



CHAPTER 9: LEISURE AND TOURISM

Introduction

- 9.1 The demand for a range of quality recreational opportunities is especially high in areas attractive to tourists. Local residents are able to enjoy facilities derived as tourist attractions and vice-versa. The provision of a wide range of recreation and leisure facilities is an important part of the strategy of increasing the self-sufficiency of the Borough.
- 9.2 Development pressure is putting a strain on some existing recreation land, especially in the urban areas. Some countryside based leisure activities, tourist attractions and accommodation can, unless sensitively located, designed and managed, have an unacceptable impact on the quality of the rural environment, upon which they rely.
- 9.3 Various studies by national and regional organisations concerned with sport, recreation and the countryside conclude that a diverse strategy of action is needed to ensure that everybody, regardless of age or ability, has an opportunity to take part in some form of leisure activity. For example, greater use could be made of the countryside and the public rights of way network for recreation and relaxation, so long as this goes hand in hand with improved public awareness and management of the countryside. Dual use of existing facilities such as school playing fields can be a cost-effective way of increasing public access to recreation activities in both urban and rural areas. The Derbyshire and Peak Park Sport and Recreation Forum are undertaking a study of all sport facilities within Derbyshire. This will be used to establish whether additional built facilities or playing pitches are required to serve the population.
- 9.4 Accurate figures on tourism in the Plan area are not available. However, the Peak District Tourism Employment Study (2000) calculated visits to the Peak District were now greater than 22 million a year. An increase of 16% from the number of visits in 1974.
- 9.5 Nationally, tourism accounts for 7% of all jobs, making it as significant as the British Construction Industry. The industry's direct economic contribution is equivalent to over 5% of Gross National Product (GNP), while its indirect contribution to the economy could be as high as 12% if areas such as hotel



construction and car rental are taken into account. Tourism provides a substantial proportion of the revenue that supports our heritage and culture. It is one of the main engines for economic regeneration and also supports facilities and services from which local communities benefit. A Peak District Rural Development Partnership study into visitor spending estimated total spending in the Peak District as amounting to £259 million in 1998. Of this total the study estimated £97 million was spent in High Peak.

- 9.6 The Peak District Tourism Development Strategy recognises that sustainable tourism has a key role in the economic regeneration of the area. The full economic potential of tourism is not yet being realised despite the Peak District being the second most visited national park in the world. This strategy aims to maximise this economic potential whilst ensuring growth is encouraged in a sustained manner. It is important to ensure that tourism in High Peak is developed and promoted in an environmentally sustainable way so that the special environmental character which attracts visitors to the area is not injured by such development. The strategy also aims to increase the involvement of local communities and businesses in the development of tourism.
- 9.7 Current trends in tourism suggest that the area is most likely to benefit from growth in the following markets: short breaks, second and additional holidays, conference and business tourism, activity and special interest holidays and day visitors.

Policies and Proposals

Urban-Based Recreation Facilities

- 9.8 Many types of sports and leisure developments are most suited by reason of their scale, built form and number of users to urban or fringe locations. Such developments include football stadia, swimming pools, leisure centres and other large indoor arenas. Ease of accessibility by all sections of a community is particularly important if a new recreation facility is to achieve its true potential and be a public asset. Guiding new recreation facilities to locations within the Built-up Area Boundaries will help to ensure reasonable opportunities for access by the greatest number of people and by public transport. Developers will have to prove that a sequential approach to site selection has been undertaken, with priority being given to town centre sites accessible by a range of transport modes.
- 9.9 The rural population of the High Peak, some living in small villages and scattered communities, has an equal need for good quality recreation facilities for its health and well being. While such communities are well placed to take advantage of the recreational benefits provided by the countryside, participation in some activities may be difficult because facilities are too far away or accessible only by private car. Convenient access to good local facilities like playing fields, bowling greens and village halls is important.



- 9.10 Where a proposed built sporting or recreational facility of an urban nature (eg a village hall or sports club) is clearly required to serve the needs of a community, and a suitable site cannot be found within the Built-up Area Boundary, the Council may permit its development on the edge of the settlement, for example, in association with a recreation ground or school. The assessment of needs will be based on the study undertaken by Derbyshire and Peak District Sport and recreation Forum. This study will identify any under provision of recreational facilities. National published standards are recognised as the minimum requirement and the Council will encourage further provision of facilities unless an oversupply leading to non-use of facilities is identified.

LT1 - RECREATION FACILITIES WITHIN THE BUILT-UP AREA BOUNDARIES

PLANNING PERMISSION WILL BE GRANTED FOR RECREATIONAL, SPORTS AND LEISURE DEVELOPMENT WITHIN THE BUILT-UP AREA BOUNDARY,

EXCEPTIONALLY, WHERE A PROPOSED BUILT RECREATION FACILITY CANNOT BE ACCOMMODATED WITHIN THE BUILT-UP AREA BOUNDARY, PLANNING PERMISSION WILL BE GRANTED ON LAND ON THE EDGE OF A SETTLEMENT, PROVIDED THAT:

