

Authority Meeting 6 October 2017 – Item 9 Appendix 2 – Schedule of Modifications

Introduction

Mod. No.	Page	Para. / Policy Number	Proposed Modification (deleted text has <del>strikethrough</del> , new text is <u>underlined</u> )	Reason <i>Eg Grammatical correction In response to soundness point (major) In response to updates from gvmt etc For clarification Typographical error</i>
M1.1	p4		Amend list of Appendices to: List of Appendices 1) <u>Historic Environment Records contact details and further information</u> 2) <u>Natural Zone Definition</u> 3) <u>List of DS1 Settlements, including which parish the settlement is in, and which parishes adjoin the parish that the DS1 settlement is in</u> 4) <u>Guidance for preparing a heritage statement</u> 5) <u>List of conservation areas (including those with detailed appraisals)</u> 6) <u>Sample parish housing needs survey</u> 7) <u>Registering a housing need</u> 8) <u>Sports England criteria for assessing applications for or affecting sports and communities facilities</u> 9) <u>PDNPA Parking Standards</u> 10) <u>Glossary</u>	Due to amendments to appendices (mainly rep 10.84, 10.89, 10.132)
M1.2	p5-7		Add in page number references in 'List of Policies'	In response to rep 10.1
M1.3	p6		Amend DMS1 and DMS3 titles " <del>named settlements</del> " " <u>DS1 settlements</u> "	PDNPA rep
M1.4	p11/12	1.25-1.30	Amend references to s106 to read section 106 agreement	PDNPA rep
M1.5	p12	1.29	Delete repeated " <del>of planning</del> " on second line	PDNPA rep
M1.6	p12	1.26	"It is suggested that their Regulation 123 lists <del>could</del> <u>should</u> include...."	In response to rep 28.28
M1.7	P12	1.29-1.30	<del>1.29 Monitoring has also highlighted a number of areas where approval of planning of planning permission has been granted contrary to policy, particularly in schemes involving judgement over the degree of conservation and enhancement benefit achieved in furtherance of National Park purposes. This has raised concern over the potential for loss of valued features and characteristics of the National Park prompting the call for further investigation of the use of s106 to seek wider benefits in order to mitigate such losses, particularly those involving heritage assets, areas of biodiversity or areas where the quiet enjoyment of the National Park is adversely affected.</del>	In response to rep 23.1, 23.2 and 23.103

			<p><del>1.30 It is vital that priority remains with the achievement of the conservation and enhancement of the National Park's valued characteristics. In many cases planning conditions will provide an appropriate mechanism to mitigate the impact and allow sustainable development to progress. However in some cases planning conditions may not be sufficient to outweigh the harm to the National Park. Here, planning permission should be refused. Nevertheless if approval is otherwise granted for material planning reasons but contrary to policy, s106 agreements could be used to mitigate the impacts of the development and, where appropriate, secure wider benefit specifically in order to secure National Park purposes. Such benefits could include financial contributions towards landscape scale projects conservation projects or the pursuit of recreation opportunities.</del></p>	
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### Conserving and enhancing the National Park's Valued Characteristics

Mod. No.	Page	Para. / Policy Number	Proposed Modification (deleted text has <del>strikethrough</del> , new text is <u>underlined</u> )	Reason <i>Eg Grammatical correction In response to soundness point (major) In response to updates from Government etc For clarification Typographical error</i>
M3.1	14	3.1	<del>The</del> Dark Peak and Moorland Fringes	Typographical REP PDNPA 1.5
M3.2	14	3.3	(Landscape Strategy and Action Plan) <sup>16</sup> <u><a href="#">16 Landscape Strategy and European Landscape Convention Action Plan PDNPA July 2009 Final Report</a></u>	For clarification REP 10.2
M3.3	14	3.5	Development will not be permitted where there is harm to the <del>acknowledged</del> significance of a heritage asset.	For clarification REP PDNPA 1.6
M3.4	18	3.17	<u>The extent of the Natural Zone is shown in figure 3 below.</u> The Natural Zone represents the wildest and least developed parts of the National Park. The area combines high wildlife value and minimal obvious human influence.	For clarification REP 10.3
M3.5	18	3.17	The basis for defining the area is given in <u>paragraph 9.17 of the Core Strategy</u> (see Appendix <del>?</del> <u>2</u> )	Typographical (font boldened and appendix number added) REP PDNPA 4.1

