

1951-2021



PEAK  
DISTRICT  
NATIONAL  
PARK





Town/ Village <sup>169</sup>	Convenience food shop	Post Office	Primary school	Community Hall	Playground (PG) and playing field (PF)	Industrial units	Distance to GP (miles)	Reasonable road width & within 1 mile of A or B road	Good public Transport service	Public House	Post box	Church	Potential to develop without harm to valued characteristics of settlement and its landscape setting
Alstonefield	x	✓	x	✓	✓	x	3.2	✓	x	✓	✓	✓	Little potential other than very limited affordable housing for parish and adjoining parishes
Ashford	✓	✓	✓	✓	✓	x	1.5	✓	✓	✓	✓	✓	Little potential other than very limited affordable housing for parish and adjoining parishes
Bakewell	✓	✓	✓	✓	✓	✓	0	✓	✓	✓	✓	✓	Some potential for housing schemes identified by site search with Town Council and Rural Housing Enabler late 2009 following need survey in Autumn 2009.
Bamford	✓	✓	✓	✓	✓	✓	2.2	✓	✓	✓	✓	✓	Little potential other than very limited affordable housing for parish and adjoining parishes
Baslow and Bubnell	✓	✓	✓	✓	✓	x	0	✓	✓	✓	✓	✓	Little potential other than very limited affordable housing for parish and adjoining parishes
Beeley	x	✓	x	✓	x	x	2.9	✓	x	✓	✓	✓	Little potential other than very limited affordable housing for parish and adjoining parishes
Biggin	x	✓	✓	✓	✓	x	0.8	✓	x	✓	✓	✓	Little potential other than very limited affordable housing for parish and

## Shops and community facilities recorded in 2010 in 63 of the Peak District's main settlements

Amenity	2010 (number)
Convenience shop	34
Post Office (inc visiting)	33
Primary School	43
Community Hall	50
Playground/Playing field	42
Industrial units	15
Distance to nearest GP	1.5 miles (av)
Within 1 mile of A or B road	62
Good public transport service	44
Public House	54
Post box	63
Church	60



## Shops and community facilities recorded in 2019 in 89 of the Peak District's parishes.

Amenity	2020 (number)
Convenience shop	28
Post Office (inc visiting)	28
Primary School	39
Community Hall	54
Playground/Playing field	48
Industrial units	18
Distance to nearest GP	1.8 miles (av)
Within 1 mile of A or B road	62
Good public transport service	45
Public House	54
Post box	63
Church	60