- **THE DEVELOPMENT IS ASSOCIATED WITH AN EXISTING RECREATION OR COMMUNITY FACILITY; OR**
- **THE DEVELOPER CAN DEMONSTRATE THAT THE PROPOSED LOCATION HAS ARISEN FROM A SEQUENTIAL APPROACH TO SITE SELECTION.**
- **THE DEVELOPMENT WILL SERVE THE RECREATIONAL NEEDS OF THE COMMUNITY; AND**
- **THE DEVELOPMENT WILL BE READILY ACCESSIBLE BY PUBLIC TRANSPORT, BICYCLE, PEDESTRIANS AND PRIVATE TRANSPORT**

Recreation Facilities in the Countryside

- 9.11 Many people visit the countryside for informal, unstructured recreation, but there is increasing demand for organised countryside pursuits and growing pressure for improved facilities and more extensive rural access. The countryside can be especially sensitive to disturbance from noise, large numbers of visitors, the urbanising effects of new buildings, car parks and access roads and the wear and tear of regular use. The Council will therefore ensure that the benefits of creating new rural recreation opportunities are not outweighed by unacceptable interference with, and damage to, the intrinsic qualities of the countryside, including its open and tranquil character and its flora and fauna.



- 9.12 Opportunities may exist where considerable and tangible benefits can be derived to local communities and the countryside as a result of well-planned and carefully considered recreation developments. For example, there are areas of despoiled and derelict land, including old quarry workings which could provide opportunities for valuable recreation proposals. Such sites will be preferable to proposals involving the development of already attractive 'greenfield' sites. This is not to say that all derelict sites are necessarily suitable for redevelopment. Some areas may have evolved particularly important wildlife habitats due to natural colonisation and their relative isolation.
- 9.13 When considering new recreation proposals in the countryside special attention must be paid to the scale and design of the new development, including associated landscaping and access roads to ensure that they are not unduly obtrusive or discordant with their setting. Wherever possible, the Council will encourage developers to use sites which have good existing or potential access to public transport services in order to reduce reliance on the car and to make the facility available to the wider community.

LT2 - RECREATIONAL FACILITIES IN THE COUNTRYSIDE

PLANNING PERMISSION WILL BE GRANTED FOR RECREATIONAL, SPORTS AND LEISURE DEVELOPMENT OF A NATURE APPROPRIATE TO THE COUNTRYSIDE, PROVIDED THAT:

- **THE DEVELOPMENT WILL RESPECT THE NATURAL HISTORIC AND PHYSICAL CHARACTERISTICS OF THE AREA; AND**
- **THE DEVELOPMENT WILL, WHEREVER POSSIBLE, BE READILY ACCESSIBLE BY PUBLIC TRANSPORT, BICYCLE, PEDESTRIANS AND PRIVATE TRANSPORT; AND**
- **HARM TO THE CHARACTER OR APPEARANCE OF THE COUNTRYSIDE WOULD NOT BE CAUSED BY THE NATURE, SCALE, EXTENT, FREQUENCY OR TIMING OF THE RECREATIONAL ACTIVITIES PROPOSED, INCLUDING:**
 - **NOISE AND LIGHT LIKELY TO BE GENERATED BY THE PROPOSED RECREATIONAL ACTIVITIES; AND**
 - **THE APPEARANCE OF ANY BUILDING OR OTHER STRUCTURE PROPOSED TO BE ERECTED; AND**
 - **THE NUMBER OF PEOPLE LIKELY TO BE AT THE SITE AT ANY ONE TIME AND THEIR DEGREE OF CONCENTRATION OR DISPERSAL WITHIN THE SITE**



WHERE APPROPRIATE, CONDITIONS WILL BE IMPOSED, AND/OR PLANNING OBLIGATIONS SOUGHT, TO ENSURE THAT LANDSCAPE AND OTHER NATURAL FEATURES ARE APPROPRIATELY AND ADEQUATELY MAINTAINED AND MANAGED.

Protecting Recreational Land

- 9.14 The National Playing Fields Association recommends a minimum requirement of 2.4 hectares of various types of recreation space per 1000 population, to provide a sufficiently diverse range of play opportunities for adults, youths and children. The 2.4 ha target is divided into 1.6 to 1.8 ha for youth and adults, which includes pitches, courts, greens and facilities such as athletic tracks, training areas, putting greens, pitch and putt golf courses and ski-slopes, together with 0.6 to 0.8 ha of children's play space. Children's play space is sub-divided between 0.2 to 0.3 ha of equipped playgrounds, adventure playgrounds and other play areas, including provision for the under-fives, and 0.4 to 0.5 ha of casual or informal play space close to housing areas.
- 9.15 The National Playing Fields Association standard is being used for the time being as a guide by the Council in assessing local need, particularly as it relates to children's play space, sports pitches and courts. However, this standard was established in 1938 and it is recognised that it may not necessarily be wholly applicable to the Plan area because it does not acknowledge the significance of the countryside, country parks and trails, and takes no account of the age the population. These are all factors which can determine play space requirements in an area. For example, the provision of sports pitches is of less value in an area where the population is predominantly elderly. Therefore, local standards of open space provision for formal or informal recreation will be assessed by drawing on the National Playing Fields Association standards alongside an appraisal of local need taking into account local factors.
- 9.16 Using the National Playing Fields Association standard as a guide, the Council assessed the provision of the different types of open play space as part of the Parks, Outdoor Recreation and Amenity Best Value Review (2001). Overall provision of the different types of open play space compared favourably with the association's standard. However, there is no room for complacency. The population of the Plan area continues to increase and the general picture of an overall satisfactory supply obscures the fact that some areas suffer localised shortfalls of certain types of recreation space and the changing age profile of the population alters the recreation space requirements of areas. Some wards have significantly less open space when compared to the standard. Those wards with significant overall shortfalls are All Saints (Glossop), Barms (Buxton), Blackbrook (Chinley), Chapel West, Corbar (Buxton) and Whaley Bridge.
- 9.17 To ensure continued provision in line with the National Playing Fields Association standard it is very important that existing recreation areas are safeguarded. In line with Government advice, the Council will take into account the community's need for recreational space and will resist development on such spaces which would



conflict with the public interest. Furthermore, the Council has a policy to provide new play areas, and to upgrade existing areas, where needed, although scope is limited by financial, land and siting constraints.