M3.6	18	3.17	Applicants should also be aware of the provisions of the Habitats Directive <sup>1</sup> , including the requirements for appropriate assessment under Article 6(3), for those areas which are underpinned by Natura 2000 sites (Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)).	Typographical REP10.4
M3.7	19	3.22	<u>The extent of the natural Zone is shown in figure 3 below</u>	For clarification REP 10.3 (text moved up to paragraph 3.17)
M3.8	21	3.23	They require consideration of the character of buildings and their settings, appropriate scale and massing, the design, height, siting, landscaping, building materials <del>and</del> form <u>and detailing</u> .	For clarification REP PDNPA 1.8
M3.9	21	3.24	The contribution of the spaces between buildings is also recognised. This is particularly strengthened by Conservation Area status in many of the historic villages, where the relationship between the farmed and more natural landscape and the historic built environment is particularly valued. <u>(See policy DMC8 and supporting text for more guidance)</u> . Opportunities may exist to use development to positively conserve and <u>/or</u> enhance the significance of heritage assets in such areas but greater potential for development generally exists outside of Conservation Areas, subject to proposals being in accordance with other conservation policies.	REP PDNPA for clarification REP PDNPA 1.9 For clarification
M3.10	21	3.25	Policies also require consideration of the intensity of a proposed use or activity; the impact on living conditions and on access and traffic levels; the potential for use of sustainable modes of transport; consideration of building techniques and ground conditions; and potential to incorporate measures that mitigate the impacts of climate change. Design must also be in accordance with the Peak District National Park Design Guide Supplementary Planning Document (Design Guide SPD). This includes detailed guidance notes on matters such as alterations and extensions, and shop fronts. Further guidance on the conversion of traditional buildings will also be published as a Supplementary Planning Document (SPD). In addition, the Authority provides guidance and information on wildlife and protected species. The Authority's Landscape Strategy and Action Plan and Conservation Area Appraisals provide applicants with an assessment of local character and landscape on which to base the design of proposals.  <u>Adopted neighbourhood plans also play an important role in describing features and character of local value. These have a direct impact on the siting, design, layout and landscaping of proposals. In particular the Neighbourhood Plan may identify local greenspaces which a community has identified as worthy of protection.</u>	REP PDNPA for completeness
M3.11	21	3.26	<b>Core Strategy Policies L1, L2 and L3</b> link development considerations to landscape character	For clarification REP PDNPA 1.12

<sup>11</sup> Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora The Conservation of Habitats and Species Regulations 2010

			and valued characteristics, biodiversity, geodiversity and cultural heritage assets <b>of significance</b> , all of which affect what might be acceptable in terms of design, layout and landscaping.	
M3.12	24	3.37	<p>3.37 Where there is uncertainty about a <b>named</b> DS1 settlement's capacity for further development, <b>Core Strategy Policy DS1E</b> requires an assessment of site alternatives to establish capacity. The assessment process should involve the Parish Council or Parish Meeting and demonstrate how development would complement:</p> <ul style="list-style-type: none"> <li>• the settlement's overall pattern of development <b><u>both inside and outside any Conservation Area</u></b></li> <li>• the character and setting of nearby buildings and structures; and</li> <li>• the character of the landscape in which the settlement sits.</li> </ul>	For clarification REP PDNPA and REP PDNPA 4.2
M3.13		3.38	<p><u>3.38 Particular regard should also be paid to:</u></p> <ul style="list-style-type: none"> <li>• Historic settlement pattern including street layout</li> <li>• <b><u>The value of spaces with a recognised purpose to the community, such as graveyards, playing fields, play areas,</u></b></li> <li>• Existing mass, scale, height, design, materials and the eaves and ridge heights of surrounding buildings</li> <li>• Conservation Area Appraisals</li> <li>• The Landscape Strategy and Action Plan.</li> </ul>	For clarification REP PDNPA 4.3
M3.14	24	3.40	Because capacity for new development is limited in all settlements, schemes that propose to conserve and/or enhance the National Park by re-development of derelict or despoiled sites are more welcome than schemes that propose to build on green-field sites.	For clarification REP PDNPA 1.19
M3.15	24	3.41	<b>In addition</b> , Conservation Area Appraisals <b>also</b> provide a vital analysis and statement of the heritage significance of settlements.	For clarification REP PDNPA 1.20
M3.16	24	3.41	This is particularly helpful in conserving and enhancing the edge of a settlement and conserving important open spaces. (see <b>Appendix 3 Appendix 5</b> ).	For accuracy REP PDNPA
M3.17	24	DMC4	<p>DMC4: Settlement Limits</p> <p>A. <b><u>To determine whether a proposed development is in or on the edge of a DS1 settlement,</u></b> <b>Planning planning</b> applications should provide sufficient information to allow proper consideration of the relationship between a proposed development and the settlement's historic pattern of development including the relationship of the</p>	REP PDNPA for clarification

			<p>settlement to local landscape character. <u>The siting of the development should complement and not harm the character of these settlements</u></p> <p>B. <del>Development which would adversely affect or lead to the loss of open areas forming an essential part of the character of the built environment will not be permitted.</del></p> <p>C. Development that is separated from the existing settlement to such a degree that it no longer forms part of the whole, or is likely to result in pressure to infill an intervening gap, will not be permitted.</p>	REP PDNPA to remove criteria relating to open spaces which is covered in other policy and text.
M3.18	25	3.46	These include caves once occupied by Palaeolithic people, barrows and stone circles from <u>the</u> Neolithic and Bronze Age, evidence for Bronze Age and Iron Age farming and settlement, and later prehistoric hillforts such as Mam Tor.	Typographical REPS 10.6 and PDNPA 1.22
M3.19	25	3.47	Past industrial activity such as lead mining, quarrying and textiles has also left a rich legacy of mills, <del>work-houses</del> ; mine engine houses and weavers' cottages.	For clarification and typographical REP PDNPA 1.23
M3.20	25	3.49	Heritage assets include <u>both</u> designated <del>heritage assets of international, national and regional importance and non-designated heritage assets of local importance or special interest</del> and non-designated heritage assets.	For clarification REP PDNPA 1.24
M3.21	25	3.51	<del>Non-designated heritage assets (heritage asset of local and regional importance or special interest) comprise</del> <u>Non-designated heritage assets are those having a degree of significance meriting consideration in planning decisions but which are not formally designated. They can include heritage assets of local and regional importance or special interest. They comprise:</u>	For clarification REP PDNPA 1.25
M3.22	26	3.51	<ul style="list-style-type: none"> <li>unregistered <u>historic</u> parks and gardens <u>and cemeteries</u></li> </ul>	For clarification REP PDNPA 1.26
M3.23	26	3.51	<p>Non-designated heritage assets (heritage asset(s) of local and regional importance or special interest) comprise:</p> <ul style="list-style-type: none"> <li>landscape features identified in the Landscape Strategy and Action Plan and the Historic Landscape Characterisation project<sup>29</sup></li> </ul> <p><sup>29</sup><u>The Historic Landscape Characterisation of the Peak District National Park was commissioned by English Heritage and carried out in the late 1990s under the direction of John Barnatt for the Peak District National Park Authority.</u> <a href="http://archaeologydataservice.ac.uk/archives/view/peaks_hlc_2016/">http://archaeologydataservice.ac.uk/archives/view/peaks_hlc_2016/</a></p>	For clarification REP 10.7 and 10.9