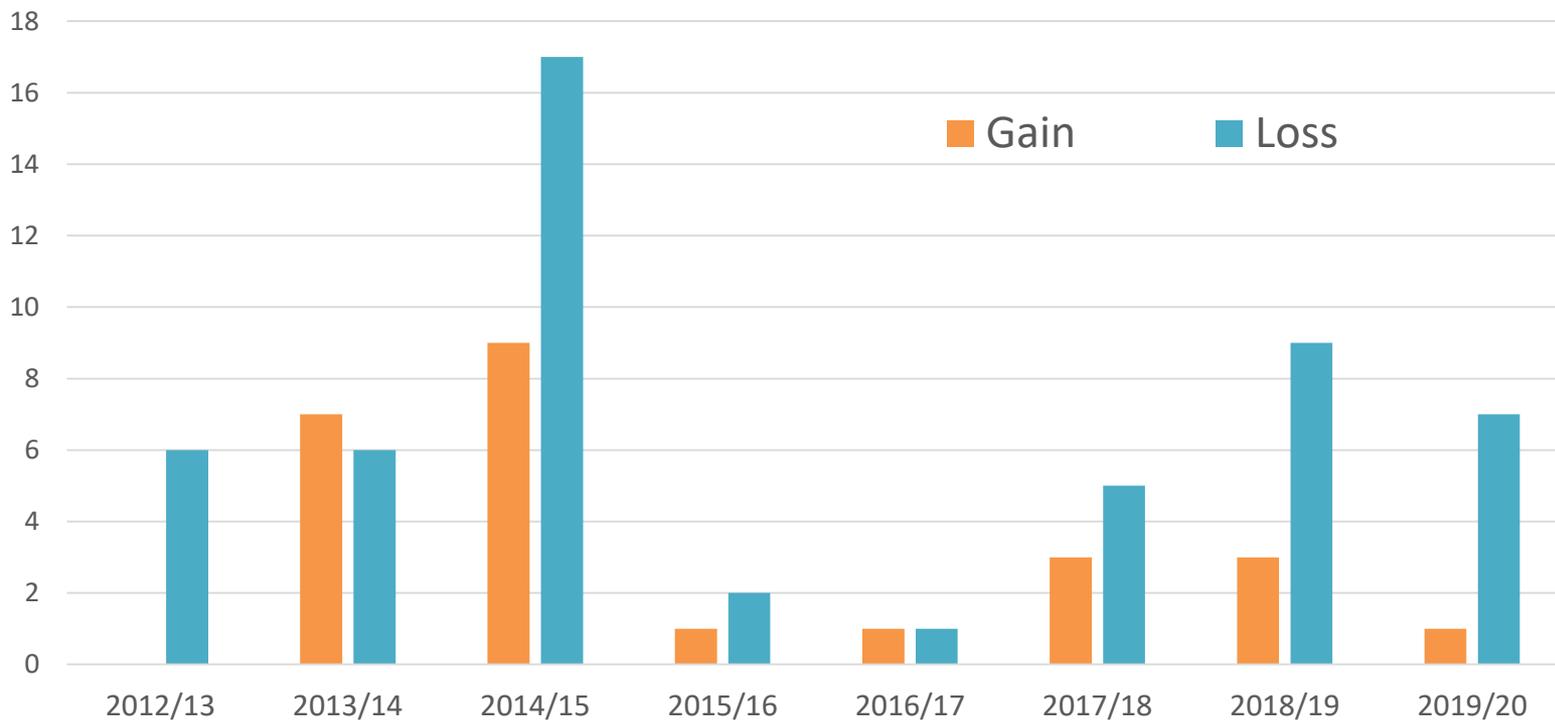




## Annual Monitoring Reports (2012-2016) and planning data (2017-2019)

Data has been used to assess the overall trend in relation to the provision and retention of community facilities\*

