

# Public Document Pack

**Peak District National Park Authority**

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Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



**Our Values: Care – Enjoy – Pioneer**

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Our Ref: A.1142/5011

Date: 6 February 2025



## NOTICE OF MEETING

Meeting: **Planning Committee**

Date: **Friday 14 February 2025**

Time: **10.00 am**

Venue: **Aldern House, Baslow Road, Bakewell**

PHILIP MULLIGAN  
CHIEF EXECUTIVE

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## AGENDA

1. **Apologies for Absence**
2. **Minutes of previous meeting held on 17 January 2025** *(Pages 5 - 12)*
3. **Urgent Business**
4. **Public Participation**  
To note any questions or to receive any statements, representations, deputations and petitions which relate to the published reports on Part A of the Agenda.
5. **Members Declarations of Interests**  
Members are asked to declare any disclosable pecuniary, personal or prejudicial interests they may have in relation to items on the agenda for this meeting.
6. **S.73 application - For the removal or variation of condition 2 on NP/DDD/1221/1346: retain the lean-to extension and introduce solar PV panels to the development at Swallow Croft Barn, Litton (NP/DDD/1224/1328, HF)** *(Pages 13 - 26)*  
Site Plan
7. **Full Application - For the construction of an earth bank slurry and dirty water storage lagoon at Snitterton Hall, Snitterton Road, Snitterton (NP/DDD/0924/0938/GG)** *(Pages 27 - 46)*  
Site Plan
8. **Full Application - Use of property as an open market dwellinghouse and proposed extension at Nield Bank Bungalow, Buxton Road, Quarford (NP/SM/1124/1266/GG)** *(Pages 47 - 58)*  
Site Plan
9. **Full Application - For the change of use of part of an existing building to provide two residential dwellings and external works at Friden House, Friden, Newhaven (NP/DDD/1224/1398/GG)** *(Pages 59 - 70)*  
Site Plan
10. **Full Application - Use of approved wardens accommodation as a holiday let at Upper Hurst Caravan Site, Tinman Lane, Hulme End (NP/SM/1024/1038, SC)** *(Pages 71 - 80)*  
Site Plan
11. **Full Application - Erection of a replacement building for uses ancillary to the Upper Hurst Farm camping and caravan site at Upper Hurst Caravan Site, Tinman Lane, Hulme End (NP/SM/1024/1046, SC)** *(Pages 81 - 90)*  
Site Plan
12. **Approval of Draft Local Validation List and Guidance for Consultation (AM)** *(Pages 91 - 162)*  
Appendix 1  
  
Appendix 2
13. **Authority Solicitor Report - Planning Appeals (A.1536/AE)** *(Pages 163 - 166)*

## **Duration of Meeting**

In the event of not completing its business within 3 hours of the start of the meeting, in accordance with the Authority's Standing Orders, the Committee will decide whether or not to continue the meeting. If the Authority decides not to continue the meeting it will be adjourned and the remaining business considered at the next scheduled meeting.

If the Committee has not completed its business by 1.00pm and decides to continue the meeting the Chair will exercise discretion to adjourn the meeting at a suitable point for a 30 minute lunch break after which the committee will re-convene.

## **ACCESS TO INFORMATION - LOCAL GOVERNMENT ACT 1972 (as amended)**

### **Agendas and reports**

Copies of the Agenda and Part A reports are available for members of the public before and during the meeting on the website <http://democracy.peakdistrict.gov.uk>

### **Background Papers**

The Local Government Act 1972 requires that the Authority shall list any unpublished Background Papers necessarily used in the preparation of the Reports. The Background Papers referred to in each report, PART A, excluding those papers that contain Exempt or Confidential Information, PART B, can be inspected on the Authority's website.

### **Public Participation and Other Representations from third parties**

Please note that meetings of the Authority and its Committees may take place at venues other than its offices at Aldern House, Bakewell when necessary. Anyone wishing to participate at the meeting under the Authority's Public Participation Scheme is required to give notice to the Customer and Democratic Support Team to be received not later than 12.00 noon on the Wednesday preceding the Friday meeting. The Scheme is available on the website <http://www.peakdistrict.gov.uk/looking-after/about-us/have-your-say> or on request from the Customer and Democratic Support Team 01629 816352, email address: [democraticandlegalsupport@peakdistrict.gov.uk](mailto:democraticandlegalsupport@peakdistrict.gov.uk).

### **Written Representations**

Other written representations on items on the agenda, except those from formal consultees, will not be reported to the meeting if received after 12 noon on the Wednesday preceding the Friday meeting.

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### **General Information for Members of the Public Attending Meetings**

Please note meetings of the Authority and its Committees may take place at venues other than its offices at Aldern House, Bakewell when necessary, the venue for a meeting will be specified on the agenda. There may be limited spaces available for the public at meetings and priority will be given to those who are participating in the meeting. It is intended that the meetings will be either visually broadcast via YouTube or audio broadcast and the broadcast will be available live on the Authority's website.

This meeting will take place at Aldern House, Baslow Road, Bakewell, DE45 1AE.

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**To: Members of Planning Committee:**

Chair: P Brady  
Vice Chair: V Priestley

M Beer	R Bennett
M Buckler	M Chaplin
B Hanley	A Hart
L Hartshorne	I Huddleston
D Murphy	K Potter
K Richardson	K Smith
J Wharmby	

**Other invited Members:** (May speak but not vote)

Prof J Dugdale C Greaves

Constituent Authorities  
Secretary of State for the Environment  
Natural England

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Aldern House, Baslow Road, Bakewell, Derbyshire. DE45 1AE



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## MINUTES

Meeting: **Planning Committee**

Date: Friday 17 January 2025 at 10.00 am

Venue: Aldern House, Baslow Road, Bakewell

Chair: P Brady

Present: V Priestley, M Beer, Ms R Bennett, M Buckler, M Chaplin, B Hanley, L Hartshorne, I Huddleston, D Murphy, K Potter, K Richardson, K Smith and J Wharmby

Apologies for absence: A Hart.

### 1/25 **MINUTES OF PREVIOUS MEETING HELD ON 15 NOVEMBER 2024**

The minutes of the last meeting of the Planning Committee held on 15 November 2024 were approved as a correct record.

### 2/25 **URGENT BUSINESS**

There was no urgent business.

### 3/25 **PUBLIC PARTICIPATION**

Two members of the public were present to make representations to the Committee.

### 4/25 **MEMBERS DECLARATIONS OF INTERESTS**

#### Item 6

All Members of the Planning Committee had received an email from the Agent.

#### Item 8

The Agent for this item is a former Officer and known to a number of committee members.

#### Item 9

V Priestley declared a prejudicial interest in Item 9 as she is the Applicant for this item and she left the room for the duration of this discussion.

The Chair declared that he is a Member of Hope Show to which this application relates.

#### Item 10

It was noted that this application has been submitted by the Peak District National Park Authority.

**5/25 FULL PLANNING APPLICATION - DEMOLITION OF THE EXISTING STRUCTURES TO GROUND LEVEL, ERECTION OF A REPLACEMENT DWELLING WITH GARAGE AND ASSOCIATED LANDSCAPING, PACKAGE TREATMENT PLANT AND OTHER WORKS INCIDENTAL TO THE PROPOSALS, BIBURY, RIDDINGS LANE, CURBAR (NP/DDD/1024/1053 CB)**

Some Members had visited the site the previous day.

The Planning Officer presented the report and outlined the reasons for approval as set out in the report. It was mentioned that no comments have been received from Curbar Parish Council regarding this application.

The following spoke under the public participation at meetings scheme:

- Caroline McIntyre – Agent

It was noted that the Applicants have worked with officers in submitting this new application and the proposal is located on the site of the existing bungalow footprint and would be in the region of one metre taller than the neighbouring property to the north and it would be mainly the roof which would be seen from the road.

Members questioned Policy HC1 and whether anything has been submitted to demonstrate that it is not financially viable for Affordable Housing to be on this site. It was clarified that the policy that has been used here deals with replacement houses and so there was no policy requirement for the house to be affordable to local needs.

There was a discussion about the landscape impact of the new development and the wider site area. It was suggested that Condition 10 should be amended to be extended to include the wider site. Condition 4 would also pick up a landscaping scheme for the treatment and management of the whole site. The Members felt that this design provides significant enhancement and an improvement to what was previously on site. Wetland enhancement to support the local population of water-voles and flood storage was also discussed. The patio and terrace area was considered and officers agreed with Members that the walling and landscaping was amended to reduce the impact of the terraced area and a condition be included to cover this. Condition 5 was mentioned regarding external lighting and Members asked about the guidance that is published regarding lighting.

A motion to approve the application with amendments to condition 4 and condition 10, was proposed, seconded, voted on and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions:**

1. **Statutory limit for commencement.**

2. In accordance with specified amended plans.
3. Submission and approval of materials, design details for dwelling and approval of specification for solar panels and air source heat pump.
4. Submission and approval of landscaping scheme for the whole site including both red and blue line areas, including tree-planting, walling and hard surfacing, the removal of the riverside fence and a management plan for the land outside the residential curtilage. Implementation of landscaping and parking and turning areas.
5. Submission and approval of external lighting scheme.
6. Foul sewerage to package treatment plant to be installed in accordance with details to be submitted and approved.
7. Submission and approval of biodiversity enhancement measures (non-statutory) for the whole site.
8. Submission and approval of Construction Management Plan.
9. Solar photovoltaic panels, air source heat pump and mechanical ventilation system to be installed and operational before the first occupation of the dwelling.
10. Withdraw permitted development rights for alterations, extensions and ancillary buildings, boundary walls and fences across the whole site including the blue line land down to the riverside path.
11. Retain garages for garaging and storage

6/25

**FULL PLANNING APPLICATION - INSTALLATION OF HORSE MENAGE COMPRISING OF SAND AND FIBRE FLOOR, POST AND RAIL BOUNDARY FENCE, LANDSCAPE WORKS AND ASSOCIATED DRAINAGE AT WATERGATES, PINDALE ROAD, HOPE (NP/HPK/1124/1184)**

Some Members had visited the site the previous day.

The Planning Officer presented the report and outlined the reasons for refusal as set out in the report. It was noted that no appropriate tree assessment addressing the impact on trees has been submitted and no suitable desk-based assessment has been made to consider the potential archaeological interest of the site.

The following spoke under the public participation at meetings scheme:

- Jane Bramwell – Applicant – Statement read out by Democratic Support.

The position of an oil pipeline across the land holding was discussed and noted this would need to be part of any future discussions as this would constrain the positioning of the ménage. The pipeline location had been surveyed before the site visit and was marked on the site with cones and noted to be south of the proposed site. The Members understood the needs of the Applicant and that an alternative location along with further information would be required from the Applicant to overcome the objections. It was mentioned that once a ménage is in situ it could attract further use and an increase in traffic.

A motion to refuse the application was proposed, seconded, voted on and carried.

**RESOLVED:**

**That the application be REFUSED for the following reasons:-**

- 1 The proposed development would relate poorly to the existing built form and would represent a prominent and harmful encroachment of development into the surrounding landscape character, contrary to Core Strategy Policies GSP1, GSP3 and L1 and Development Management Policies DMC3, DMC4 and DMR4.**
- 2 The application provides insufficient information to enable an understanding of the impact of the potential archaeological interest of the site and setting of the Hope Motte Scheduled Monument, contrary to Core Strategy Policy L3 and Development Management Policies DMC5 and DMC6.**
- 3 The application provides insufficient information to enable an understanding of the impact of the development on trees, contrary to Development Management Policy DMC13.**

**7/25 FULL PLANNING APPLICATION - PROPOSED CONVERSION AND EXTENSION OF HISTORIC BARN FOR ANCILLARY DOMESTIC USE AT WHEAT HAY FARM, SHATTON LANE, SHATTON (NP/HPK/0924/1004, WE)**

Some Members had visited the site the previous day.

The Planning Officer presented the report and outlined the reasons for refusal as set out in the report. The principal concern is the impact of the extension on the historic character of the barn and the farmstead as a whole.

The following spoke under the public participation at meetings scheme:

- Jane Newman – Agent

The Applicant is willing to discuss amendments to the scheme and the glazed link, the fenestration and the detailing on the rear of the extension. It was felt that the glazed link is too prominent and too much of a contrast. The canopy and the zinc roof was also discussed as this projects from the building and above the eaves at the rear of the extension. Members agreed that with a revised treatment of the rear opening and the glazed link this proposal would be an improvement on the existing building.



A motion to defer the application to allow for further discussions to take place between the Applicant and the Planning Officer was proposed, seconded, voted on and carried.

**RESOLVED:**

**That the application be DEFERRED to allow for further discussions to take place between the Applicant and the Planning Officer. If an agreement cannot be reached then the application should be referred back to the Planning Committee.**

8/25

**ADVERTISEMENT CONSENT APPLICATION - FOR AN INTERPRETATION BOARD AT MARSH FARM, CASTLETON ROAD, HOPE (NP/HPK/1024/1143, LC)**

*11:10am Cllr Priestley left the room whilst this item was discussed.*

The Planning Officer presented the report and outlined the reasons for approval as set out in the report.

A motion to approve the application was proposed, seconded, voted on and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions:-**

- 1 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**
- 2 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**
- 3 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**
- 4 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**
- 5 No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of, any road traffic sign, railway signal and to navigation by water or air, or so as otherwise to render hazardous the use of any highway railway, waterway or aerodrome (civil or military).**
- 6 The development hereby approved shall not be carried out otherwise than in accordance with the submitted plans and specifications received by the Local Planning Authority 19<sup>th</sup> November 2024.**
- 7 No part of the advertisement hereby permitted shall be sited within 1m of the stile or public footpath.**

*11:13 am Cllr Priestley returned to the meeting.*

**9/25 FULL PLANNING APPLICATION - PROPOSED REPLACEMENT OF TWO TIMBER EXTERNAL DOORS TO THE CAMPSITE AMENITIES BUILDING AT NORTH LEES CAMPSITE, BIRLEY LANE, HATHERSAGE (NP/DDD/1124/1207, WE)**

The Planning Officer presented the report and outlined the reasons for approval as set out in the report.

A motion to approve the application was proposed, seconded, voted on and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions:-**

- 1. The development hereby permitted shall be begun within 3 years from the date of this Permission**
- 2. The development hereby approved shall not be carried out otherwise than in complete accordance with the submitted plans.**

*The meeting was adjourned from 11:15am until 11:22am following consideration of this item.*

*11:15am Cllr Potter left the meeting.*

**10/25 APPROVAL OF THE HARTINGTON TOWN QUARTER PARISH NEIGHBOURHOOD DEVELOPMENT PLAN FOR CONSULTATION AND EXAMINATION (EF)**

The Policy & Communities Manager presented the report and outlined the reasons for approval as set out in the report. Approval is being sought for the draft plan to go forward to the next stages. A Regulation 16 consultation must be undertaken by the Authority. The Policy tests that are applied to Neighbourhood Plans are different to the tests applied to Local Plan Policy.

The following spoke under the public participation at meeting scheme:

- Jane Newman – on behalf of the Neighbourhood Plan Group

Members asked about Policy ED4 relating to existing retail facilities in Hartington and if this would mean that those people visiting these sites would need to drive to retail facilities. It was noted that the nearest campsites to Hartington are serviced by public transport. The aspiration of this policy is to engage tourists in the local community beyond just the campsite where they are staying.

Members passed on their congratulations to Hartington Town Quarter Parish Council for producing the draft Neighbourhood Plan.

A motion to approve the report was proposed, seconded, voted on and carried.

**RESOLVED:**

- 1. That Committee approves the submitted Regulation 15 Hartington Town Quarter Neighbourhood Development Plan for Regulation 16 Consultation and Examination.**

- 2. To grant delegated authority for the Head of Planning, in conjunction with the Local Plan Steering Group, to agree our response to the Regulation 16 consultation.**

**11/25 MONITORING & ENFORCEMENT QUARTERLY REVIEW - JANUARY 2025 (A.1533/AJC)**

The Principal Enforcement Planner presented the quarterly report which covers the 3 month period up to end of December 2024. The report includes a list of outstanding enforcement notices. Much of the enforcement resources have concentrated on the backlog of outstanding enforcement cases and also outstanding enforcement enquiries. It was noted that annual target for closing cases had already been exceeded this year. The monitoring and enforcement posts have been fully staffed up until recently when one post became vacant which is now going through the recruitment process.

The report includes a list of outstanding Enforcement Notices, should Members wish to know about individual cases in more depth then they were advised to email their request to Adam Maxwell who will be able to provide more information outside of the committee setting. Updates on these outstanding enforcement notices would be included in future quarterly reports although due to the inclusion of sensitive information it may be necessary for these to be considered as a separate Part B report.

The Principal Enforcement Planner showed photographs of the three sites where formal notices had been issued in the relevant quarter together with “before and after” photographs of several sites where cases had been resolved.

The Members complemented the team on their hard work over the past year. In answer to a Member question, it was stated that the Local Enforcement Plan is the starting point for setting the priorities for dealing with cases.

A motion to note the report was moved, seconded, put to the vote and carried.

**RESOLVED:**

**To note the report.**

**12/25 AUTHORITY SOLICITOR REPORT - PLANNING APPEALS (A.1536/AE)**

The Committee considered the monthly report on planning appeals lodged, withdrawn and decided.

The increase in volume of appeals received was discussed which was attributed to the Government removing the ability for the Applicant to have a free re-submission of an application and that the Planning Application Services is encouraging more use of the Pre-App service at the beginning of the process.

A motion to note the report was proposed, seconded, put to the vote and carried.

**RESOLVED:**

**To note the report.**

The meeting ended at 11.56 am

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**6. S.73 APPLICATION FOR THE REMOVAL OR VARIATION OF CONDITION 2 ON NP/DDD/1221/1346: CHANGE TO LEAN-TO EXTENSION AND INTRODUCE SOLAR PV PANELS TO THE DEVELOPMENT (NP/DDD/1224/1328) HF**

**APPLICANT: MR AND MRS JAMES SMITH**

**Summary**

1. This application seeks to vary condition 2 (approved plans) of an existing planning permission NP/DDD/1221/1346 which was granted for the conversion of Swallow Croft Barn to a market dwelling.
2. The application seeks to introduce a larger lean-to across the north elevation of the barn and in-roof mounted solar panels on its principal south elevation.
3. Officers consider the changes would harm, and would therefore not conserve the character or appearance of the barn, Litton Conservation Area or their settings. The public benefits arising from the development are not considered to outweigh the harm as part of the wider planning balance.
4. Furthermore, the development as varied would no longer achieve the conservation of a non-designated heritage asset, and would therefore no longer satisfy the exception for the creation of a market dwelling.
5. The proposal would therefore be unacceptable and the application is recommended for refusal.

**Site and Surroundings**

6. The application site is a large roadside barn in open countryside approximately 150m south of the built edge of Litton. The barn sits immediately south of and adjacent to Hall Lane, which leads from Litton south towards Cressbrook.
7. The building is identified as a non-designated heritage asset, and lies within the Litton Conservation Area.
8. The barn has two storeys and is constructed in natural limestone. It currently has a metal sheeted roof. There is a large single storey lean-to shelter constructed in metal sheeting, off the north facing (roadside) elevation of the building. A drystone wall encloses a small curtilage south and east of the building.

**Proposal**

9. This application seeks to vary condition 2 (approved plans) of planning permission NP/DDD/1221/1346 granted in June 2023 for the conversion of the building to a single dwelling, in order to amend the design of the approved development.
10. The amendments include the introduction of a larger lean-to extension on the north elevation of the barn and the introduction of solar panels to the roof.

## **RECOMMENDATION:**

That the application be **REFUSED** for the following reasons:

1. **The proposal would harm the character, appearance and significance of the barn as a non-designated heritage asset, its setting, the Litton Conservation Area and the landscape of the National Park. The proposal would undermine the design of the permitted scheme and would not achieve the policy aim of conservation or enhancement of the building required to justify conversion to a market dwelling. The harm identified would be less than substantial but would not be outweighed by public benefits arising from the development. The development is therefore contrary to Core Strategy Policies GSP1, GSP2, GSP3, L1 and L3, Development Management Policies DMC3, DMC5, DMC8 and DMC10; the Authority’s Conversions SPD; the Climate Change and Sustainable Buildings SPD; and the National Planning Policy Framework.**

## **Key Issues**

- The impact of the proposed changes to the character and appearance of the barn, Litton Conservation Area and their settings, and whether the development as varied would continue to achieve the conservation or enhancement of a non-designated heritage asset to justify the creation of a market dwelling.

## **History**

11. NP/DDD/1221/1346: Proposed conversion of existing non-designated heritage asset to form a single dwelling unit – Approved 8<sup>th</sup> June 2023.
12. NP/DIS/0324/0335: Discharge of condition 3 on NP/DDD/1221/1345 – Part discharged 12<sup>th</sup> July 2024.
13. NP/DDD/1024/1050: S.73 application for the variation of condition 2 on NP/DDD/1221/1346 – Withdrawn.
14. NP/DIS/1124/1278: Discharge of conditions 3 b and c, 14 and 21 on NP/DDD/1221/1346 – Awaiting determination.

## **Consultations**

15. Derbyshire District Council (Highways): No material impact on the public highway and no comments to make.
16. Derbyshire Dales District Council (Planning): No response received to date.
17. Litton Parish Council: Support the application as it will provide much needed accommodation for a local family and enable them to stay in the village.
18. Peak District National Park Authority Archaeology: No comments to make.
19. Peak District National Park Authority Conservation Officer: Swallow Croft Barn is a two-storey barn constructed from limestone rubble, its principal elevation facing south. It is situated in an area of fossilised strip fields to the south of Litton, featuring prominently in wide ranging views from the south.

The Derbyshire Historic Environment Record lists the building as a former hosiery based on an observation made in 1960. Stocking weaving was a common trade in Litton up until the mid C19. Whilst possible the building was previously used as a workshop, I agree

with the agent's analysis there is no evidence for this use in the fabric of the building or in primary sources. It is more likely the HER record has been incorrectly located.

The building appears in the cartographic records between the 1847 Tithe Map and before the first edition OS map, surveyed in 1878. Evidence in the building's fabric suggests significant alterations have taken place since it was built. It is clear the ground floor previously had smaller window openings, which have since been infilled. It is likely the first floor was added later, as evidenced by the quoins starting at first-floor level. The machine-sawn softwood kingpost roof would indicate a late-nineteenth or very early twentieth century date for the roof and presumably the entire first floor.

The application asserts the rear lean-to is contemporary with the first floor of the barn and contributes towards its significance. It claims the construction of the lean-to roof and that of the barn are the same, and the lean-to roof structure is embedded in the first-floor stonework, therefore they must be contemporary.

These assertions are flawed. The barn roof is notably different from that of the lean-to. The kingpost roof trusses in the barn are framed using traditional carpentry techniques (for example, mortice and tenon joints), whilst the lean-to's roof is constructed from thin sections of wood that are simply lapped and bolted together. The barn has common rafters as it would have originally supported a traditional roof covering, whilst the lean-to roof has no evidence for common rafters, and instead has several sets of purlins to support corrugated iron sheeting. The fact the lean-to roof structure is embedded in the stonework indicates nothing, as this is easily and commonly retrofitted.

Overall, the barn is of low significance primarily derived from its architectural interest and the contribution made by its setting. The barn is not a particularly old or rare example of its type, but the vernacular construction of the barn and its striking symmetrical form – prominent in the landscape – contribute towards its architectural interest.

### Litton Conservation Area

The Conservation Area covers the settlement of Litton and adjacent strip fields. The boundary was extended to include Swallow Croft Barn in 2008 on the flawed assumption the barn was a more significant hosiery workshop. Nevertheless, the barn and surrounding landscape form part of the setting of the conservation area and make an important contribution towards its significance.

Litton is a linear village on the limestone plateaux of the White Peak. The well-preserved field system surrounding it is particularly distinctive and a common feature of ancient White Peak Settlements, contributing strongly to the special qualities of the National Park.

The drystone walls effectively fossilise the medieval strip fields which would have been part of the common open field system. By the C19 these fields would have been used predominantly for pasture rather than arable crops, and often contain field barns to overwinter cattle. The presence, therefore of the barn, a late- C19 field barn, within a landscape of strip fields is highly illustrative of the evolving agricultural landscape around Litton. It contributes to the historic interest of the conservation area and forms its foreground from the wide-ranging views from the south of the settlement.

This application seeks to alter the previously consented planning application for conversion. The changes include the installation of solar panels on the south facing roof slope, and the erection of a full-length lean-to extension to replace the existing lean-to.

Overall, the proposals would cause less than substantial harm to the barn as a non-designated heritage asset, as well as the Conservation Area. This is primarily caused by the placement of solar panels on the south-facing roof of the barn, disrupting the historical

setting of the conservation area and harming the barn's architectural interest. The new extension would further domesticate the barn and further harm its significance.

DMC10 and the Conversion SPD lay out the principles by which heritage assets should be converted. They state that conversions should be achievable within the shell of the original building, should be achievable without substantial rebuilding, and in a way, which does not compromise the building's original character or significance.

### The Solar Panels

The position of the panels would introduce a highly visible awkward modern element onto the building, which would harm its simple vernacular agricultural character. This would have large impact on the setting of the Litton Conservation area and harm the contribution it makes to its significance, contrary to DMC10, DMC8, DMC5 and NPPF chapter 16.

Whilst there are public benefits to the installation of Solar Panels in mitigating climate change, these could likely be achieved by mounting the solar panels on the ground, on the north side of the southern boundary wall where they would likely be screened from view. Any future application would need to fully explore the visual impact of the panels.

### The proposed lean-to

The application seeks demolition of the existing lean-to, and replacement with a new extension on the same footprint. The new extension would have a slate roof and be clad in vertical black timber boarding. It would feature three rooflights, two windows and a flue.

Confusingly, the application argues the existing lean-to is a significant part of the barn's heritage whilst proposing its demolition. If it were accepted the lean-to was significant, policy would dictate it should not be demolished. My assessment is that the lean-to is a later phase of construction, and does not contribute towards the significance of the barn.

The replacement of the existing extension with the proposed extension would have the effect of replacing a lightweight agricultural structure with a much more substantial structure that is domestic in appearance, further harming the barn's significance and eroding its agricultural character, contrary to policy DMC10.

20. Peak District National Park Authority Ecology: The updated survey concludes no evidence of bats on or within the building, or of nesting or active birds nests including barn owl. No other protected / priority species discovered on site. There was evidence of a barn owl roost within the upper floor. The 2021 survey recorded evidence of several swallows using beams on the upper floor and small birds roosting / nesting in wall gaps.

The updated survey results show broadly no change in site conditions and no evidence of bats. In combination of those findings and the previous survey results (no bats recorded and very low bat activity on site), satisfied no further surveys are required.

There is a requirement to mitigate for loss of breeding bird habitat (barn swallow and other 'small' (unspecified) birds). The recommendations in Section D of the updated survey would mitigate loss of potential bird and bat habitat and provide enhancements. Recommendations to be implemented include those relating to barn swallows in ecologist response dated 29/12/2021 to original application, the recommendations set out in Section D of the report by WDEC (2024) and that works are undertaken outside of nesting bird season unless preceded by a nesting bird check (including Barn Owl).

An informative is recommended that works cease and a suitable ecologist is contacted if bats are discovered during development works, in order to comply with bat legislation.



## **Representations**

21. No representations received to date.

## **Main Policies**

22. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L2, L3, CC1, HC1
23. Relevant Development Management policies: DMC3, DMC5, DMC8, DMC10, DMC11, DMC12

## **National Planning Policy Framework (NPPF)**

24. The NPPF (revised December 2024) is a material consideration which carries particular weight where a development plan is absent, silent or relevant policies are out of date.
25. The development plan for the National Park comprises the Core Strategy 2011 and Development Management Policies 2019. Policies in the development plan provide a clear starting point consistent with the National Park's statutory purposes for determining this application. In this case there is not considered to be any significant conflict between prevailing policies in the development plan and the NPPF.
26. Paragraph 189 states great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these matters. The conservation and enhancement of wildlife and heritage are also important considerations and should be given great weight.

## **Peak District National Park Core Strategy**

27. GSP1, GSP2 – Set out the broad strategy for achieving the National Park's objectives, and seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its wildlife and heritage.
28. GSP2 – Proposals intended to enhance the National Park will need to demonstrate they offer significant overall benefit to natural beauty, wildlife and cultural heritage.
29. GSP3 – All development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, materials, design in accordance with the National Park Authority Design Guide and adapting to and mitigating the impacts of climate change.
30. DS1 – Forms of development in the countryside which are acceptable in principle include the conversion for housing, preferably by re-use of traditional buildings.
31. L1 – Development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan and other valued characteristics, and other than in exceptional circumstances.
32. L2 – Development must conserve and enhance ant sites, features or species of biodiversity importance.
33. L3 – Development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings. Other than in exceptional circumstances development will not be permitted where likely to cause harm to the significance of any cultural heritage asset.