- 9.18 The Council also recognises that many open spaces have more than a purely recreational value, being integral to the heritage, visual amenity and wildlife value of an area, and providing a valuable 'breathing space' in the more heavily built-up areas. Of particular importance are those major parks which provide a facility and a centre of activity for significant numbers of people. Special protection will be given to those parks which are of importance by reason of their location, landscape quality, historical association or community value. Development will only be permitted in these parks if it is intended to improve their use for public enjoyment or to preserve or enhance their visual quality.

LT3 - PROTECTION OF RECREATIONAL LAND AND FACILITIES

PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT WITHIN, OR OTHERWISE MATERIALLY AFFECTING, PUBLIC AND PRIVATE PLAYING FIELDS (INCLUDING SCHOOL PLAYING FIELDS), PLAY AREAS, AMENITY AREAS, MINOR PARKS, ALLOTMENTS, LAND INTENDED OR LAST USED AS PUBLIC OPEN SPACE AND OTHER RECREATIONAL FACILITIES SUCH AS SPORTS HALLS, PROVIDED THAT:

- **ALTERNATIVE PROVISION WILL BE MADE IN A SUITABLE LOCATION, AND TO A STANDARD, WHICH IS SATISFACTORY TO THE COUNCIL; OR**
- **ADEQUATE RECREATIONAL LAND AND/OR FACILITIES OF SUITABLE QUALITY AND WITH GOOD ACCESSIBILITY WILL REMAIN IN THE AREA FOR EXISTING AND FUTURE ANTICIPATED NEEDS; OR**
- **THE PUBLIC ENJOYMENT AND RECREATIONAL VALUE OF THE LAND AND/OR FACILITIES WILL BE MAINTAINED AND ENHANCED THROUGH THE PROPOSED DEVELOPMENT**

PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT WITHIN, OR OTHERWISE MATERIALLY AFFECTING THE FOLLOWING MAJOR PARKS, PROVIDED THAT:

- **THE DEVELOPMENT WILL RESULT IN THE IMPROVEMENT OF FACILITIES AND THE USE OF THE PARK FOR PUBLIC ENJOYMENT; OR**
- **THE DEVELOPMENT WOULD PRESERVE OR ENHANCE THE VISUAL QUALITIES OF THE PARK**

GLOSSOP AREA



**HIGHER BARN, HADFIELD
BANKSWOOD PARK, HADFIELD
ROUGHFIELDS, HADFIELD
HOWARD PARK, GLOSSOP
MANOR PARK, GLOSSOP
PHILIP HOWARD PARK, GLOSSOP**

CENTRAL AREA

**THE TORRS, NEW MILLS
HIGH LEA PARK, NEW MILLS
MEMORIAL PARK, CHAPEL-EN-LE-FRITH
MEMORIAL PARK, WHALEY BRIDGE**

BUXTON AREA

**COTE HEATH PARK
ASHWOOD PARK
PAVILION GARDENS/SERPENTINE WALK/THE SLOPES**

New Recreation Facilities

- 9.19 Existing sport and recreation facilities in the Plan area are owned and maintained by Borough, Parish, Town and County Councils, private companies and clubs and voluntary groups. The Council will continue to work with others to improve the range and quality of recreation facilities, especially in areas where anticipated population changes will produce additional demand and where shortages of specific types of open space exist, such as those identified at paragraph 9.16.
- 9.20 Schools and community buildings are usually located close to where people live and so are easily accessible by most residents. However, school playing fields, sports facilities and halls sometimes lie unused for long periods, for example, at weekends and during the summer holidays, when they could be providing much needed recreational opportunities for local communities. Dual use of school facilities will be encouraged, particularly in areas where there is a shortage of provision and few opportunities for the development of other new facilities in the locality.

Former Hadfield Tip

- 9.21 There is a slight shortage of public open space provision in Hadfield. The former Hadfield tip, situated between Paradise Street and Woolley Bridge Road, is already used informally for recreation by local children and youths but it has the potential to be improved to create an attractive area of informal public open space which will benefit the wider local community. Improving land drainage, new tree and shrub planting, and providing well-laid paths and seats for people to enjoy views over the Longdendale Valley could achieve this. Where



appropriate, the Council will use developer contributions towards new off-site public open space to improve this site.

Pyegrove Recreation Area, Glossop

- 9.22 There is acknowledged to be a shortage of sports pitches, particularly for football, in the Glossop area to satisfy the demands of local sports teams. It is proposed to improve this situation by developing new, and improving existing pitches at Pyegrove. The sport pitches here are in public and private ownership, some in quite poor condition. The quality and capacity of this sports ground will be improved by the Council through the provision of new grass pitches and changing facilities. Where appropriate, the Council will use contributions towards new off-site public open space to improve this site.