M3.24	26	3.52	Cultural heritage significance is assessed by the National Park Authority using the criteria set out in Appendix <del>3.4</del>	For accuracy REP PDNPA
M3.25	26	3.54	Crucial to the conservation and enhancement of heritage assets is an understanding of what makes them significant, and how their setting contributes to <del>the that</del> significance. <del>Adaptive re-use may be possible where it does not harm their significance or that of their landscape setting (see policies DMC5 and DMC10)</del> Historic England guidance states, that “the ability to assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process is very important to an applicant in order to conceive of and design a successful development.” Significance is a collective term for the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape.	For clarification REP PDNPA 1.31
M3.26	26	3.54	Heritage assets <del>such as Conservation Areas</del> make a significant contribution to local character and are statutorily protected from development that <del>is inappropriate in scale, design, materials, details and form.</del> <del>does not conserve or enhance their character or appearance.</del> All development must <del>also therefore</del> respect local context and landscape character as outlined for example in Conservation Area Appraisals and the Peak District National Park Landscape Strategy and Action plan. <del>Adaptive re-use may be possible where it does not harm their significance or that of their setting (see policies DMC9 and DMC14).</del>	For clarification REP PDNPA 1.30 (final addition is bringing forward text deleted from the start of 3.54)
M3.27	26	3.55	<del>Historic England guidance states, that “the ability to assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process is very important to an applicant in order to conceive of and design a successful development.” Significance is a collective term for the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape.</del>	For clarification REP PDNPA 1.29 (deleted text moved to para. 3.54)
M3.28	26	3.56	The information may be provided as a separate Heritage Statement, <del>an archaeological report</del> or as part of a Design and Access Statement where appropriate. (see Appendix <del>5 4</del> )	For clarification REP PDNPA 1.32
M3.29	26	3.58	<ul style="list-style-type: none"> <li>Describe and establish the degree <del>nature, extent and level</del> of significance of a heritage asset and its setting.</li> </ul>	For clarification REP PDNPA 1.33
M3.30	26	3.58	<ul style="list-style-type: none"> <li>Provide details of the history and development of the asset using the Historic Environment Record, other relevant sources of information (See Appendix <del>4 1 Further sources of evidence for understanding significance</del> <del>Source list for further information on historic environment</del>) historic maps and, <del>for buildings</del> annotated photographic records cross-</li> </ul>	For clarification REPS 10.14 and PDNPA 1.34 appendix 4 becomes appendix 1

			referenced, for example, to plans and elevations.	
M3.31	26	3.60	In <del>open countryside</del> many locations it is <del>more</del> likely that the setting of the heritage asset will have cultural heritage significance and <del>in such locations</del> it is therefore necessary to include in any such assessment of significance <del>on</del> , <u>any information available in</u> the Landscape Strategy and Action Plan ( <b>Core Strategy policy L1</b> and development management policy DMC1) and where relevant the Historic Landscape Characterisation.	For clarification REPS 10.16 and PDNPA 1.35
M3.32	27	3.61	This gives them cultural significance, and any changes in their use to more domestic uses can harm not only the integrity of the heritage asset but also the wider significance of the landscape setting including views to and from and topography. <u>The latter is often particularly important for archaeological sites and monuments.</u>	For clarification REP PDNPA 1.37
M3.33	27	3.63	This may be as part of, or in addition to <u>or, in exceptional circumstances, instead of</u> the Heritage Statement.	For clarification REP PDNPA 1.38
M3.34	27	3.64	( <del>measures</del> <u>Measures</u> might include removal of permitted development rights, preservation in-situ, excavation, watching brief, recording and publication)	Typographical REP 10.17
M3.35	27	3.66	Other policy concerns including requirements for Listed Buildings; Conservation Areas; Scheduled <del>Ancient</del> Monuments, <u>Registered Parks and gardens and</u> designated and non-designated heritage assets of local importance or special interest, shop-fronts; advertisements; landscape, biodiversity, cultural heritage and other assets; transport implications (including access and parking) are set out in this chapter and in Chapter 9 (Travel and Transport).	For clarification REP PDNPA 1.42
M3.36	27	DMC5	(ii) result in the loss of, or irreversible damage to original features or other features of importance or significance or the loss of existing features which contribute to the character, appearance, significance or setting (e.g. boundary walls, railings or gates) <u>unless agreed by the Authority that the loss of such features is necessary;</u>	For clarification REP 9.2, the absence of which would mean that even if evidence required by A(ii) produces justifies loss, F(ii) would not enable that to happen. This begs the question as to why we ask someone for the information to justify their proposal if the policy would not allow it. The alternative is to drop A(ii) and rely on A (i)
M3.37	27	DMC5	A. Planning applications for development affecting <u>the significance of</u> a heritage asset, <del>its setting and their significance</del> including its setting must clearly demonstrate <u>in a Heritage</u>	For clarification REP PDNPA 1.43