34. CC1 – All development must make the most efficient use of land and buildings and take account of the energy hierarchy by reducing the need for energy, using energy more efficiently, supplying energy efficiently and using low carbon and renewable energy. Development should be directed away from areas of flood risk.
35. HC1.C – Provision will not be made for housing solely to meet open market demand. Exceptionally, new development can be accepted where in accordance with Policies GSP1 and GSP2:
- I. It is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings;
  - II. it is required in order to achieve conservation or enhancement in settlements listed in core policy DS1.

#### Peak District Development Management Policies

36. DMC3 – Design is required to be of a high standard which where possible enhances the natural beauty, quality and visual amenity of the landscape, including cultural heritage that contributes to the distinctive sense of place. Design and materials should be appropriate to the context.
37. DMC5 – Planning applications for development affecting a heritage asset, including its setting must clearly demonstrate:
- i) its significance including how any identified features of value will be conserved and where possible enhanced; and
  - ii) why the proposed development and related works are desirable or necessary.

Development causing harm to a designated asset will not be permitted unless less than substantial harm to significance is outweighed by the public benefits including securing an optimum viable use. Development causing harm to a non-designated asset will not be permitted unless the development is considered to be acceptable following a balanced judgement accounting for the significance of the heritage asset.

38. DMC8 – Development within or which affects the setting of (including important views into) a Conservation Area should clearly demonstrate how the character or appearance of the Conservation Area will be preserved or enhanced, accounting for views and vistas into the area and locally distinctive design.
39. DMC10.A – Conversion of a heritage asset will be permitted provided that:
- (i) it can accommodate the new use without changes that adversely affect its character (such as enlargement, subdivision or other alterations, inappropriate new window openings or doorways and major rebuilding); and
  - (ii) the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and
  - (iii) the changes brought about by the new use, and any associated infrastructure (such as access and services), conserves or enhances the heritage significance of the asset, its setting (in accordance with policy DMC5), any valued landscape character, and any valued built environment; and
  - (iv) the new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquillity, dark skies or other valued characteristics.
40. DMC10.B – Proposals under Core Strategy policy HC1CI will only be permitted where the building is a non-designated asset and it can be demonstrated conversion to a market dwelling is required to achieve the conservation, and where appropriate enhancement, of the significance of the asset and contribution of its setting.

41. DMC10.C – In all cases attention will be paid to the impact of domestication and urbanisation brought about by the use on landscape character and the built environment including the supply of utility and infrastructure services, adequate amenity and parking space, introduction of domestic curtilage, alteration of agricultural land and field walls, and any other engineering operation associated with the development.
42. DMC11 – In considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss, as outlined by the policy.
43. DMC12 – For internationally designated or candidate sites, or European Protected Species, the exceptional circumstances where development may be permitted are those where it can be demonstrated that the legislative provisions to protect such sites or species can be fully met.

#### Supplementary Planning Documents

44. Climate Change and Sustainable Building SPD: Locating panels on the front roof slope should be a last resort and will be resisted in the case of a listed building, where the effect on the building's character and appearance is likely to be too damaging to be acceptable. For historic buildings in particular, the best solution is to avoid roofs entirely and use a ground mounted array in an area of the garden or curtilage least harmful to the setting of the building (page 59).
45. Conversion of Historic Buildings SPD: Historic buildings should be large enough to accommodate the proposed new use and associated storage without extensions. Extensions to standalone buildings will require a strong and convincing justification (paragraph 2.5). Solar panels may be incompatible with the character of the building or surroundings. Exceptions may be where they can be located on a hidden elevation or roof valley. It may be preferable to locate solar panels on the ground (paragraph 5.56).

#### Assessment

##### Principle

46. The principle of converting the existing building to a dwelling has been accepted under NP/DDD/1221/1346 under Policy HC1 where development is required to achieve conservation and / or enhancement of non-designated assets.
47. Nevertheless, any permission granted under Section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to amended conditions.
48. In varying condition 2 via a Section 73 application, any permission still needs to achieve the conservation and / or enhancement of the building, which is a non-designated asset, in order to justify the exceptional creation of a market dwelling. An assessment of whether the variations to the approval continue to achieve this is carried out below.

##### Impact on barn, Conservation Area & setting

49. The original permission NP/DDD/1221/1346 secured conservation of the barn alongside enhancements such as the addition of traditional stone slates to the roof.
50. Whilst the building was originally considered to have medium significance due to its past use as a hosiery workshop, further assessment suggests a potential discrepancy in the building's recording as a workshop. The Conservation Officer indicates there

appears to be no evidence of such a use in the building fabric or primary sources, and that the building design and form is reflective of a field barn for housing cattle.

51. This indicates the barn has lower significance, albeit it still has significance as a non-designated heritage asset. The significance of the building derives from its agricultural character, architectural interest and the contribution made by its setting. Its vernacular construction and striking symmetrical form – prominent in the landscape – contribute to its architectural interest.
52. The barn and well preserved strip field system to the south of the Conservation Area make an important contribution towards the character of the Conservation Area and landscape. The strip fields are a distinctive feature of ancient White Peak settlements, contributing strongly to the National Park's special qualities. The presence of the barn in this landscape is highly illustrative of the evolving agricultural landscape around Litton, contributing towards the historic interest of the Conservation Area and forming part of wide-ranging views from the south.

### Solar Panels

53. The application seeks to install in-roof mounted solar panels on the roof of the principal (south) elevation of the barn. The panels would have black frames with matt finish.
54. As set out earlier, the barn's significance derives partly from its simple agricultural and vernacular character (architectural interest) and contribution made by its setting, with the barn occupying a highly prominent position in the landscape south of Litton, visible from multiple public vantages including Hall Lane, Bottomhill Road and footpaths to the south, east and west.
55. The installation of solar panels on the roof slope over the principal elevation of the barn is considered to result in visual harm to the character and appearance of the historic building, and harm to the Conservation Area and setting.
56. The panels would be a modern and alien feature that would be at odds with the simple, vernacular and historic character of the non-designated asset, occupying a considerable proportion of the traditional stone roof which is to be re-instated. This would result in harm to the architectural interest of the building and would introduce a domestic appearance to the building, harming its agricultural character.
57. The resulting harm to the setting of the barn and Conservation Area to the south is described by the Conservation Officer as large. The panels and alteration to character would be extremely prominent in surrounding views of the building, including from the south across the historic agricultural landscape which forms an important setting to Litton. For the purposes of DMC5 and paragraph 215 of the NPPF, this harm to the barn, its setting and the Conservation Area would be 'less than substantial'.
58. The siting of the panels on the principal elevation roof is contrary to the Climate Change and Sustainable Building SPD which states panels on the front roof slope should be a last resort. For historic buildings in particular, the best solution is to avoid roofs entirely and use a ground mounted array in a sensitive location within the garden or curtilage.
59. Officers have discussed with the agent potential scope for ground mounted panels in the south west corner of the site, subject to details that satisfy that the panels would not be visible in views from outside the site. However, the applicant wishes to proceed with the proposed roof mounted panels. The application therefore should be determined as submitted in this respect.

### Lean-to Extension

60. The existing planning permission is for a smaller lean-to extension to that now proposed. Discussions as part of that original application saw the scale of the approved lean-to reduced following concerns regarding its scale and appearance, which included a similar arrangement to that now proposed albeit with different roof material and glazing.
61. The latest plans now show a lean-to spanning the full rear elevation of the barn, reflecting the footprint of an existing metal lean-to shelter with internal timber structure.
62. The agent outlines the existing lean-to is an important part of the building's heritage due to its age and construction, which includes an internal trussed timber frame. This however is disputed by the Conservation Officer who considers the lean-to is a later phase of C20 construction and does not contribute towards the significance of the barn, with there being no evidence in the timber frame to the lean-to is historic. The lean-to is not considered to be worthy of retention or capable of conversion.
63. Even if it were, the drawings indicate the entire existing lean-to structure would be removed. Therefore, any significance associated with the existing structure would be totally lost.
64. The new lean-to would be a replacement and would therefore comprise an alteration and new extension to the barn. The Conversions SPD (2.5) states historic buildings should be large enough to accommodate the proposed use and associated storage without extensions or new buildings. Extensions to stand alone buildings require a strong and convincing justification.
65. The lean-to would replace the existing less traditional lean-to shelter that whilst more lightweight in appearance, obscures and detracts from and therefore harms the character of the barn when viewed from Hall Lane.
66. The replacement is a more solid and substantial structure that conceals the entire rear elevation. Whilst retaining a partly open elevation to the east, a solid wall is inset very close to the east edge of the structure and would be clearly visible from Hall Lane.
67. The black timber clad walls are not considered to offer a sympathetic material to the barn's traditional character. The windows, glazed door (east elevation), rooflights on the full roof length and flue would create the appearance of a large domestic lean-extension.
68. As a more solid and substantial lean-to, the proposal compounds the harm caused by the existing lean-to in obscuring much of the rear elevation and harms the barn's agricultural character and legibility as a result of its scale and domestic appearance, thereby harming its significance. There are similar reasons why Officers negotiated the reduced scheme granted planning permission.
69. The larger lean-to proposed would provide a lobby / cloakroom and would achieve larger bedrooms at first floor, with a guest bedroom re-located to the lean-to. Whilst the benefit of additional living space is recognised, this would be a private benefit to the occupant and would not be considered to represent strong or convincing justification for the addition of an extension as required under 2.5 of the Conversions SPD. The approved scheme has demonstrated that a new use for the barn which conserves significance can be achieved. There is no compelling justification for further extension where this would result in harm.

70. The harm caused to the character of the barn would also result in harm to the character and appearance of the Conservation Area, where the large domestic lean-to would be visible from Hall Lane, where the character particularly looking west is strongly agricultural, and in views out of the Conservation Area towards the historic medieval limestone strip field landscape that forms an important setting to the Conservation Area. This harm arises through the introduction of domestic extension with unsympathetic materials and change in agricultural character within that local context.

### Ecology

71. The applicant has provided an updated Bat Survey Report, Supplementary Bat Roost Appraisal (Plus: Breeding Bird Assessment). This supplements the existing ecological survey work carried out on site under the original application.
72. The survey concludes no evidence of bats discovered on or within the building, no evidence of nesting birds or active birds nests including barn owls, and no other protected and / or priority species discovered on site. There was evidence of a barn owl roost (non-breeding) in the upper floor of the building.
73. The Authority's ecologist has confirmed they are satisfied there is no requirement at this stage for further survey work based on the findings of the update survey results (broadly no change in conditions and no evidence of bats), in combination with the previous survey results (no bats recorded, very low bat activity on site).
74. The recommendations of the original survey and associated mitigation should continue to be secured by condition. The recommendations of the latest survey (2024) which include provision of a bat box, barn owl nest / roost box and swallow nest bowls / terraces should be secured to mitigate for the loss of potential habitat and provide ecological enhancement. Works should also avoid nesting bird season. These measures could be secured through an additional condition.
75. In light of the latest survey report and recommended conditions, the development would accord with Policies L2, DMC11 and DMC12 of the development plan.
76. As a self-build and S.73 application, the proposals are exempt from Biodiversity Net Gains.
77. It was established under the original permission NP/DDD/1221/1346 that the proposed development lies outside of the Units 70 and 71 of the Wye Valley SSSI and no nutrient neutrality calculation is required. Impact on the Peak District Dales SAC and Cressbrook Dale SSSI were also judged unlikely, as pollutants from the site are likely to be attenuated within soil following discharge to a proposed soakaway.
78. The nature of the proposals as part of this Section 73, comprising addition of solar panels and larger lean-to footprint, are not considered to alter that conclusion. A full assessment under Section 63 of the Conservation of Habitats and Species Regulations 2019 (as amended) (the Habitats Regulations) is therefore not required as the proposed variations do not give rise to likely significant effects on a designated site.
79. The proposed development is exempt from statutory biodiversity net gain (BNG) as it is a variation to a development permitted before the regulations took effect.

### Other Matters

80. The proposals do not alter the existing access or parking arrangements and do not raise any concerns in respect of highways. There are no amenity concerns from the revised proposals, with the nearest neighbour being some 150m to the north.

## Planning Balance

81. In weighing the public benefits of the proposals against the less than substantial harm arising towards the Conservation Area, regard has been had towards paragraph 167 of the NPPF which states *significant weight* should be afforded to the need to support energy efficiency improvements to existing buildings, although it also states Chapter 16 of the NPPF the same should be applied for proposals affecting Conservation Areas.
82. Considerable importance and weight are also afforded to the desirability of preserving or enhancing the Conservation Area, having regard to the duty required under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
83. The conservation and enhancement of cultural heritage in National Parks should also be given *great weight*, whilst the landscape and scenic beauty of the National Park has the *highest status of protection* in relation to these issues (paragraph 189 of the NPPF).
84. Whilst significant weight is afforded to the benefits of renewable energy associated with the proposed solar panels, these panels would result in harm to the character and appearance of a non-designated asset, the Litton Conservation Area and their settings.
85. The significant benefits associated with the panels would be limited to a single property, whereas the harm they would cause would be experienced on the principal elevation of a prominent building in the Conservation Area which is extremely visible in the wider setting across the preserved strip field system.
86. The introduction of a large, more substantial domestic lean-to would also harm the agricultural character and appearance of the barn and Conservation Area, with this harm readily appreciated along Hall Lane and footpaths to the east and west. Whilst this would provide additional space to a future occupant, that is a private benefit.
87. The conversion as a whole would provide a future use for a non-designated asset and the Parish Council response which supports the creation of home for a local family is also noted. However, the variations relate to a permission for a conversion to create a market dwelling. The variations as part of that conversion now cause harm to, and therefore do not conserve, the non-designated asset and Conservation Area, and fail to satisfy the Authority's policy for a new market dwelling.
88. The proposals result in harm to the special qualities of the National Park including its historic landscape character and scenic beauty south of Litton, which paragraph 189 of the NPPF confirms due to the National Park designation has the highest status of protection in relation to these issues. The conservation of cultural heritage is also be afforded great weight in National Parks.
89. An alternate scheme is achievable as approved under NP/DDD/1221/1346 which secures the future use of the building through a more sensitive proposal. Inclusion of the panels and a larger lean-to are not considered to be critical factors in enabling the building's conversion, and there are potentially more sensitive solutions to mitigate the impacts of climate change such as an air source heat pump, conditioned under the original approval, or more discreetly sited ground mounted solar panels. These alternatives would achieve the same benefits but with no or less harm to the landscape or cultural heritage.
90. Having regard to Policy DMC5 and paragraph 215 of the NPPF, the less than substantial harm towards the Conservation Area and its setting is therefore not considered to be outweighed by the public benefits of the development.

91. Addressing the harm to the non-designated barn as part of the wider planning balance, as required by DMC5 and paragraph 216 of the NPPF, it is similarly considered the benefits in respect of conversion and sustainability would not outweigh the harm arising towards the character and appearance of the building, Conservation Area and wider setting, and the fact the permission as varied would not achieve a conversion that conserves the building's character, contrary to the Authority's policies.

### **Conclusion**

92. The Section 73 application seeks to vary the approved plans associated with NP/DDD/1221/1346 which granted approval for the conversion of a non-designated barn to a market dwelling. The changes seek to alter the scale and appearance of a lean-to extension and introduce solar panels to the roof of the principal elevation.
93. The variations would harm the traditional and agricultural character and appearance of the non-designated barn, Conservation Area and setting south of Litton, where the character of the barn, landscape and preserved medieval strip field system contribute strongly to the area's historic character and special qualities of the National Park.
94. The variations are therefore not considered to be acceptable and considering the proposed conversion as a whole, the development would not conserve or enhance the non-designated barn, Conservation Area or wider landscape setting, contrary to Policies GSP1, GSP2, GSP3, L1, L3, DMC3, DMC5, DMC8 and DMC10, and paragraph 189 of the NPPF.
95. The less than substantial harm arising towards the Conservation Area and its setting is not considered to be outweighed by any of the identified public benefits of the development, and harm to the non-designated asset is not outweighed as part of the wider planning balance, contrary to Policy DMC5 and NPPF paragraphs 215 and 216.
96. Furthermore, the proposed condition variation would be unacceptable as the development would no longer achieve the conservation of a non-designated heritage asset, and therefore not satisfy the exception for a new market dwelling under HC1.1.
97. The proposal is therefore recommended for refusal.

### **Human Rights**

98. Any human rights issues have been considered and addressed in the preparation of this report.

### **List of Background Papers** (not previously published)

Nil

### **Report Author**

Hannah Freer – Planner – North Area



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### Swallow Croft Barn, Litton

Item no. 6  
 Application no. NP/DDD/1224/1328  
 Committee date: 14/02/2025

Page 25  
 Scale: 1:827 at A4 pagesize  
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**7. FULL APPLICATION - FOR THE CONSTRUCTION OF AN EARTH BANK SLURRY AND DIRTY WATER STORAGE LAGOON AT SNITTERTON HALL SNITTERTON ROAD SNITTERTON (NP/DDD/0924/0938 - GG)**

**APPLICANT: MR SIMON HASLAM**

**Summary**

1. The application is for the construction of an earth banked slurry and dirty water storage lagoon in order to upgrade the facilities for waste management currently on the farm.
2. The slurry lagoon is considered to be of a justified size and its proposed location to be appropriate contextually to the farm operation, given the constraints of the land surrounding the farmstead, and its visual impact in the landscape can be mitigated.
3. Concerns have been raised with respect to the potential impact on the amenity of residents and sensitive ecological sites in the area, but it is considered that the potential impacts identified can be mitigated against with appropriate management.
4. The application is recommended for APPROVAL.

**Site and Surroundings**

5. Snitterton Hall Farm is on the west side of Snitterton, on the south-eastern edge of the National Park, and is associated with Snitterton Hall, a Grade I Listed Building to the east of the farmstead. A range of traditional stone buildings immediately to the east of the Hall are considered to be curtilage listed, and to the west of these there is a yard with a range of modern agricultural buildings built on a sloping site. A relatively new build farmhouse stands on the south-west edge of the farmstead.
6. The farmstead is owned by Snitterton Hall and, other than properties in this ownership, the nearest neighbouring properties are Meadows Cottage and Annie's Cottage which are approximately 190m and 210m respectively to the north-east of the application site. Public Footpath WD110/30 runs along the existing access to the south of the Hall and farm buildings. Public Footpath WD110/11 runs in an east-west direction beyond the immediate fields to the north.
7. The site is located within the Derwent Valley LCA, in the Valley Farmlands with Villages Landscape Character Type. This is a settled pastoral landscape, often with a low lying topography associated with a network of streams and damp hollows. This is an enclosed landscape, with views filtered through scattered hedgerow and streamline trees. Villages with outlying farms and dwellings are set within small to medium fields that are often bound by hedgerows.

**Proposal**

8. Planning permission is sought for a slurry lagoon for the farm. Lagoon storage is proposed so that the farm will have at least six months storage for all slurry and dirty water from the farm as recommended by the Environment Agency and DEFRA.
9. It is advised that the Farming Rules for Water (2018) require that only nutrients are applied when there is a crop requirement. Therefore, dirty water cannot be applied over the winter period to crops or seedbeds and increases the need for slurry and dirty water storage. The combination of the above regulations means that at least five months storage is required, but preferably six months as recommended by DEFRA and the

Environment Agency. This allows for contingencies if land is unavailable for spreading due to adverse weather conditions.

10. The current storage capacity is advised to be approximately 246m<sup>3</sup>, which provides for less than one month storage which is inadequate in capacity and also, due to potential extended wet weather in the spring and autumn, the need to have a completely empty lagoon in October is not always practical. It is advised that alternatives to storage have been looked at in detail, with the main options being the roofing over of the fouled rainwater areas but the capital investment required for roofing is prohibitive. Therefore, the lagoon is proposed as the most suitable means of achieving the required storage capacity to meet the regulations.
11. The lagoon is proposed to meet the regulatory requirements and would provide an additional 3,196m<sup>3</sup> of storage, after allowing for 750mm of freeboard. The lagoon dimensions are proposed to be 45m x 35m (top of banks) with a catchment area of 1575m<sup>2</sup> and a total depth of 3.75m, the effective depth being 3.0m with internal slopes at 33°. The slurry lagoon is proposed to be of earth bank construction (to meet BS5502).
12. It is advised that no excavated soil will be removed from the site and all excavated material will be graded back into the field. Banks would be graded back and reseeded with long term grass mixture. Additional tree planting is proposed on the west side of the site and a hedge is proposed around the lagoon. The lagoon is proposed to be located to provide for the most effective means of additional storage and has been chosen primarily in order that slurry from the main cubicle building can be contained and utilised for plant nutrients. The location allows the lagoon to be filled by pumping from the existing slurry storage tank. The lagoon would be filled by an underground fill system reducing surface agitation and odour.
13. A biodiversity net gain (BNG) report by Elton Ecology is submitted with the application. The structure would be at least 10m from the watercourse and 50m from the borehole. A safety fence would be erected in accordance with health and safety requirements.
14. The Applicant advises that the proposals consider the requirements under Nitrate Vulnerable Zone legislation and also will allow the farm to meet standards as per the following:
  - The Code of Good Agricultural Practice (COGAP) or the protection of Water - also known as The Water Code.
  - The SSAFO Regulations - The Control of Pollution (Silage, Slurry and Agricultural Fuel Oil Regulations)
  - The Farming Rules for Water (2018).

**RECOMMENDATION:**

**That the application be APPROVED subject to the following conditions**

- 1. Statutory time limit for implementation**
- 2. In accordance with specified amended plans**
- 3. Development shall not be operated other than in accordance with approved mitigation measure within the submitted air quality and odour report and construction traffic and managed plan.**
- 4. No development shall commence until a complaints procedure for odour and pests has been submitted and approved in writing by the National Park Authority. The**

**development shall thereafter not be carried out in accordance with the approved details.**

- 5. Submit and agree details of spoil disposal.**
- 6. Implementation of biodiversity gain plan in accordance with timescale to be approved.**
- 7. Notwithstanding submitted details a revised landscaping plan shall be submitted to and approved in writing by the National Park Authority before the commencement of the development and thereafter implemented in accordance with the approved details within first planting season following the first use of the development. Any trees or plants to be replaced within first 5 years.**
- 8. Remove development and restore the land in accordance with a scheme which shall have first been submitted to and approved development when no longer required.**

### **Key Issues**

15. The key issues are:

- whether the slurry lagoon is reasonably necessary for the farming operation;
- whether it is appropriately located for its purpose;
- whether the proposed slurry lagoon, and the access proposed to it, have a harmful impact on the character and appearance of the wider landscape and the setting of the Grade I listed Snitterton Hall;
- whether the proposal would harm the amenities of residents of Snitterton and Oker in the site vicinity;
- whether it raises any issues with respect to amenity, flooding and water quality;
- whether there are any ecological impacts; and
- whether the proposed biodiversity net gain is adequate.

### **History**

16. There have been a number of applications for agricultural development on the site over the years, the most recent being:

2017 - a steel framed agricultural barn was accepted under NP/GDO/0915/0890

2017 - an agricultural building was granted by NP/DDD/0117/002

2023 - a proposed machine store was accepted under NP/GDO/0623/0722

### **Consultations**

17. Derbyshire County Council (Highway Authority):

- No objection
- Public Right of Way, South Darley, Footpath No. 30, as shown on the Derbyshire Definitive Map, must remain open, unobstructed and on its legal alignment at all times.

18. Derbyshire Dales District Council Environmental Health:

- No objections in principle
- Satisfied that no significant impacts should be caused in respect to ammonia and air quality
- Defra guides such as Protecting our Water, Soil and Air: A Code of Good Agricultural Practice for farmers, growers and land managers should be followed when operating

the proposed lagoon, and any subsequent updates to the current guide - this recommends a manure management plan, and this should be implemented

- Recommend a complaints procedure be prepared by the farm in case of complaints of odour and pests, so if there were any issues arising these can be dealt with promptly.

#### 19. South Darley Parish Council:

- Impact on Residents
  - The open slurry lagoon could be a potential source of air pollution and insect infestations
  - A cover or roof could significantly mitigate odour and insect attraction but is not included in the proposed design
  - Natural England has noted that a comprehensive air quality assessment, with particular reference to emission of ammonia gas, which is harmful to certain flora, has not been provided.

#### Officer comment:

*An Ammonia Assessment (P&L Consulting) has since been submitted and Natural England and DDDC Environmental Health duly consulted.*

- Visual Impact
  - Photograph included in the application documents under-estimates the visual impact of the slurry lagoon when viewed from Oker's elevated position, and many residents will have a less favourable view than depicted.
- Screening
  - Application mentions planting trees and a hedge around the perimeter of the lagoon but lacks detail, and also states that the lagoon will be well screened by the grass banks and existing hedges
  - There are no existing hedges, and the insufficient screening has been noted by the Peak District Landscape Architect with a proposed plan providing a significant number of trees to the north and west, and an additional hedge along the existing field boundary to the north of the site
- Final response on 17/01/25 to amended plans and additional information
  - Object - wish to reiterate previous comments, over the open nature of the slurry pit and the potential for air pollution, emission of ammonia gas, odours and insect infestation.

#### 20. Natural England

##### 1st response 09/10/24:

- Insufficient information to enable Natural England to provide a substantive response to this consultation
- If the consultation is regarding the Slurry Infrastructure Grant (SIG) please re-consult and confirm to Natural England clearly stating this is a SIG consultation in the first instance and we will provide further advice
- Manure stores, slurry lagoons and livestock sheds are a major source of emissions of ammonia which is directly toxic to vegetation and especially to lower plants (mosses, liverworts and lichens)
- Ammonia is also a major contributor to the deposition of nitrogen, which reduces habitat biodiversity by promoting the growth of a relatively small number of the more vigorous plant species which then out-compete the other species present
- Unable to provide specific advice on this application and therefore has no comment to make on its details
- The interest features of designated sites may be sensitive to impacts from aerial pollutants, such as those emitted from this proposed development.

2<sup>nd</sup> response 06/12/24:

- The advice provided in our previous response applies equally to this amendment. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal’.

Final Response following receipt of Ammonia Assessment 06/01/25:

- ‘Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice’.

21. Environment Agency:

- No objection provided the lagoon is constructed in accordance with the Water Resources (Pollution Control, Silage, Slurry & Agricultural Fuel Oil, and England) Regulations 2010 and the Environment Agency ( England) and to be notified 14 days before work on the lagoon construction is started as stated in the design and access statement.

22. PDNPA Landscape Architect:

- ‘The scheme is likely to be locally prominent feature and the proposed mitigation (a hedge running around the lagoon) would not be adequate to screen the structure and would likely look incongruous in the landscape.

As such, my view is that the scheme conflicts with Policy L1.

However, a suitable scheme of mitigation would help accommodate the development into the landscape. A landscape plan showing native tree/shrub species, numbers, locations, tree protection and establishment maintenance is required. This could be conditioned’.

23. PDNPA Ecologist:

1<sup>st</sup> response 24/10/24

- Overall there is on-site Baseline Units Habitat 0.93 units with an on-Site Post-Intervention Units Habitat of 1.08. Total Net Unit Change Habitat 0.16 habitat units (17%). This satisfies the mandatory BNG requirements.
- The areas of habitat creation or enhancement are not considered significant in area relative to the size of habitat area and baseline conditions; therefore, in this case, it is not considered proportionate to require monitoring for 30 years.
- However, it is noted that the plans include hedgerows which have not been included within the BNG calculations. As highlighted by the Landscape Architect, an alternative landscape scheme (in addition to the enhancement of the grassland as detailed within the BNG assessment) would be welcomed and this would provide greater biodiversity for the application site as well as accommodating the development into the landscape.
- It is recommended that full details of habitat creation and maintenance within a Landscape Ecological Management Plan, including additional enhancements suggested above (and by the landscape architect) along with grassland enhancements detailed within the BNG assessment should be submitted to the authority for approval.