Pickford Meadow and the Courses, Chapel-en-le-Frith

- 9.23 The Council would like to release the potential of Pickford Meadow, Miry Meadow and the Courses for public access and informal recreation, whilst protecting and enhancing this important area of open land within the Conservation Area. This could be achieved through environmental improvements and extensions to the public footpath system. Part of the improved footpath network is being constructed in association with some proposed residential development at Miry Meadow.
- 9.24 Most of the land is privately owned, and it is recognised that some limited forms of recreation or tourism development, such as camping or a small block of self-catering accommodation, could help to generate the income needed to enhance the area - for example to repair drystone walls and to carry out replacement tree planting.

Hogshaw, Buxton

- 9.25 As part of the housing allocation at Hogshaw, it is proposed to relocate the existing playing fields to the north of the site. This will mean that additional playing fields can be provided and the quality of them improved. The Derbyshire and the Peak Park Sport and Recreation Forum have undertaken a survey of all facilities in the borough and a need for additional playing fields has been identified in the Buxton area. A small area, 0.4ha of the current playing fields is to remain as open space within the housing development. A further area of 1.3ha along the stream corridor will be restored and enhanced through an agreed management plan to create a wildlife corridor and area of ecological interest, and to allow public access for informal recreation. The existing allotments will be retained and enhanced where necessary.

LT4 - NEW RECREATION FACILITIES

LAND AT THE FOLLOWING SITES IDENTIFIED ON THE PROPOSALS MAP IS ALLOCATED FOR RECREATIONAL USE AND/OR IMPROVEMENT.



- **FORMER HADFIELD TIP, HADFIELD**
- **PYEGROVE RECREATION AREA, GLOSSOP**
- **PICKFORD MEADOW, MIRY MEADOW AND THE COURSES, CHAPEL-EN-LE-FRITH**
- **HOGSHAW, BUXTON**

Horseriding Facilities

- 9.26 Horseriding is a popular and healthy activity enjoyed by many residents and holiday makers in the High Peak. This form of recreation is seemingly appropriate for a rural location and is being seen as a common form of development to assist the reuse of former farm holdings. Development of stables for personal or commercial use can generate a wide range of difficulties. Generally commercial stables are more problematic due to their larger scale and unsustainable traffic generation and can create demand for dwellings. Commercial proposals should be located with adequate access, and close to towns and villages and should normally be based on existing farms or the reuse of other existing rural buildings and therefore, avoid the creation of new free-standing building developments, and as an aid to rural diversification.
- 9.27 Proposals for stables for personal use can involve the construction of a significant collection of buildings often associated with a surfaced access road and a menage. They can be an intensive form of development, out of character with the open and rural nature of the surrounding area and can have a considerable effect on residential amenity. The Council is concerned that development which increases the number of built structures in the countryside will have a cumulative impact detrimental to the character of the general area. There is a need to carefully control the design, construction and siting of new facilities to minimise the impact of the development on the appearance of the countryside. In particular, such facilities can potentially generate a considerable amount of traffic, including vehicles pulling horse trailers, and can be particularly visible elements in the landscape.



LT5 - HORSE RIDING FACILITIES, STABLES AND RIDING SCHOOLS

PLANNING PERMISSION WILL BE GRANTED FOR STABLES, RIDING SCHOOLS, EQUESTRIAN CENTRES AND ASSOCIATED FACILITIES, PROVIDED THAT THE DEVELOPMENT:

- **WILL HAVE ADEQUATE HORSE RIDING, EXERCISE AND GRAZING AREAS AND/OR HAVE SUITABLE ACCESS TO THE BRIDLEWAY NETWORK; AND**
- **WILL NOT, EITHER IN ITS OWN RIGHT OR CUMULATIVELY DETRACT FROM THE OPEN CHARACTER OR AMENITY OF THE AREA OR ADJOINING RESIDENTIAL AMENITIES**

PROPOSALS FOR COMMERCIAL EQUESTRIAN DEVELOPMENT OUTSIDE THE BUILT UP AREA BOUNDARY WILL BE PERMITTED WHERE THE SITE OFFERS ADEQUATE ACCESS, IS CLOSELY RELATED TO AN EXISTING FARM HOLDING OR RURAL BUILDINGS, IS OF AN APPROPRIATE SCALE AND MINIMISES ANY IMPACT ON THE LANDSCAPE.

Golf Courses

- 9.28 Golf is an increasingly popular recreational activity. Although the Plan area is already well provided for, with existing golf courses at Buxton, Chapel-en-le-Frith, New Mills and Glossop, demand remains high, and planning applications for further golf courses are anticipated, particularly with the Council's encouragement of farm diversification (Policy EMP7).
- 9.29 New golf courses can have a significant impact on the rural landscape. Golf course design must be determined by the surrounding landscape. Golf courses in enclosed agricultural landscapes which typically have an undulating land form with small fields contained by hedgerows or walls, hedgerow trees and woodlands, are likely to have a severe impact on the structural qualities of the landscape, unless very sensitively designed. Contour remodelling, draining and removing existing features may harm the landscape and lead to the loss of associated wildlife. Golf courses need to be designed to be cohesive with the existing landscape and to take full account of features such as walls, hedgerows, woods and water features, and the potentially intrusive nature of new access roads, species and form of new landscape planting, buildings, car parks and large numbers of people. Where public rights of way cross a proposed golf course care must be taken to design the course in such a way that they can continue to be used safely or can be suitably diverted.
- 9.30 Proposals for golf courses will be especially welcomed where they reuse and improve derelict or despoiled land. However, care must still be taken to ensure that any special nature conservation interest of the site is respected and assimilated in a suitable way into the overall course design.