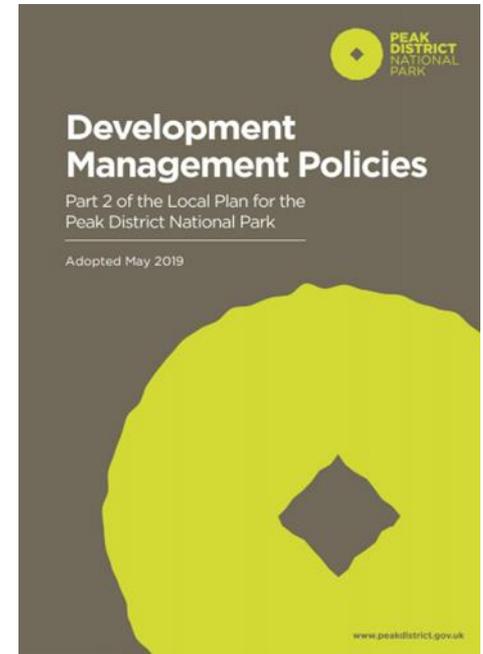
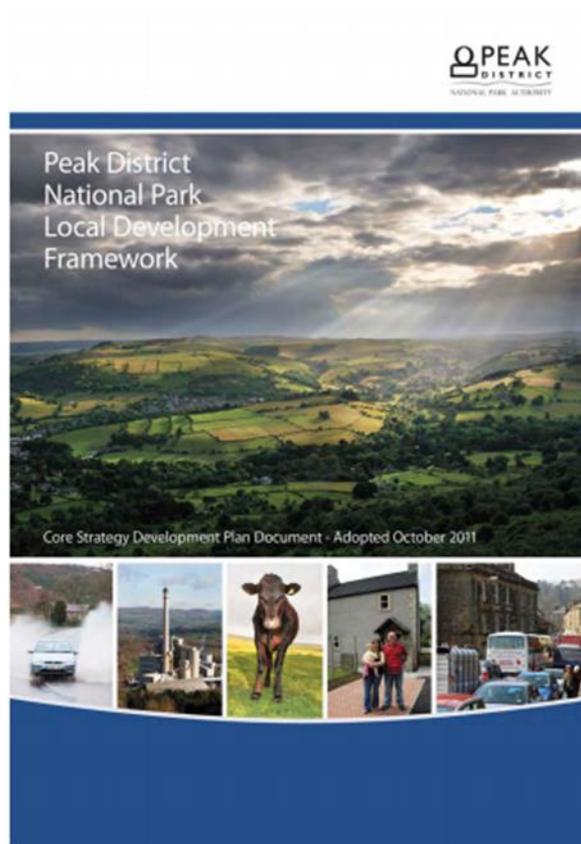
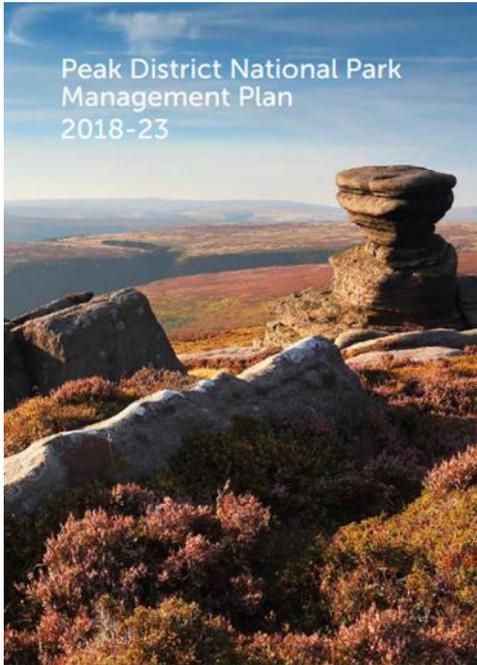
\*shops, cafes, pubs, take-aways, hotels, clinics, health centres, nurseries, schools, education/training centres. Places of worship, dance halls, gyms, community hall, swimming baths, offices, industrial units



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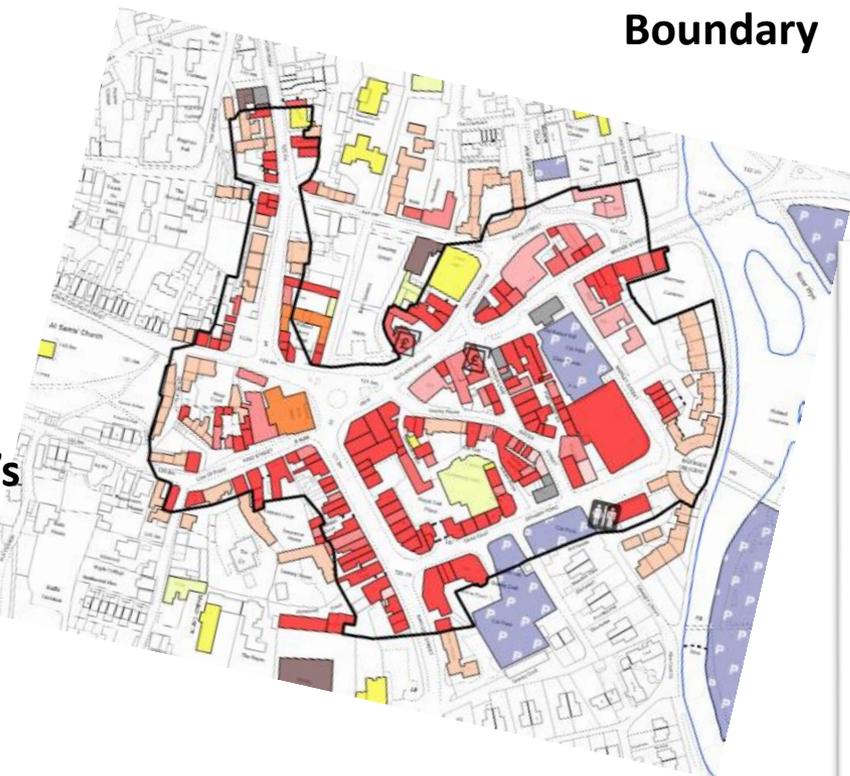




