Introduction

The National Trust is looking for a partner to work with us to create a new exemplar model delivering outstanding moorland nature conservation with grouse shooting. The opportunity has arisen due to existing sporting leases on approximately 4,244ha of moorland in the High Peak area of the Peak District National Park coming to an end in April 2018. The successful applicant will work with us and our existing farm tenants to help deliver our publicised 50 year vision for this diverse and much-loved but currently degraded upland landscape.

We want this new model to be an example to others of what can successfully be achieved by parties working in partnership to deliver mutually beneficial outcomes for moorland nature conservation and sporting interests.

The National Trust is a charity which owns and manages land for the benefit of the nation with key strategic aims for land, outdoors and nature.

All the land on the moorland in question is open access land and the National Trust supports and promotes public access as part of its commitment to own land in perpetuity for ever, for everyone. Close to large centres of population like Manchester and Sheffield, the moors provide high levels of public access, including a significant number of organised recreational events such as sponsored walks and fell runs. National Trust is supportive of public access and committed to people enjoying the moors provided this enjoyment does not negatively impact on others or on the moors themselves.

Opportunity in brief

There are two sporting leases with the same Tenant coming to an end simultaneously. The first and larger block is known as Hope Woodlands and currently extends to approximately 3,592ha. The second block is known as Park Hall and extends to approximately 652ha (see separate maps). We are open to interested parties coming forward for either of these areas individually or both areas combined. We are also open to applications relating to parts of the current lease areas.

We want to find a partner or partners who can demonstrate how management for grouse shooting can be compatible with and help deliver the outcomes of our High Peak Moors Vision. In so doing,
we want to provide a sustainable model for grouse and moorland management for the future. Our Vision (see below) sets out how we see our charitable conservation and access purpose being enacted for this very special part of Britain’s first National Park in the 21st Century. If you think you have a vision that can blend with ours and want to be part of a brighter future for our uplands we’d love to hear from you.

**National Trust Vision for the High Peak Moors**

In 2013 we launched our 50 year Vision and Plan for the High Peak Moors and entered into new Higher Level Stewardship and England Woodland Grant Scheme agreements on all our Moors in the High Peak Estate to enhance and protect the many benefits they provide to wider society, including clean, fresh drinking water, carbon storage, amazing wildlife and public access to remote and inspirational places. The Vision stresses the importance of people working together to look after the land. Successful delivery of this vision requires collaboration between the Trust and its land management partners, sharing objectives, skills, knowledge and passion. We want to restore degraded habitats, increase biodiversity and facilitate an increase in the number of breeding birds of prey. We are keen to explore and demonstrate the potential for these objectives to be delivered by high nature value farming and grouse shooting.

**Why are we doing this?**

As we set out in our new strategy “Playing our Part”, looking after the places in our care now and in the future is our first responsibility. But our strategy is also about how we rise to the big challenges of the 21st century and how we work with others to find solutions. After all, the health of the countryside, protection of heritage and the wellbeing of people living in towns and cities is where the National Trust started.

A key part of the strategy states that we will **play our part in restoring a healthy, beautiful and natural environment** and will:
- develop and share new economic models for land use
- work with our tenants to improve all land to a good condition
- work with others to conserve and renew the nation’s most important landscapes
- champion the importance of nature in our lives today

We recognise that landscape conservation is not a new idea but more effort is needed to make it happen in practice. We will work with farmers, conservation organisations, public and private landowners to deliver more long-term and ambitious projects to restore important and compromised landscapes. We will work with our tenants and on the land we manage ourselves to develop ways to manage it that are good for people, nature and the economy. We have a lot to learn. If we can make progress on our own land, we will share that with others.
Who are we looking for?
We are inviting applications from businesses or individuals who want to work with us, our farmers and other land management, statutory and Non-Governmental Organisation partners, local community and our neighbours to deliver our long term vision and plan. We’re looking for a partner who’s proactive, with excellent communication and engagement skills, who genuinely wants to improve the biodiversity, including birds of prey, and environmental quality of the High Peak Moors as set out in our Vision for the long term and demonstrate that mixed moorland use can produce positive results for all involved. We want to work with someone who’s happy to be part of a team of people delivering and communicating the High Peak Moors Vision and Plan, who will bring new ideas to the table and who’ll work well with our team of Rangers and our agricultural tenants to provide a positive example of what is possible.

What are we looking for?
In short, a partner who understands; would be an advocate for; and wants to help the National Trust succeed with its strategy and High Peak Moors Vision. We are looking for someone to put forward a proposed management model and regime that will help deliver improved biodiversity and environmental quality of the High Peak Moors for the long term, and demonstrate that mixed moorland use including grouse shooting can produce positive outcomes for all involved. We will welcome new ideas and approaches to improve progress towards our desired outcomes.

We will work together with the new partner to develop this model for implementation and discuss any adjustments or changes needed over the coming years to reflect lessons learnt.

In general terms, we will be looking for our new partner to commit to the aims and objectives of the High Peak Moors Vision and Plan and demonstrate how they will deliver this in partnership with us and our agricultural tenants. It is therefore essential that applicants familiarise themselves with the full version of the Vision document and demonstrate in their application how they will work with us and other partners to deliver it.

What is in it for you?
As a charity we’re only able to achieve our ambition of looking after special places for ever, for everyone with the help of our supporters and partners. As one of the largest conservation charities in the UK we will bring a great resource of expertise and support to this new and exciting partnership.