- 9.31 It is not unusual for golf course developments to be associated with major proposed built developments, such as hotels, country clubs or leisure centres. The Council will determine associated development proposals in accordance with relevant policies and proposals of the Plan, unless material considerations indicate otherwise.

LT6 - GOLF COURSES

PLANNING PERMISSION WILL BE GRANTED FOR NEW GOLF COURSES, EXTENSIONS TO EXISTING COURSES AND ASSOCIATED BUILT FACILITIES, PROVIDED THAT:

- **WILDLIFE FEATURES AND PUBLIC RIGHTS OF WAY WILL BE SYMPATHETICALLY AND SATISFACTORILY INCORPORATED; AND**
- **ALIEN FEATURES TO THE LANDSCAPE (SUCH AS BUNKERS, SURFACED AREAS, ARTIFICIAL MOUNDING AND WATER FEATURES) ARE SATISFACTORILY INCORPORATED INTO THE EXISTING LANDSCAPE; AND**
- **ANY TOPOGRAPHICAL CHANGES AND GRADING REFLECTS AND HARMONISES WITH THE LOCAL TOPOGRAPHIC CHARACTER; AND**

LANDSCAPING, INCLUDING THE SELECTION OF SPECIES FOR GREENS, TEES, FAIRWAYS AND ROUGHS IS DESIGNED TO REDUCE THE INCONGRUOUS APPEARANCE IN THE NATURAL LANDSCAPE

Intensive Outdoor Recreation

- 9.32 Intensive outdoor recreation facilities such as all weather pitches, golf driving ranges and multi-use games areas can have an urbanising effect, in particular due to high perimeter nets, floodlighting, access roads, car parks and ancillary buildings like toilets, changing rooms and ticket offices. Consequently, they should preferably be located in or adjacent to an existing urban area with good access to public transport.
- 9.33 Proposals which include floodlighting should ensure the floodlights are installed so that light spillage is minimised and, therefore, any impact on neighbourhood amenity and landscape character is reduced to an acceptable level.
- 9.34 Every effort must be made to ensure that the impact on the local environment and the effect on the amenity of nearby residents are minimised. This may be achieved by sensitive building design, orientation and layout of the facility, height and orientation of the floodlights and use of materials and landscaping appropriate to the area. To help in determining applications of this type full details of existing and proposed contours, public rights of way, tree and vegetation cover and proposed landscaping should be submitted with the application.



- 9.35 The Council will particularly welcome proposals for the provision of intensive use recreation facilities where they are provided on education sites which can accommodate community use, offering the opportunity of use by students during curricular and extra-curricular time and by the community at other times.

LT7 – INTENSIVE OUTDOOR RECREATION

PLANNING PERMISSION WILL BE GRANTED FOR OUTDOOR COMMERCIAL RECREATION FACILITIES OR EXTENSIONS TO EXISTING FACILITIES, PROVIDED THAT:

- **THE DEVELOPMENT, INCLUDING ITS FENCING, LIGHTING, BUILDINGS, ACCESS AND PARKING AREAS WILL NOT UNDULY HARM THE CHARACTER OF THE AREA OR RESIDENTIAL AMENITY; AND**
- **THE DEVELOPMENT SITE WILL BE ACCESSIBLE BY PUBLIC AND PRIVATE TRANSPORT, CYCLISTS AND PEDESTRIANS; AND**
- **THE VISUAL IMPACT OF LIGHT COLUMNS, FENCES AND PYLONS WILL NOT HAVE A DETRIMENTAL EFFECT ON THE CHARACTER OF THE AREA OR RESIDENTIAL AMENITY**

WHERE APPROPRIATE PLANNING CONDITIONS WILL BE IMPOSED RELATED TO HOURS OF OPERATION, HEIGHT OF COLUMNS, LEVELS OF ILLUMINATION INCLUDING THE OUTPUT AND INTENSITY OF LIGHTING PROPOSED AND THE HORIZONTAL AND VERTICAL SETTING.

Air, Motorised and Shooting Sports

- 9.36 Motorised, gun or aerial sports like motorbike scrambling, war games, clay pigeon shooting and microlighting, are increasingly popular and a number of such activities, which rely to a great extent on a rural location, have already been established in the Peak District. Areas of land reclamation often provide the best opportunities for these activities.
- 9.37 The Council recognises that such sports provide fun and enjoyment and can demand and develop personal skills. Much has been done in recent years to reduce the overall environmental impact of some sports, through Codes of Practice, screening and reductions in noise levels. Nevertheless, some aspects of these sports can conflict with the commonly held view that the countryside should be a place of relative tranquillity.
- 9.38 The Council will therefore assess applications for such activities to ensure that the opportunities which they bring do not cause unacceptable conflicts in terms of undue damage to landscape or wildlife features, noise, visual intrusion, traffic



congestion, dust, fumes, odours, erosion or other nuisance or disturbances. Where appropriate, the Council will consult with the Sport England and relevant governing bodies of the sport.