			<b>Statement :</b>	
M3.38	27	DMC5	B. The <b>Heritage Statement supporting evidence</b> must be proportionate to the significance of the asset. It may be included as part of a <b>Heritage Statement or</b> Design and Access Statement where relevant.	For clarification REP PDNPA 1.44
M3.39	27	DMC5	C Proposals likely to affect heritage assets with archaeological or other heritage interest or potential interest should be supported by <b>appropriate information that identifies what impacts are anticipated, or</b> a programme of archaeological works to a methodology approved by the Authority	For clarification REP PDNPA 1.45
M3.40	27	DMC5	E Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect of the development on the <b>character, appearance and</b> significance of the heritage asset and its setting.	For clarification REP PDNPA 1.47
M3.41	27	DMC5	F. Development will not be permitted if it would:  (i) adversely affect the character and significance of a heritage asset and its setting <b>by any means</b> including scale, mass, height, proportion, design, plan-form, (including through subdivision), detailing or, materials used;	For clarification REP 24.5 If DMC5F(i) is referring to a list of characteristics of the proposed development as opposed to the asset, it should read something like "...and its setting by any means including .....
M3.42	28	3.67	1.1 There are currently <b>469 472</b> Scheduled Monuments in the National Park. (see Appendix <b>?</b> <b>List of Scheduled Monuments in the National Park-1 Source List for further information</b> ).	For clarification REP PDNPA 1.51 and REP PDNPA
M3.43	28	3.68	The significance of <b>ancient scheduled</b> monuments derives not only from their physical presence, but also from their setting.	For clarification REP PDNPA 1.52
M3.44	28	DMC6	A. The exceptional circumstances where development that <b>might affect a scheduled monument involving scheduled monuments</b> may be permitted are those where it can be demonstrated that the legislative provisions to protect <b>a scheduled monument Scheduled Monuments</b> can be fully met.	For clarification REP 24.6 DNC6A should read "...development that might affect a scheduled monument..." since the development itself is unlikely to "involve" one. Also singular is more precise than plural and clearly covers plurality whereas the converse could be argued not to be so (cf DCM10).



M3.45	29	3.73	Applicants should consult the Design Guide SPD <sup>33</sup> for further information. <a href="#">33 Design Guide Supplementary Planning Document Peak District National Park Authority</a>	For clarification REP 10.18
M3.46	30	DMC7 D	(i) removal, alteration or unnecessary replacement of structural elements including walls, roof structures, beams, and floors;	Grammatical REP PDNPA 1.59
M3.47	31	3.77	There are 109 designated Conservation Areas in the National Park, which are shown on the Policies Map and listed in Appendix 5. Core Strategy policy L3 makes it clear that their conservation and, where appropriate, enhancement is essential.	For accuracy REP PDNPA
M3.48	31	3.79	Conservation Area Appraisals provide a vital analysis, justifying the reason for designating the area and identifying (as shown on the inset maps) and explaining the value of open spaces and other valued characteristics. In some circumstances the impact of a development on a village street scene will not be visible from the wider landscape. However the planning assessment also needs to focus on localised viewpoints including views in and out of the area, sense of place and open spaces. In these areas it can be important to protect open spaces because in many cases these are a vital feature of the historic settlement form.	For clarification REPS 23.27, 23.28
M3.49	31	3.79	<a href="#">Since 2008 the Authority has undertaken a rigorous process of updating its Conservation Area appraisals, focussing on areas where either no appraisal existed or where it is timely to update older appraisals produced under earlier guidance. This is an on-going process and will continue beyond the adoption of this plan to inform the review of strategic policies. Where there is no appraisal or where only an older appraisal exists, applicants are advised to discuss these matters with the Authority's Cultural Heritage Team. The desirability of protecting open spaces is not however necessarily confined to those spaces identified as important by Conservation Area appraisals (See policy DMC3: siting design layout and landscaping; DMC4: Settlement Limits and supporting text; policy DMH6: Re-development of previously developed land to dwelling use and policy DMS7: Retention of community recreation sites and facilities)</a>	For clarification on policy approach to dealing with open spaces REPS 23.25,23.26, 23.27
M3.50	31	3.82	Therefore, where a building (or other element) does not make a positive contribution to the heritage significance of the area, the loss of that building or feature should be treated as less than substantial harm <a href="#">or no harm</a> .	For clarification REP 50.10
M3.51	32	DMC8	A. Applications for development in a Conservation Area, or for development that affects its setting or important views into, <del>or</del> out of, <a href="#">across or through the area</a> , should assess and	For clarification REP 50.11