2<sup>nd</sup> response 08/01/25

- Revised landscaping plan (dated 15th November) is supported, including the accompanying Landscaping and Tree Planting Proposals by P&L consulting Ltd document (15th November 2024)
- The document includes hornbeam as part of the planting, (although this is not included on the actual landscaping plan) - recommend this species is omitted from

the plans as the species is not generally suited to the area; the other (native) trees proposed are suitable and welcomed

- It is noted that the plans include hedgerows which have not been included within the Biodiversity Net Gain calculations
- The revised landscape scheme should be secured and the submitted Landscaping and Tree Planting Proposals by P&L consulting Ltd document (15th November 2024) should be adhered
- The Landscaping and Tree Planting Proposals document does not include details regarding management of the grassland enhancements detailed within the BNG assessment - an updated landscape and Environmental Management Plan should be submitted to the Authority for approval which includes these details – this can be a condition of any planning permission.

#### 3<sup>rd</sup> response 30/01/25

- Biodiversity Net Gain as detailed within the submitted BNG metric, as it stands, is not considered to be 'significant'.
- However, the proposed hedgerow has not been included in the BNG metric. Although the proposed grassland meets the statutory requirement of providing 10% biodiversity uplift, a hedgerow is considered potentially very important (subject to the use of suitable species etc) in the context of this development, given its screening purposes and additional biodiversity benefits
- Recommended the provision of an alternative landscaping scheme (including full details of habitat creation and maintenance) and request this to be secured through condition
- Ideally, the hedgerow would have been secured through the mechanism of the BNG condition because of the overall benefits it would provide (potentially significant in the context of the development)
- If it could be secured and enforced by other means, then would be satisfied.

#### 24. Ramblers Derbyshire Dales Group:

- No objection providing that:
  - South Darley FP 30 remains unaffected at all times, including the path surface, both during and after any development
  - consideration should be given to the safety of members of the public using the Right of 2 Way both during and after the proposed works
  - there should be no encroachment of the path
- The DCC Rights of Way Team should be asked for advice over any RoW matters.

### **Representations**

25. During the publicity period, the Authority received seven representations objecting to the proposals. The following reasons are given in the representations:

#### 26. Principle

- Application does not explain why this is essential over and above the existing farm practices
- Farm has run for many generations without the need for this intrusive development

#### 27. General impact on residents

- Villages of Snitterton and Oker are less than 800m away from the proposed lagoon
- Clear that the proposed pit has potential to generate significant odours, including noxious fumes, affecting both air quality and the general enjoyment of the area, particularly with the associated increased quantity of flies
- The potential impacts of ammonia on both wildlife and human health must be thoroughly evaluated and communicated.



- Appears Natural England is mainly concerned with impact on flora
- Given proximity of dwellings (approximately 400 metres) to the proposed site, request a publicly available evaluation of the impact on humans of potential air pollution and insect infestations

28. Air quality assessment

- Natural England has noted the absence of a comprehensive air quality assessment
- While a report on ammonia is being commissioned, it should also consider other gases such as methane and hydrogen sulphide
- Believe it is crucial that a comprehensive air quality assessment be made available to the public before the consultation period closes.

*Officer comment:*

*An Ammonia Assessment (P&L Consulting) has been submitted and consulted upon with Natural England and DDDC Environmental Health.*

29. Water pollution

- There are often rivulets of water running down into a stream at the bottom of the valley which in turn discharges into the river Derwent - what provision is there to ensure that this water cannot be contaminated by slurry from the pit?

30. Visual impact and screening measures

- Village of Oker overlooks the site and the slurry would be a significant eyesore
- The provided photograph underestimates the visual impact of the slurry pit from Oker's elevated position
- Many residents will have a less favourable view than depicted, highlighting a lack of consideration for local impact
- Current plans do not provide a convincing strategy for screening to the north, particularly given Oker's elevated position
- Application mentions planting trees and hedges but lacks details on the necessary screening, particularly on the north side facing Oker
- A clear plan with a timeline for effective screening is essential
- Proposed screening seems defective and a poor visual fit within the existing landscape
- Any effective landscaping will take considerable time to mature and screen the pit
- Disappointing that the application is by the owners of the adjacent Snitterton Hall – this development can only be detrimental to the surroundings of this Grade 1 listed 'gem of an Elizabethan Manor House' (Nicholas Pevsner) but there are also historic earthworks in the neighbouring hamlet of Snitterton

31. Tank replacement

- Would like clarification on why the existing underground tank is not being replaced with a larger model or multiple tanks - alternative may require fewer earthworks and permissions and a more thorough explanation is required for why this is not proposed
- Has a Biodigester been considered?

32. Slurry pit cover

- Application dismisses the idea of a cover/roof for cost reasons but provides no supporting figures. A cover/roof could significantly mitigate odour and insect attraction, and the claims of impracticality should be substantiated
- According to DEFRA's Slurry Infrastructure Grant guidance, new stores must be fitted with impermeable covers - absence of a cover in this application raises concerns about compliance with best practices, even if a SIG is not being applied for

33. Operational concerns

- Unable to discover how the pit will be filled and emptied - does this involve machinery and or pumps, which are likely to be noisy and affect the environment adversely
- Will the pit and or the charging and discharging release smells and will the area be contaminated by flies and other winged insects?

34. Highway matters

- The road through Oker and Snitterton has been closed for four years because of landslip; the road between Matlock and Snitterton is very narrow and in a poor state partly because of the use by heavy vehicles, for which it was not designed  
If the slurry pit is going to require heavy tankers as part of its operating procedure, this is going to make a bad situation even worse

35. Employment claims

- Assertion that the slurry pit will benefit local employment is questionable - application states there will be no increase in cattle numbers, and it's unclear how this development will create jobs

36. Public consultation

- Regular use of the lanes and footpaths around Oker and Snitterton has not revealed any planning notices nor are any members of the community encountered aware of application – clarification sought as to where the notice was displayed

*Planning Officer comment:*

*The public consultation was undertaken in accordance with the statutory and local requirements for consulting on planning applications. A site notice was posted close to the application property/site and the Parish Council were consulted.*

37. Other matters

- Recognise that this is a working farm, but it is located in the National Park where higher standards might be expected to apply
- If permission is granted request that adequate conditions attached to ensure that nearby residents living are not adversely affected and that there are adequate measures to ensure that the conditions are met

38. Comments on additional information

- Assertions about likely absence of odour and insect problems seem to come from the contractor and not from an independent analysis
- Ammonia report is reassuring but focuses mainly on non-human impacts - perhaps the planning officers have, or can obtain, the necessary expertise to comment on the likely accuracy of the statements made by the contractor in this regard
- Proposed odour complaint form and associated process is a positive offer, especially regarding its visibility to Environmental Health and others but appears the buck stops with the farm manager, partly because hard-pressed Environmental Health staff are unlikely to intervene vigorously - accountability may be limited
- Continued absence of a cover or roof in the proposal is disappointing
- Applicant seems keen to comply with DEFRA guidance regarding the amount of slurry storage but not keen to comply with guidance about how it is stored
- Even though it appears a DEFRA grant for this slurry pit is not being applied for, DEFRA's expectations of grant applicants are a clear indication of what they regard as good practice and say:

*“Eligible slurry stores include tanks, lagoons and concrete stores fitted with impermeable covers and large permanent bags. You must fit grant funded stores with an impermeable cover, unless you are installing a slurry bag or you treat your slurry through acidification”*

- not clear that the proposal conforms to this good practice
- Applicant emphasises that this application is about better management of existing farm operations, not an expansion of them - think that is clear, and welcome, but it also probably means that the claim in the original proposal that it would create additional employment is not accurate.

### **Main Policies**

39. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, CC1, CC4, CC5, L1, L2 & L3
40. Relevant Local Plan policies: DM1, DMC3, DMC5, DMC7, DMC11, DMC14, DME1, DMT3
41. Supplementary Planning Documents:
  - Design Guide (2007)
  - Climate Change and Sustainable Building (2013)
  - Agricultural Developments in the Peak District National Park (2003).

### **Wider Policy Context**

42. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
  - Conserve and enhance the natural beauty, wildlife and cultural heritage
  - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
  - When national parks carry out these purposes they also have the duty to:
  - Seek to foster the economic and social well-being of local communities within the national parks.

### **National Planning Policy Framework**

43. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan the NPPF.
44. Paragraph 189 of the NPPF states that '*great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks and the Broads.*'
45. Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

46. Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

#### Peak District National Park Core Strategy

47. GSP1 & GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies set out the broad strategy for achieving the National Park's objectives, and jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage
48. GSP3 - *Development Management Principles*. This states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
49. DS1 - *Development Strategy*. This sets out what forms of development are acceptable in principle within the National Park.
50. CC1 – *Climate change mitigation and adaptation*. This requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions.
51. CC4 - *On-farm anaerobic digestion of agricultural manure and slurry*. This advises that applications for single, on-farm anaerobic digester units, and any associated development for management of waste, must only use agricultural manure and slurry arising on the planning unit and crops grown for the purpose on the unit.
52. CC5 - *Flood risk and water conservation*. This advises that development proposals which may have a harmful impact upon the functionality of floodwater storage, or surface water conveyance corridors, or which would otherwise unacceptably increase flood risk, will not be permitted unless net benefits can be secured for increased floodwater storage and surface water management from compensatory measures.
53. L1 - *Landscape character and valued characteristics*. This states that all development must conserve and enhance valued landscape character and valued characteristics and, other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
54. L2 - *Sites of biodiversity or geodiversity importance*. This advises the development must conserve and enhance any sites, features or species of biodiversity importance and where appropriate their setting.
55. L3 - *Cultural heritage assets of archaeological, architectural, artistic or historic significance*. This states that development must conserve and, where appropriate, enhance or reveal the significance of architectural or historic assets and their settings.

#### Local Plan Development Management Policies

56. DM1 - *The presumption of sustainable development in the context of National Park purposes*. This states that when considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of

sustainable development and work proactively with applicants to find solutions that are consistent with National Park purposes.

57. DMC3 - *Siting, design, layout and landscaping*. This states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
58. DMC5 – *Assessing the impact of development on designated and non-designated heritage assets and their settings*. This relates to development impact on designated and non-designated heritage assets.
59. DMC7 – *Listed Buildings*. This relates specifically to listed buildings and advises that planning applications for development affecting the setting of a listed should be determined in accordance with Policy DMC5 in terms of how their significance will be preserved and why the proposed development and related works are desirable or necessary.
60. DMC11 - *Safeguarding, recording and enhancing nature conservation interests*. This relates to the safeguarding, recording and enhancing nature conservation interests.
61. DMC14 - *Pollution and disturbance*. This states that development that presents a risk of pollution or disturbance including soil, air, light, water or noise pollution, or odour will not be permitted unless adequate control measures are put in place to bring the pollution within acceptable limits.
62. DME1 - *Agricultural or forestry operational development*. This states that new agricultural buildings, structures and associated working spaces or other development will be permitted provided that it is demonstrated to the Authority's satisfaction that the development is, at the scale proposed, functionally required for that purpose.
63. DMT3 – *Access and design criteria*. States amongst other things, that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.

#### Supplementary Planning Guidance

64. The PDNPA Design Guide refers to the principles of good design and designing in harmony with the local building tradition. However, this must only be applied where a development is otherwise justified by other policy criteria.
65. Climate Change and Sustainable Building (2013) seeks to ensure that development mitigates against its carbon footprint.
66. Agricultural Developments in the Peak District National Park (2003) seeks to support the positive contribution farming makes to the special qualities of the Peak District and offer guidance on the most appropriate ways for future development.

#### **Assessment**

##### Policy principle

67. Policy DS1 of the Core Strategy sets out the development strategy for the National Park. This states that in the countryside, outside the Natural Zone, agricultural development will be acceptable in principle. Policy GSP3 of the Core Strategy states that all

development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities. To this end, the visual impact of the development, and the potential impact on local amenity need to be assessed and, where appropriate, mitigated against. This is also reflected in the aforementioned policies by which this application needs to be assessed.

68. Policy DME1 states that new agricultural structures, associated working spaces or other development will be permitted provided that it is demonstrated that it is functionally required for its purpose. The Authority's Agricultural Developments in the Peak District National Park (2003) SPD seeks to support the positive contribution farming makes to the special qualities of the Peak District. With regard to slurry and liquid storage, it is recognised that this can be very intrusive in the landscape if poorly sited. Drainage to the store is a major factor in determining the exact site but, by using natural topography and buildings to best advantage, the visual impact can be significantly reduced and additional landscaping, such as forming earth banks for screening and tree planting, introduced if deemed appropriate.
69. Policy DMC14 of the DMP (Pollution and disturbance) advises that development that presents a risk of pollution or disturbance, including soil, air, light, water or noise pollution, or odour, will not be permitted unless adequate control measures are put in place to bring the pollution within acceptable limits.
70. Given the above, it is accepted that the slurry storage facility is reasonably necessary for the purposes of agriculture and would result in benefits to the storage of slurry generated by this specific agricultural enterprise. The proposal is therefore acceptable, in principle, under the provisions of policy DME1. However, there are a number of other key issues that need to be considered, which include the design and siting of the lagoon and its impact in the landscape and on the setting of heritage assets, the potential for impacts on the amenity of residents in the locality, pollution with respect to the water environment and ecology and whether the development would raise any highway safety matters.

#### Impact on the landscape and the setting of Snitterton Hall

71. The site is within Derwent Valley Landscape Character Area, in the Valley Farmlands with Villages Landscape Character Type. This is defined as a settled pastoral landscape, often with a low lying topography associated with a network of streams and damp hollows. This is an enclosed landscape, with views filtered through scattered hedgerow and streamline trees. Villages with outlying farms and dwellings are set within small to medium fields that are often bound by hedgerows.
72. The site is visible from an east–west running footpath, approximately 100m to the north, from another north-south running footpath and from Oker Road between Wensley and Snitterton. Due to its size and form, it is considered that the development would be apparent in the landscape and landscaping would not be adequate to fully screen the structure. To this end, it would appear as an engineered form and would have a degree of incongruity in the landscape. Notwithstanding this, this impact needs to be considered in the round, and with policy that generally seeks to support agricultural developments where these are needed to allow the enterprise to reasonably function.
73. It is impractical to site the lagoon in a less prominent location. It cannot go to the east of the farmstead given constraints. If this was closer to the farm buildings, on their north and west sides, there would be a likely need for a substantive embankment and the facility, for functional and practical purposes, cannot be sited to the south of the

farmstead given the land fall. To this end, it appears that the proposed site is the most practical solution for providing such a facility, notwithstanding this does set it away from the complex of farm buildings.

74. It has been advised by the Authority's Landscape Officer that the impact of the development in the proposed location could be mitigated with landscaping and that planting should be provided between the lagoon and the field boundary wall to the north, which would help accommodate the development into the landscape. A landscape plan showing native tree/shrub species, numbers and locations, has been submitted which is considered acceptable in principle, but details of tree protection and establishment maintenance will be required, albeit this can form part of a condition of any planning permission.
75. The views of Snitterton Hall, a Grade I Listed Building set contextually to the farmstead, are principally across from Oker Road. In such views, the Hall itself is nestled within mature planting. To this end, whilst set down the slope of the field to the north of the farmstead, the slurry lagoon would nevertheless be read contextually with the farmstead and is not considered, with appropriate mitigating landscaping, to be harmful to the setting of the Grade I listed Hall. Any impact would be minimal and substantially outweighed by the public environmental benefits that would arise from the development.
76. The applicant advises that alternative stores have been considered, A concrete slurry store located closer to the farm buildings would be very expensive and would have a significant visual impact. This type of structure would be partly above ground and would be concrete rather than a grass bank. A circular slurry tower is considered to have the most significant visual impact with a tower 5m above ground. These alternative options would still hold similar volumes of slurry whereas the lagoon would be a maximum of 1.5m above existing ground level and there would be no difference in odour management with these alternatives. A lagoon is considered by the Applicant to be the most economical option and that unsightly above ground circular stores will not be required.
77. On this basis, it is the view of Officers that the proposal is the most appropriate approach to addressing the need for such storage capacity in the landscape. Whilst there would be a degree of harm in the landscape by introducing such a development, this is nevertheless deemed to be required by the farm to meet with legislation and is of a design and form not uncommon in the rural landscape. Given the constraints of the surroundings, it is considered that the structure would be appropriately located from a visual and functional perspective to the farm complex.
78. As such, it is considered that, with appropriate mitigation, that the development will be acceptable in the proposed location, as being the most practical functional and visual location for the development. To this end, the proposal is considered to accord with the aims of Policies GSP1, GSP2, GSP3, DS1, L1 and L3 of the Core Strategy and Policies DM1, DMC3, DMC5, DMC7 and DME1 of the Development Management Plan with respect to impact on the character and appearance of the open countryside and the setting of Snitterton Hall.

#### Amenity

79. Local residents and the Parish Council have raised concerns with regard to the impact of the slurry lagoon with respect to their amenity, including air quality, odours and pest/fly. The applicant has subsequently submitted an ammonia assessment.

80. With regard to odour from slurry lagoons, it is advised by the Applicant's Agent that this occurs primarily when the surface is broken or agitated, which is when the lagoon is emptied and the contents are spread. To reduce the potential for odours the following measures are proposed:
- The lagoon will be filled from below the surface
  - The lagoon will not be agitated and a crust will be formed
  - The lagoon will be filled from the reception tanks which will be approximately once per month to keep potential odour nuisance as low as possible
  - The spreading of slurry will be carried out under the Code of Good Agricultural Practice (COGAP)
  - Spreading to be carried out, whenever possible, when wind conditions will quickly disperse any odours
  - No spreading at weekends or holidays and no spreading in the evening.
  - Time restrictions will be:
    - Mon-Fri between the hours of 8am and 6pm
    - Saturdays between 9am and 1pm
    - Sundays and Public Holidays – pumping will be avoided if possible on these days unless absolutely necessary and within the 40 minute time allowance.
  - Contingencies would include adding straw to promote a better crust formation or to trial slurry bugs which help to retain ammonia within the stores, to be adopted if further odour reduction measures are required and/or verified odour complaints are received.
81. The current system transfers cattle slurry from the cubicle house to the existing reception tanks located to the north of the farm buildings, which will not change. Currently there is not enough capacity in the tanks and, therefore, slurry has to be spread over the winter potentially contravening environmental regulations. The proposed lagoon will eliminate spreading when conditions are not suitable, with slurry transferred from the existing tanks to the proposed lagoon.
82. With regard to flies, due to the distances from neighbouring dwellings, it is unlikely that there will be any adverse impacts due to flies. As the Applicant has advised, house or common flies tend to not frequent slurry stores and dung flies will tend to stay at the store and the farm rather than go distances.
83. It is accepted that to qualify for DEFRA's Slurry Infrastructure Grant guidance (SIG), new stores must be fitted with impermeable covers. However, the current scheme will not be grant funded and outside of this scheme it should be highlighted that covers are not mandatory and that there are other accepted methods to reduce ammonia and odour. It is considered that the current proposal incorporates a number of these methods that would ensure there would be no undue harm to wider air quality. The lagoon would have a natural crust formed due to straw included in the bedding and no agitation except when spreading to empty the lagoon contents.
84. Other methods include covering the lagoon with floating clay balls and additives can be included; these methods are proposed as a contingency if odour or ammonia issues occur. The Applicant's Agent has also set out problems with covers, including agitating the lagoon contents when being emptied, the longevity of the cover, the need to remove rainwater from the surface through pumping, the lack of access to the lagoon and health and safety risks associated with unblocking agitators and spreaders with a cover in place.
85. Notwithstanding the above, the Environment Agency has been consulted they have no objections. Ultimately, the lagoon will need to be constructed in accordance with the Water Resources (Pollution Control, Silage, Slurry & Agricultural Fuel Oil, and England) Regulations 2010. The Environment Agency should be notified 14 days before work on



the lagoon construction is started as stated in the design and access statement and the applicant will be reminded of this by way of an informative.

86. Taking the above into account, Derbyshire Dales District Council Environmental Health has assessed the proposals and raised no objections in principle. It is recommended that a complaints procedure be prepared by the farm in case of complaints of odour and pests, so if there were any issues arising these can be dealt with promptly; this can be attached as a condition to any grant of planning permission.
87. Given the above, it is considered by Officers that the proposals will be compliant with the aims of Policy DMC14 of the Development Management Plan and that there are adequate control measures to manage the lagoon within reasonable and acceptable limits.

#### Impact on ecological Sites

88. Redmore Environmental have prepared a Simple Calculation of Atmospheric Impact Limits (SCAIL) Report looking at ammonia levels. It is advised that not only was this specifically for the proposed lagoon at Snitterton Hall Farm, but it takes into account the 'in-combination impact' i.e. taking into account other farms and the combined effect. In terms of air quality, it is advised that no likely significant effects, as a result of the development in relation to annual mean NH<sub>3</sub> concentrations and nitrogen and acid deposition, both alone and in-combination, could be reached for the identified ecological designations.
89. Natural England was consulted on the Ammonia Assessment and advised that, although they have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, they offer further advice and references to Standing Advice and advise that non-detailed advice from Natural England does not imply that there are no impacts on the natural environment and it is for the Local Planning Authority to determine whether or not the proposal is consistent with national and local environmental policies.
90. The Applicant's consultant has advised that the Ammonia Assessment has been undertaken in accordance with the stages outlined within the Habitat Regulations Assessment (HRA) guidance produced by DEFRA. This Assessment identified 33 ecological designations that may be affected by emissions from the development, of which 24 have features that are considered sensitive to air pollution. As such, these sites were progressed through to assessment and it is advised that the results indicated that a screening conclusion of no likely significant effect with regard to acid deposition as a result of the development, both alone and in-combination with other potential sources, could be reached for all designations.
91. The DEFRA guides, such as Protecting our Water, Soil and Air: A Code of Good Agricultural Practice for Farmers, Growers and Land Managers (and any subsequent updates to the current guide), would be expected to be followed when operating the proposed lagoon. This recommends a manure management plan which should be implemented.
92. To this end, it is considered by Officers that a robust assessment has taken place with the regard to the potential for impact on ecological sites and there are legislative measures and guidance in place. It is determined that the development would not have any likely significant effect on any designated nature conservation site and can be screened out for the purpose of the Habitat Regulations. The development would accordingly comply with policy L2 of the Core Strategy.

### Ecology and Biodiversity Net Gain

93. Policy L2 of the Core Strategy and Policy DMC11 of the Development Management Plan specifically seek to ensure that impacts on ecology are mitigated and that biodiversity net gain is provided as a result of development. Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021.
94. The Authority's Ecologist has assessed the proposals and advises that revised landscaping plan, including the accompanying landscaping and tree planting proposals, are acceptable. However, the document includes hornbeam as part of the planting, (although this is not included on the actual landscaping plan). To this end, it is recommended that this species is omitted from the plans, as the species is not generally suited to the area; this can be attached as a condition on any grant of permission. The other (native) trees proposed are advised to be suitable.
95. The applicant has submitted a Biodiversity Net Gain Assessment. It is noted that the landscaping plans include hedgerows, which have not been included within the Biodiversity Net Gain calculations. It is also noted that the landscaping and tree planting proposals document does not include details regarding management of the grassland enhancements detailed within the BNG assessment. It is advised that an updated landscape and environmental management plan should be submitted to the Authority for approval which includes these details but that this can be a condition of any planning permission.

### Flooding & drainage

96. The site is in an area at very low risk of flooding (Flood Zone 1). The Applicant advises that SSAFO Regulations determine the standards required by the Environment Agency to control and eliminate pollution risk to watercourses and groundwater from farms and that the new lagoon proposals will need to meet all the requirements of the regulations. All slurry and dirty water would be contained within the storage lagoon, and existing stores, and spread on farmland in accordance with both SSAFO and the Code of Good Agricultural Practice for the Protection of Water (COGAP).
97. The Environment Agency has advised of no objection provided the lagoon is constructed in accordance with the Water Resources (Pollution Control, Silage, Slurry & Agricultural Fuel Oil, and England) Regulations 2010 and the Environment Agency (England). As such, it is considered that the development would not have an impact on flooding capacity and nor pollution of a watercourse.

### Highway Matters

98. The lagoon would be accessed from the existing farm track and no new access is required. The Applicant has submitted a Construction Traffic and Management Plan. It is advised that the development would commence when weather conditions permit and all excavation vehicles/equipment will enter via the farm entrance and would be likely to remain on site for 3-4 weeks and would be collected at the end of the construction phase. The works would be undertaken as follows:

Mon-Fri - between the hours of 8am and 6pm

Saturdays - between 9am and 1pm

Sundays and Public Holidays – pumping will be avoided if possible on these days unless absolutely necessary and within the 40 minute time allowance.

The machines will only operate when stationary. The other vehicle movements would be associated with the delivery of the liner, fencing and landscaping. Compliance with the Construction Traffic and Management Plan shall be secured by condition.

99. The Highway Authority has raised no objections to the proposal. They have raised the matter of potential impact on public rights of way but the site is considered to be too distant from such that the footpath function would be impacted upon during or after construction of the proposed development.

### **Sustainability**

100. Policy CC1 requires development to make the most efficient and sustainable use of land, buildings and natural resources in order to build in resilience to and mitigate the causes of climate change. To this end, the proposed development will involve some materials, such as the lagoon lining and fencing to be brought to site. The formation of the lagoon should not necessitate the importing of other materials and the landscaping proposed would serve to mitigate against the carbon footprint of the development. To this end, the proposals are considered to meet the aims of Policy CC1 of the Core Strategy and the guidance contained in the Climate Change and Sustainable Buildings SPD.

### **Conclusion**

101. The slurry lagoon is clearly necessary to meet the environmental requirements for the management of a farm enterprise of this scale and there are a number of factors which have been taken into consideration in the appropriateness of its siting and its mitigation in the landscape. To this end, the proposed slurry lagoon is considered to be of a justified size and its proposed location to be appropriate contextually to the farm operation given the constraints of the land immediately surrounding the farm complex.
102. Whilst the facility will be clearly visible from Oker and to users of the public footpath to the north, it would be read contextually with the farm complex in the backdrop and its impact would be mitigated by the landscaping scheme which has been submitted, subject to conditions. As such, it is considered that the development will have an impact in the landscape but that this needs to be balanced with the reasonable necessity for the agricultural operation in this countryside location. It is appreciated that there are concerns with regard to odour, air quality and the potential for flies. However, there are no objections raised by the Environment Agency, nor DDDC Environmental Health, subject to a management plan being provided and any concerns can be reported.
103. With regards to impact on ecological sites, Natural England was consulted on the Ammonia Assessment which was submitted and advised that it is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. To this end, it is considered that the report which has been prepared by the Applicant's consultant identifies no significant impact on such receptors, whether alone or in combinations with other emitters and that there are again controls in place for such within environmental legislation.
104. Having regard to the above, it is considered that the proposed development, subject to appropriate conditions, will comply with the aims of policies GSP1, GSP2, GSP3, L1, L2, L3 and CC1 of the Core Strategy and with policies DM1, DMC3, DMC5, DMC7, DMC11, DMC14 and DME1 of the Development Management Plan.