Current situation

**DS1  
HC4  
HC5**

**Bakewell's  
Central  
Shopping  
Area**



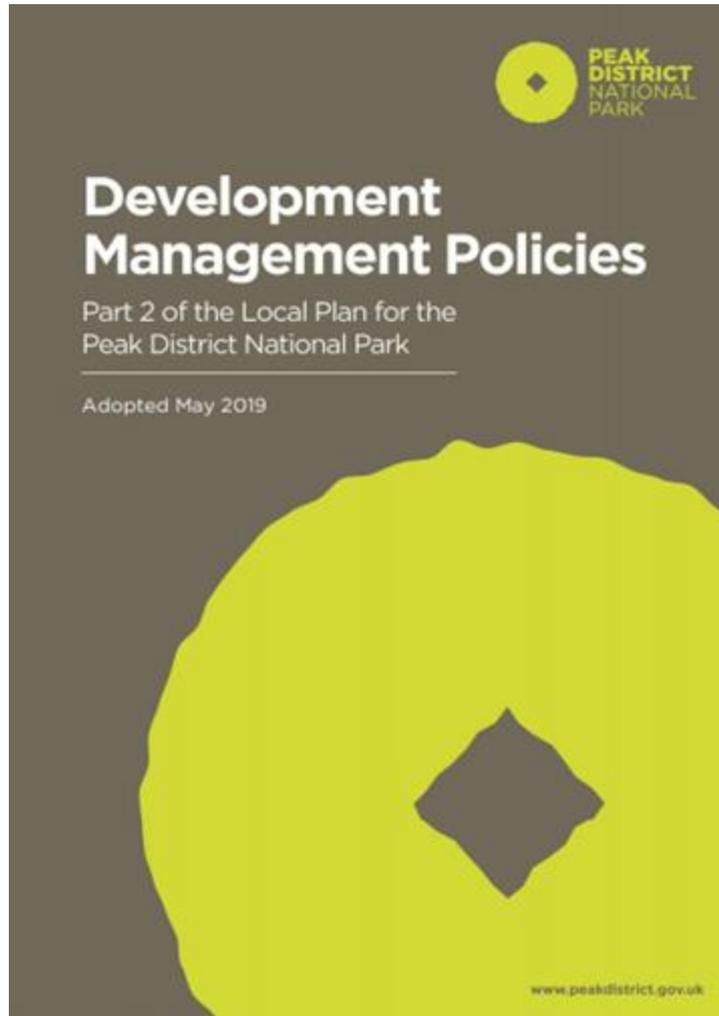
**Bakewell's  
Development  
Boundary**



**Safeguarded  
recreation sites &  
sport facilities**



For reference, detailed designations can be viewed here  
<https://arcg.is/P8GmW>



*‘ . . . the loss or change of use of existing public services, including health facilities, will be acceptable if it is shown that this forms part of a wider estate reorganisation . . . ’*



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.