LT8 – AIR, MOTORISED AND SHOOTING SPORTS

PLANNING PERMISSION WILL BE GRANTED FOR AIR, MOTORISED OR SHOOTING SPORTS, PROVIDED THAT:

- **THE DEVELOPMENT WILL NOT CAUSE MATERIAL HARM TO THE CHARACTER OR WILDLIFE OF THE AREA, NEIGHBOURING USES, NEARBY RESIDENTS AND OTHER USERS OF THE SURROUNDING COUNTRYSIDE; AND**
- **ADEQUATE VISUAL AND ACOUSTIC LANDSCAPING OR SCREENING EXISTS OR WILL BE PROVIDED PRIOR TO THE DEVELOPMENT IN A MANNER SYMPATHETIC TO THE CHARACTER AND APPEARANCE OF THE AREA**

Tourist Development: Priorities and Principles

- 9.39 Most of the main towns and villages in the Plan areas fulfil the function of service centres and ‘gateways’ to the National Park. They are reasonably well served by the rail network and are well placed for the development of business as well as recreation and holiday tourism, reflecting and responding to the special characteristics of each:

Buxton is promoted as the “Heart of the Peak District”, and is the major tourist accommodation resource for the Peak District. Developments will be welcomed which focus on the themes of Buxton’s Spa heritage and architecture; its tourist and conference facilities, attractions and accommodation; facilities for families, its shopping and market; and the relationship of the town with the surrounding Peak District countryside and other visitor destinations, such as the Potteries, Alton Towers and Chester. The University of Derby development in the town centre provides the opportunity for an enhanced range of new facilities sustained by the academic population but also serving visitors.

Glossopdale is the “Gateway to the High Peak”. The Council has identified Glossop’s relationship with Longdendale; the Snake and Derwent Valley; its town centre, Manor Park and Old Glossop; and its shopping and market facilities, as focal points for improvement and marketing.

Hadfield is marketed as the “Gateway to Longdendale”. Its attributes relate closely to its position at the crossroads of the Trans Pennine Trail and Pennine Bridleway. Although lately, it has become more famous as Royston Vasey from the TV series, The League of Gentlemen, which was filmed on location in the town. Tourism related initiatives which capitalise on the presence of these recreation trails and the reputation of Royston Vasey will be encouraged.



Hayfield is an area of tourist pressure, mainly at weekends, due to its position as the “Gateway to Kinder Scout” and its attractive village centre. The Sett Valley Trail also starts at Hayfield. Any new tourism initiatives must be sensitive to the delicate balance between the costs and benefits of tourism to the Hayfield economy, residential amenity and the built and rural environment.

New Mills is also a “Gateway to the High Peak” and has an interesting industrial heritage. This, together with its townscape, the Torrs and walks such as the Sett Valley Trail and Goyt Way, lends itself to tourism development and interpretation. The Millennium Walkway and the proposed development of Torr Vale Mill will provide an important focus for such development.

Whaley Bridge, the “Gateway to the Goyt”, has as its focal point the Peak Forest Canal and Canal Basin which, together with the canal terminus at Bugsworth Basin, present superb opportunities for sensitive restoration and redevelopment as tourist and recreation attractions. The former Cromford and High Peak Railway also adds to the town’s interesting industrial and transport history. The Midshires Way and Goyt Way trails lead to Whaley Bridge, adding to the tourism potential of the town.

Chapel-en-le-Frith is known as the “Capital of the Peak”. Its picturesque old town, which includes an attractive Market Place in the heart of fine walking country, makes the town a potential tourist centre for the High Peak. An ongoing programme of regeneration of the town’s central area will assist tourism development. Tourism related proposals for Combs Reservoir and its margins, which are designated as a SSSI must have regard to the Special Landscape Area and the ecological balance of the area.

- 9.40 It is important that new tourist attractions are compatible with sustainable tourism principles and do not cause or add to problems of over-use or congestion. Major attractions should be located within or close to settlements, and on public transport routes. Wherever possible, attractions should relate to the special qualities and resources of the High Peak. Proposals will be assessed having regard to the impact of the development on local communities; the impact on the built or open environment; the necessity of the location and links with existing facilities, the extent to which they are likely to attract staying visitors; and whether they will reinforce the vitality or viability of local centres and services.

LT9 - TOURIST ATTRACTIONS AND FACILITIES

PLANNING PERMISSION WILL BE GRANTED FOR TOURIST ATTRACTIONS AND FACILITIES, PROVIDED THAT:

- **THE DEVELOPMENT WILL RESPECT THE NATURAL HISTORIC AND PHYSICAL CHARACTERISTICS OF THE AREA; AND**
- **THE DEVELOPMENT WILL BE READILY ACCESSIBLE BY PUBLIC AND PRIVATE TRANSPORT, BICYCLES AND PEDESTRIANS; AND**



- **WHERE LARGE AMOUNTS OF TRAVEL WILL BE GENERATED THE DEVELOPMENT IS LINKED TO EXISTING FACILITIES AND NEEDED IN THE PROPOSED LOCATION; AND**