We will work collaboratively with our new partner to implement and make a success of this innovative model. It is a unique opportunity, working with us, to create an approach that has the potential to benefit wildlife, landscape, the local community and interested parties for generations to come, and trial a sustainable model for the future of grouse moor management for wider consideration.
Our existing farm Tenants
A number of farm tenants occupy the land over which the proposed shooting rights are being offered and make an important contribution towards the vegetation management work on the land. Park Hall moor is occupied in its entirety by one farming tenant, who holds a secure traditional Agricultural Holdings Act tenancy. The Hope Woodlands area is occupied by a number of farm tenants under various types of agreement. The separate plan provided of the Hope Woodlands area shows the number and extent of these tenancies within the shoot area boundary. A good and close working relationship with our farm tenants on the ground will continue to be essential for mutual benefit, as a lot of our tenants also control other land that the shoot operator would benefit from having access to. Our farm tenants have relied on predator control undertaken by the shoot occupier to protect their livestock during key periods of the year. The parties involved will need to agree future plans for this activity.

Forestry Commission areas and access tracks
The plan of farm tenancy areas on Hope Woodlands also identifies an area owned by the Forestry Commission immediately adjacent to the Snake Road (A57). The National Trust lease the sporting rights over this area from the Forestry Commission on a long term Lease with the ability to sublet these rights, with consent, to our own Tenant. The Head Lease contains various standard stipulations and requirements that our Tenant will need to comply with. These are not considered onerous and details will be confirmed to the successful applicant.

An area of woodland owned by the National Trust in the Alport valley and falling within the Hope Woodland area is partially leased to the Forestry Commission (see Tenant 8 area on plan). Sporting rights are held by the Trust and will therefore be available to our new partner.

There are a number of currently consented tracks over the SSSI areas. Where these consented tracks do not lead directly to a public highway, the National Trust has rights of access through various parcels of bordering woodland owned by Severn Trent Water and the Forestry Commission. Please note the SSSI and HLS requirements regarding vehicles accessing the moors. Specific access routes can be confirmed to interested parties as part of the pre-viewing appointment.

Lease proposals
We currently anticipate that the successful party will be offered an initial five-year Lease to expire at the end of 2022. A longer term is not being offered at this stage because this date coincides with the end of a number of the farm tenancies, shooting Leases and HLS agreements on the High Peak moors. The Trust would like these agreements to end simultaneously to allow management regimes to be adjusted if desired by the Trust.

The current shoot Lesssee has indicated that they would be willing to consider surrender of their Lease at the end of December 2017 once all their shoot equipment has been removed from the moorland.

If your proposal supports or requires a different occupation or letting structure then we will give consideration to any suggestions as part of the assessment process.
Buildings and houses
The property is currently offered as bare land with no designated storage areas, yards or secure buildings. A shoot cabin and store is present on Park Hall moor that the current shooting Tenant has utilised for shoot lunches etc. They have also been responsible for repairing and maintaining the same. Various in-hand and tenanted buildings exist around the area being offered, parts of which may be available as secure stores. If required, reasonable use of buildings in required locations will need to be discussed with us and our farm Tenants.

No residential accommodation is included in the proposed moorland leases. The National Trust does have houses and cottages available for rent in the area from time to time. At present this includes a 3 bedroomed house and outbuildings adjacent to the Hope Woodlands Moor available on a separate Assured Shorthold Tenancy agreement at a market rent. Further details are available on request.

TUPE
Interested parties will need to make their own enquiries and satisfy themselves regarding the possibility of any TUPE obligations that may or may not exist.

Further background information
You will need to consider various background papers and information when developing your proposed management model. Information in the list below will be made available to interested parties who log their full details with us and confirm that they wish to pursue an application.

- Land designations plan (SSSI Management plans available on the Natural England website)
- Vegetation cover survey plan and consented access routes.
- Ashop, Alport and Nether Moor Draft Moorland Management plans agreed in draft with Natural England as part of our HLS agreement holder. The National Trust is committed to the land and vegetation management described in these documents being delivered. We are open to discussions and proposals regarding how the required works are managed between the Trust and our partners.
- Our agricultural tenant at Park Hall does not wish to make the detail of their HLS contract and Moorland Management Plan readily available. We will therefore supply an indication of the likely contents of the moorland management plan, being the standard requirements of Natural England, which our farm tenant will be required to undertake and comply with under their HLS.
- Moorland Management Guiding Principles agreed in draft with Natural England to inform management decisions. The Monitoring section (part 3) has not been finalised and is therefore not currently available.
- Historical bag numbers: records as supplied by the outgoing shooting Tenant.
- A draft Lease template is available by email upon request.
**Application process**

If you wish to receive the full background papers and pursue an application please contact the National Trust’s Dark Peak Area Office on 01433 670368 and log your full details accordingly. We will then arrange to send you the relevant papers and a tender form.

Tender submissions should be sent, using the form of tender supplied, to the National Trust, Edale End, Hope Valley, S33 6RF or peakdistrict@nationaltrust.org.uk by 4pm on Friday 8th September.

Your application should include details of your proposed management model intended to deliver the outcomes required by the High Peak Moors Vision and Plan, your desired level of shooting activity and the financial offer you are willing to propose to facilitate the above.

Applications will be assessed and applicants shortlisted for interview. Interviews will take place on 25th and 27th September 2017 and will be assessed by a panel of National Trust representatives and appointed consultants as required.

**Appointment Viewings**

Viewing the land is **strictly by appointment only**. To make an appointment please contact the Dark Peak Area Office on 01433 670368. You will be offered an appointment with a National Trust representative who will endeavour to answer any questions you have about the land and the opportunity being offered. Access will then be arranged for you to view the land independently.