			clearly demonstrate how the significance of the Conservation Area will be preserved or enhanced. The following matters should be taken into account:	
M3.52	33	3.87	When considering development proposals that could affect the significance of a historic park and/or garden, including individual garden buildings or landscape features within them, or their settings, the Authority will refer to the National Register <sup>2</sup> compiled by Historic England (see Appendix <del>11</del> 1) and other historic, botanical or ecological information and other policy considerations. Where necessary, agreement may be sought with the owner of the property to strengthen the certainty about the future of a park or garden as a whole before land use decisions are made.	For accuracy PDNPA REP
M3.53	33	3.90	Policy DMC 10 takes the principles above and broadens the scope to include the conversion of any heritage asset of archaeological, architectural, artistic or historic significance and states that such work needs to be carried out in a way that avoids adverse effects on the heritage asset's intrinsic character, context and <b>landscape</b> setting. Policy aims to promote adaptive re-use of heritage assets, both designated and non-designated, where the new use will not cause harm to the character, significance and landscape setting of the building.	For clarification REP PDNPA 1.66
M3.54	33	3.92	Formal assessment (a Heritage Statement) must be provided to establish the significance of the asset and justify its suitability for the proposed new use. This should be carried out by an appropriately skilled and qualified person. Historic Environment Records, Conservation Area Appraisals and the Peak District National Park Landscape Strategy and Action Plan are useful sources of information. For further sources of information see Appendix <del>12</del> 1	For accuracy REP PDNPA
M3.55	33	3.93	The current <b>state condition</b> of the heritage asset is also an important consideration and the heritage asset as currently existing must however be capable of conversion.	For clarification REP PDNPA 1.68
M3.56	34	3.94	<ul style="list-style-type: none"> <li>repairing and retaining a building in its original use ( <b>Re-roofing re-roofing</b> and some extensive repairs require planning consent and may require listed building consent);</li> </ul>	Typographical REP PDNPA 1.69
M3.57	34	3.97	This test applies to a designated (i.e. a <b>Listed listed</b> building) or a non-designated heritage asset identified by the National Park Authority.	For clarification REP PDNPA 1.70
M3.58	35	3.106	In the National Park the majority of traditional buildings which may be identified for conversion to new uses, are likely to be non-designated heritage assets, with a much smaller proportion being designated heritage assets such as <b>Listed listed</b> buildings.	For clarification REP PDNPA 1.75

<sup>2</sup> <http://historicengland.org.uk/listing/the-list/advanced-search>

M3.59	36	DMC10	<b>DMC10 Conversion of <u>a</u> heritage assets</b>	For clarification. REP 24.6. Singular is safer than plural as plural cannot be singular but singular will always include the asset being affected by development. Otherwise the title implies it might not be applicable to a singular heritage asset.
M3.60	36	DMC10	(iii) where the proposal involves the conversion to higher intensity uses, development will only be permitted within existing settlements, smaller hamlets, on farmsteads, and in groups of buildings <del>in sustainable locations;</del>	For accuracy. REP 60.6. The use of the term "in sustainable locations" in DMC10 A iii) does not fit with the spatial strategy logic in DS1.
M3.61	36	DMC10	(ii) the building is capable of conversion <del>requiring no more than minor structural work</del> , the extent of which would not compromise the historic interest and character of the building; and	REP 9.3 for accuracy. Whilst there may be occasion where wilful neglect of heritage assets hastens the need for more than minor works to conserve the historic interest of the asset, policy need not be written to assume such an approach will be taken by holders of such assets. The suggested modification from the responder would remove the words 'requiring no more than minor structural work' which then doesn't prevent more than minor structural work provided it 'would not compromise the historic interest and character of the building', these words being effectively the definition of 'capable of conversion' for the purposes of this policy.
M3.62	37	3.112	The English National Parks and the Broads:- UK Government Vision and Circular 2010 (2010 National Parks Circular) recognises that 'habitats are less fragmented in the Parks <del>then than</del> elsewhere and the Authorities have an important role in helping to deliver habitat restoration and expansion at a landscape scale, especially against the backdrop of a changing climate.'	Typographical Rep PDNPA 1.79

M3.63	37	3.115	These sites are protected under separate legislation with ODPM Circular 6/2005: <u>giving guidance on Biodiversity and Geological Conservation—Statutory Obligations and Their Impact within the Planning System</u> ' <u>Giving guidance on Biodiversity and Geological Conservation - Statutory Obligations and their impact within the Planning System</u> '.	For clarification REP 10.28
M3.64	38	3.120	<ul style="list-style-type: none"> <li>Peak District Biodiversity Action Plan priority habitats or species, or Geodiversity Action Plan<sup>51</sup> features</li> </ul> <p><u><sup>51</sup> The UKGAP will raise the profile and importance of geodiversity and support its advocacy across the UK. It provides a framework in which actions for geodiversity can be captured in one place <a href="http://www.ukgap.org.uk/action-plan.aspx">http://www.ukgap.org.uk/action-plan.aspx</a></u></p>	For clarification (new footnote) REP 10.29
M3.65	39	DMC11	A. Proposals should aim to achieve <del>no net loss of</del> <u>net gains to</u> biodiversity or geodiversity as a result of development.	REP 28.11 replace the term 'no net loss' with the term 'net gain'
M3.66	40	DMC12	C. For all other sites, features and species, development will only be permitted <sup>3</sup> where : <ul style="list-style-type: none"> <li>(i) the need for, and the benefits of, the development in that location clearly <u>outweighs outweigh</u> the loss; and</li> <li>(ii) significant harm can be avoided and the conservation status of the population of the species or habitat concerned is maintained.</li> </ul>	Typographical REP PDNPA 1.81
M3.67	40	3.121	Management plans <del>needs</del> <u>need</u> to specify appropriate replacement where existing assets are put at risk.	Typographical REP PDNPA 1.82
M3.68	40	3.122	Applicants are encouraged to consult the National Park Authority's Natural Environment <u>and Rural Economy</u> Team for best practice advice regarding the mix of species and any exceptional circumstances where the use of Ash may be acceptable.	For clarification REP PDNPA 1.83
M3.69	40	3.125	Other landscape features such as dry stone walls are characteristic of the National Park landscapes and <u>historic environment cultural heritage</u> and must be conserved and enhanced according to policies DMC1, 3 and 8.	For clarification REP PDNPA 1.84
M3.70	41	DMC13	B. Trees and hedgerows, including ancient woodland <u>and ancient and veteran trees</u> which positively contribute, either as individual specimens or as part of a wider group, to the visual amenity or biodiversity of the location will be protected. Other than in exceptional circumstances development involving loss of these features will not be permitted	For clarification REP 55.1