## BAKEWELL NEIGHBOURHOOD PLAN

### Submission Version

### Regulation 15

### 2020-2035





## New Issues and Drivers for Change

### National changes to Use Classes from 1<sup>st</sup> September 2020

#### The below now fall under a new Use Class E

Class A1 (shops – with the exception of\*)

Class A2 (Financial and professional services)

Class A3 Café or restaurant

Class B1 (business)

Class D1 (clinics, health centres, nurseries, schools, training centres, museums, libraries, public halls, places of worship, law courts)

Class D2 (gyms, indoor recreation)

#### The below now fall under a new Use Class F2

Shops\*

Hall or meeting place for the principal use of community

Indoor or outdoor swimming baths, skating rinks and outdoor sports

#### The below now fall under the Sui Generis category

Class A4 pub or drinking establishment

Class A5 Take-away

Class D2 Cinemas, concert/bingo/dance halls

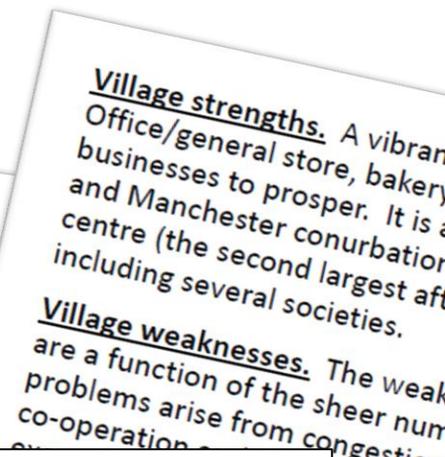
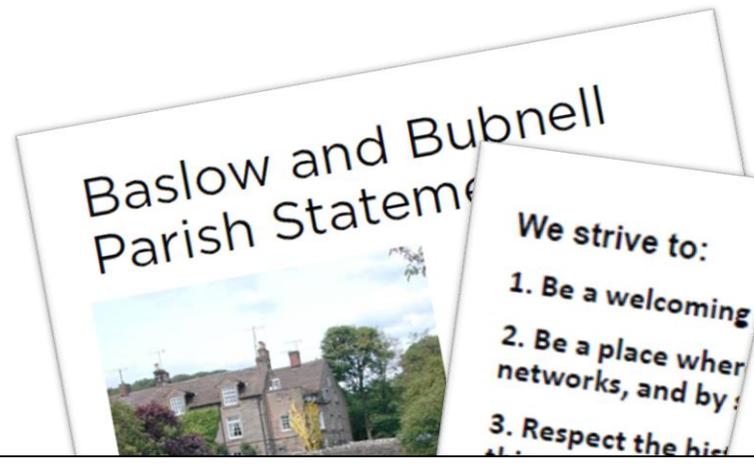
\* Shops that are 280sqm mostly selling essential goods, including food and at least 1km from another similar shop



# THRIVING AND SUSTAINABLE COMMUNITIES

## Parish Statements

- Put together since 2019
- Involved a land use survey
- Consultation with each parish
- Use of statistical data



## Settlement Amenities

Convenience Food Shop	★
Post Office	★
Primary School	—
Community Hall	★
Playground	★
Playing Field	★
Industrial Units	★
Distance to General Practice (miles)	1.5
Within 1 Mile of an A or B Road	★
Good Public Transport Route (5+ services a day)	★
Public House	★
Post Box	★
Church	★
Mobile Library	★
Conservation Area	★
Website/Newsletter	★
Groups	★
Events/Traditions	★
Accommodation	★