### **Human Rights**

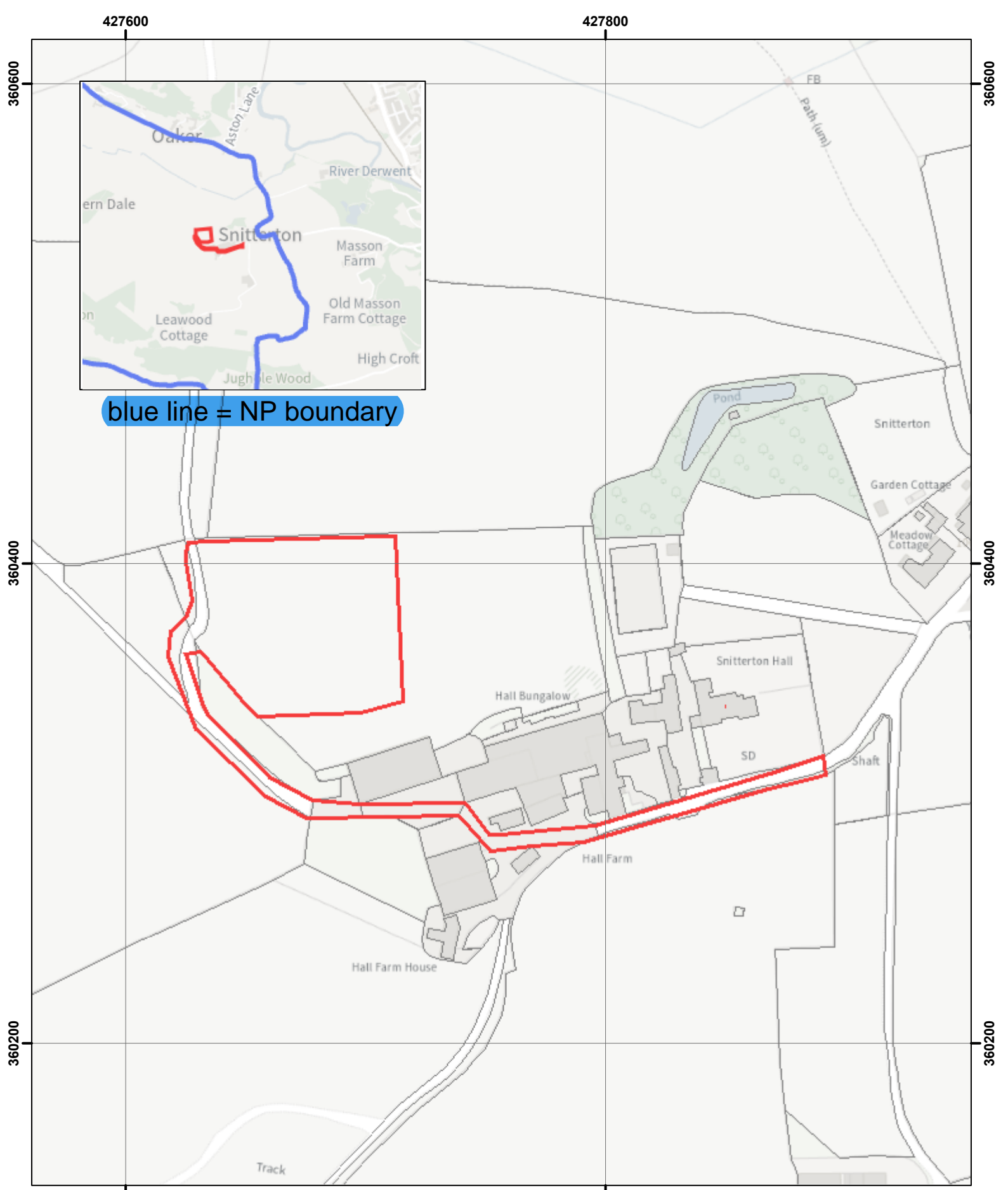
Any human rights issues have been considered and addressed in the preparation of this report.

**List of Background Papers** (not previously published)

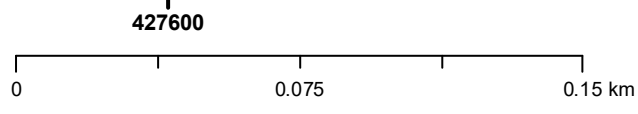
Nil

**Report Author and Job Title**

Gareth Griffiths – Planner – South Area



blue line = NP boundary



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**Snitterton Hall, Snitterton Road, Snitterton**

Item no. 7  
 Application no. NP/DDD/0924/0938  
 Committee date: 14/02/2025

Page 15  
 Scale: 1:2,000 at A4 pagesize  
 Map centre grid ref: 427,757 360,380



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**8. FULL APPLICATION - USE OF PROPERTY AS AN OPEN MARKET DWELLINGHOUSE AND PROPOSED EXTENSION AT NIELD BANK BUNGALOW, BUXTON ROAD, QUARNFORD (NP/SM/1124/1266 - GG)**

**APPLICANT: MRS K KIDD**

**Summary**

1. The application is for the use of the dwellinghouse, restricted to use as a holiday let, for use as an open market dwelling with a single storey bedroom extension.
2. The application is recommended for refusal as the proposed use of the dwelling as an open market dwelling is not required to achieve the conservation or enhancement of the building contrary to Core Strategy policies DS1 and HC1. In addition, the proposed extension would harm the character and appearance of the building.

**Site and Surroundings**

3. The application building, which is a holiday let, and the adjacent house also owned by the Applicant and rented out privately, are in an isolated location in upland fields to the east of the A53. The nearest settlement to the site is Flash, which is approximately 0.5 miles to the north west.
4. Access to the site is via a surfaced track of approximately 460m length from the gateway adjacent to the main road (A53). The access is a winding, single lane track which is steep in places and has a steep drop to the valley below. Close to the A53, the access road passes through an area of bell pits, which were a primitive method of mining minerals.
5. The definitive line of a public footpath (FP Hollinsclough 0.1762) runs between the dwellinghouses and the holiday let and joins with a public footpath immediately to the south (FP Hollinsclough 16).

**Proposal**

6. The proposal is to allow the building to be occupied as an open market dwelling and to construct a single storey rear extension to provide for a further bedroom. This application has been submitted following the refusal of planning permission for the previous proposal (ref: NP/SM/0624/0601) for the following reasons:
  1. *The proposed market dwelling is not required to achieve the conservation or enhancement of a valued vernacular or listed building and therefore is contrary in principle to Core Strategy policies DS1 and HC1.*
  2. *The proposed extension would harm the character and appearance of the existing building and the local area contrary to Core Strategy policies GSP2, GSP3, L1 and L3, Development Management policies DMC3, DMC5 and DMC10 and the Authority's adopted design guidance and conversions supplementary planning documents.*
  3. *The proposed development would introduce a window facing the existing neighbouring dwelling house. Inter-visibility between these windows would result in harm to the residential amenity of the occupants of the neighbouring property and the proposed development contrary to Core Strategy policy GSP3 and Development Management policy DMC3.*

7. The previous application was considered at the Planning Committee meeting in August 2024, but there was concern that the extension which was then proposed to the front of the property would be unduly close to the existing neighbouring property which may harm their amenity and privacy.
8. The Applicant advises that there was mention made of having a lean-to roof or catslide, but they advise that this would require the side walls to be very lightweight or some structural beams included to support stone side walls. The Applicant considers that this is not a design that a farmer would have applied to a stone barn originally, and therefore have maintained the gable proposal.
9. The extension is now proposed on the south (rear) elevation of the building. It is proposed to measure 4.65m wide and 3.75m deep. The eaves height is proposed to match the building but the ridge height is stepped down and the walls are stepped in from the edges. The Applicant advises that this is a 30% floor area increase over the size of the existing building.
10. It is proposed to have natural stone walls, quoining to the corners and windows and doors having stone heads to match the existing. The roof is proposed to have plain clay tiles. New uPVC windows and doors are proposed to reflect the proportion and size of the existing openings.

### **RECOMMENDATION:**

**That the application be REFUSED for the following reasons:**

1. **The proposed market dwelling is not required to achieve the conservation or enhancement of a valued vernacular or listed building and therefore is contrary in principle to Core Strategy policies DS1 and HC1.**
2. **The proposed extension would harm the character and appearance of the existing building and the local area contrary to Core Strategy policies GSP2, GSP3, L1 and L3, Development Management Policies DMC3, DMC5 and DMC10 and the Authority's adopted design guidance and conversions supplementary planning documents.**

### **Key issues**

- Whether the use of the holiday accommodation as an open market dwellinghouse is acceptable in principle
- Whether the proposed change of use will impact on the character and appearance of the landscape
- Whether the extension will impact on the character and appearance of the building and the wider landscape setting
- Whether the amenity of occupiers of the neighbouring dwellinghouse will be impacted upon.

### **History**

- 2024 - NP/SM/0624/0601 Change of use from holiday let to dwelling with single storey bedroom extension - Refused
- 2003 - SM0903106 Conversion of redundant farm building to holiday cottage – Granted.
- 1994 - SM0594051 Formation of surfaced access track – Granted



## **Consultations**

11. Staffordshire County Council (Highway Authority): No objection but advise consultation with Public Rights of Way Section.
12. Staffordshire County Council (Public Rights of Way): No comments received.
13. PDNPA Archaeology: No comment.
14. Parish Council:
  - Repeat comments with regard to previous application (ref: NP/SM/0624/0601)
  - Unanimous in the support of the application
  - The occupation of the holiday let could be considered a perfect hideaway location but economic success has only been partial
  - Holiday let is typically closed to visitors between October and March due to altitude and weather conditions
  - The holiday let has mainly attracted couples and a lot of effort and energy is expended in preparing the holiday for frequent changes in visitors
  - It is considered a common opinion of Flash villagers' that there are too many holiday lets
  - The change to an open market dwelling would better reflect the applicant's current circumstances
  - Has the potential to become a permanent dwelling and with an additional bedroom it could meet a wider range of needs and provide a home for someone in genuine need in the Parish
  - Extension would be in harmony with the neighbouring property and would not have a negative impact on the landscape
  - The application thoughtfully addresses the challenges of climate change
  - The planning application would foster the economic, social and emotional wellbeing of the applicant and that of her extended family across the generations within the Moorland community.

## **Representations**

15. During the consultation period, the Authority has received one formal representation in support of the proposed development. The representation includes the following points:
  - Community severely affected by number of holiday lets and knock on effects
  - School has closed and dwindling numbers attending church
  - Transient nature of holiday lets means vibrancy is lost and community spirit declines
  - If there are not a proportion of people living in the National Park, then it becomes a less attractive place to visit
  - Already have an increasing number of day visitors which impacts on parking and access
  - Due to lack of residents, there is difficulty recruiting responders/helpers
  - Already have four campsites, numerous bunkhouses, holiday lets and AirB&B's in the area
  - In 1990's four local houses were built in Flash which shows local need for houses
  - Expansion of town and cities shows need for more houses
  - Why are residential units that are already available not being used as such rather than destroying areas with holiday lets and second homes

- Now time to consider if the practice of attaching caveats to the use of properties as holiday accommodation is wise when people need to live in the village and what better way than to make available an existing property that simply can be given over to residential let.

### **Main Policies**

16. Relevant Core Strategy policies: GSP1, GSP2, GSP3, CC1, CC5, L1, L3 and HC1
17. Relevant Local Plan policies: DM1, DMC1, DMC3, DMC5, DMC10, DMH1, DMH2, DMH4 & DMR3

### **Wider Policy Context**

18. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
  - Conserve and enhance the natural beauty, wildlife and cultural heritage
  - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
  - When national parks carry out these purposes they also have the duty to:
  - Seek to foster the economic and social well-being of local communities within the national parks.

### **National Planning Policy Framework**

19. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. There is no significant conflict between prevailing policies in the Development Plan and the NPPF.
20. Paragraph 189 of the NPPF states that *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks and the Broads.'*
21. Paragraph 84 clearly states that planning policies and decisions should avoid new isolated homes in the countryside unless there are special circumstances such as:
  - (a) meeting an essential need;
  - (b) ensuring the longevity of a heritage asset by allowing a viable use;
  - (c) the development would re-use redundant buildings and enhance its setting;
  - (d) the development would involve the subdivision of an existing residential building; or
  - (e) the design is of exceptional quality.
22. Paragraph 216 of the NPPF states that where the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

### Peak District National Park Core Strategy

23. GSP1 & GSP2 - *Securing National Park purposes and sustainable development & enhancing the National Park*. These policies set out the broad strategy for achieving the National Park's objectives, and jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage
24. GSP3 - *Development management principles*. This states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
25. DS1 – *Development Strategy*. This policy outlines the acceptable locations and types of development that would be supported as long as such development promotes a sustainable distribution and level of growth and support the effective conservation and enhancement of the National Park.
26. CC1 – *Climate change mitigation and adaptation*. This requires all development to make the most efficient and sustainable use of land, buildings and natural resources to achieve the highest possible standards of carbon reductions.
27. CC5 – *Flood risk and water conservation*. This advises that development which increases roof and hard surface area must include adequate measures such as Sustainable Drainage Systems to deal with the run-off of surface water. Such measures must not increase the risk of a local water course flooding.
28. L1 - *Landscape character and valued characteristics*. This states that all development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
29. L3 - *Cultural heritage assets of archaeological, architectural, artistic or historic significance*. This states that development must conserve and where appropriate enhance or reveal the significance of architectural or historic assets and their settings.
30. HC1 - *New housing*. This states that provision will not be made for housing solely to meet an open market demand, and sets out the exceptional circumstances where new housing can be accepted in open countryside.

### Local Plan Development Management Policies

31. DM1 – *The presumption of sustainable development in the context of National Park purposes*. This states that, when considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development and work proactively with applicants to find solutions that are consistent with National Park purposes.

32. DMC3 - *Siting, design, layout and landscaping*. This states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
33. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their settings*. This advises that applications for development affecting a heritage asset, which can include a non-designated heritage asset, must clearly demonstrate its significance and how features of value will be conserved and, where possible, enhanced and why the proposed development and related works are desirable or necessary. It is also advised that development of a non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of the asset and that the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the non-designated heritage asset.
34. DMC10 – *Conversion of a heritage asset*. Proposals under Core Strategy policy HC1 C will only be permitted where: (i) the building is a designated heritage asset; or (ii) based on the evidence, the National Park Authority has identified the building as a non-designated heritage asset; and (iii) it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting.
35. DMR3 - *Holiday occupancy of self-catering accommodation*. This advises that for existing holiday accommodation outside settlements listed in Core Strategy policy DS1, the removal of any condition that requires use for holiday accommodation will be permitted provided that:
- (i) there would be no adverse impact on the valued characteristics of the area or residential amenity; and
  - (ii) the dwelling unit is tied by legal agreement to occupancy in perpetuity by those in housing need and having the required local connection as specified in policies DMH1 and DMH2; and
  - (iii) the size of the dwelling unit is within that specified in policy DMH1 or of a size that can be reasonably rented or part owned.

Therefore, policies DMH1 and DMH2 of the Development Management Plan would have relevance with regard to affordable housing provision and the type of occupancy that may be acceptable. Policy DMH4 relates to essential worker dwellings and advises that a dwellinghouse can also be created where there is a need for such a dwelling to support agriculture, forestry or other rural enterprise businesses.

#### Supplementary Planning Guidance

36. The PDNPA Design Guide refers to the principles of good design and designing in harmony with the local building tradition. However, this must only be applied where a development is otherwise justified by other policy criteria.
37. The Conversion of Historic Buildings SPD is also relevant. It is appreciated that the barn has already been converted to a holiday let, but the parameters by which such buildings are permitted to be converted are nevertheless important in considering any proposals to extend them.

## **Assessment**

### **Principle**

38. The site is located in an isolated location in open countryside. In order to safeguard the protected landscapes within the Park, whilst meeting the need for affordable housing, Policy HC1 of the PDNPA Core Strategy restricts new open market housing to limited, exceptional circumstances.
39. Part C of Policy HC1 of the Core Strategy allows for new housing where it is required to achieve the conservation and/or enhancement of valued vernacular buildings, however, the building has already been converted and the conversion has already conserved and enhanced the building. There is therefore no requirement for the building now to be used as an open market dwelling.
40. The use of the building as a permanent dwelling therefore could only be acceptable where it is required to address eligible local needs or to provide accommodation for key workers in agriculture, forestry or other rural enterprises. This reflects national policy set out in paragraph 84 of the NPPF.
41. Whilst the Applicant has advised that the dwellinghouse would provide for a person(s) or a family to live in the locality, the application is for the use as an open market dwelling, not a local need affordable dwelling to meet local need. If approved the dwelling could be let or sold on the open market and could continue to be occupied as a holiday home or even as a second home.
42. As such, the proposal fails to comply with Policy HC1.A of the Core Strategy and DMR3 of the Development Management plan. In addition, whilst the Applicant advises that there is an over proliferation of holiday accommodation in the National Park, there is no evidence presented as to that being the case nor any evidence that the holiday accommodation is not viable. This would also not justify use as a market dwelling in the context of restrictive housing policies in the National Park. The principle of the proposal is therefore contrary to the provisions of the development plan and national policy set out in the NPPF.
43. Officers discussed the policy position with the Applicant's Agent in the consideration of the previous planning application, and suggested consideration be given to re-submitting with an application for an affordable dwelling to meet local need, if this could be justified. However, the Applicant requested that the previous application be determined as submitted and the same applies in the assessment of this current planning application.

### **Character and appearance**

44. Whilst the site is in a relatively isolated location, it is situated at the junction of two public footpaths, one of which, according to the definitive map, runs between the application building and the adjacent dwellinghouse, albeit this footpath is not apparent on the ground. Nevertheless, the development proposals would be highly visible from the public domain within the landscape.
45. The application building could be considered to be a non-designated heritage asset and, in any case, contributes to the landscape in association with the farmhouse and its isolated rural setting. Policy L1 of the Core Strategy advises that development must conserve and enhance valued landscape character and valued characteristics of the National Park. Policy L3 deals with cultural heritage assets of historic significance, and states that development must conserve and where appropriate enhance or reveal the significance of architectural or historic assets and their settings. This approach is

reflected in policies DMC3, DMC5 and DMC10 of the Development Management Policies document.

46. One of the key principles is that a conversion scheme should work with the existing form and character of the building. This is reflected upon in the Authority's Conversion of Historic Buildings SPD. Paragraph 5.7 advises that the existing form, scale and character of the historic building and its site will guide the design in any conversion scheme. Paragraph 5.8 adds that most farm buildings are generally simple and functional in their form, shape and design and use local materials and simple detailing. They typically have long and uninterrupted roofs and a higher ratio of blank walling to openings.
47. Given the above, it is considered that the extension proposed to the building would significantly harm its underlying character and appearance as a former traditional agricultural building. The building is of traditional materials and has a simple linear form and the proposal, to create a L-shaped building, would significantly harm that traditional character and appearance.
48. Had such a proposal been put forward at the time at which the barn was converted to a holiday let, it is unlikely that this would have been acceptable, as is considered the case with the previous refused proposal and this current proposal. The use of matching materials would serve to suppress the original form of the building, to present a falsified/fabricated appearance to the traditional building.
49. In addition to the above, the use as a dwellinghouse is more likely to have a more managed garden than is the case for the property being used as a holiday let; the garden is currently just managed grass with some areas of hardstanding. There is also the likelihood, if the building were used as a dwellinghouse, that domestic paraphernalia would become more evident; such interventions would serve to domesticate the setting of the building and erode the character and appearance of the natural landscape.
50. To conclude, it is considered that the extension fails to consider guidance in the Authority's Design Guide and Conversion of Historic Buildings Supplementary Planning documents and fails to comply with Policies L1 and L3 of the Core Strategy and with Policies DMC3, DMC5 and DMC10 of the Development Management Policies document.

#### Amenity Impacts

51. As the extension is now proposed to the rear of the building, it is considered that it would not lead to undue amenity impacts on the residents of the neighbouring dwellinghouse.

#### Highway Matters

52. The proposal would utilise an existing access and there is considered to be no highway safety concerns in using the building as a dwellinghouse instead of a holiday let given that each use could generate a similar level of comings and goings from the site by vehicles. Whilst familiarity with the access as a result of living in a dwellinghouse may be beneficial compared to initial unfamiliarity with the access by users of it as a holiday let, no existing highway safety issues have been clearly evidenced or quantified that would mean a change to the nature of the occupation of the building would represent any notable benefit that would override the concerns detailed above.

#### Public Footpath

53. There would appear to now be no impact on the definitive route of a public footpath. However, it appears from aerial photography that Public Footpath Nos. 0.1762 and 16 Hollinsclough are both obstructed by boundary treatments, although it will not be further

impacted by this development. To this end, it was advised with the previous planning application that this will be referred to one of the Rights of Way Officers to visit and it was requested with the previous application, if planning permission be granted, that notes are attached to the decision notice advising of the definitive rights of way and that they should not be obstructed.

### Sustainability

54. Policy CC1 requires development to make the most efficient and sustainable use of land, buildings and natural resources in order to build in resilience to and mitigate the causes of climate change. To this end, the Applicant has submitted a Climate Change Statement to address such matters.
55. The Applicant advises that the proposed alterations would be designed using a 'fabric first' approach, prioritising design and construction to improve thermal performance and reduce the need for energy. The proposed alterations would be designed and constructed to meet and exceed the current Building Regulations Part L requirements. The property currently has storage type heaters for the lounge and kitchen and warm air blowers for the kitchen and bathroom. Replacing these with an A rated LPG or oil-fired boiler central heating system would be more energy efficient and economical to run. The use of a wood burning stove is also mooted.
56. As the proposed dwelling would be located on an isolated site, the Applicant considers that it wouldn't have many passers-by and, whilst roof mounted PV panels can detract from the overall appearance of a property, in this instance, the Applicant considers it unlikely to cause any issue. As such, there are clear intentions to mitigate against the carbon footprint of the development in the manner in which the building is proposed to be extended and adapted, to make it more energy efficient, and the measures suggested could be secured with conditions on any grant of planning permission, albeit the use of solar panels would be likely to lead to a degree of harm to this traditional building in the upland, rural landscape.
57. Therefore, notwithstanding concern that the creation of an unjustified market dwelling in this remote location is a fundamentally unsustainable form of development it is considered that appropriate climate change measures could be incorporated into the build if permission were granted.

### Conclusion

58. Justification can be made to convert buildings to open market dwellings where this is demonstrably required to achieve the conservation or enhancement of a heritage asset. However, the building has already been successfully converted to use as a holiday let and there is no clear justification as to why this should now become an open market dwellinghouse. Officers have discussed an alternative of an affordable dwelling to meet local need with the Agent but the application is requested to be determined as submitted.
59. Whilst there are clear intentions to address the carbon footprint of development, in the manner in which the building is proposed to be extended and adapted to mitigate against climate change, this does not override the objection in principle to the development which is inherently unsustainable in such a remote location. The proposed extension would be an inappropriate form and harm the character and appearance of the building and its setting.
60. Given the above, it is considered that the proposals fail to meet with the strategic aims of local and national policies and, in the absence of any further material considerations, the application is recommended for refusal.

**Human Rights**

Any human rights issues have been considered and addressed in the preparation of this report.

**List of Background Papers** (not previously published)

Nil

**Report Author and Job Title**

Gareth Griffiths – Planner – South Area



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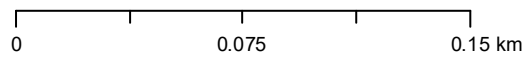
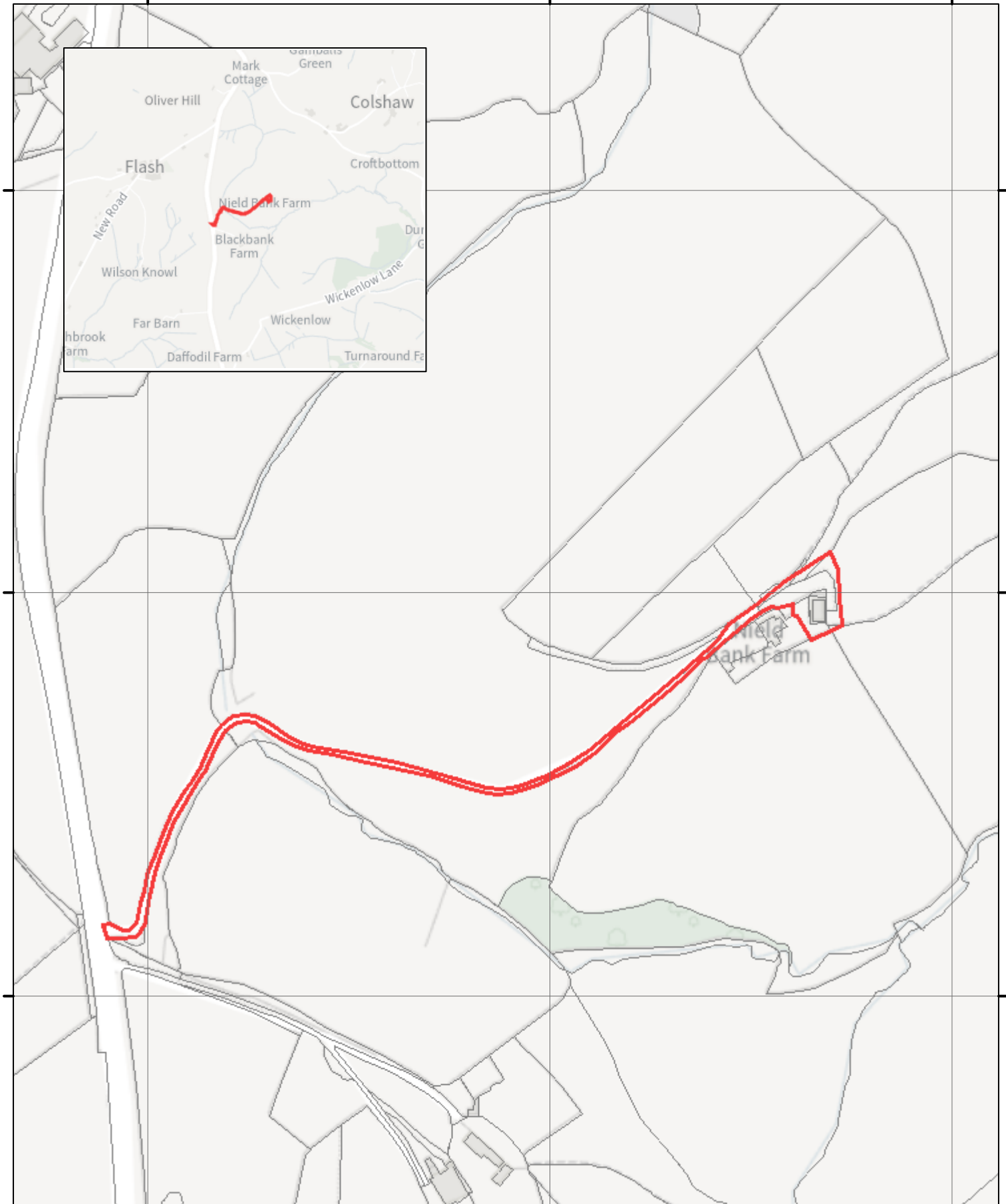
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**Nield Bank Bungalow, Buxton Road, Quarnford**

Item no. 8  
 Application no. NP/SM/1124/1266  
 Committee date: 14/02/2025

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 Scale: 1:2,500 at A4 pagesize  
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**9. FULL APPLICATION - FOR THE CHANGE OF USE OF PART OF AN EXISTING BUILDING TO PROVIDE TWO RESIDENTIAL DWELLINGS AND EXTERNAL WORKS AT FRIDEN HOUSE, FRIDEN, NEWHAVEN (NP/DDD/1224/1398, GG)**

**APPLICANT: DSF REFRACTORIES & MINERALS LTD**

**Summary**

1. The application is for the change of use of part of an existing building to provide two residential dwellings and associated external works.
2. There is a policy requirement for one of the two proposed dwellings to be affordable to meet local need, unless demonstrated to not be financially viable. However, given the location of the site it is not considered that the dwellings would be suitable for occupation independent to the surrounding site.
3. The proposal is for the dwellings to be occupied by workers employed by the works and while no essential functional need has been demonstrated this is considered to be an appropriate use which balances the conservation of the building, the constraints of the site and the needs of the business.
4. The application is recommended for approval subject to conditions.

**Site and Surroundings**

5. The site consists of a former dwelling set within an historic factory complex (Friden Brickworks) currently operated by DSF Refractories and Minerals Limited. The site is located to the north side of the C228 road, a few hundred metres to the north of its junction with the A5012. The High Peak Trail crosses the road and adjoins the northernmost boundary of the factory site. The site is otherwise bounded by fields.

**Proposal**

6. The proposal is to convert the former office which the Applicant advises has been vacant since 1989, to two, 2 bedroomed dwellings (House B and C) to provide accommodation for employees of the business. The other part of the building described as 'House A' by the Applicant and which they consider has an extant use as a dwellinghouse does not form part of this planning application.
7. The application also includes alterations including replacement windows and repair / replacement of the roof structure. There are also alterations, and additional window and door openings which have been inserted, to facilitate the conversion. Each dwelling is proposed with whole house ventilation and air source heat pump heating.
8. Externally each unit would have independent parking, outdoor amenity space and bin storage.

## **RECOMMENDATION:**

**That subject to no adverse responses from statutory consultees or representations received on or before the end of the statutory consultation period 17 February 2025, that the application be APPROVED and delegated power granted to the Head of Planning, Development and Enforcement Manager and Area Team Manager, subject to the following conditions.**

- 1. Statutory time limit for implementation**
- 2. In accordance with specified approved plans.**
- 3. Approval of details of materials for external works.**
- 4. Approval of details of any external meter box housings and their proposed locations.**
- 5. Approval and implementation of ventilation system and air source heat pumps.**
- 6. Approval of details of the surfacing of the car parking areas, their provision and retention**
- 7. Details of hard landscaping materials and boundary treatments.**
- 8. Removal of permitted development rights for alterations, extensions, outbuildings, solar or photovoltaic panels, and boundary treatments.**
- 9. Restriction of occupation of the dwellings to persons solely or mainly employed on the site and their dependants.**

## **Key Issues**

- whether the conversion and sub-division of the building to form two dwellings is acceptable in principle;
- whether such sub-division of the building will have an impact on its character and appearance; and
- whether there are resulting matters of amenity with respect to the proximity of the building to an industrial operation.