<sup>3</sup> Refer to Paragraph 9.29 of the Core Strategy

M3.71	41	3.128	<p>3.128 There is already a wide recognition of the importance of ecosystem services in the National Park, such as the link between healthy moorlands and better carbon storage. The National Park is also a valuable drinking water catchment area. Many settlements within the National Park and its surrounding conurbations rely on the catchment area for an adequate supply of fresh, clean drinking water. Many fast flowing streams drain the moorland plateau and large expanses of blanket bog store large quantities of water. The National Park Authority has an important role in safeguarding and managing this resource by helping with restoration of large areas of open moorland, conserving and enhancing the internationally important habitats and species of moorland, reducing soil erosion and improving water supply and quality.</p> <p><u>New development sites are more appropriately located away from locations which are identified as Ground Source Protection Zone 1 (SPZ1). Groundwater is a vital resource, supplying around one third of mains drinking water in England, however groundwater supplies are under pressure from development associated with an increasing population’.</u></p>	For clarification REP 44.3 suggests including reference to importance of steering development away from Ground Source Protection Zones.
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#### Chapter 4: Farming and Economy

Mod. No.	Page	Para. / Policy Number	Proposed Modification (deleted text has <del>strikethrough</del> , new text is <u>underlined</u> )	Reason <i>Eg Grammatical correction In response to soundness point (major) In response to updates from Government etc For clarification Typographical error</i>
M4.1	44	4.2	<p>A 2008 study highlighted that the Peak District landscape was worth £135 million to the regional economy<sup>60</sup></p> <p><u>The economic indications are still good: refreshed evidence released in August 2017 shows an increase in the Gross Valued Added (GVA) in English National Parks of over 30% in the 4 years between 2012 and 2016. This is almost twice the increase in the overall economy (16%). GVA for English National Parks in 2016 was between £5.5 and £8.7 billion compared to £4.1 to £6.3 billion in 2012. This indicates that the policies of English NPAs are enabling strong business performance whilst ensuring the valued landscapes and built environments are conserved and enhanced.<sup>4</sup></u></p>	For clarification REP PDNPA 1.85 (updated evidence is not a direct update of the 2008 study and needs further work from research staff before a complete conclusion can be drawn into this chapter)
M4.2	44	4.3	Farming and land management are essential to shaping the look of the <del>n</del> National <del>p</del> Park,	For clarification REP PDNPA1.86

<sup>4</sup> [A 2017 update of the ‘Valuing England’s National Parks’ produced by Cumulus Consultants for National Parks England \(NPE\) in May 2013](#)

M4.3	44	4.4	Farm diversification is therefore supported where the scale and impact is acceptable with <u>in</u> its rural location	Grammatical correction REP PDNPA 1.87
M4.4	45	4.9	Other retail businesses are accepted only in <u>Core Strategy</u> DS1 settlements in existing buildings and principally away from business sites	For clarification REP PDNPA2.9
M4.5	45	4.10	Core Strategy policy DS1 states that agricultural development will be acceptable in principle in the open countryside to reflect <del>that</del> <u>the</u> role of farming in managing landscape character.	Grammatical correction REP PDNPA 1.89
M4.6	45	4.11	Of particular practical importance for agricultural and forestry operational development is that it <del>should relate</del> <u>relates</u> well to local landscape and character, including that which will result from new afforestation or agriculture.	For clarification REP PDNPA 1.90
M4.7	45	4.11	Whilst considerable flexibility exists within the planning system for agricultural development, great care is still required and larger buildings are unlikely to be <del>tolerated</del> <u>permitted</u> where these cause adverse impacts to the natural beauty of the area. In the context of the National Park landscape even modern farm buildings may constitute major development. In such cases the test in GSP1 will apply.	To emphasise that what may be considered small in many landscape contexts may constitute major development because of the potential impact on the cultural heritage significance of a landscape (and that this may alter the policy tests for proposed development notwithstanding the general policy support for agricultural enterprises. REP PDNPA 10.32
M4.8	46	DME1	<p>DME1: Agricultural or forestry operational development</p> <p>A. New agricultural and forestry buildings, structures and associated working spaces or other development will be permitted provided that it is <u>proven to the Authority's satisfaction that the building at the scale proposed is functionally required for the purposes of agriculture:</u> <del>to the Authority's satisfaction, from information provided by the applicant on all the following criteria, that the building at the scale proposed is functionally required for the purposes of agriculture:</del></p> <ul style="list-style-type: none"> <li>(i) Location and size of farm</li> <li>(ii) Type of agriculture practiced on the farm;</li> <li>(iii) Intended use and size of proposed building;</li> <li>(iv) Intended location and appearance of proposed building.</li> </ul>	<p>For clarification REP 35.6</p> <p>Clarification REP PDNPA</p>