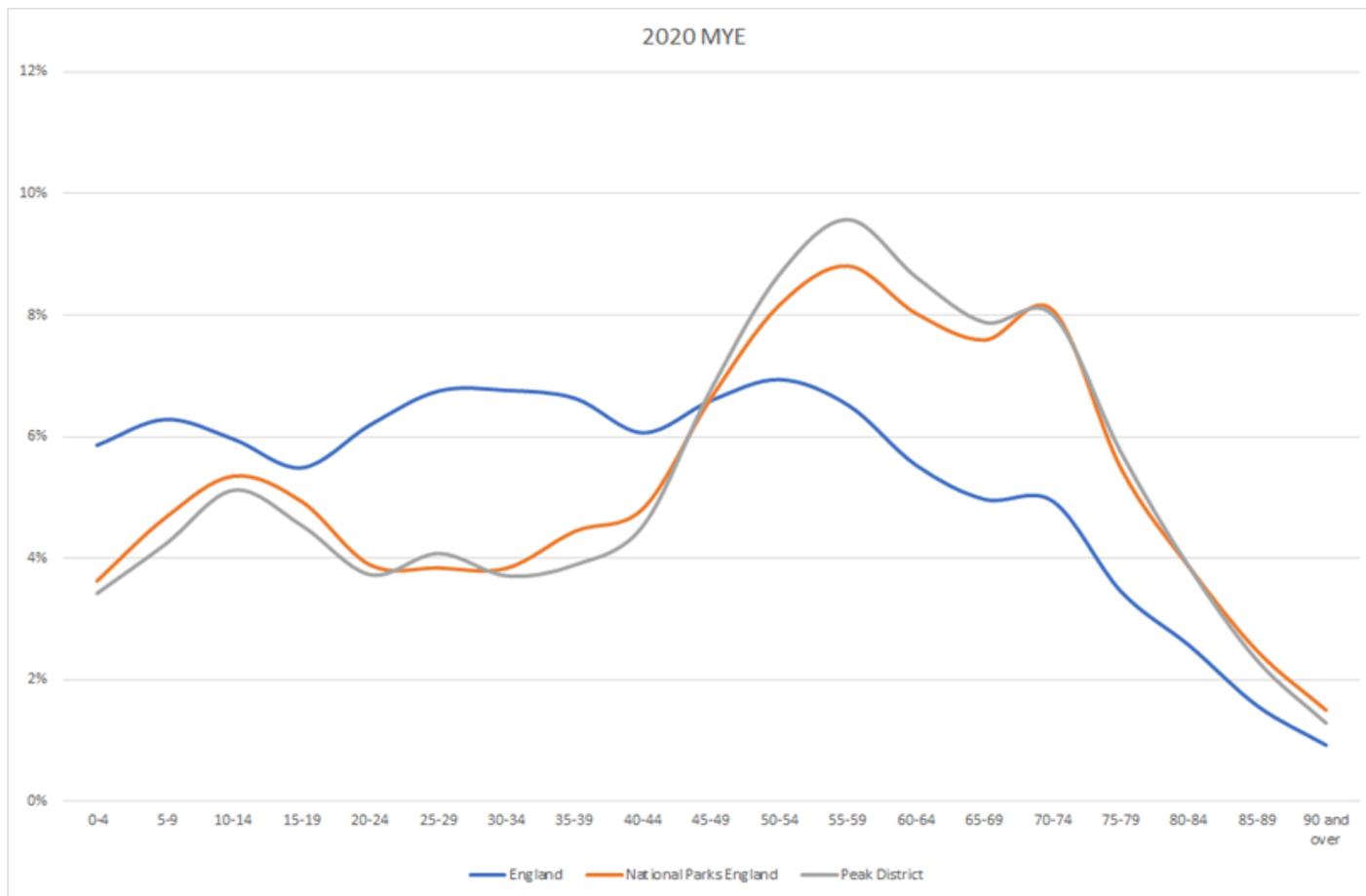
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**Population levels**

Survey	Population
1991 Census	38,100
2001 Census	37,937
2011 Census	37,905
2016 MYE	37,070
2020 MYE	36,940