## **History**

9. 2024 - NP/DDD/0424/0384 - Conversion of an existing house (House B on the location plan to provide two dwellings – Withdrawn June 2024
10. 2024 - NP/DDD/0424/0382 - Lawful Development Certificate for a proposed use - Confirmation that the property is residential consisting of at least two dwellings – Refused.

## **Consultations**

No comments received at the time of preparing this report for the Planning Committee Agenda. Any comments received will be verbally updated at the meeting. The comments with respect to the previously withdrawn planning application NP/DDD/0424/0384 are as follows and are provided for information only:

11. Derbyshire County Council (Highway Authority): No comment as would appear to be no material impact on the public highway.
12. Derbyshire Dales District Council (Environmental Health): No objection subject to houses being only for DSF employees.

13. CPRE Peak District and South Yorkshire: Comment that whilst renovating and developing new accommodation for key workers close to the existing established business would clearly be a positive proposal with material planning benefits, the submission appears to provide insufficient information to demonstrate compliance with Core Strategy Policy HC2. The PDNPA if looking to impose planning controls on the development, should also clarify precisely what use and occupancy the two new dwellings are to become, given the ambiguity of the description of development on the application form and in the supporting information.

### **Representations**

14. No representations have been received to date.

### **Main Policies**

15. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, CC1, L1, L3, HC1, HC2 & T7
16. Relevant Local Plan policies: DM1, DMC3, DMC5, DMC10, DMC14, DMH4, DMH6, DMH7, DMH10 & DMT8.

### **Wider Policy Context**

17. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
- Conserve and enhance the natural beauty, wildlife and cultural heritage
  - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
  - When national parks carry out these purposes they also have the duty to:
  - Seek to foster the economic and social well-being of local communities within the national parks.

### **National Planning Policy Framework**

18. In the National Park the development plan comprises the Authority's Core Strategy 2011 and policies in the Peak District National Park Development Management Policies document 2019. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and the NPPF.
19. Paragraph 189 of the NPPF states that *'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in all these areas, and should be given great weight in National Parks and the Broads.'*
20. Paragraph 82 of the NPPF states that in rural areas, planning policies and decisions should support housing developments that reflect local needs. It goes on to say that consideration can be given to market housing on sites that will provide affordable housing to meet identified local needs, if allowing some open market housing would help to facilitate this.

21. Paragraph 84 clearly states that planning policies and decisions should avoid new isolated homes in the countryside unless there are special circumstances such as:
- (a) meeting an essential need;
  - (b) ensuring the longevity of a heritage asset by allowing a viable use;
  - (c) the development would re-use redundant buildings and enhance its setting;
  - (d) the development would involve the subdivision of an existing residential building; or
  - (e) the design is of exceptional quality.
22. Paragraph 216 of the NPPF states that where the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

### Peak District National Park Core Strategy

23. GSP1 & GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies set out the broad strategy for achieving the National Park's objectives, and jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage
24. GSP3 - *Development Management Principles*. This states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
25. DS1 - *Development Strategy*. This sets out what forms of development are acceptable in principle within the National Park.
26. CC1 - requires development to make the most efficient and sustainable use of land, buildings and natural resources in order to build in resilience to and mitigate the causes of climate change.
27. L1 - *Landscape character and valued characteristics*. This states that all development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
28. L3 - *Cultural heritage assets of archaeological, architectural, artistic or historic significance*. This states that development must conserve and, where appropriate, enhance or reveal the significance of architectural or historic assets and their settings.
29. HC1 – *New housing*. This states that provision will not be made for housing solely to meet an open market demand, and sets out the exceptional circumstances where new housing can be accepted in open countryside.
30. HC2 – *Housing for key workers in agriculture, forestry and other rural enterprises*: This advises that new housing for key workers in agriculture, forestry or other rural enterprises must be justified by functional and financial tests and, wherever possible, it must be provided by re-using traditional buildings that are no longer required for their previous use. In addition, it will be tied to the land holding or rural enterprise for which it is declared to be needed.

31. T7 - *Minimising the adverse impact of motor vehicles and managing the demand for car and coach parks*: This states that residential parking and operational parking for service and delivery vehicles will be the minimum required for operational purposes, considering environmental constraints and future requirements.

#### Local Plan Development Management Policies

32. DM1 – *Conservation and enhancement of nationally significant landscapes*. This states that when considering development proposals, the National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development and work proactively with applicants to find solutions that are consistent with National Park purposes.
33. DMC3 - *Siting, design, layout and landscaping*. This states that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place.
34. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their settings*. This relates to development impact on designated and non-designated heritage assets and advises:
- B. The supporting evidence must be proportionate to the significance of the asset. It may be included as part of a Heritage Statement or Design and Access Statement where relevant.....*
- F. Development of a designated or non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset (from its alteration or destruction, or from development within its setting), unless:.....*
- (ii) for non-designated heritage assets, the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.*
35. DMC10 – *Conversion of a heritage asset*. This advises:
- A. Conversion of a heritage asset will be permitted provided that:*
- (i) it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding); and*
  - (ii) the building is capable of conversion, the extent of which would not compromise the significance and character of the building; and*
  - (iii) the changes brought about by the new use, and any associated infrastructure (such as access and services), conserves or enhances the heritage significance of the asset, its setting (in accordance with policy DMC5), any valued landscape character, and any valued built environment; and*
  - (iv) the new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquillity, dark skies or other valued characteristics.*

- B. *Proposals under Core Strategy policy HC1C (I) will only be permitted where:*
- (i) the building is a designated heritage asset; or*
  - (ii) based on the evidence, the National Park Authority has identified the building as a non-designated heritage asset; and*
  - (iii) it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting.*
- C. *In all cases attention will be paid to the impact of domestication and urbanisation brought about by the use on landscape character and the built environment including:*
- (i) the supply of utility and infrastructure services, including electricity, water and waste disposal to support residential use;*
  - (ii) the provision of safe vehicular access;*
  - (iii) the provision of adequate amenity space and parking;*
  - (iv) the introduction of a domestic curtilage;*
  - (v) the alteration of agricultural land and field walls;*
  - (vi) any other engineering operation associated with the development.*
36. DMC14 – *Pollution and disturbance*. This relates to pollution control and nuisance and, whilst it relates to the consideration of proposals for development that may cause amenity concerns, conversely it is considered relevant in considering the impact of existing nuisance causing premises on proposed developments.
37. DMH4 – *Essential worker dwellings*. The need for a worker dwelling to support agriculture, forestry or other rural enterprise businesses will be considered against the needs of the business concerned. The policy provides a number of criteria including the need for a detailed appraisal demonstrates that there is a genuine and essential functional need for the worker(s) concerned, with a requirement that they need to be readily available at most times, day and night, bearing in mind current and likely future requirements.
38. DMH7 – *Extensions and alterations*. This advises that extensions and alterations to dwellings will be permitted provided that the proposal does not:
- (i) detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings; or*
  - (ii) dominate the original dwelling particularly where it is a designated or non-designated cultural heritage asset; or*
  - (iii) amount to the creation of a separate independent dwelling;*
39. DMT8 – *Residential off-street parking*. This advises:
- A. *Off-street car parking for residential development should be provided unless it can be demonstrated that on-street parking meets highway standards and does not negatively impact on the visual and other amenity of the local community. This should be either within the curtilage of the property or allocated elsewhere. Full details of the appropriate range of parking provision for residential developments can be found within the Parking Standards at Appendix 9.*
  - B. *Off-street car parking space provided as part of a development will be protected where there is evidence that loss of such space would exacerbate local traffic circulation problems.*



- C. *The design and number of parking spaces associated with residential development, including any communal residential parking, must respect the valued characteristics of the area*

### Supplementary Planning Guidance

40. In addition to the above, the PDNPA has relevant Supplementary Planning Documents (SPD) which are material considerations in the planning decision making process. The PDNPA Design Guide refers to the principles of good design and designing in harmony with the local building tradition. The Conversion of Historic Buildings SPD should be used by those wishing to convert historic buildings and aims to ensure that any new use respects the original character, appearance and setting of the building.

## **Assessment**

### Background

41. The applicant submitted a Certificate of Lawful Development for a Proposed Use (NP/DDD/0424/0382) and sought to confirm that the entire building was in residential use and consisted of at least two dwellings. This application was refused on 7<sup>th</sup> May 2024 as it was considered that the evidence submitted did not demonstrate, on the balance of probability, that the building had indeed been last used as two dwellings.
42. The applicant continues to assert that a third of the overall building has been used as a dwelling since at least the mid-1990s; this portion is designated as 'House A' in the submitted documents. The current planning application however relates only to the remaining two thirds of the building which in the submitted documents is designated as 'House B'. The applicant states 'House B' was most recently used as offices, storage and other uses ancillary to the wider DSF operation. The current planning application seeks to subdivide 'House B' to create Houses 'B' and 'C'.

### Principle of the Development

43. Given that the use of the building has not been established as being a dwellinghouse, regard must be given to Policy HC1 of the Core Strategy. This advises that new housing will not be permitted solely to meet open market demand but that it will, exceptionally, be acceptable in principle where:
- A. It addresses local need; or
  - B. It provides for key workers in agriculture, forestry or other rural in accordance with HC2; or
  - C. it is required in order to achieve conservation and/or enhancement of valued vernacular or listed buildings.
44. The proposal does not address criteria A and B. The dwellings would not be affordable to meet local need and though the dwellings would serve an industrial enterprise in a rural area, it is not the case that the workers they would house would be essential key workers and nor would the dwellings be justified by functional and financial tests as required by policy HC2 (a) and DMH4.
45. With regard to criteria C of HC1, where a development is able to accommodate more than one dwelling unit, it must also address identified eligible local need and be affordable with occupation restricted to local people in perpetuity, unless it is not financially viable. To this end, the building is deemed a non-designated heritage asset, however, it is not considered feasible that the one of the dwellings the applicant seeks to create should be set aside as an affordable dwelling. This is because the application building is sited contextually with

the industrial site and as such is unlikely to be suitable as housing to meet local needs given concerns with respect to amenity.

46. Therefore instead, it is proposed that the building be used as two dwellings for employees of the site only. This approach would not accord with the criteria of the relevant policies referenced above and therefore, must be deemed a departure from the Local Plan and needs to be assessed on its own merits considering any material considerations.
47. If the proposal would secure the conservation and enhancement of the building then in normal circumstances policy would support conversion to dwellings. However, there are site specific amenity reasons why occupation of the building by persons not employed on the wider site would not be acceptable. This would apply equally to use of the building as affordable or market dwellings. In this unusual context it is considered that if the development would demonstrably conserve the significance of the building that use for workers accommodation could be an acceptable solution.
48. Introducing dwellings in the countryside is normally an unsustainable form of development, however, this building is a heritage asset where residential use could be appropriate to long term conservation. While typically dwellings in the countryside can result in additional vehicle trips and need for new services – this would not necessarily be the case for the current proposal which would also reduce movements to and from the site.

#### Visual and Landscape Impacts

49. Whilst the applicant has not submitted a Heritage Impact Assessment to justify the proposals, the alterations that have been detailed and with a number already undertaken are not considered to have had a harmful impact on the character and appearance of the buildings. The elevations of the building have been repaired and re-rendered, new windows and doors inserted and there are some ongoing works; it is considered that the works have preserved the character and appearance of the overall building as still appearing as semi-detached dwellings.
50. The details of the garden areas, and location of shared car parking, are considered acceptable, but it is considered reasonable to require details of any boundary treatments, landscaping of the curtilages and the provision of car parking spaces to be submitted for approval, prior to being provided, as conditions on any grant of planning permission.
51. On this basis, the proposals would not have an adverse impact on the character and appearance of the proposed dwellings, their setting or the wider landscape and the proposals are therefore considered to be compliant with the requirements of Core Strategy policies GSP1 and GSP3 and Local Plan policies DMC3, DMC5, DMC10 and DMH7.

#### Amenity impacts

52. The rear facing windows to House A overlook the rear yard area of proposed House C. There would be a yard area to the front of House C which would be overlooked from House B. There would also be an open garden at the front of House A and B. To lessen overlooking impacts, the Applicant has advised that there will be boundaries between the gardens though no details have been submitted. To this end, it is considered reasonable that details of boundary treatments should be provided as a condition on any grant of planning permission, to not only safeguard amenity but to ensure the satisfactory appearance of the development.
53. Notwithstanding the above, the development could be regarded as creating shared amenity spaces one might associate with an apartment development; the dwellings would after all be solely associated with the factory site and employees therein. This lessens the need to extensively subdivide the site which would thereby lessen potential subdivision

without impact on the character, appearance and setting of the properties. Obscure glazing could be inserted in the rear windows of Houses A and B if the overlooking of the yard areas was deemed to be too invasive by the Applicants or the occupiers.

54. As this is a confined site, it is considered reasonable to remove permitted development rights for extensions to the dwellinghouses and the erection of other structures, such as sheds and outbuildings, that may impact on amenity and the character and appearance of the development.
55. There was noise evident at the site during the Officer's site visit given the proximity to the industrial buildings. To this end, Derbyshire Dales District Council's Environmental Health Section has advised of no objection subject to houses being only for occupation by employees at the site.
56. It is clear that occupants of the development would be exposed to noise and other disturbance from industrial operations and vehicle movements. This would be an unacceptable situation for any occupant unrelated to the wider site. However, the impact from the nearby operations and vehicles would not be so significant to render the development unsuitable for human occupation or hazardous to the health of the occupants.

#### Highway Matters

57. The Highway Authority has advised that there would appear to be no material impact on the public highway, it is considered reasonable that adequate parking provision is made to serve each dwelling and that this is appropriately provided in a manner that does not impact on appearance of the development.
58. Policy T7 states that residential parking should be the minimum required, it is considered that the proposed six parking spaces proposed are reasonable to serve the properties, relate well to the dwellings, and would be read contextually with other car parking serving the industrial site. A condition could be attached to any planning permission that details of the surfacing of the parking areas be submitted for approval prior to provision.

#### Sustainability

59. Policy CC1 of the Core Strategy requires development to make the most efficient and sustainable use of land, buildings and natural resources in order to build in resilience to and mitigate the causes of climate change. The reuse of the building is in principle a sustainable form of development and the Applicant advises that the dwellings would meet the requirements for building regulations.
60. It is also advised that whole house ventilation and air source heat pumps would be installed and details of such can be required as a condition of any planning permission in line with the aims of Policy CC1. These would mitigate any risks associated with dust from the site and reduce energy consumption and carbon emissions.

#### Ecology

61. The building has been recently re-roofed and therefore the proposed development would not be likely to have any significant impact upon protected species or their habitat. The development would also not have any likely significant effect on any designated site.
62. The development is exempt from statutory biodiversity net gain.

## **Conclusions**

63. Whilst the re-use of the building for two dwellings would normally be required to provide one affordable dwelling to accord with HC1 such is the proximity of the industrial site that this would not be deemed appropriate.
64. Given the context of the site, it is considered that a condition that the dwellings are used by employees in connection with the business is an appropriate compromise and this can be secured as a condition on any grant of planning permission. Therefore, the proposal is considered a sustainable re-purposing of the building, which is deemed to be a non-designated heritage asset, that will preserve the building and which, through that process, should lead to an enhancement of the application site.
65. Given the above, it is recommended that planning permission be granted, subject to a condition restricting occupancy of the dwellings to employees of the wider commercial site and that the permission should include conditions that seek to preserve and enhance the character, appearance and amenity of the site, provide adequate parking and mitigate against climate change. To this end, it is considered that the proposals would be compliant with Policies GSP1, GSP2, GSP3, DS1, CC1, L1, L3, HC1, HC2 & T7 of the Core Strategy and Policies DM1, DMC3, DMC5, DMC10, DMC14, DMH7 & DMT8.

## **Human Rights**

Any human rights issues have been considered and addressed in the preparation of this report.

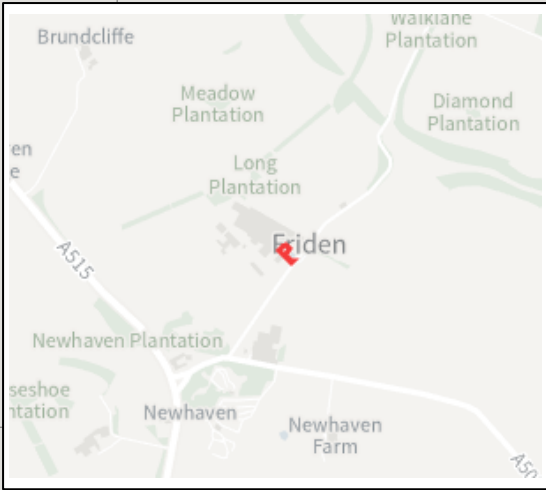
## **List of Background Papers** (not previously published)

Nil

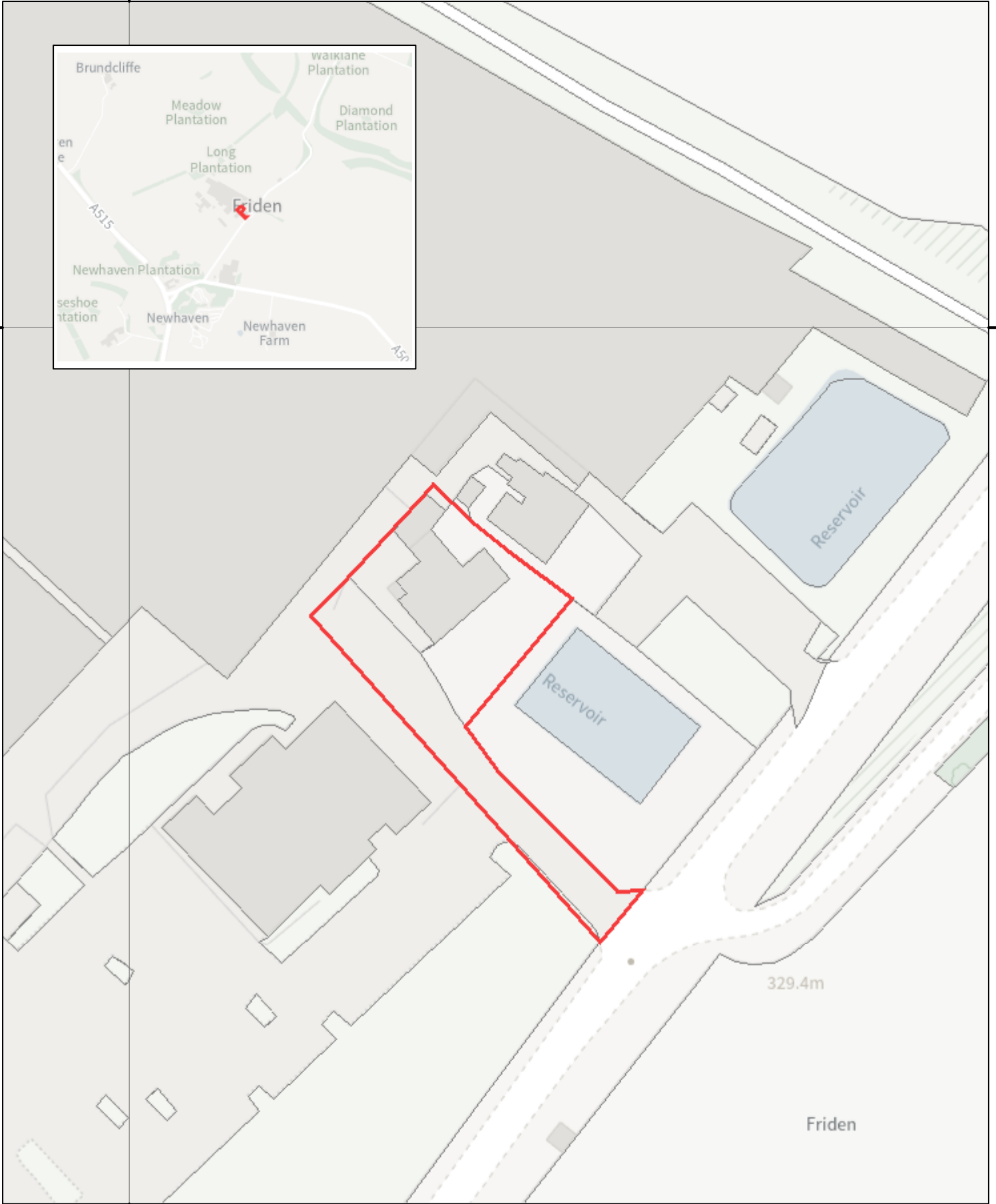
## **Report Author and Job Title**

Gareth Griffiths – Planner – South Area

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### Friden House, Friden, Newhaven

Item no. 9  
 Application no. NP/DDD/1224/1398  
 Committee date: 14/02/2025

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**10. FULL APPLICATION - USE OF APPROVED WARDENS ACCOMMODATION AS A HOLIDAY LET AT UPPER HURST CARAVAN SITE, TINMAN LANE, HULME END (NP/SM/1024/1038) SC**

**APPLICANT: MRS SUE GREEN**

**Summary**

1. The application seeks permission to change the use of an approved Wardens Accommodation space above an existing toilet and shower block to a one bedroomed holiday let at Upper Hurst Farm.
2. The proposed development is considered acceptable in principle and would raise no amenity concerns with regard to any neighbouring properties or highway safety. Moreover, there would be no adverse impact on the building or the wider locality, due to the screened location within the caravan site.
3. Consequently, the scheme is considered acceptable in accordance with national and local policies, therefore recommended to members for approval, subject to appropriate conditions.

**Site and Surroundings**

4. Upper Hurst Farm is located in open countryside approximately one kilometre to the south east of Hulme End. The original farm and associated stone-built outbuildings lie adjacent to Beresford Lane, about 500 metres south east of its junction with the B5054 Hartington to Warslow Road.
5. The property is no longer a working farm. It is operated as a touring caravan and camping site, with caravans and tents located in a parcel of field to the south east of the main building group. The nearest Public Right of Way lies around 190m to the south east of the site.
6. The building subject of this application is located on the north eastern edge of the caravan/camp site. The building was approved as part of a wider planning permission for the site in 2011 and in 2021 further permission was granted to convert the roof space of the building into a site wardens accommodation.
7. Although the building is relatively modern, it is constructed in a traditional manner, with walls of natural gritstone under a pitched roof, clad in Staffordshire blue clay tiles. On the southern gable of the building is a timber lean-to structure, which currently serves as an information point and covered porch area in association with the business.

**Proposal**

8. Planning permission is being sought to change the use of an approved Wardens Accommodation space above an existing toilet and shower block to a one bedroomed holiday let. There are some minor alterations to the external appearance required, these include the re-instatement of three conservation rooflights in the front elevation roofslope of the building.

## **RECOMMENDATION:**

**That the application be APPROVED subject to the following conditions:**

- 1 3-year statutory time limit.**
- 2 Amended plans and details.**
- 3 Design and materials.**
- 4 Holiday let occupancy restriction ancillary to caravan and camping site.**

## **Key Issues**

- Principle of holiday let development.
- Potential impact on the character and appearance of the building and the wider locality.
- Potential impact on nearby residential amenity.
- Highway safety.

## **Site history**

9. The site has a detailed planning history. In summary, planning permission (NP/SM/0711/0677) was granted in 2011 for the use of the field parcel in question as a caravan and camping site in exchange for the surrender of an existing caravan and camping area to the north of the building group, which was more prominent in the landscape.
10. In 2012 a section 73 application (NP/SM/0612/0622) was granted which allowed winter use on 6 pitches closest to the buildings.
11. In 2015 a further S73 application (NP/SM/0315/0267) was granted to increase the number of overall pitches and to extend the season by two months. That permission did not allow for any winter pitches.
12. In 2018 another S73 (NP/SM/0618/0479) was granted to re-instate the 6 winter pitches and provide one additional tent pitch – Granted.
13. In 2019, permission (NP/SM/1019/1083) was refused for the retrospective siting of a hot-tub, log store, decking and compost wc at the campsite.
14. Also, in 2019, permission (NP/SM/1019/1124) was refused for a meeting room within an agricultural barn and conversion of a lean-to off the Dutch barn into a meeting room extension
15. In 2021 a full application (NP/SM/0621/0702) was granted to convert the roof space above the existing toilet/shower block to site warden accommodation, including alterations to the attached site information centre, forming a site reception and administration office.

## **Consultations**

16. Highway Authority – No objections.
17. Parish Council – Object, regarding the intensification and over-development of the site.



## **Representations**

18. None received.

## **Statutory Framework**

19. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:

- a) Conserve and enhance the natural beauty, wildlife and cultural heritage
- b) Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

20. When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

21. In the National Park, the development plan comprises the Authority's Core Strategy and the new Development Management Policies (DMP). These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application.

22. This application must be determined in accordance with the development plan unless material considerations indicate otherwise.

**Core Strategy policies:** GSP1, GSP2, GSP3, DS1, L1, RT2

**Development Management policies:** DMC3, DMR1, DMR2, DMR3, DMT3

## **National Planning Policy Framework (NPPF)**

23. The National Planning Policy Framework (NPPF) is a material consideration. Development plan policies relevant to this application are up-to-date and in accordance with the NPPF and therefore should be given full weight in the determination of this application.

24. Para: 88 states, that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings, and well-designed new buildings. They should also enable sustainable rural tourism and leisure developments which respects the character of the countryside.

25. Whilst Para: 189 states, that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.

## **Core Strategy policies**

26. GSP1, GSP2 - *Securing National Park Purposes and Sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.

27. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
28. DS1 - *Development Strategy*. States, that recreation and tourism development is acceptable in principle in open countryside.
29. RT2 - *Hotels, bed & breakfast & holiday accommodation*. States that the change of use of a traditional building of historic or vernacular merit will be permitted, except where it would create unacceptable landscape impact in open countryside.
30. RT3 - *Caravans and camping*. This policy states that the provision of improved facilities on existing caravan and camping sites must be of a scale appropriate to the site itself. Development that would improve the quality of existing site, including improvements to upgrade facilities, access, landscaping, or the appearance of existing static caravans will be encouraged
31. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.

### **Development Management Policies**

32. DMC3 - *Siting, Design, layout and landscaping*. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. In particular, attention will be paid to the detailed design of existing buildings where ancillary buildings, extensions or alterations are proposed.
33. DMR1 - *Touring camping and caravan sites*. The development or small extension to an existing caravan site will not be permitted unless its scale, location, access and landscape setting are acceptable.
34. DMR2 (A) - *Holiday occupancy of touring camping and caravan sites*. Says that where the development of a touring camping or touring caravan site is acceptable, its use will be restricted to no more than 28 days per calendar year by any one person.
35. DMR3 - *Holiday occupancy of self-catering accommodation*. States, that where self-catering accommodation is acceptable, its use will be restricted to holiday accommodation for no more than 28 days per calendar year by any one person.

### **Assessment**

#### **Relevant Background history**

36. The facilities block (subject of this application) was approved as part of a wider permission for the camping and caravan site at Upper Hurst Farm. Permission was later granted for the use of the first-floor roof space as accommodation for a campsite warden.
37. According to the submitted information, this was subsequently implemented. However, this is no longer required as the site is now being managed from the existing dwelling at Upper Hurst Farm, therefore the accommodation is now redundant to the operational requirements of the campsite.

38. This application seeks permission to enable the existing warden's accommodation to be used as a one-bedroomed holiday let ancillary to the touring caravan and camping site business, which would help provide a more reliable form of income during periods of bad weather when the camping and caravanning levels decrease.

### **Principle of the development**

39. RT2 specifically allows for the change of use of a traditional building of historic or vernacular merit or minor development which extends or makes quality improvements to existing holiday accommodation.
40. DMR2 (a) requires the use of an existing camping or caravanning site to be restricted to no more than 28 days per calendar year by any one person. Whilst DMR3 similarly restricts the use of self-catering holiday accommodation to no more than 28 days per calendar year by any one person. The NPPF also supports the provision of sustainable tourist facilities in rural areas.
41. The existing touring caravan and camping site already offers an arrangement of holiday accommodation, and therefore this small holiday let would provide a minor development, enabling to create a valued and sustainable improvement to the current site which would accord with RT3. Moreover, the occupation of the accommodation would be restricted to no more than 28 days per calendar year by any one person, preventing the intensification that would generally arise with full-time residential use.
42. The building is modern and not a traditional building of historic or vernacular merit and therefore there would be some conflict with policy RT2. Nevertheless, the facts of this case are that the first floor of the building is already in residential use for a site warden. This is material as is the fact that holiday accommodation is provided at the site already. This points to the re-use of the first floor as holiday accommodation being a sustainable form of development.
43. The proposed residential use of the building would not cause any further harm to the character and appearance of the building or the wider locality than already has provision for, whilst contributing to the sustainability of an existing rural business. The development would therefore be in accordance with policies RT2, RT3, DMR2 & DMR3 and advice within Para: 88 & 189 of the NPPF in these respects.