THE DEVELOPMENT WILL NOT CAUSE UNDUE PROBLEMS FOR THE LOCAL COMMUNITY OR HAVE UNDUE ADVERSE IMPACT ON THE COUNTRYSIDE DUE TO EXCESSIVE VEHICLE OR VISITOR NUMBERS

Buxton's Spa Heritage

- 9.41 Buxton has been known for the curative properties of its thermal springs since its settlement by the Romans, when it was called Aquae Arnemetiae. The springs were used throughout the Middle Ages and Tudor period, but the development of the Spa in the 18th and 19th Centuries was due mainly to the 5th, 6th and 7th Dukes of Devonshire who were the principal landowners. The Spa developed around the natural springs at the lowest point of the geological basin in which Buxton lies.
- 9.42 The architectural centre-piece of the town, the Crescent, was built by John Carr of York in 1788 to rival the Royal Crescent at Bath, and the Spa began to attract a more sophisticated patronage than the local clientele which had previously taken the Buxton waters.
- 9.43 The popularity of the Spa treatment in Buxton fell markedly after 1950, and many former Spa buildings, such as the Natural and Thermal Baths, later fell into disuse. Only comparatively recently has the necessary investment been made in the major buildings of the town, including the Opera House and Pavilion Gardens. The Natural Baths are part-used as a Tourist Information Centre, but the rest of the building is deteriorating.
- 9.44 The Borough Council is keen to see the potential of Buxton's Spa heritage developed through the restoration and reuse of historic Spa buildings and investment in new Spa-related activities in a way which will perpetuate and enhance this important legacy.
- 9.45 It is within this context that the Buxton Crescent and Spa Project has been prepared. This is a joint initiative by the Borough and County Councils to bring the Crescent, Natural Baths and Pump Room back into active use. The two authorities have been working with The University of Derby and a chosen developer to prepare a scheme which involves:
- A new hotel
 - Retail units
 - A visitor centre allowing spa interpretation and access to key rooms within the buildings
 - A new spa facility within the Natural baths



- A new Tourist Information Centre in the Pump Room
 - Extensive environmental improvements to the Crescent forecourt.
- 9.46 A detailed Conservation Plan has been prepared for all of the buildings. This sets out detailed policies to preserve the special architectural and historic character of the buildings. It is also the subject of a bid to the Heritage Lottery Fund and other funding agencies.
- 9.47 Buxton Museum also has an important role to play in informing visitors about the local heritage. Its art gallery provides an additional tourist attraction. Derbyshire County Council proposes to improve and promote the Museum as a 'Museum of the Peak District and the Town of Buxton' and to develop further the art gallery.

LT10 - BUXTON'S SPA HERITAGE

PLANNING PERMISSION WILL BE GRANTED FOR TOURIST DEVELOPMENT WHICH WILL:

- **REINFORCE OR SUPPORT BUXTON'S SPA HERITAGE AND ACTIVITIES; AND/OR**
- **RE-USE THE TOWN'S HISTORIC BUILDINGS IN A MANNER SYMPATHETIC TO THEIR HISTORIC OR ARCHITECTURAL INTEREST**

Canals

- 9.48 Canal heritage is an important part of the history of the Borough. The Peak Forest Canal and its towpath is a spur off the Cheshire Ring and played a significant role in the industrial development of this part of Derbyshire during the 1800s. Today, the Canal and towpaths have a role as a recreation and tourism resource, and while much boating, walking and sightseeing activity takes place along the Canal corridor the Council believes that the Peak Forest Canal still has potential for enhancement.
- 9.49 A study of the Whaley Bridge Canal Basin commissioned by Whaley Bridge Town Council concluded that improvements would be of great benefit to the local community and visitors alike. A considerable amount of work has already been undertaken in association with the Inland Waterways Preservation Society, with grant aid from various sources, to restore and re-open the Buxworth Arm of the canal, and to interpret the historical importance of Bugsworth Basin.
- 9.50 Opportunities to enhance recreation, tourism and employment opportunities along the canal corridor, particularly at New Mills, Bugsworth Basin and Hogs Yard and the canal basin at Whaley Bridge will be welcomed. In particular there may be scope to interpret the industrial archaeological significance of the Canal. Proposals, which include suitable new uses for historic buildings, related to the Canal will be particularly encouraged.



- 9.51 If the recreation and tourism potential of the Canal is to be promoted, it is clearly important that a navigable route along its whole length is provided and maintained. Equally, it is important to ensure that any development which takes place in its vicinity respects, and where possible enhances, the tranquil and attractive environment of the Canal and its towpaths. The potential for new development to impinge on the Canal corridor depends on the landform, width of the Canal corridor and nature of the development in question.
- 9.52 The Peak Forest Canal is also identified as an Improvement Corridor (Policy GD3). The criteria for dealing with development proposals within the Improvement Corridors are set out in Policy BC12.