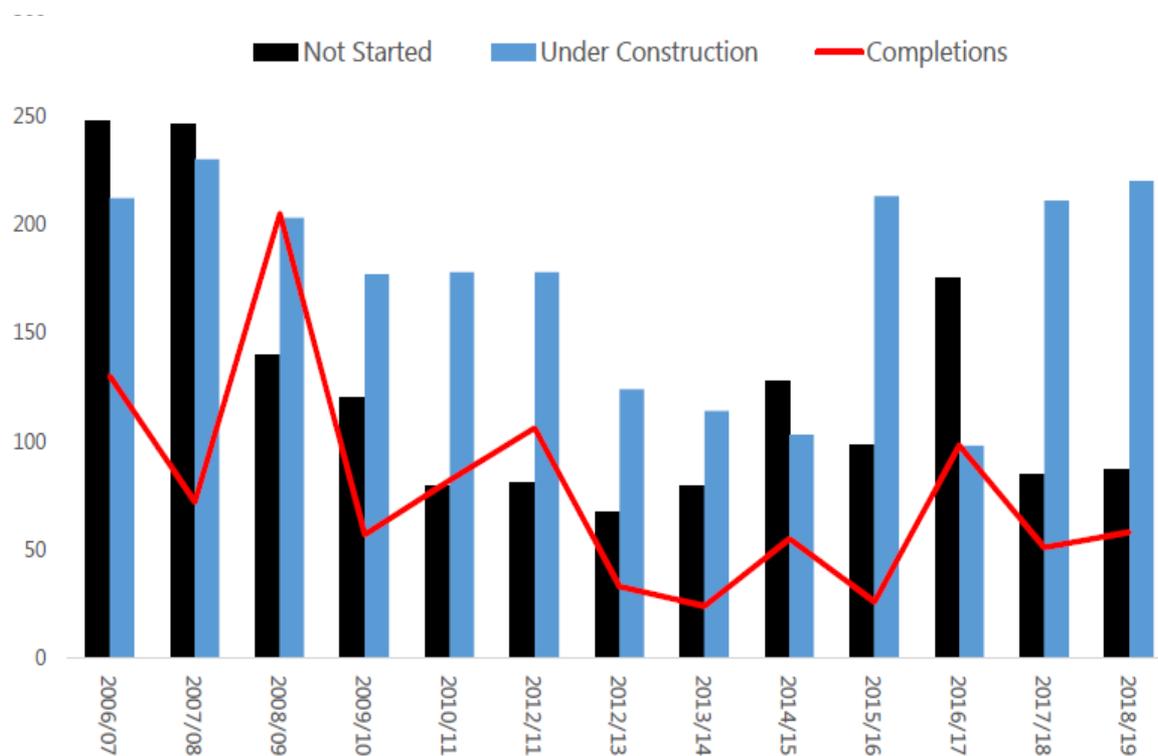


- Since 2010, the Peak District National Park has experienced a decline in its population, driven by reduced net migration and an ageing population profile
- Population ageing (an increasing imbalance in favour of older-age population) is a challenge that rural areas and National Park planning authorities in England and Wales are facing, and is a key consideration for future housing growth plans
- To **maintain** the National Park's population at its current level, it is estimated that **61** homes would be required each year, all of which would be associated with an average annual net in-migration flow of +190 per year
- A population **increase** in the Peak District is only achieved on the higher dwelling led growth targets of the model (**+95** to **+150** per year) during the life of the plan period



## Indicative housing delivery figures 2006 – 2026

	Upper estimate
White Peak & Derwent Valley	1015
South West Peak	160
Dark Peak & Eastern Moors	110
<b>Total</b>	<b>1285</b>





## New Issues and Drivers for Change

### COVID-19 has raised many questions....

“With the reliance on home working have there been areas that have found this difficult due to their broadband connection?”

“How has COVID impacted on our shops and facilities?”

“Has COVID placed an increased importance on **outside** spaces where social interaction can take place?.”

“Has COVID increased the desire to be self-sufficient, therefore creating more demand for certain services and allotments etc?.”

“Has COVID changed the way communities want to shop?”





## Local Plan Review Informal Online Survey Winter 2020

“In order to achieve sustainable and thriving communities with easy access to services, we believe shops and community facilities should be located within existing settlements and their loss resisted. Do you agree?”