### **Impact on the character and appearance of the building**

44. Policy DMC3 *Siting, Design, layout and landscaping*, reiterates, that where developments are acceptable in principle, policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. In particular, attention will be paid to the detailed design of existing buildings where ancillary buildings, extensions or alterations are proposed.
45. The building in question, whilst relatively modern, is constructed in a traditional style using local building materials; stone for the walls under a Staffordshire blue clay tiled roof.
46. With regard to the external appearance. Three rooflights are proposed to be re-instead in the front elevation roofslope. Besides this, there would be no further alterations to the external appearance of the building or internal changes to the existing accommodation above which already exists. The proposal is therefore just requesting permission to allow it to be occupied under a holiday let restriction. Subsequently, the proposal accords with policy DMC3 in these respects.

47. Notwithstanding the above, a large flue has been erected on the rear elevation roofslope of the building. There appears no evidence on file of any planning permissions being sought. In this case, either regularisation/considered enforcement would be pursued once the current proposal has been determined.

### **Landscape Impact**

48. Policy L1 *Landscape character and valued characteristics* seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
49. In the context of the existing building and its siting in a fairly well screened location within the camping and caravan site, the proposal would cause no harm to the character of either the host building or the surrounding area than which already exists. Consequently, the proposal would generally accord with policy L1.

### **Potential amenity issues**

50. DMC3, reiterates, that where developments are acceptable in principle, particular attention will be paid to the amenity, privacy and security of the development and other properties that the development affects.
51. Due to the siting and the intervening distances from the nearest residential properties, it is considered the scheme would have no adverse impacts on the amenity of any properties in the locality, therefore accords with policy DMC3 in these respects.

### **Highway matters**

52. Policy DMT3 states amongst other things, that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.
53. The Local Highway Authority have raised no objections. Stating that the site already provides for holiday accommodation and that the provision of a one-bedroom permanent holiday let would be similar to the existing provision, but guests would not be bringing their own caravan. Therefore, the proposal would be unlikely to have a severe effect on the highway. Existing access would be used and would remain unaffected by the proposal.
54. In this case, the proposal is considered acceptable in highway safety terms, in accord with DMT3 respectively.

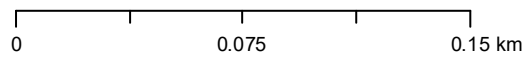
### **Conclusion**

55. It is concluded that the proposed change of use would be acceptable in principle, would have no further impact on the appearance of the building or the wider landscape. In addition, there would be no harm to nearby residential amenity or highway safety than already occurs.
56. Consequently, and subject to appropriate conditions, it is considered the proposal generally accords with Development Plan Policies and advice contained in the NPPF and is therefore recommended to members for approval.

## **Human Rights**

57. Any human rights issues have been considered and addressed in the preparation of this report.
58. List of Background Papers (not previously published)
59. Nil
60. Report Author: Steve Coombes, South Area Planning Team.

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**Upper Hurst Caravan Site, Tinman Lane, Hulme End**

Item no. 10  
 Application no. NP/SM/1024/1038  
 Committee date: 14/02/2025

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**11. FULL APPLICATION - ERECTION OF A REPLACEMENT BUILDING FOR USES ANCILLARY TO UPPER HURST FARM CAMPING & CARAVAN SITE, TINMAN LANE, HULME END (NP/SM/1024/1046) SC**

**APPLICANT: MRS SUE GREEN**

**Summary**

1. The application seeks permission to replace an existing fire damaged building with a replacement of a similar size and design for uses ancillary to Upper Hurst Farm's camping and caravan site business.
2. The proposed development is considered acceptable in principle and would raise no amenity concerns with regard to any neighbouring properties or highway safety. Moreover, there would be no adverse impact on the wider locality than previously existed, due to the siting of the building on an existing concrete base and adjacent to other agricultural buildings.
3. The scheme is considered acceptable in accordance with national and local policies, therefore recommended to members for approval, subject to appropriate conditions.

**Site and Surroundings**

4. Upper Hurst Farm is located in open countryside approximately one kilometre to the south east of Hulme End. The original farm and associated stone-built outbuildings lie adjacent to Beresford Lane, about 500 metres south east of its junction with the B5054 Hartington to Warslow Road.
5. The property is no longer a working farm. It is operated as a touring caravan and camping site, with caravans and tents located in a parcel of field to the south east of the main building group. The nearest Public Right of Way lies around 190m to the south east of the site.
6. The remains of the building in connection with this application, are located on the northern edge of the site. A holiday cottage in the same ownership lies adjacent to the west side of what remains of the building, with other agricultural buildings abutting the rear and eastern sides (these buildings and land are in separate ownership). Access to the site is directly from the highway (Beresford Lane).

**Proposal**

7. The application seeks permission to replace an existing fire damaged building with a replacement of a similar size and design for uses ancillary to Upper Hurst Farm's camping and caravan site business.

**RECOMMENDATION:**

**That the application be APPROVED subject to the following conditions:**

1. **3-year statutory time limit.**
2. **Submitted plans and details.**
3. **Design & materials.**

- 4. Use of building restricted to campsite activity centre only and for no other purpose and ancillary to the existing campsite.**
- 5. Details of climate change mitigation measures to be submitted, approved and implemented.**

### **Key Issues**

- Whether the development is acceptable in principle.
- Potential impact on the appearance of the site and the wider landscape.
- Residential amenity.
- Highway safety.

### **Planning history**

8. The site has a detailed planning history, in summary:
9. Planning permission (NP/SM/0711/0677) was granted in 2011, for the use of the field parcel in question as a caravan and camping site in exchange for the surrender of an existing caravan and camping area to the north of the building group, which was more prominent in the landscape.
10. In 2012, a section 73 application (NP/SM/0612/0622) was granted which allowed winter use on 6 pitches closest to the buildings.
11. In 2015, a further S73 application (NP/SM/0315/0267) was granted to increase the number of overall pitches and to extend the season by two months. That permission did not allow for any winter pitches.
12. In 2018, another S73 (NP/SM/0618/0479) was granted to re-instate 6 winter pitches and provide one additional tent pitch – Granted.
13. In 2019, permission (NP/SM/1019/1083) was refused for the retrospective siting of a hot-tub, log store, decking and compost wc at the campsite.
14. Also, in 2019, permission (NP/SM/1019/1124) was refused for a meeting room within an agricultural barn and conversion of a lean-to off the Dutch barn into a meeting room extension.
15. In 2021, a full application (NP/SM/0621/0702) was granted to convert the roof space above the existing toilet/shower block to site warden accommodation, including alterations to the attached site information centre, forming a site reception and administration office.

### **Consultations**

16. Highway Authority – No objections.
17. Parish Council – Object, regarding the intensification and over-development of the site.

### **Representations**

18. Five letters of support have been received, in summary these express the following:
  - The barn contained essential equipment necessary for the running of the site including the heating and hot water system.

- Diversification of businesses, particularly rural is important to enable them to succeed.
  - The rebuilding of the barn is essential in enabling the site to continue.
  - The fire has had a significant emotional and financial impact on the business.
  - The loss of this facility, was a catastrophic event for the viability of the business.
  - The proposed replacement barn is consistent with the existing buildings on the site and will have no additional impact on the landscape.
  - The rebuild of the barn is a crucial step in ensuring the farm can continue to operate and support its staff.
19. One letter of objection has been received from the neighbouring property. Objecting on the grounds:
- The proposed use goes beyond the original recognised use of the former building within the context of the caravan park
  - Planning applications have been made and granted on this site for specific and dedicated purposes, only for retrospective applications to subsequently be made.

*Planning Officer comment: Planning applications can only be considered on their own merits; consideration of potential future applications at the site can carry no weight in the determination of this application.*

### **Statutory Framework**

20. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
- a) Conserve and enhance the natural beauty, wildlife and cultural heritage
  - b) Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public
21. When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.
22. In the National Park, the development plan comprises the Authority's Core Strategy and the new Development Management Policies (DMP). These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. This application must be determined in accordance with the development plan unless material considerations indicate otherwise.

**Core Strategy policies:** GSP1, GSP2, GSP3, DS1, L1, RT3, CC1

**Development Management policies:** DMC3, DMR1, DMT3

### **National Planning Policy Framework (NPPF)**

23. The National Planning Policy Framework (NPPF) is a material consideration. Development plan policies relevant to this application are up-to-date and in accordance with the NPPF and therefore should be given full weight in the determination of this application.
24. Para: 88 states, that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings, and well-designed new buildings. They should also enable sustainable rural tourism and leisure developments which respects the character of the countryside.

25. Para: 189 states, that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.

### **Core Strategy policies**

26. GSP1, GSP2 – *Securing National Park Purposes and Sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
27. GSP3 – *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
28. DS1 – *Development Strategy*. States, that recreation and tourism development is acceptable in principle in open countryside.
29. RT3 – *Caravans and camping*. States that small touring camping and caravan sites and backpack camping sites will be permitted, particularly in areas where there are few existing sites, provided that they are well screened, have appropriate access to the road network, and do not adversely affect living conditions. The provision of improved facilities on existing caravan and camping sites must be of a scale appropriate to the site itself. Development that would improve the quality of existing site, including improvements to upgrade facilities, access, landscaping, or the appearance of existing static caravans will be encouraged
30. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
31. CC1 – *Climate change mitigation and adaption*. Sets out that development must make the most efficient and sustainable use of land, buildings and natural resources

### **Development Management Policies**

32. DMC3 - *Siting, Design, layout and landscaping*. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
33. DMR1 - *Touring camping and caravan sites*. The relevant parts state that:
34. (A). The development of a new touring camping or touring caravan site, or small extension to an existing site will not be permitted unless its scale, location, access, landscape setting and impact upon neighbouring uses are acceptable, and it does not dominate its surroundings and:
35. (B). Shopping, catering or sport and leisure facilities at camping and caravan sites will be permitted provided that they accord with the requirements of Part A and there is no significant adverse effect on the vitality and viability of existing facilities in surrounding communities

## **Assessment**

### **Relevant background history**

36. The application states that at the end of June 2024 a fire broke out and destroyed an existing former agricultural building at the campsite. The building itself was completely destroyed and due to its close proximity; an adjacent holiday cottage was rendered uninhabitable. The campsite has been since been closed, pending ongoing fire investigations and negotiations with insurers.
37. Upper Hurst Farm has been a campsite business since 2011, and the building had not been in agricultural use for at least 13 years prior to the fire. Instead, it had been used for over ten years for purposes ancillary to the operation of the campsite incorporating hay storage for a hobby farm, a meeting room/office, laundry area with biomass boiler, and general storage of maintenance equipment.
38. In 2019, a part-retrospective application to formalise the use of the building for purposes other than agriculture (NP/SM/1019/1124), was submitted, proposing the retention of a meeting room and the addition of a further meeting room (proposed for broader business and community uses). However, the proposed uses were considered more than ancillary to the campsite business, and the proposal subsequently refused.
39. The current application now seeks permission to replace what remains of the existing fire damaged building, with a replacement building of a similar size and design for uses wholly ancillary to the camping and caravan site business.

### **Principle of the development**

40. The Authority's Development Plan Policies support improvements to campsite facilities, these include:
41. RT3 C which states, that the provision of improved facilities on existing caravan and camping sites, including shops and recreation opportunities must be of a scale appropriate to the site itself. Whilst RT3 D says, development that would improve the quality of an existing site, including improvements to upgrade facilities, access, landscaping, or the appearance of existing static caravans will be encouraged.
42. In addition, DMR1 Part A states that development of a new touring camping or touring caravan site, or small extension to an existing site will not be permitted unless its scale, location, access, landscape setting and impact upon neighbouring uses are acceptable, and it does not dominate its surroundings.
43. Part B says that shopping, catering or sport and leisure facilities at camping and caravan sites will be permitted provided that they accord with the requirements of Part A and there is no significant adverse effect on the vitality and viability of existing facilities in surrounding communities.
44. The development description for the application does not precisely state what uses are proposed. The submitted form and plans show 'activity rooms' with associated kitchen, toilets, store and plant. The building has a floor space of just over 200sqm and there would be concerns if other uses, such as a shop or café, were provided of a scale likely to attract visitors not staying on the site and impact the viability of nearby settlements. Therefore, if permission were granted conditions would be imposed to control the use.
45. Subject to this the building would be commensurate with the scale of the existing site and would provide improved recreational facilities ancillary to the needs of the business. In

addition, there would be no further impact on the landscape setting or neighbour amenity than previously existed. Therefore, supported in principle in accord with policies RT3 & DMR1 respectively.

### **Siting, design, materials & landscape impacts**

46. DMC3 reiterates that where developments are acceptable in principle, policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
47. L1 seeks to ensure that all development conserves and enhances valued landscape character and sites.
48. The replacement building would be sited on the same footprint as the existing, with an overall height and massing similar to the previous one destroyed by fire. The most obvious difference would be the incorporation of a pitched roof rather than replicating a Dutch barn style.
49. Internally the ground floor space would be divided up to incorporate an activity room, kitchen/laundry, a less abled toilet and a plant room that would incorporate a biomass boiler and washing facilities. Internal stairs would lead up to another activity space, male/female toilets and storage.
50. Externally the building would retain a modern agricultural appearance, typical of this style of non-traditional structure, with a mix of timber boarding and metal sheet cladding erected over a random stone wall plinth.
51. On the north west elevation, there would be some hit and miss timber boarding with glazing set behind and a single door entrance into the building. On the same north west elevation roof, five skylights would be incorporated to fit flush with the roofslope. A double door on the side elevation would allow external access to the activity room on the ground floor.
52. These external elements combined, would help reduce the visual impact of the building, therefore ensuring a limited adverse effect on the site and more importantly on the valued landscape character and appearance of the locality.
53. The proposed uses would take place indoors and so any landscape impacts would be limited to additional parking at the site associated with the proposed uses. Whilst the new building is not constructed in a traditional form and use of materials, it would have a similar appearance (of a modern agricultural building) to that which it proposes to replace. Moreover, due to its comparable scale/massing and siting on the same footprint as the previous building, it could be considered as having a neutral and limited impact on the site and its setting in the wider landscape. With these regards, the proposal would essentially accord with policies L1 and DMC3.

### **Potential amenity issues**

54. Policy DMC3 reiterates, that where developments are acceptable in principle, particular attention will be paid to the amenity, privacy and security of the development and other properties that the development affects.

55. Due to the siting and the intervening distances from the nearest residential properties, it is considered the scheme would have no adverse impacts on the amenity of any properties in the locality, therefore accords with policy DMC3 in these respects.

### **Highway matters**

56. Policy DMT3 states amongst other things, that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.
57. The Local Highway Authority have raised no objections. Stating that the replacement building would be on same footprint and to similar dimensions as the previous building destroyed by fire. Having uses ancillary to the existing campsite, and with activity use being restricted to those staying on the campsite.
58. With this regard, the proposal is considered acceptable in highway safety terms, in accord with DMT3 respectively.

### **Environmental Management and sustainability**

59. Policy CC1 sets out that development must make the most efficient and sustainable use of land, buildings and natural resources.
60. According to the submitted planning statement, the building would be constructed of blockwork with internally insulated wall panels and external Yorkshire boarding, providing three layers of insulation. It would be heated by underfloor heating powered by a biomass boiler in the proposed plant room. The biomass fuel would be from accredited, sustainable sources.
61. All lights in corridors and toilets would be motion activated with low energy lighting. Rainwater run-off from the roofslopes would be harvested and used as grey water for the toilets. Foul drainage would be dealt with via the existing package treatment plant that currently serves the campsite.
62. Subject to the above, the proposals would essentially follow the principles of policy CC1 in these respects.

### **Other matters**

63. The submitted information states that the building would be constructed on an existing concrete slab, therefore would be exempt from biodiversity net gain (BNG) as less than 25sqm of habitat would be affected.

### **Conclusion**

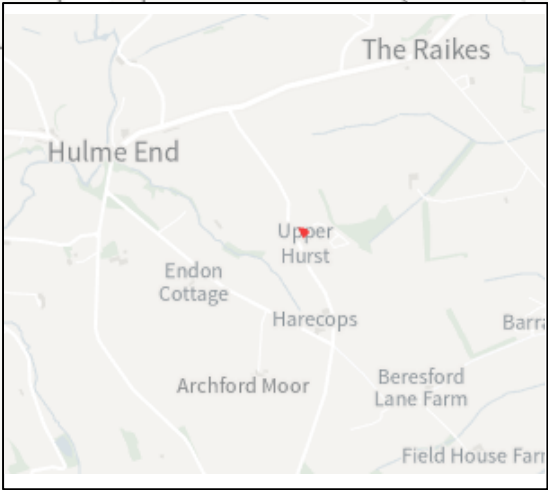
64. In conclusion, the development is considered acceptable in principle. The siting, design and ancillary use of the building is also acceptable and there are no issues regarding amenity and highway safety. In addition, there would be no adverse landscape impact as the building would be sited adjacent to other agricultural buildings.
65. Consequently, the scheme is in general accordance with National and Development Plan Policies, therefore recommended for approval, subject to appropriate conditions.

## **Human Rights**

66. Any human rights issues have been considered and addressed in the preparation of this report.
67. List of Background Papers (not previously published)
68. Nil
69. Report Author: Steve Coombes, South Area Planning Team.



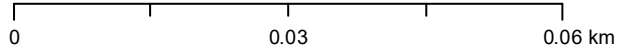
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### Upper Hurst Caravan Site, Tinman Lane, Hulme End

Item no. 11  
 Application no. NP/SM/1024/1046  
 Committee date: 14/02/2025

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## **12. APPROVAL OF DRAFT LOCAL VALIDATION LIST AND GUIDANCE FOR CONSULTATION (AM)**

### **Summary**

1. Government guidance is that the Authority can produce a local validation list of documents required for a planning application to be considered valid.
2. The Authority last adopted a local list in 2019 and therefore this is now out of date. The opportunity has been taken to review the list and update it.
3. It is recommended that the draft local validation list and guidance are approved to undertake public consultation. Following this the documents would return to committee for final approval and adoption.

### **Purpose**

4. The purpose of these documents is to provide guidance to applicants and Officers on the information required to be submitted with planning applications to be considered valid. This list would apply to general development management cases and not minerals and waste who produce a separate list specific for those requirements.
5. Minimum validation requirements are set nationally by Government. These include basic requirements including the relevant fee, completed application form and certificates, plans and drawings and most recently biodiversity net gain.
6. Local Planning Authorities are recommended by Government to produce a local validation list in accordance with the Town and Country Planning (General Development Management Procedure) ((England) Order 2015. The local validation list includes documents (in addition to national requirements) for applications to be considered valid.
7. The list must be proportionate and based upon local and national policy requirements. It is important to note that not all documents will be required for every application. The guidance explains in more detail when documents will be required and the list provides a checklist that can be used by applicants and Officers and referred to in pre-application advice.
8. For applicants a good local list will provide clarity about what information is needed and reduce the risk of delay and cost. For the Authority it will provide for higher quality applications and improve performance.
9. If there is disagreement between the applicant and the Authority about whether information is required then there is a procedure for the applicant to request that the Authority validate and determine the application without that information. There is also a right of appeal for the applicant if an application is not validated or refused on the grounds of insufficient information.
10. The local validation list must be adopted by the Local Planning Authority following public consultation. Once adopted the local list must be reviewed every two years to ensure it remains up-to-date to remain in force. There is no requirement for public consultation for the periodic review, but it is advised if there are any significant changes proposed.
11. The Authority last adopted a local list in 2019. The opportunity has therefore been taken to review the list and accompanying guidance.

## **Proposal**

12. The draft local list and guidance reflects the most recent planning practice guidance on local validation requirements. It has been produced to reflect our policy requirements and in the context of the type of applications commonly submitted in the National Park.
13. It is proposed that the committee approve the draft local list and guidance and authorise Officers to carry out public consultation.
14. Following public consultation any comments will be reviewed and amendments made as appropriate. It is then proposed to bring the local list and guidance back to committee for final approval and adoption.
15. Following adoption, the list would then be reviewed regularly as local and national policy changes. It is proposed that any significant amendments would return to committee.

## **RECOMMENDATION:**

**That the committee APPROVE the draft local list and guidance document for public consultation.**

## **Corporate implications**

### Legal

16. The Authority has the power to produce a local validation list under the Town and Country Planning (General Development Management Procedure) (England) Order 2015.

### Financial

17. The cost of producing, public consultation and subsequent review of the local validation list will be met by the Authority. There will be cost for the Authority in staff time.

## **National Park Management Plan and Authority Plan**

18. This proposal contributes to both objectives in the Authority's Management Plan Aim 4: Thriving Communities. Particularly Objective 10 to "*To support sustainable communities by improving opportunities for affordable housing and connection to services.*" And "*To promote a flourishing economy that is in accord with nature recovery and climate change mitigation*".
19. A measure of success are actions under TC.2, TC.7, TC.8, to implement policies and programmes that impact positively on local communities, deliver affordable housing and environemtnally and economically sustainable business.

## **Human Rights**

20. Any human rights issues have been considered and addressed in the preparation of this report.

## **List of Background Papers (not previously published)**

21. Nil

**Appendices**

Appendix 1: Draft local list

Appendix 2: Draft guidance document

Report Author: Adam Maxwell – Development and Enforcement Manager

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DRAFT

**Peak District National Park Authority**

**Planning Service**

**Local validation list**

**Adopted [DATE]**

DRAFT

## 1. Introduction

- 1.1 This document forms the local validation list for the Peak District National Park Authority (PDNPA). The PDNPA deals with all planning applications that are within the National Park boundary.
- 1.2 This list is relevant for applications for district matters only (not minerals and waste applications). The Authority has a separate local list and guidance for minerals and waste applications.
- 1.3 This document reflects the most recent guidance on local validation requirements. In accordance with the Town and Country Planning (General Development Management Procedure) (England) Order 2015, once adopted the Local List should be reviewed every two years to ensure it remains relevant and fit for purpose.
- 1.4 A checklist is provided for each planning application type of information required for applications to be considered valid.
- 1.5 Not everything on the list will be required for every application. This will depend upon the scale, nature and location of the proposal. This list should be read in conjunction with the accompanying guidance document.
- 1.6 Validation requirements for prior notifications and applications for prior approval are set by the relevant parts of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 1.7 If further advice is required then this should be sought through the Authority's pre-application advice service. As part of that service an Officer will advise what information is required with your application and the relevant planning fee.



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### 3. Householder planning application

#### National Requirements

Code	Description	Checklist
N1	Completed application form	
N2	Location Plan	
N3	Ownership certificates, notices and declaration	
N4	Application fee	
N5	Design and access statement	

#### Local Requirements

Code	Description	Checklist
L1.1	Site / block plans	
L1.2	Elevation drawings (existing and proposed)	
L1.3	Detailed elevation drawings (existing and proposed)	
L1.4	Floor plans (existing and proposed)	
L1.5	Roof plans (existing and proposed)	
L1.6	Cross-sections and ground levels (existing and proposed)	
L2.2	Climate change statement	
L2.3	Affordable housing statement	
L4.1	Flood Risk Assessment	
L6	Tree survey and assessment	
L7.1	Protected species form	
L7.2	Ecological survey and assessment	
L9	Landscaping scheme	
L10	Lighting assessment	
L11.1	Archaeological desk based assessment	
L11.2	Archaeological evaluation	

L11.3	Heritage statement	
L11.4	Structural survey	

DRAFT

#### 4. Full planning application

##### National Requirements

Code	Description	Checklist
N1	Completed application form	
N2	Location Plan	
N3	Ownership certificates, notices and declaration	
N4	Application fee	
N5	Design and access statement	
N6	Biodiversity Net Gain (BNG)	

##### Local Requirements

Code	Description	Checklist
L1.1	Site / block plans	
L1.2	Elevation drawings (existing and proposed)	
L1.3	Detailed elevation drawings (existing and proposed)	
L1.4	Floor plans (existing and proposed)	
L1.5	Roof plans (existing and proposed)	
L1.6	Cross-sections and ground levels (existing and proposed)	
L2.1	Planning statement	
L2.2	Climate change statement	
L2.3	Affordable housing statement	
L2.4	Agricultural development statement	
L3	Statement of community involvement	
L4.1	Flood Risk Assessment	
L4.2	Foul and surface water drainage details	
L5	Hydrology / hydrogeology statement	
L6	Tree survey and assessment	

L7.1	Protected species form	
L7.2	Ecological survey and assessment	
L7.3	Geological survey and assessment	
L8.1	Landscape and visual impact assessment	
L8.2	Landscape visual appraisal	
L9	Landscaping scheme	
L10	Lighting assessment	
L11.1	Archaeological desk based assessment	
L11.2	Archaeological evaluation	
L11.3	Heritage statement	
L11.4	Structural survey	
L12	Transport assessment / statement	
L12.3	Travel plan	
L13	Contaminated land assessment	
L14.2	Noise assessment	
L14.3	Odour assessment	
L14.4	Air quality assessment	
L15	Waste management statement	
L16	Recreation / open space statement	
L17	Viability appraisal	

## 5. Outline planning application

The information required to support this application type will depend upon the matters to be reserved.

### National Requirements

Code	Description	Checklist
N1	Completed application form	
N2	Location Plan	
N3	Ownership certificates, notices and declaration	
N4	Application fee	
N5	Design and access statement	
N6	Biodiversity Net Gain (BNG)	

### Local Requirements

Code	Description	Checklist
L1.1	Site / block plans	
L1.2	Elevation drawings (existing and proposed)	
L1.3	Detailed elevation drawings (existing and proposed)	
L1.4	Floor plans (existing and proposed)	
L1.5	Roof plans (existing and proposed)	
L1.6	Cross-sections and ground levels (existing and proposed)	
L2.1	Planning statement	
L2.2	Climate change statement	
L2.3	Affordable housing statement	
L2.4	Agricultural development statement	
L3	Statement of community involvement	
L4.1	Flood Risk Assessment	
L4.2	Foul and surface water drainage details	

L5	Hydrology / hydrogeology statement	
L6	Tree survey and assessment	
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L7.3	Geological survey and assessment	
L8.1	Landscape and visual impact assessment	
L8.2	Landscape visual appraisal	
L9	Landscaping scheme	
L10	Lighting assessment	
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L11.2	Archaeological evaluation	
L11.3	Heritage statement	
L11.4	Structural survey	
L12	Transport assessment / statement	
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L13	Contaminated land assessment	
L14.2	Noise assessment	
L14.3	Odour assessment	
L14.4	Air quality assessment	
L15	Waste management statement	
L16	Recreation / open space statement	
L17	Viability appraisal	

## 6. Reserved matters application

The information required to support this application type will depend upon the matters reserved by the relevant outline planning application. The applicant should ensure that any planning conditions requiring details to be submitted at reserved matters are complied with.