- (v) Stocking type, numbers and density per hectare;
- (vi) Area covered by crops;
- (vii) Existing buildings, uses and why these are unable to cope with existing or perceived demand.
- (viii) dimensions and layout;
- (ix) Predicted building requirements by type of stock/crop/other usage; and
- (x) Contribution to NPA objectives, e.g. winter housing to protect landscape

~~and the proposed building(s) and structure(s):~~

~~B. — are close to the farmstead or main group of farm buildings, and in all cases relate well to, and make best use of, existing buildings, trees, walls and other landscape features;~~

~~C. — are not in isolated locations requiring obtrusive access tracks, roads or services;~~

~~D. — respect the design, scale, mass and colouring of existing buildings and building traditions characteristic of the area, reflecting this as far as possible in their own design;~~

~~E. — avoid adverse effects on the area's valued characteristics including important local views, making use of the least obtrusive or otherwise damaging possible location; and~~

~~— avoid harm to the setting, fabric and integrity of the Natural Zone~~

(B) New agricultural and forestry buildings, structures and associated working spaces or other development shall:

(i) be located close to the farmstead or main group of farm buildings, and in all cases relate well to, and make best use of, existing buildings, trees, walls and other landscape features; and

(ii) not be in an isolated location requiring obtrusive access tracks, roads or services; and

(iii) respect the design, scale, mass and colouring of existing buildings and building traditions characteristic of the area, reflecting this as far as possible in their own design; and

(iv) avoid adverse effects on the area's valued characteristics including important local views, making use of the least obtrusive or otherwise damaging possible location; and

(v) avoid harm to the setting, fabric and integrity of the Natural Zone.

M4.9	47	4.16	This is logical in a protected landscape because financial support to land management operations can only offer net benefit to landscape if the non-agricultural business providing that support is not <del>in</del> itself undermining the quality of the landscape.	Grammatical correction REP PDNPA 1.95
M4.10	47	4.17	Relevant parts of the <del>landscape strategy</del> <b>Landscape Strategy</b> , any relevant conservation area analysis, and any neighbourhood plan, alongside the prevailing pattern of settlement in the area, will be used to consider the impact of proposed new buildings. <b>Newly adopted evidence from the Peak District National Park Farmsteads Character Assessment and the Peak District National Park Farmsteads Assessment Framework will be used to consider impact of proposed new buildings<sup>5</sup></b> This work shows the high survival rate of historic farmsteads and the NPA will therefore prepare a Supplementary Planning Document to embed it into the planning decision making process.	For clarification REP 10.33 PDNPA REP in light of new evidence
M4.11	47	4.19	Developments such as farm shops are covered by <b>Core Strategy policy E2, HC5</b> . Equestrian businesses are covered by policy DMR4. Camping and caravanning businesses by <b>Core Strategy policy RT3</b> and <b>policy</b> DMR1, or nature trails also relate to the tourist and visitor markets.	For clarification REPS PDNPA 2.8 and 10.34
M4.12	47	DME2	<p>D. Development will be permitted to remove a stand-alone building and replace it with a new building within the building group provided the scale, massing and use of the new building is appropriate, it respects the historic form <b>and character</b> of the building group, and the existing building has no cultural heritage significance.</p> <p>E. New or expanded buildings for non-farming uses that generate income to support the farm business will be permitted provided there is <del>not</del> <b>no</b> net harm to any valued characteristics of the building group or valued landscape character as evidenced by the Landscape Strategy</p>	For clarification REPS PDNPA 1.96 and 2.9
M4.13	48	4.21	<b>Core Strategy policy E1 D</b> states that existing business land or buildings, particularly those which are of high quality <b>business land</b> and in a suitable location will be safeguarded for B class use <sup>62</sup> , and that the Employment Land review has been used to help define the principles behind safeguarding. <b><u>DME3 uses evidence of strategic need as a criterion against which proposals will be assessed. If there is a strategic need to retain these sites in business use there will be a presumption against loss of parts of the business space to other uses. If however, there is no such strategic need, or there is robust evidence provided by an applicant, and accepted by the Authority, that the proposed loss of the business space will not result in strategic shortfall of business space, the Authority is able to consider proposals for alternative uses on part of sites more favourably. The predominant, or main and strongest use of these sites should however remain business use.</u></b>	For clarification REPS 10.35, 10.36 and PDNPA 1.97; and additional text in response to Member plan working group comment sessions. REP PDNPA 4.9

<sup>5</sup> Peak District National Park Farmsteads Character Assessment and the Peak District National Park Farmsteads Assessment Framework 2017 (Historic England, Locus consulting and PDNPA)