**93%** Agreed or Strongly Agreed



## Local Plan Review Informal Online Survey Winter 2020

“Our communities are surrounded by the National Park landscape. However, greenspaces within settlements offer different benefits including as a place to meet, for children’s play, natural areas for biodiversity, allotments and tree planting. All National Park communities should have easy or convenient access to greenspaces like these. Do you agree?”

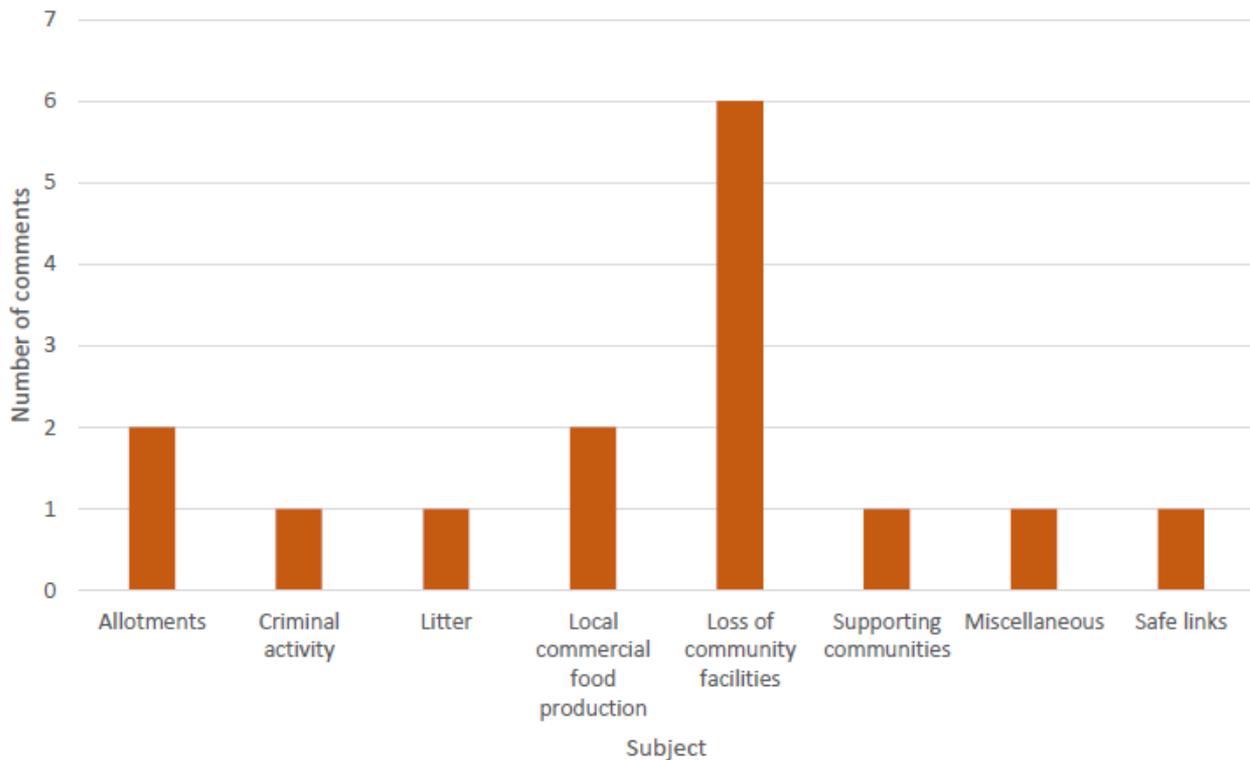
**92%** Agreed or Strongly Agreed



## Local Plan Review Informal Online Survey Winter 2020

With regards to the open question in this survey the following was noted on those comments relating to communities:

Shops and Community Facilities - Comments by Subject



“Support local pubs. They are a special part of the Peak District economy.”



“Very sad that villages have lost retail facilities like post offices and shops.”

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*The* **Grindleford**  
Community Shop