### National Requirements

Code	Description	Checklist
N1	Completed application form	
N2	Location Plan	
N3	Ownership certificates, notices and declaration	
N4	Application fee	

### Local Requirements

Code	Description	Checklist
L1.1	Site / block plans	
L1.2	Elevation drawings (existing and proposed)	
L1.3	Detailed elevation drawings (existing and proposed)	
L1.4	Floor plans (existing and proposed)	
L1.5	Roof plans (existing and proposed)	
L1.6	Cross-sections and ground levels (existing and proposed)	
L2.1	Planning statement	
L2.2	Climate change statement	
L3	Statement of community involvement	
L6	Tree survey / assessment	
L9	Landscaping scheme	
L11.3	Heritage statement	



## 7. Listed building consent

### National Requirements

Code	Description	Checklist
N1	Completed application form	
N2	Location Plan	
N3	Ownership certificates, notices and declaration	
N5	Design and access statement	

### Local Requirements

Code	Description	Checklist
L1.1	Site / block plans	
L1.2	Elevation drawings (existing and proposed)	
L1.3	Detailed elevation drawings (existing and proposed)	
L1.4	Floor plans (existing and proposed)	
L1.5	Roof plans (existing and proposed)	
L1.6	Cross-sections and ground levels (existing and proposed)	
L7.1	Protected species form	
L7.2	Ecological survey and assessment	
L11.1	Archaeological desk based assessment	
L11.2	Archaeological evaluation	
L11.3	Heritage statement	
L11.4	Structural survey	

## 8. Advertisement consent

### National Requirements

Code	Description	Checklist
N1	Completed application form	
N2	Location Plan	
N3	Ownership certificates, notices and declaration	
N4	Application fee	

### Local Requirements

Code	Description	Checklist
L1.1	Site / block plans	
L1.2	Elevation drawings (existing and proposed)	
L1.3	Detailed elevation drawings (existing and proposed)	
L1.4	Floor plans (existing and proposed)	
L2	Planning statement	
L10	Lighting assessment	
L11.3	Heritage statement	

## 9. Lawful development certificate

### National Requirements

Code	Description	Checklist
N1	Completed application form	
N2	Location Plan	
N3	Ownership certificates, notices and declaration	
N4	Application fee	

### Local Requirements

Code	Description	Checklist
L1.1	Site / block plans	
L1.2	Elevation drawings (existing and proposed)	
L1.3	Detailed elevation drawings (existing and proposed)	
L1.4	Floor plans (existing and proposed)	
L1.5	Roof plans (existing and proposed)	
L1.6	Cross-sections and ground levels (existing and proposed)	
L2	Planning statement	

## 10. Application for non-material amendment

### National Requirements

Code	Description	Checklist
N1	Completed application form	
N4	Application fee	

### Local Requirements

Code	Description	Checklist
L1.1	Site / block plans	
L1.2	Elevation drawings (existing and proposed)	
L1.3	Detailed elevation drawings (existing and proposed)	
L1.4	Floor plans (existing and proposed)	
L1.5	Roof plans (existing and proposed)	
L1.6	Cross-sections and ground levels (existing and proposed)	
L2	Planning statement	
L2.1	Climate change statement	
L9	Landscaping scheme	

## 11. Application for variation or removal of planning condition

The information required will depend upon the nature of the conditions sought to be varied or removed and the implications of the proposal.

### National Requirements

Code	Description	Checklist
N1	Completed application form	
N3	Ownership certificates, notices and declaration	
N4	Application fee	
N5	Design and access statement	
N6	Biodiversity Net Gain (BNG)	

### Local Requirements

Code	Description	Checklist
L1.1	Site / block plans	
L1.2	Elevation drawings (existing and proposed)	
L1.3	Detailed elevation drawings (existing and proposed)	
L1.4	Floor plans (existing and proposed)	
L1.5	Roof plans (existing and proposed)	
L1.6	Cross-sections and ground levels (existing and proposed)	
L2.1	Planning statement	
L2.2	Climate change statement	
L2.3	Affordable housing statement	
L2.4	Agricultural development statement	
L3	Statement of community involvement	
L4.1	Flood Risk Assessment	
L4.2	Foul and surface water drainage details	
L5	Hydrology / hydrogeology statement	

L6	Tree survey and assessment	
L7.1	Protected species form	
L7.2	Ecological survey and assessment	
L7.3	Geological survey and assessment	
L8.1	Landscape and visual impact assessment	
L8.2	Landscape visual appraisal	
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L10	Lighting assessment	
L11.1	Archaeological desk based assessment	
L11.2	Archaeological evaluation	
L11.3	Heritage statement	
L11.4	Structural survey	
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L12.3	Travel plan	
L13	Contaminated land assessment	
L14.2	Noise assessment	
L14.3	Odour assessment	
L14.4	Air quality assessment	
L15	Waste management statement	
L16	Recreation / open space statement	
L17	Viability appraisal	

## 12. Application for approval of details reserved by condition

The information required to support this application type will depend upon the details reserved by the relevant planning condition(s).

### National Requirements

Code	Description	Checklist
N1	Completed application form	
N4	Application fee	

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**Peak District National Park Authority**

**Planning Service**

**Local validation list guidance**

**Adopted [DATE]**

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## 1. Introduction

- 1.1 This document provides guidance in relation to the local validation list for the Peak District National Park Authority (PDNPA). The PDNPA deals with all planning applications that are within the National Park boundary.
- 1.2 This guidance is relevant for applications for district matters only (not minerals and waste applications). The Authority has a separate local list and guidance for minerals and waste applications.
- 1.3 This document reflects the most recent guidance on local validation requirements. In accordance with the Town and Country Planning (General Development Management Procedure) (England) Order 2015, once adopted the Local List should be reviewed every two years to ensure it remains relevant and fit for purpose.
- 1.4 Validation requirements for prior notifications and applications for prior approval are set by the relevant parts of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended).
- 1.5 If further advice is required then this should be sought through the Authority's pre-application advice service. As part of that service an Officer will advise what information is required with your application and the relevant planning fee.
- 1.6 This document comprises two sections. The first section sets out the national planning application validation requirements. These requirements are set by Government and are the minimum requirements. The second section sets out the local validation requirements adopted by the National Park Authority.

## 2. National requirements

- 2.1 This section identifies the mandatory information that is required in support of planning applications. Your application can not be validated or determined if this information is not provided.

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## 3. Local requirements

- 3.1 This section identifies the local information requirements that may be required in support of planning applications. The list provides for matters which are most frequently raised for the type of application received by the National Park Authority.

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**N1: Completed application form**

This is a standard national application form.

**What information is required?**

For most planning applications the standard national application form should be completed (1APP form). Copies of the relevant application forms can be accessed via the Planning Portal at [www.planningportal.co.uk](http://www.planningportal.co.uk) or downloaded from the Authority's website. Wherever possible planning applications should be submitted electronically.

Applications for the approval of details reserved by condition(s) do not need to be made using a 1APP form (although a 1APP form is available). In such cases applications can be made by letter, but this must clearly identify the permission reference number and condition(s) to which the submission relates.

Two copies plus the original are required (unless submitted electronically).

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**N2: Location plan**

A scale plan showing the location of the site in relation to neighbouring properties, roads or other landscape features. The purpose of the plan is so that Officers, Members and any member of the public can easily find the site.

**What information is required?**

A scale plan, preferably based on an up-to-date metric scale Ordnance Survey map and provided a drawing reference number. This should be at a scale of 1:1250 or 1:2500, or 1:5000, or 1:10000 for large sites, and clearly show the direction of north. The plans should identify sufficient roads (i.e. at least two named roads) and/or buildings on land adjoining the site to ensure the exact location of the application is clear. The inclusion of place names may be helpful.

The application site should be edged clearly with a red line on the location plan. It should include all land necessary to carry out the proposed development (including land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). A blue line should be drawn around any other land owned by or within the control of the applicant close to or adjoining the application site.

Two copies plus the original are required (unless submitted electronically).

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**N3: Ownership certificates and notices; and agricultural land declaration**

This is a signed declaration in relation to ownership of the land and notice served on any other owners or agricultural tenants.

**What information is required?**

The relevant certificate (either A, B, C or D) must be completed, signed and dated. This certificate provides details about the ownership of the application site and confirms that an appropriate notice has been served on any other owners (and agricultural tenants) to inform them of the planning application. Only one of the certificate types will apply to an application.

The ownership certificates and declaration are incorporated into the standard national application form (N1).

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## **N4: Application fee**

Most planning applications have a fee payable to the National Park Authority. The fee is set by Government.

### **What information is required?**

The fee is dependent upon the type/category of the development for which permission is being sought. A detailed explanation of planning related fees is set out in Planning Practice guidance. The Planning Portal also includes a fee calculator for applicants.

### **Further guidance**

[Link to Planning Portal fee calculator](#)

[Link to Planning Practice Guidance](#)

[The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) Regulations 2012, as amended](#)

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## N5: Design and access statement

A design and access statement explains the design principles applied by the proposal and steps taken to appraise the context of the proposal.

A design and access statement is required for the following applications:

- a) Any application for major development
- b) Any application in a Conservation Area where the proposed development consists of:
  - i. One or more dwelling; or
  - ii. A building or buildings with a floor space of 100 square metres or more.
- c) Any application for listed building consent.

### What information is required?

A Design and Access Statement must:

- a) explain the design principles and concepts that have been applied to the proposed development; and
- b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

A Design and Access Statement can be submitted as a stand alone document or as part of a Planning Statement (L2) or Heritage Statement (L11.3).

### Further guidance

- [Link to Planning Practice Guidance](#)
- [Design and Access Statements: How to write, read and use them \(Design Council 2006\)](#)
  - [PDNPA design guides](#)

## N6: Biodiversity Net Gain (BNG)

Statutory biodiversity net gain applies to all applications for planning permission with the following exemptions.

- a) Retrospective applications made under Section 73 A of the Town and Country Planning Act.
- b) Applications made under section 73 of the Town and Country Planning Act where the original permission which the section 73 application relates to was either made or granted before 12 February 2024.
- c) Development granted planning permission by a development order under section 59 of the Town and Country Planning Act (including developments permitted by the General Permitted Development Order).
- d) Householder planning applications.
- e) Development that does not impact a priority habitat and impacts less than 25m<sup>2</sup> of onsite habitat, or 5 metres of linear habitats such as hedgerows.
- f) Self-build and custom build development which consists of no more than 9 dwellings and is carried out on a site which has an area no larger than 0.5 hectares and consists exclusively of dwellings which are self-build or custom housebuilding as defined in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2015](#).
- g) Urgent Crown development granted permission under section 293A of the Town and Country Planning Act 1990.
- h) Development of a biodiversity gain site. Development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain condition which applies in relation to another development.
- i) Development related to the high speed railway transport network. Development forming part of, or ancillary to, the high speed railway transport network comprising connections between all or any of the places or parts of the transport network specified in [section 1\(2\) of the High Speed Rail \(Preparation\) Act 2013](#)

The above exemption list and information requirements are determined by the Secretary of State who has the power to amend the regulations and guidance. Current and further guidance can be found at [Biodiversity net gain - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain)

### What information is required?

Where an applicant believes the development would be subject to the biodiversity gain condition, the application **must** be accompanied by minimum information set out in [Article 7 of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#):

- confirmation that the applicant believes that planning permission, if granted, the development would be subject to the biodiversity gain condition;

- the pre-development biodiversity value(s), [either on the date of application or earlier proposed date \(as appropriate\)](#);
- where the applicant proposes to use an earlier date, this proposed earlier date and the reasons for proposing that date;
- [the completed metric calculation tool](#) showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value;
- a statement whether activities have been carried out prior to the date of application (or earlier proposed date), that result in loss of onsite biodiversity value ([‘degradation’](#)), and where they have:
  - a statement to the effect that these activities have been carried out;
  - the date immediately before these activities were carried out;
  - the pre-development biodiversity value of the onsite habitat on this date;
  - the completed metric calculation tool showing the calculations, and
  - any available supporting evidence of this;
- a description of any [irreplaceable habitat](#) (as set out in [column 1 of the Schedule to the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) on the land to which the application relates, that exists on the date of application, (or an earlier date); and
- plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable).

Within the planning application form applicants will be asked to confirm whether this information accompanies the application. Where these details have been provided elsewhere in accompanying documents, applicants are encouraged to cross-reference to these rather than duplicate this information within the application form.

Applicants should be aware that local planning authority may request further information relating to biodiversity net gain as part of the planning application

### Further guidance

- [Link to Planning Practice Guidance](#)

### L1.1 Site / block plans (existing and proposed)

A site / block plan is necessary for most applications to show proposed changes on the site so they can be assessed and understood and in relation to neighbouring properties.

#### What Information is required?

A site plan must be drawn at an identified metric scale (e.g. 1:200 or 1:500, or such scale as appropriate), should include a drawing reference number and title and should accurately show:

- a) a scale bar or other annotated measurement so scale can be verified;
- b) the direction of North;
- c) the proposed development in relation to the site boundaries, with written dimensions including those to the boundaries;

The following are required to be shown where they influence or could be affected by the proposed development:

- d) all buildings, roads and footpaths on land adjoining the site including access arrangements;
- e) all public rights of way crossing or adjoining the site (e.g. footpath, bridleway, restricted byway or byway open to all traffic);
- f) the position of all trees and hedgerows on the site and those on adjacent land that could influence or be affected by the development (see L6.1 Tree survey with constraints plan for more advice);
- g) the extent and type of any hard surfacing;
- h) boundary treatment including walls or fencing where this is proposed;
- i) identify connection points for foul and surface waters and any culverted watercourses present within the development site (where known);
- j) the position and extent of any playing fields or sports facilities.

#### Further Guidance

[3.9 • Link to Planning Practice Guidance](#)

## L1.2: Elevation drawings (existing and proposed)

Elevation drawings are necessary for most applications proposing new buildings or alterations and / or extensions to existing buildings so that they can be assessed and understood.

### What Information is required?

Elevation drawings must be drawn at an identified metric scale (1:50 or 1:100 as appropriate), the drawings must clearly show all sides of the proposals including blank elevations, include a drawing reference number and title and show:

- a) a scale bar or other annotated measurement so scale can be verified;
- b) clearly show proposed works in relation to what is already there;
- c) position of doors, windows and other architectural features;
- d) details of all materials, finishes and colour;
- e) relationship with any adjacent buildings and structures.

### Further Guidance

[3.13 • Link to Planning Practice Guidance](#)

### **L1.3: Detailed elevation drawings (existing and proposed)**

Detailed Elevation drawings are necessary for applications for listed building consent (and related planning applications) proposing to demolish, remove, alter or replace features such as doors, (internal or external) windows, shopfronts, panelling, fireplaces, plaster moulding, staircases and other similar architectural details.

This information is necessary because such applications affect historic features of significance where design details are necessary for proposals to be assessed and understood.

#### **What Information is Required?**

Elevation drawings must be drawn at an identified metric scale (no less than 1:20), the drawings must clearly show all sides of the proposals including blank elevations, include a drawing reference number and title and show:

- a) a scale bar or other annotated measurement so scale can be verified;
- b) clearly show proposed works in relation to what is already there;
- c) position of doors, windows and other architectural features;
- d) details of all materials, finishes and colour;
- e) relationship with any adjacent buildings, structures or other features.

#### **Further Guidance**

[3.13 • Link to Planning Practice Guidance](#)

### L1.4: Floor plans (existing and proposed)

Floor plans are necessary for most applications proposing change of use, new buildings or alterations and / or extensions to existing buildings so that they can be assessed and understood.

#### What Information is Required?

Floor plans must be drawn at an identified metric scale (1:50 or 1:100 as appropriate), the drawings must clearly show all floors and include a drawing reference number and title and show:

- a) a scale bar or other annotated measurement so scale can be verified;
- b) proposed use of the floor space;
- c) clearly show proposed works in relation to what is already there;
- d) position of doors, windows and other architectural features;
- e) position of internal walls, staircases and any other internal features;
- f) relationship with any adjacent buildings and structures.

#### Further Guidance

[3.17 • Link to Planning Practice Guidance](#)



### **L1.4: Roof plans (existing and proposed)**

Floor plans are necessary for most applications proposing alterations or extensions which affect the roof a building so that they can be assessed and understood.

#### **What Information is Required?**

Roof plans must be drawn at an identified metric scale (1:50 or 1:100 as appropriate), the drawings must clearly show all parts of the roof and include a drawing reference number and title and show:

- a) a scale bar or other annotated measurement so scale can be verified;
- b) clearly show proposed works in relation to what is already there;
- c) position of roof windows, balconies, chimneys and any other architectural features;
- d) relationship with any adjacent buildings and structures.

#### **Further Guidance**

[3.17 • Link to Planning Practice Guidance](#)

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### L1.5: Cross-sections and ground levels (existing and proposed)

Cross-sections and ground levels are required for applications proposing new buildings or any significant extension to existing buildings or other development proposing significant engineering operations and changes to levels so that they can be assessed and understood.

#### What Information is required?

Cross-sections must be drawn at an identified metric scale (1:50 or 1:100 or larger, as appropriate), the drawing must include a drawing reference number and title and show:

- a) a scale bar or other annotated measurement so scale can be verified;
- b) ground level to a set datum;
- c) clearly show proposed works in relation to what is already there;
- d) position of walls, fences, hard surfaces or any other engineering operations;
- e) details of all materials, finishes and colour;
- f) relationship with any adjacent buildings and structures.

Ground levels must be drawn on a site / block plan at an identified metric scale (1:200 or 1:500, or such scale as appropriate), the drawing must include a drawing reference number and show:

- a) a scale bar or other annotated measurement so scale can be verified;
- b) ground level measured at points and to a set datum;
- c) clearly show proposed works in relation to what is already there;
- d) position of walls, fences, hard surfaces or any other engineering operations;
- e) details of all materials, finishes and colour;
- f) relationship with any adjacent buildings and structures.

Cross section and ground levels can be shown on a single drawing (existing and proposed) or combined with other drawings such as site / block plans or elevations, as appropriate.

#### Further Guidance

[3.13 • Link to Planning Practice Guidance](#)

## L2.1: Planning statement

A planning statement is required for applications that raise more complicated issues. A planning statement provides an opportunity for the applicant to explain which policies they consider relevant and why the development is in accordance with those policies and/or other material considerations which should be considered.

It is often appropriate to combine a planning statement with other documents, for example the Climate Change Statement (L2.2), Design and Access Statement (N5) and Heritage Statement (L11.3).

### What information is required?

The planning statement must be proportionate and specific to the development. The statement should consider national and local planning policies that are of direct relevance to the proposal and provide a reasoned assessment of the proposal against those policies. Where the proposal does not comply with development plan policies, an explanation should be provided to justify the development and set out overriding reasons as to why the proposal should be approved.

### Further Guidance

- [Link to Planning Practice Guidance](#)

## L2.2: Climate change statement

All applications for planning permission require a climate change statement.

It is often appropriate to combine a climate change statement with other documents, for example the Planning Statement (L2.1) or Design and Access Statement (N5).

### What information is required?

Statements should include a sustainability appraisal outlining the elements of the proposal that address sustainable development issues including adaptation to, and mitigation of the impacts of climate change. This could include the choice of building materials, re-use of existing structures or materials, design and facilities aimed at reducing energy needs, use of renewable or low carbon energy generation and supply systems, water consumption and the overall carbon footprint.

Statements should demonstrate how sustainable design and construction have been addressed, including reducing energy consumption and carbon emissions through the use of sustainable technologies, use of renewable or low carbon energy generation and supply systems, climate change adaptation and mitigation measures for the lifetime of the development. Minimising waste and increasing recycling, conserving water resources, sustainable drainage (SuDS), minimising pollution, maximising the use of sustainable materials and sustainable forms of transport.

### Further Guidance

[3.224 • Link to Planning Practice Guidance](#)

[• Relevant Local Authority Supplementary Planning Guidance](#)

### **L2.3: Affordable housing statement**

An affordable housing statement is required for applications which propose affordable housing to meet local need or affect existing affordable housing.

It is often appropriate to combine an affordable housing statement with other documents, for example the Planning Statement (L2.1).

#### **What information is required?**

The statement should consider national and local planning policies that are of direct relevance to the proposal and demonstrate how the proposal is in accordance with those policies.

Where new affordable housing is proposed evidence must be submitted with the application to demonstrate need for the affordable housing and that the proposed occupant(s) (where known) have an established local connection.

#### **Further Guidance**

- [Link to Planning Practice Guidance](#)

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## L2.4: Agricultural development statement

An agricultural development statement is required for applications which propose agricultural development including a dwelling to meet the need of a rural worker.

It is often appropriate to combine an affordable housing statement with other documents, for example the Planning Statement (L2.1).

### What information is required?

The statement should consider national and local planning policies that are of direct relevance to the proposal and demonstrate how the proposal is in accordance with those policies.

For agricultural development the application must be supported by evidence of the existing agricultural unit and business and need for the proposed development in accordance with relevant policies.

For rural worker dwellings (often agricultural worker dwellings) the statement must demonstrate that there is an essential functional need for the dwelling (in all cases) and the business is financially capable of supporting the dwelling (for permanent dwellings) in accordance with relevant policies.

### Further Guidance

- [Link to Planning Practice Guidance](#)

**L3: Statement of community involvement / pre-application engagement**

A statement of community involvement can be required for larger planning applications which have the potential to affect the wider community and is an opportunity for the applicant to explain what consultation has been carried out with the community before the application was submitted and how any feedback has been incorporated into the proposals.

**What information is required?**

The scale and level of detail in the statement will be proportionate to the nature of the proposal and extent of consultation. The statement should include details of the consultation carried out (who was consulted, what information was provided, any public consultation events held, a summary of any responses, a commentary on how responses have been considered) and how public consultation has shaped the final proposal for submission.

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### L4.1: Flood Risk Assessment

A Flood Risk Assessment (FRA) is required so that flood risk and how risk can be managed over the lifetime of the development can be assessed and understood.

FRA is normally required for development proposals in areas at risk of flooding. For fluvial (river) and sea flooding, this is land within Flood Zones 2 and 3 and land within Flood Zone 1 which the Environment Agency has notified as having critical drainage problems. Flood Risk Assessment is required for all development (including minor development and changes of use) proposed:

- a) in flood zones 2, 3 and 3b;
- b) within flood zone 1 with a site area of 1 hectare or more;
- c) in areas with critical drainage problems;
- d) within flood zone 1 where the Authority's strategic flood risk assessment shows it will be at increased risk of flooding during its lifetime;
- e) that increases the vulnerability classification and may be subject to sources of flooding other than rivers or sea.

#### What Information is required?

The FRA should demonstrate how flood risk will be managed now and over the lifetime of the development, taking climate change into account, and with regard to the vulnerability of its users.

The FRA should demonstrate how the development complies with Planning Practice Guidance including consideration of the sequential and exception tests.

#### Further Guidance

[Link to Planning Practice Guidance](#)

[Link to preparing a flood risk assessment](#)

[Link to flood map for planning](#)

[Link to Check for Flooding in England](#)

[Link to Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems \(Department for Environment, Food and Rural Affairs \(DEFRA\), March 2015\)](#)

[Link to Association of Drainage Authorities](#)



## L4.2: Foul and surface water drainage assessment

Foul and surface water drainage assessment are required as part of a sustainable drainage strategy so that this can be assessed and understood.

A sustainable drainage strategy must be provided if your application is for:

- a) major development with surface water drainage
- b) development with surface water drainage in an area at risk of flooding including flood zones 2 or 3, or at risk of surface water flooding.

The sustainable drainage strategy can be a separate document or submitted as part of a FRA.

### What Information is required?

Sufficient information to demonstrate how surface and foul waters arising from the development will be managed. If an application proposes to connect a development to the existing drainage system then details of the existing system should be provided. Where new infrastructure or servicing is required the details should be provided with the application. The details shall include the type (including sustainable drainage systems) and nature of the system to be used and details of its design, specification and location.

Where the development involves the disposal of trade waste or of foul sewage effluent other than to the public sewer, an assessment is required including details of the method of storage, treatment and disposal. Applications for developments relying on anything other than connection to a public sewage treatment plant should be supported by sufficient information to understand the potential implications for the water environment.

### Further Guidance

[Link to Planning Practice Guidance](#)

[Link to Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems \(Department for Environment, Food and Rural Affairs \(DEFRA\), March 2015\)](#)

## **L5: Hydrology / Hydrogeology statement**

A hydrology / hydrogeology statement is required for all applications for planning permission which involve disturbance to the ground that could affect the water table and the movement of water under and around the site or that involves the use of materials and processes that could result in pollution of the water environment.

### **What Information is required?**

An assessment of the water environment around the site and the impact that the development could have on both the movement of water and its quality. The statement should include details of the mitigation measures proposed to prevent pollution and avoid affecting the riparian rights of others in the area.

### **Further Guidance**

[3.112 • Link to Planning Practice Guidance](#)

• [The Environment Agency's approach to groundwater protection \(amended March 2018\)](#)

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## L6: Tree survey and assessment

Tree survey and assessment is required where there are trees within the application site boundary or within 15m of the boundary (including any access to the highway). The access must be included due to the risk of trees being harmed by trenching for services, drainage or by construction traffic.

The survey and assessment required depends upon the nature of the development and is explained in my detail below. This information is required so that potential impact upon trees, and mitigation and replacement planting can be assessed and understood.

The planning application form (N1) includes a section on trees and requires information relating to trees and hedgerows on site where they would be affected by the development.

Please note that if your development requires the removal of trees then ecological surveys may also be required (L7.1).

### What information is required?

The first stage - a **Tree Survey** prepared following the guidelines in BS5837 - records the data necessary for the Authority to understand the existing constraints presented by each tree. These will be both above-ground (tree height and canopy spread) and below ground (tree root systems). Tree condition is recorded, along with remaining lifespan – these and other factors will inform the BS retention category. All trees provide benefits to biodiversity and climate, but those in the higher retention categories have greatest priority for retention.

The Tree Survey must include a **Tree Constraints Plan (TCP)** – a drawing which accurately shows the root and canopy extents and retention categories. Where further documentation is required (see below) this must be based upon the initial Tree Constraints Plan and the findings of the Tree Survey.

The Tree Survey and all additional items listed below should be prepared by a qualified and experienced arboriculturist and must follow the guidelines in BS5837:2012. A link is provided below, and the document found elsewhere online:

BS5837: 2012 Trees in relation to design, demolition and construction: Recommendations

For an Outline planning application, the BS5837 Tree Survey with Tree Constraints Plan drawing will usually be sufficient to inform the planning application. Where trees protected by Tree Preservation Orders (TPO) are within the application area or adjacent to its boundary, an **Arboricultural Impact Assessment (AIA)** must be submitted with the outline planning application.

An Arboricultural Impact Assessment must be submitted with non-outline planning applications and reserved matters where trees are present. The AIA describes the expected tree outcomes resulting from the application. This will include not only those trees obviously necessary for removal, but also those not expected to survive in viable health due to the proximity of build or the impact of the surrounding construction process. Drainage and trenched service requirements must be considered. It should also consider where trees retained in proximity to development are likely to lead to future perceived nuisance issues (excess shading being one example) – which can in turn create future pressure for tree

removal. The goal is a site layout in which those trees identified for retention are realistically viable for the long-term alongside the planned development.

Among the most significant risks to tree health arise from works proposed within core rooting areas (Root Protection Areas – RPAs) and from the temporary but often highly impactful building site process. Measures to limit tree harm arising from these factors are dealt with via an **Arboricultural Method Statement** (AMS) and **Tree Protection Plan** (TPP). Most often these are required as planning conditions following an approval, but it will sometimes be necessary to understand their requirements prior to the planning decision - in order to properly understand the expected tree impacts.

The Arboricultural Method Statement describes all necessary specifics of the construction process, as well as details of any specialist foundation or surfacing requirements within RPAs. Works within RPAs are not typically permitted – they will only be allowed where it is clear that the particular tree affected has the vitality necessary for it to survive healthily in the long-term. The Tree Protection Plan is typically a single drawing, included with the AMS document. It shows the position of temporary tree protection fencing to exclude all site activities from trees' RPAs. Occasionally, ground protection may be required as an alternative.

New tree planting will usually be addressed by planning conditions following an approval. It may however be required prior to the decision in cases where tree loss is extensive or where removal is proposed of trees subject to Tree Preservation Order (TPO). **Planting Plans** must be prepared following the guidance in:

BS8545:2014 Trees: from nursery to independence in the landscape

#### **Further Guidance**

[BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations \(British Standards Institute, April 2012\) \(Currently under review\)](#)

[BS8545:2014 Trees: from nursery to independence in the landscape](#)

[Link to Natural England Standing Advice on Species Protection](#)

[Tree-Survey-and-Arboricultural-Implications.pdf \(peakdistrict.gov.uk\)](#)

### **L7.1: Protected species form**

The protected species form provides guidance on the type of projects that are more likely to affect protected species and therefore when protected species survey is required. The form is necessary for applicants to demonstrate they have considered if the development will affect protected species and provides an opportunity to give reasons if no survey is submitted.

A completed form is required for most applications.

The Authority is obliged under the Conservation of Habitats and Species Regulations (2017) (as amended) to consider impact of project on protected species and can not positively determine applications where insufficient evidence has been submitted.

This obligation also applies to applications for prior notification and prior approval under the Town and County Planning (General Permitted Development) Order (England) 2015. Therefore, the Authority recommends that applicants consider whether proposals submitted under these applications would affect protected species.

The Authority strongly recommends that applicants seek advice if they are not sure if survey is required.

#### **What Information is required?**

A completed and signed protected species form.

## L7.2: Ecological survey and assessment

Ecological surveys are required where development is likely to impact upon protected or notable species, priority habitats or other habitat of potentially significant value, or designated nature conservation sites. Survey is required so that the impact of development can be assessed and understood.

The type and extent of survey and assessment work required will depend upon the scale and nature of the development, its potential impacts, the nature of the application site and proximity and connectivity to species, habitats and nature conservation sites.