LT11 – CANALS AND CANAL BASINS

PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT WITHIN THE VICINITY OF THE PEAK FOREST CANAL, NEW MILLS WHARF, HOGS YARD, WHALEY BRIDGE BASIN AND BUGSWORTH BASIN PROVIDED THAT THE DEVELOPMENT:

- **WILL NOT PERMANENTLY IMPEDE OR OTHERWISE HARM THE ROUTE OR NAVIGABILITY OF THE CANAL OR ITS TOWPATH; AND**
- **WILL NOT ADVERSELY AFFECT THE EXISTING OR POTENTIAL TOURISM AND RECREATIONAL OPPORTUNITIES OF THE CANAL OR ITS TOWPATH; AND**
- **WILL NOT CAUSE UNDUE HARM TO THE ECOLOGICAL AND HERITAGE VALUE OF THE SITE AND ITS SURROUNDINGS**

Tourist Accommodation

- 9.53 The provision of good quality, value for money, serviced accommodation is a key part in the strategy to persuade more visitors to stay in the area. New accommodation is most likely to be found through the conversion of existing buildings, although purpose built new accommodation will also be encouraged, particularly on suitable sites within, or on the edge of, Glossop and the towns of the Central area.
- 9.54 The Plan aims to resist new residential development in the countryside, because new building and associated activities can be intrusive in the landscape. Similar arguments apply to certain types of holiday accommodation, such as chalets, holiday cottages and static caravans, many of which are now capable of becoming permanent homes in the countryside.



- 9.55 The Council wishes to ensure that any new self-catering units in the countryside will respect the wider environment, and will not become permanent homes. They must be carefully sited, designed and laid out, and used only for the purposes for which they are intended, ie short-term lettings.
- 9.56 Occupancy controls will normally involve restricting occupation by one person or group of persons to a maximum continuous period of six weeks in any one year. In addition, the use of such premises for habitation shall be limited to a maximum of 11 months in any one year. To facilitate enforcement of such controls, applicants will be required to make available, upon reasonable request, the register of occupiers of the premises to which the permission relates.
- 9.57 Farm-based holidays have a number of benefits. They provide a new source of income for farming families and so help to improve the economic well-being of rural communities; they help to retain traditional buildings and rural land use patterns; and they provide opportunities for interesting holidays in attractive locations.

LT12 - TOURIST ACCOMMODATION

PLANNING PERMISSION WILL BE GRANTED FOR TOURIST ACCOMMODATION, INCLUDING HOTELS, BED AND BREAKFAST FACILITIES, GUEST HOUSES AND SELF-CATERING ACCOMMODATION WITHIN THE BUILT UP AREA BOUNDARY.

OUTSIDE THE BUILT UP AREA BOUNDARY TOURIST ACCOMMODATION WILL BE GRANTED PLANNING PERMISSION PROVIDED THAT THE DEVELOPMENT:

- **CAN BE ABSORBED INTO THE LANDSCAPE BY TAKING ADVANTAGE OF NATURAL FEATURES SUCH AS EXISTING TREE COVER AND/OR TOPOGRAPHY; AND**
- **IS CLOSELY RELATED TO EXISTING TOURIST DEVELOPMENT; OR**
- **WILL INVOLVE THE RE-USE OF AN EXISTING BUILDING**

CONDITIONS WILL BE IMPOSED AND/OR PLANNING OBLIGATIONS SOUGHT, TO PREVENT THE PERMANENT OCCUPATION OF DEVELOPMENTS PERMITTED ONLY FOR TEMPORARY HOLIDAY ACCOMMODATION.

Touring Caravan and Camping Sites

- 9.58 Whilst the demand for camping and caravan holidays appears to have levelled out since the rapid rise in interest in the 1970s and 1980s, they are still a popular activity and there is increasing demand by users for sites to be fully serviced and of high specification. However, there remains only limited scope for additional sites,



or extensions to existing facilities, if the very fine landscape character of the plan area is to be safeguarded.

- 9.59 It is important that the impact of caravan and camping development upon the environment and nature conservation interests is minimised. The visibility of sites, both close to and from longer distant views, and the ability of the local highway network to accommodate caravans, are crucial factors.
- 9.60 The Council considers that there is scope for additional sites in association with long distance recreational trails, such as the Trans Pennine Trail, the Midshires Way and the Pennine Bridleway, which are being developed within and beyond the plan area. Where new sites or extensions to existing sites are proposed near watercourses, the developer will be required to take appropriate safety measures to minimise the risk of flooding, as set out in PPG25 para.70.

LT13 - TOURING CARAVAN AND CAMP SITES

PLANNING PERMISSION WILL BE GRANTED FOR TOURING CARAVAN AND/OR CAMP SITE DEVELOPMENTS, INCLUDING EXTENSIONS TO EXISTING FACILITIES, PROVIDED THAT:

- **THE DEVELOPMENT WILL NOT BE UNDULY PROMINENT IN THE LANDSCAPE NOR CAUSE MATERIAL HARM TO VISUAL AMENITY, ESPECIALLY IN VIEWS FROM THE PEAK DISTRICT NATIONAL PARK OR THE GREEN BELT; AND**
- **THERE IS EXISTING SUBSTANTIAL SCREENING FROM SHORT AND LONG DISTANCE VIEWPOINTS, OR SUCH SCREENING WILL BE PROVIDED PRIOR TO THE DEVELOPMENT IN A MANNER SYMPATHETIC TO THE CHARACTER AND APPEARANCE OF THE AREA; AND**
- **THE DEVELOPMENT WILL NOT ATTRACT EXCESSIVE TRAFFIC ONTO UNSUITABLE ROADS TO THE DETRIMENT OF HIGHWAY SAFETY**

CONDITIONS WILL BE IMPOSED, AND/OR PLANNING OBLIGATIONS SOUGHT, TO PREVENT PERMANENT STATIONING OR OCCUPATION OF CARAVANS OR TENTS.



