of contracts delivered for the Authority or other organisations. The Authority is entitled to take into account any failure to discharge obligations under previous relevant contracts undertaken by the bidder (or any proposed sub-contractor) in assessing whether the required minimum standards for the Services are likely to be met. The Authority may ask the bidder (or any subcontractor) for evidence of performance on previous comparable contracts or consider evidence of performance on previous comparable contracts for the Authority.
- c. Whether the bidder is subject to any enforcement or legal action or other pending investigations by either the Authority or other public agencies.

12.2. The successful bidder will then be selected based on an evaluation using the criteria set out below which align to the required headings for the proposal as set out above.

- a. Price (40% of the total score value)
- b. Quality Criteria (60% of the total score value)
- c. Clear understanding of the brief and the context (Quality Question 1)
- d. Sufficiency of approach to deliver our detailed requirements (Quality Question 2)
- e. Experience and Capability to perform the contract (Quality Question 3)
- f. Sufficiency of resources to perform the contract on time (Quality Question 4)

Criteria	Weighting	Evaluation Criteria
Price	40%	40 x (Lowest Tender Price) ÷ (Tenderer's Price)
QQ1 Understanding of Brief	15%	3 x score (see table below)
QQ2 Approach/Methodology	15%	3 x score (see table below)

QQ3 Experience and Capability	15%	3 x score (see table below)
QQ4 Sufficiency of resources	15%	3 x score (see table below)

12.3. Responses to the quality criteria will each be marked against the following scoring methodology

0	The Bidder has given no response and/or if the response is not acceptable and/or does not cover the relevant criteria.
1	There are major weaknesses or gaps in the information provided. The Bidder displays poor understanding and there are major doubts about fitness for purpose.
2	The response will in parts be incomplete or vague with little or no detail given of how the Bidder will meet the criteria. Information provided is considered weak or inappropriate and is unclear on how this relates to our requirements or the outputs/outcomes of the project. Some concerns about understanding of the steps involved to deliver the aspects of the question posed, and/or the Bidder's experience and capability.
3	The response has provided suitable evidence to address the majority of our requirements but will lack some clarity or detail in how the proposed solutions will be achieved. Evidence provided, while giving generic or general statements, is not specifically directed toward the requirements or the outcomes/outputs of this project. The response demonstrates an acceptable approach and clearly demonstrates how the criteria is satisfied, giving a reasonable level of confidence in the Bidder's experience and capability.
4	The proposal has addressed, in some detail, all or the majority of our requirements. Evidence will have been provided to demonstrate conformance with the criteria in some detail. It is clear how the response relates directly to the aims of the project and is specific, rather than general, in how the desired outcomes and outputs will be achieved. The response demonstrates a good level of confidence in the Bidder's experience and capability.
5	As well as addressing all our requirements the Bidder demonstrates a deep understanding of the project and / or may present innovative ideas (where appropriate). Responses link directly to relevant project requirements, outcomes and outputs (as the case may be). A high level of confidence will be conveyed in the tenderers ability to deliver the desired outcomes and outputs. The response demonstrates little or no risk and fully captures the understanding of the steps involved to deliver the aspects of the project, giving a very high level of confidence in the Bidder's experience and capability.

12.4. Bidders' scores for Quality and Price will then be added together to produce an overall score.

12.5. Bids should be submitted by 5.00pm on Friday 23 May 2025.

- By Email to: Tenders@peakdistrict.gov.uk
- The following, and only the following, must be used in the subject line: "REF: SETTLEMENT ANALYSIS AND CAPACITY ASSESSMENT Tender".

- All attachments must be in pdf form.

12.6. It is the Bidder's responsibility to ensure that its bid complies with the submission requirements and is received by the Authority by the date and time set out. The Authority accepts no responsibility for any problems arising from the Authority's or the Bidder's IT software, infrastructure, input or internet connectivity. Bidders must note that the current maximum size of any email receivable by the Authority is 10mb. It is the responsibility of the Bidder to ensure that its bid is received by the Authority. Bidders are strongly advised not to submit their bid immediately before the tender return deadline.

12.7. No bids received after the closing date and time for the receipt of bids shall be considered.

12.8. The Authority does not bind itself to accept the whole, the highest scoring or any bid or part of a bid submitted.

12.9. Failure to comply with any of the above requirements may render a bid liable to disqualification. Rejected or eliminated bids will not be scored.

13. Terms and Conditions

13.1. The successful bidder will be required to enter into the Authority's standard consultant's contract, a draft of which is in Appendix 3.