### What Information is required?

It is beyond the scope of this document to provide site specific advice. The Authority strongly recommends that the applicant seek advice if they are not sure what survey is required.

**Phase 1 or Phase 2** survey may be required depending upon the nature of the proposals and potential impacts.

Surveys collect information on habitat and assess the suitability to support fauna. Phase 2 survey is further survey for example to confirm the presence or absence of a protected species or detailed botanical survey of a potentially important habitat.

Survey is then used to inform an assessment of ecological features present, or potentially present within a site or the surrounding area.

**A Preliminary Ecological Assessment (PEA)** is a rapid assessment normally combining a desk study and survey.

**An Ecological Impact Assessment (EclA)** is a more detailed assessment of the likely significant ecological effects of a project. An EclA may form the ecological component of an Environmental Impact Assessment (EIA).

**A Habitat Regulations Assessment (HRA)** is a requirement under the Conservation of Habitats and Species Regulations (2017) (as amended) where any proposal may have a significant effect on a European Site. This includes existing and proposed Special Areas of Conservation (SAC), Special Protection Areas (SLA), Ramsar sites and areas secured as sites compensation for damage to a European Site.

All survey and assessment must up-to-date and be undertaken and prepared by competent persons with suitable qualifications and experience. Survey must be undertaken at an appropriate time of the year, in suitable weather conditions and using nationally recognised survey methods.

### Further Guidance

[3.65 • Link to Planning Practice Guidance](#)

- [Link to Natural England Standing Advice on Species Protection](#)
- [Natural England Discretionary Advice Service \(DAS\)](#)
- [Guidelines for Preliminary Ecological Appraisal \(Second Edition\) \(Chartered](#)

Institute of Ecology and Environmental Management (CIEEM), December 2017)

- Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018) Advice Note: On the Lifespan of Ecological Reports and Surveys (CIEEM, April 2019)
- The Conservation of Habitats and Species Regulations 2017
- BS42020:2013 British Standard for Biodiversity – Code of practice for planning and development (British Standards Institute (BSI), August 2013)
- Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, August 2011)
- Government Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System (Ministry of Housing, Communities and Local Government (MHCLG), August 2005)
- BS 8683:2021 Process for designing and implementing Biodiversity Net Gain. Specification (August 2021)
- The Biodiversity Metric 4.0

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### L7.3 Geological Survey and Assessment

Geological surveys are required where development is likely to impact upon designated sites of geological interest, or recognised or potential geological assets. Survey is required so that the impact of development can be assessed and understood.

The type and extent of survey and assessment work required will depend upon the scale and nature of the development, its potential impacts, the nature of the application site and proximity and connectivity to geological sites.

#### What information is required?

It is beyond the scope of this document to provide site specific advice. The Authority strongly recommends that the applicant seek advice if they are not sure what survey is required.

Sites include:

- a) Internationally and nationally designated sites of geological interest (including geological Sites of Scientific Interest);
- b) Regionally designated sites (RIGS) or locally designated sites such as Local Geological sites or Local Nature Reserves designated for geological interest.
- c) Other geological conservation features;
- d) Exposure of extensive sites;
- e) Integrity sites; and
- f) Finite sites.

#### Further Guidance

##### 3.90 • Earth Science Conservation Classification (ESCC)

• Existing geological interest information may be available from:

- [Link to Local Geoconservation Groups \(also known as RIGS \(Regionally Important Geological and Geomorphological Sites\) Groups](#)
- [Link to British geological survey](#)



## L8.1: Landscape and Visual Impact Assessment

A Landscape and Visual Impact Assessment (LVIA) is required for any development which has the potential to have a significant landscape or visual impact. Assessment is required so that the impact of development can be assessed and understood.

### What Information is required?

An assessment of the existing site and surrounding area identifying the landscape character and type and the visual receptors. The effect and impact of the development and the residual impact, considering any proposed landscaping or screening features.

LVIA must be carried out in accordance with the current published guidelines. The Authority recommends that the LVIA is carried out by a chartered landscape professional.

LVIA can be carried out as a chapter in an Environmental Impact Assessment (EIA) or be a standalone document to support an application.

### Further Guidance

#### 3.97 • [Link to Planning Practice Guidance](#)

#### PDNPA Landscape Documents

- [The Landscape Character of Derbyshire \(4th Edition\) \(Derbyshire County Council, December 2013\)](#)
- [Guidelines for Landscape and Visual Impact Assessment \(3rd Edition\) \(Landscape Institute, 2013\)](#)
- [Landscape Institute Advice Note 01/11: Photography and Photomontage in Landscape and Visual Impact Assessment \(Landscape Institute, March 2011\)](#)
- [National Character Area Profiles \(Natural England, September 2014\)](#)

## L8.2: Landscape Visual Appraisal

A Landscape and Visual Impact Assessment (LVA) is required for any development which has the potential to have a landscape or visual impact. Appraisal is required so that the impact of development can be assessed and understood.

LVA can be more appropriate than a LVIA when a proposal raises one specific issue (landscape or visual) or where there is no requirement for an assessment of significance of effects.

### What Information is required?

An assessment of the existing site and surrounding area identifying the landscape character type and the visual receptors.

LVA must be carried out in accordance with the current published guidelines. The Authority recommends that the LVA is carried out by a chartered landscape professional.

### Further Guidance

#### 3.97 • [Link to Planning Practice Guidance](#)

#### PDNPA Landscape Documents

- [The Landscape Character of Derbyshire \(4th Edition\) \(Derbyshire County Council, December 2013\)](#)
- [Guidelines for Landscape and Visual Impact Assessment \(3rd Edition\) \(Landscape Institute, 2013\)](#)
- [Landscape Institute Advice Note 01/11: Photography and Photomontage in Landscape and Visual Impact Assessment \(Landscape Institute, March 2011\)](#)
- [National Character Area Profiles \(Natural England, September 2014\)](#)

## L9: Landscaping scheme

A landscaping scheme is required for development that involves altered or new hard landscaping (for example, walls, fences, hard surfaces, bunds or retaining structures) or new or replacement turfing, seeding or planting.

This is required so that the proposal and impact upon existing landscaping features can be assessed and understood.

Depending upon the scale and nature of proposals the landscaping scheme can be combined with the proposed block plan (L1.1). Where development affects trees and requires tree survey the landscaping scheme can be combined with the planting plan (L6.3).

### What Information is required?

A plan detailing the location and type of vegetation to be either removed or retained, the location, construction and materials of any new hard landscaping. Details of soft landscaping should be shown along with opportunities for biodiversity enhancement that are proposed as part of the development.

In addition, a statement should be provided which identifies the species, numbers and sizes of all new planting, including details of any seeding mixes, as well as details for the long-term maintenance and after-care period. These details can be annotated on the plan, if appropriate.

### Further Guidance

[3.103 • Link to Planning Practice Guidance](#)

[Add guidance](#)

## L10: Lighting assessment

A lighting assessment is required where development proposes external lighting likely to impact neighbouring properties, dark skies, protected species or nature conservation sites. This is particularly relevant for high powered or flood lighting. This information is necessary so that impacts can be assessed and understood.

### What Information is required?

Details of the location of any proposed external lighting and the type of lighting, including details of the height above ground and the power rating of the lighting. The statement should include the proposed hours of use of the lighting (including the means of control over the hours of illumination), and should be accompanied by drawings to demonstrate the spread of the light.

The assessment of potential impact should include the impact on any sensitive biodiversity feature where relevant and protected species such as bats and any affected heritage assets.

### Further Guidance

3.187 • [Link to Planning Practice Guidance](#)

• [Link to Chartered Institution of Building Services Engineers \(CIBSE\) Lighting Guides](#)

• [Link to Institution of Lighting Professionals](#)

• [PLG04 Guidance on Undertaking Environmental Lighting Impact Assessments \(Institution of Lighting Professionals, 2013\)](#)

### L11.1: Archaeological Desk Based Assessment

A desk based assessment is required for any planning or listed building consent application on sites which include or have the potential to include heritage assets with archaeological interest.

Designated heritage assets include:

Listed buildings

Conservation Areas

Scheduled Monuments

Registered Parks and Gardens

Historic Battlefields.

The Authority does not currently maintain a local list of non-designated heritage assets. Many buildings within the National Park are non-designated heritage assets.

Identification of non-designated heritage assets and the need for an assessment can be established in pre-application discussions.

#### What Information is required?

A Desk Based Assessment is an expert investigation into the archaeological interest of a site or heritage asset. The local Historic Environment Record (HER) must be consulted. The assessment can stand alone or be included in other assessments, such as a Heritage Statement (L11.3). Where a site has both built heritage and below ground archaeological interests, then these are best considered in a combined assessment.

#### Further Guidance

- [Link to Planning Practice Guidance](#)

[PDNPA Guidance Note 'Built Environment and Archaeology'](#)

[Historic England advice note 17 \(HEAN 17\) Planning and Archaeology.](#)

[Chartered Institute for Archaeologists 2014 Standard and guidance for historic environment desk-based assessment](#)

## L11.2: Archaeological Evaluation

The requirement for archaeological evaluation is typically only applicable to major developments or development upon sensitive archaeological sites.

Designated heritage assets include:

Listed buildings

Conservation Areas

Scheduled Monuments

Registered Parks and Gardens

Historic Battlefields.

The Authority does not currently maintain a local list of non-designated heritage assets. Many buildings within the National Park are non-designated heritage assets.

Identification of non-designated heritage assets and the need for an assessment can be established in pre-application discussions.

### What Information is required?

Professional archaeological field evaluation reports for which various techniques may be applicable (e.g. geophysical survey, evaluation trenches).

### Further guidance

- [Link to Planning Practice Guidance](#)

[PDNPA Guidance Note 'Built Environment and Archaeology'](#)

[Historic England advice note 17 \(HEAN 17\) Planning and Archaeology.](#)

[Chartered Institute for Archaeologists guidance for archaeological field evaluation \(2023\)](#)

### L11.3: Heritage Statement

A heritage statement is required for any planning application, listed building consent application or advertisement consent application which impact a heritage asset or their setting.

Designated heritage assets include:

Listed buildings.

Conservation Areas.

Scheduled Monuments.

Registered Parks and Gardens.

Historic Battlefields.

The Authority does not currently maintain a local list of non-designated heritage assets. Many buildings within the National Park are non-designated heritage assets.

Identification of non-designated heritage assets and the need for an assessment can be established in pre-application discussions.

#### What Information is required?

An assessment of the significance of heritage assets and/or their settings affected by a development, and of the impacts of development. The heritage statement should be proportionate to the proposal and the affected heritage assets.

A heritage statement can be standalone document or form part a Design and Access statement (N5) or Planning Statement (L2). A building appraisal, setting assessments and assessment of curtilage may be necessary. The Authority recommends that the assessment should be carried out by a suitably qualified heritage expert.

#### Further Guidance

- [Link to Planning Practice Guidance](#)

[PDNPA Guidance Note 'Built Environment and Archaeology'](#)

[Webpage-Final-Branded-DMP-Doc-Copy.pdf \(peakdistrict.gov.uk\) Appendix 4 Guidance for preparing a Heritage Statement.](#)

[Historic England Advice Note 12 \(HEAN 12\). Statements of Heritage Significance](#)

[Historic England GPA2 Managing Significance in Decision-taking in the Historic Environment](#)

[Historic England GPA3 The Setting of Heritage Assets](#)

[Historic England Advice Note 10 \(HEAN 10\) Listed Buildings & Curtilage](#)

### **L11.4: Structural survey**

Structural survey is required for any planning application or listed building consent application on sites affecting heritage assets where re-building works or structural alterations are proposed or where the proposal could have other structural implications (such as vibrations from work near a heritage asset).

Designated heritage assets include:

Listed buildings.

Conservation Areas.

Scheduled Monuments.

Registered Parks and Gardens.

Historic Battlefields.

The Authority does not currently maintain a local list of non-designated heritage assets. Many buildings within the National Park are non-designated heritage assets.

Identification of non-designated heritage assets and the need for an assessment can be established in pre-application discussions.

#### **What Information is required?**

A structural report carried out by a suitably qualified structural engineer.

The Authority recommends that a structural engineer on the Conservation Accreditation Register for Engineers (CARE) is employed for any structural works affecting a heritage asset.

#### **Further Guidance**

- [Link to Planning Practice Guidance](#)

[Link to Institution of Structural Engineers CARE register](#)



## L12.1: Transport Assessment / Statement

A transport assessment / statement is required for all planning applications which would generate significant amounts of new additional traffic or for existing sites that generate a significant amount of traffic and include the provision of a new or altered access.

An assessment / statement may also be required for smaller developments where the location is sensitive. For example, where there is conflict between motorised and non-motorised users, children or other vulnerable road users.

### What information is required?

In determining whether a Transport Assessment (TA) or Transport Statement (TS) will be needed for a proposed development, the following will be taken into consideration:

- a) the scale of the proposed development and its potential for additional trip generation;
- b) existing intensity of use and the availability of public transport;
- c) proximity to nearby environmental designations or sensitive areas;
- d) impact on other priorities/ strategies (such as promoting walking and cycling);
- e) the cumulative impacts of multiple developments within a particular area; and

The scope and level of detail in a Transport Assessment (TA) or Transport Statement (TS) will vary from site to site. The coverage and detail of the TA/TS should reflect the scale of the development and the extent of the traffic implications. Information should include all existing and proposed vehicular and pedestrian movements to and from the application site and vehicle manoeuvring, parking, loading and servicing areas should be delineated.

Where relevant, details of existing and proposed employee numbers and details of both vehicle and cycle parking spaces should be provided.

The information provided should identify the extent of the transport implications of the proposed development in order to determine the suitability of it for the standard of the highway network in the area. A sustainable approach to transport should be considered for all proposed development and an assessment of accessibility by non-vehicle modes should be considered.

A TA/TS should illustrate the likely modal split of journeys to and from the site. It should identify any proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking required by the development, and to mitigate transport impacts.

A Transport Statement should identify the transport issues arising from a proposed development. It should include details of previous, present and proposed vehicle movements, including the size and type of vehicles, means of access, hours of operation and parking provision.

### Further Guidance

- [Link to Planning Practice Guidance](#)
- [Guidelines for the Environmental Assessment of Road Traffic, \(Institute of Environmental Management and Assessment \(IEMA\), 2004\)](#)

- Department for Transport (DfT) Circular 02/2013: The Strategic Road Network and the Delivery of Sustainable Development (DfT, September 2013)
- Transport Evidence Bases in Plan Making and Decision Taking (MHCLG, March 2015)

The National Park Authority is not the Local Highway Authority for the National Park. The Authority recommends that further advice is sought from the Local Highway Authority for your area if necessary.

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## L12.2: Travel Plan

Any planning application accompanied by a Transport Assessment (L12.1) or Transport Statement (12.2) must include a Travel Plan.

In addition, any planning application proposed in other locations where there are opportunities to promote the use of public transport, walking and cycling or that would affect the provisions of an existing Travel Plan.

### What information is required?

A Travel Plan should identify the specific required outcomes, targets and measures, and set out clear future monitoring, management arrangements and a timetable all of which should be proportionate. It should also consider what additional measures may be required to offset unacceptable impacts if the targets should not be met.

A Travel Plan should set explicit outcomes rather than just identify processes to be followed (such as encouraging active travel or supporting the use of low emission vehicles). It should address all journeys resulting from a proposed development by anyone who may need to visit or stay and they should seek to fit in with wider strategies for transport in the area.

A Travel Plan is a long-term management strategy that seeks to deliver sustainable transport objectives. A Travel Plan can form part of a Transport Assessment or Transport Statement.

### Further Guidance

- [Link to Planning Practice Guidance](#)
- [Department for Transport \(DfT\) Circular 02/2013: The Strategic Road Network and the Delivery of Sustainable Development \(DfT, September 2013\)](#)

## L13: Contaminated land assessment

A contaminated land assessment is required for planning applications where contaminated land or buildings are known or suspected to exist on the site.

### What information is required?

Proportionate site investigation information (a risk assessment) to determine the existence or otherwise of contamination, its nature and extent, the risks it may pose and to whom/what (the 'receptors') so that these risks can be assessed and satisfactorily reduced to an acceptable level.

The risk assessment should also identify the potential sources, pathways and receptors ('pollutant linkages') and evaluate the risks. This information will enable the Authority in consultation with the Environmental Health Officer to determine whether further/more detailed investigation is required, or whether any proposed mitigation or remediation is satisfactory.

### Further Guidance

#### 3.118 • Link to Planning Practice Guidance

- [Link to Land contamination technical guidance](#)
- [BS10175+A2:2017 Investigation of Potentially Contaminated Sites – Code of Practice \(BSI, March 2011\) \(Current but under review\)](#)
- [Asbestos: The Survey Guide HSG264 \(2nd Edition\) \(Health and Safety Executive, 2012\)](#)
- [Managing Asbestos in Buildings INDG223 \(Revision 5\) \(Health and Safety Executive, 2012\)](#)
- [Managing and Working with Asbestos – Control of Asbestos Regulations 2012 Approved Code of Practice L143 \(2nd Edition\) \(Health and Safety Executive, 2013\)](#)
- [LCRM: Stage 1 Risk Assessment, Environment Agency, April 2021\)](#)
- [LCRM: Stage 2 Options Appraisal, Environment Agency, April 2021\)](#)
- [LCRM: Stage 3 Remediation and Verification, Environment Agency, April 2021\)](#)

### **L14.1: Noise assessment**

A noise assessment is required for any planning application which generate noise to a level that could potentially cause a loss of amenity for occupants of residential and other noise sensitive uses such as schools, hospitals, care homes, offices and public recreation areas.

Examples of the types of development that have the potential to generate noise include transport, assembly and leisure, recreational or sports, industrial uses, wind turbines or installation of equipment such as extract vents or heat pumps.

#### **What information is required?**

A Noise Assessments should be prepared by a suitably qualified and experienced acoustician. The assessment should identify the potential impact of noise generated by the development on the surrounding area. The assessment should describe the existing noise levels in the area, noise sources arising from the development and the level of noise likely to be generated.

The assessment should identify noise sensitive receptors in the area and include mitigation measures to prevent or minimise the effects of noise. It should also describe the regime to be established to monitor and record the actual noise generated during the construction, use and operation of the proposed development (including any noise and/or vibration from associated traffic).

#### **Further Guidance**

- [3.150 • Link to Planning Practice Guidance](#)
- [Noise Policy Statement for England \(DEFRA, March 2010\)](#)

## L14.2: Odour assessment

An odour assessment is required for any planning application which generate odour to a level that could potentially cause a loss of amenity for occupants of residential and other noise sensitive uses such as schools, hospitals, care homes, offices and public recreation areas.

Examples of the types of development that have the potential to generate odour include uses which involve the preparation of hot food, particularly hot food takeaways, intensive animal-rearing and some industrial or storage uses.

### What information is required?

A site specific Odour Impact Assessment and/or Management Plan should demonstrate that the odours released by the development can be adequately controlled so as not to give rise to adverse impacts on the amenity of the environment and neighbouring properties.

The assessment should identify the sources of potential odour emissions and sensitive receptors in the area. It should also include details of any measures and practices to be adopted to minimise and mitigate odour emissions. It is advisable to include the details of the monitoring regime that would be adopted.

### Further Guidance

- [3.166 • Link to Planning Practice Guidance](#)
- [Guidance on the Assessment of Odour for Planning Version 1.1 \(IAQM, July 2018\)](#)

### L14.3: Air quality assessment

An air quality assessment is required for development which involve processes or activities that would result in the release of emissions to air of substances or particles that would be potentially damaging to human health and the environment, or that would give rise to a received risk to human life.

Proposals can include transport, industrial or agricultural development such as intensive agriculture or proposals for the storage of slurry or sewage sludge.

#### What information is required?

Proposals that impact on air quality or are potential pollutants should include an air quality assessment (AQA) identifying the air quality of the area, the scale and nature of emissions from the proposal, the potential impact on people and the environment in the area and the proposed measures to prevent or minimise those impacts.

The AQA must focus on the issues specific to the proposal i.e. dust, odour, traffic pollution, bio-aerosols and other pollutants. The AQA must include a description of base line conditions, likely impact of the development proposed, any modelling or assessment undertaken to determine impact and details of mitigation and management as a minimum.

#### Further Guidance

##### 3.161 • [Link to Planning Practice Guidance](#)

- [The Air Quality Standards \(Amendment\) Regulations 2016](#)
- [The UK plan for tackling roadside nitrogen dioxide concentrations' \(DEFRA\) \(2017\)](#)
- [Air Pollution in the UK 2019 \(DEFRA, September 2020\)](#)
- [Link to Air Quality Management Areas](#)
- [Link to Air Pollution Information System](#)
- [Land-Use Planning & Development Control: Planning for Air Quality \(IAQM, January 2017\)](#)
- [East Midlands Air Quality Network South Northamptonshire Council - Air Quality and Emissions Mitigation Guidance for Developers \(March 2019\)](#)
- [Institute of Air Quality Management 'Guidance on the Assessment of Dust from Demolition and Construction version 1.1' \(2014\)](#)

## **L15: Waste management statement**

A waste management statement is required for any planning application which involves or requires any significant ground excavations.

### **What information is required?**

The waste management statement must provide an estimate of the amount and type of excess material which will be generated by the development and a statement on how the material is to be used within the development or otherwise disposed of (either on the site, in land in under the control of the applicant or to a registered disposal site).

### **Further Guidance**

[3.191 • Waste Management Plan for England \(DEFRA, January 2021\)](#)

[• Link to Planning Practice Guidance](#)

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## **L16: Recreation / open space assessment**

Any planning application which involves the loss or provision of open space, sports and recreation facilities (including school playing fields and green infrastructure).

Any planning application which may prejudice the use of an existing open space, sports and recreation facility (including school playing fields and green infrastructure) by virtue of the nature of the development or proximity to the site.

### **What information is required?**

The assessment must provide details of the facility to be lost in terms of use, size and condition; an assessment of the facilities to be retained against the current standards; and justification as to why the facility is no longer required.

If the development involves the provision of alternative facilities to compensate for this loss, details of the replacement facility should be provided, including details of construction and future maintenance.

If the development could prejudice the use of an existing facility full details of the proposal and use must be provided along with proposed mitigation measures to ensure that the facility can continue to be used without limitation on extent of use or hours of operation.

### **Further Guidance**

[Link to planning practice guidance](#)

- [Link to Sport England](#)
- [Planning for Sport Guidance \(Sport England, June 2019\)](#)

## L17: Financial viability appraisal

Any planning application proposing to provide either a mix of market and affordable housing or 100% market housing where a viability appraisal is required to demonstrate compliance with housing policies.

Any other planning application seeking to justify a proposal which would otherwise not be in accordance with relevant policies either partly or wholly on the grounds of financial viability.

### What information is required?

A financial viability appraisal (FVA) carried out in accordance with the Royal Institution of Chartered Surveyors (RICS) "*Assessing viability in planning under the National Planning Policy Framework 2019 for England*" (re-issued April 2023).

This is an appraisal carried out specifically for planning purposes and is distinct and separate from a market valuation for other purposes (for example for secured lending or company accounts).

The Authority will commission an independent assessment of the FVA by a suitably qualified RICS surveyor. In accordance with the RICS professional standard the Authority will expect the cost of independent assessment to be paid by the applicant.

The Authority recommends that, particularly for larger schemes, that FVA is provided at pre-application stage so that independent assessment can be undertaken at that stage to inform the development and expediate the application process.

### Further Guidance

[Link to planning practice guidance](#)

- [RICS professional standard April 2023](#)

### **13. AUTHORITY SOLICITOR REPORT – PLANNING APPEALS REPORT (A.1536/AE)**

#### **1. APPEALS LODGED**

The following appeals have been lodged since the last report.

<b><u>Reference</u></b>	<b><u>Details</u></b>	<b><u>Method of Appeal</u></b>	<b><u>Committee/Delegated</u></b>
NP/DDD/0723/0770 3356913	Formation of new doorway to the ground floor between the kitchen and dining room at Further House, Baulk Lane, Hathersage	Written Representations	Delegated
NP/GDO/0424/0422 3356859	Agricultural building to store hay, straw and machinery at Pictor Farm, Wardlow	Written Representations	Delegated
ENF 21/0054 3358331	Erection of 2 structures, a timber agricultural store and a circular horse training building, and a hard surfaced track, without Planning Permission at Hallfields Farm, Sheffield	Written Representations	Delegated
ENF 21/0002 3353734	Erection of a timber fence exceeding 1 metre height and comprising vertical timber boarded panels set between concrete posts and resting on a concrete base at 4 Greenhead Park, Bamford	Written Representations	Delegated
NP/DDD/0224/0230 3357263	Engineering operations to build up site levels to match those of the adjacent access road at land to the south east of Aldi, Buxton Road, Bakewell	Written Representations	Delegated

There have been no appeals withdrawn during this month.

#### **2. APPEALS DECIDED**

The following appeals have been decided during this month.

<b><u>Reference</u></b>	<b><u>Details</u></b>	<b><u>Method of Appeal</u></b>	<b><u>Decision</u></b>	<b><u>Committee/Delegated</u></b>
NP/HPK/0224/0141 3353256	Retrospective change of use of existing agricultural land to facilitate a Timber Log Storage	Written Representations	Allowed	Delegated

	Business (B8 Use), internal access track, widened vehicular access to the public highway and associated landscaping at How Lane, Castleton			
<p>The Inspector considered that the timber storage, and the modest scale of operations was fairly low level and blended in well with the landscape, due to the presence of stone walls, stable block and the number of mature trees, so the Inspector considered that the visual harm would be moderate rather than significant. The appeal was allowed.</p>				
NP/HPK/0923/1055 3351892	Seasonal use of land for eco-camping, siting of 3no. bell tents and amenity facilities along with associated access, parking and landscaping with associated ecological enhancements and conservation on land west of Edale Road, Barber Booth, Edale	Written Representations	Allowed	Committee
<p>The Inspector considered that the proposed development would not result in unacceptable harm to the landscape, and the effect on the Conservation Area would be neutral. The Inspector also considered that there would be no conflict with policy RT3 of the Core Strategy and DMR1 of the Development Management Policy document. The appeal was allowed.</p>				
NP/SM/0823/0895 3342623	Conversion of outbuildings for holiday accommodation ancillary to Scaldersitch Farm, Sheen	Written Representations	Dismissed	Non-Determination
<p>The Inspector considered that the cumulative impact of the proposed changes, particularly those relating to the rear elevation, would disrupt the legibility of the buildings and their agricultural character. The proposal also lacked the support of listed building consent, and would therefore be harmful to the special interest and significance of the buildings and would not preserve the special architectural or historic interest of the Grade II listed buildings. The appeal was dismissed.</p>				
ENF 20/0061 3345215	Enforcement – construction of a timber structure inserted into metal post holders, bolted into concrete pads at The Bank House Bar & Restaurant, Hathersage	Written Representations	Dismissed	Delegated

The Inspector considered that in the absence of an appeal on ground (a), general planning considerations could not be considered, so it was not open to the Inspector to substitute lesser steps to allow any element of the unauthorised operations to remain to grant permission. The appeal was dismissed and the enforcement notice upheld.

ENF 20/0089 3346264	Enforcement – carrying out of building or other operations comprising the installation of three air source heat pumps and post and rail fencing at Land to the west of Manor House, Little Hucklow	Written Representations	Allowed	Delegated
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The Inspector considered that the installation of the air source heat pumps (ASHP) resulted in a negligible harmful impact on the setting and special interest of The Manor House. The positioning of the ASHP would have limited visibility within the rear garden and public vantage points, so would not have a harmful effect or appearance on the conservation area, nor on the landscape and scenic beauty of the Peak District National Park. The Inspector also considered that the fencing by reason of its height, positioning, design and materials was inconspicuous, when viewed from the road and public right of way, so was not out of character with the residential and agricultural uses which characterise the conservation area, nor have an impact on the special interest of The Manor House. The appeal was allowed, and the enforcement notice quashed.

NP/SM/0624/0578 3350153	Installation of roof mounted solar PV on non-domestic building at Waterfall Parochial Hall, Waterfall Lane, Waterhouses	Written Representations	Allowed	Delegated
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The Inspector considered that the although the PV panels would be visible from the public footpath, they would not detract from the building’s simple and traditional vernacular form, nor would they obscure any of its architectural details. The Inspector was satisfied that their proposed siting would minimise their effect on the external appearance of the building and the amenity of the area. The appeal was allowed.

**3. RECOMMENDATION:**

**To note the report.**

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