			<p><u>In the context of DME5, the word ‘predominant’ means character of a site rather than an absolute percentage or proportions of business use vis a vis other uses below which other uses could be considered in floor space terms to be the main uses. This is a pragmatic approach that recognises the differences in character between sites and locations, and the fact that some will be more suited to mixes of uses than others.</u></p> <p><u>For example, the quality of broadband coverage to a site is now a major contributor to a site’s attractiveness for business, and poor coverage with no foreseeable likelihood of improvement would be one factor in assessing the ongoing status of the sites listed in policy DME3 as the best quality employment sites. <del>or whether other locations and sites should be considered as equals for business purposes.</del> However, good broadband alone will not be justification to accept business use since <del>because</del> some areas with excellent broadband may be totally unacceptable for development for business use on the grounds that valued landscapes or built environments would be harmed by such development.</u></p>	
M4.14	48	4.22	<p>Applications to change use away from B class uses must be accompanied by evidence that the business space is no longer needed in that location, and is unlikely to be needed in future. The <del>core strategy</del> Core Strategy requires <u>the best</u> sites in Bakewell and Hope Valley to be protected for employment use.</p>	For clarification REPS 10.36 – 10.38
M4.15	48	DME3	<p>DME3: Safeguarding employment sites</p> <p>The following sites will be safeguarded for B1, B2 or B8 industrial use <u>and</u> employment use unless the <del>development plan</del> Development Plan and evidence of strategic need (<del>including from any adopted neighbourhood plan evidence or policy</del>) justifies mixed use development, in which case the predominant use (s) should remain in the B1, B2 or B8 use classes:</p> <p><u>Aston Industrial Estate</u>  Bakewell: Deepdale Business Park, Ashford Road  Bakewell: Riverside Business Park (incorporating Lumford Mill)  Bakewell: Station Road  Bamford Station Road  Bradwell: Newburgh  Bradwell/Brough: Stretfield Mill,  Brough: Vincent Works  Calver Sough Industrial units  Great Hucklow: Cartledge House Business Centre  Great Longstone Industrial Estate</p>	<p>For clarification REPS 10.39 and 10.40</p> <p>Soundness REPS 57.7, 57.8, 57.10</p> <p>For correct alphabetical ordering of sites REP 10.41</p> <p>For accuracy following post consultation evidence work by GL</p>

			Hathersage Hall Farm Hathersage Station Yard Tideswell: Whitecross Industrial Estate	Hearn for Bakewell Neighbourhood Plan PDNPA 4.23 For clarification REP 10.41
M4.16	48	Sub heading	Re-use of non-safeguarded, and unoccupied business sites in <del>named</del> DS1 settlements	For clarification REP PDNPA
M4.17	48	4.26	Where business sites are not safeguarded for class B use, proposals for other uses must nonetheless comply with other <del>development plan</del> Development Plan employment policies.	For clarification REP 10.42
M4.18	49	4.31	In terms of the community, one such consideration might be a <del>communities'</del> community's desire to retain employment space.	Grammatical correction REP 10.44
M4.19	49	4.34	The Authority will require marketing of employment premises where a change of use is sought in order to encourage the continued operation of the site, however large or small <del>they it</del> may be.	Grammatical correction REP 10.46
M4.20	49/50	4.37	<p>This approach is in line with the Employment Land Review<sup>63</sup> which underpins the policies of the Core Strategy and this plan. <del>That</del> The evidence from this study suggested that up to 2026, and to meet the economic aspirations of the constituent councils, there is a need for an additional 3.5 ha of industrial space and 1.5ha of office space.</p> <p>It suggested that this need could largely be met on three currently identified sites of Bakewell Riverside (Lumford Mill), Newburgh site, Bradwell, and Ashford Road Bakewell. However it also cautioned that whilst most of this provision could be met on those sites, if those sites for whatever reason were not developed, alternative sites in the National Park would need to be considered.</p> <p>It concluded that that there would also need to be scope to allow, through Development Plan policies, further small-scale employment developments to meet local needs in larger villages such as Hathersage and in rural building conversions<sup>64</sup>.</p> <p>The plan policies therefore require great care to be exercised before releasing employment sites <del>is can be</del> justified, because in a protected landscape context, it may prevent the need for new sites.</p>	For clarification REPS 10.47, 10.48, PDNPA 1.101
M4.21	50	4.41	<del>The following policy</del> Policy DME4 applies to sites which are not safeguarded by the Plan.	For clarification REP 10.51
M4.22	50	4.42	d) Evidence that the asking price or market rent is the market value as defined by the RICS <sup>65</sup> "Appraisal and Valuation Standards" ('The Red Book') which must take into account the structural condition of the property and the planning constraints affecting it; and	For clarification REP 10.53
M4.23	51	DME4	<b>DME4: Change of use of non-safeguarded, unoccupied or under-occupied employment sites in DS1 settlements</b>	

			<p>The change of use, or re-use of non-safeguarded, unoccupied or under-occupied employment sites in <u>or on the edge of</u> DS1 settlements to non-business uses will be permitted provided that:</p> <p>A. The site or buildings have been marketed to the Authority’s satisfaction for a continuous period of 12 months prior to the date of the planning application, in line with the requirements of this plan and the Authority agrees that there is no business need ;</p> <p>In the case of proposals to change to other class B uses where a change requires planning permission :</p> <p><u>1.218 B.</u> The changed nature of any business use proposed for land or buildings is justified by evidence of need for particular business premises and space in the National Park or, if expressed as a need for the district, borough, or metropolitan council, for that council area; and</p> <p><u>1.219 C.</u> In accordance with any evidenced need, the size and type of buildings proposed would address that need; and in all cases</p> <p><u>1.220 D.</u> The proposed use conserves and enhances any valued character associated with the site or premises, including any cultural heritage significance attached to the site or buildings and the wider settlement pattern</p>	<p>For clarification REP 23.56</p> <p>Typographical REPS 10.54,60.9, PDNPA 2.12</p> <p>Typographical</p> <p>Typographical</p>
M4.24	51	4.46	<p><b>Core Strategy policy E2</b> sets out the policy principles for businesses in the countryside directing economic development <u>to existing buildings in</u> smaller settlements, farmsteads and groups of buildings in sustainable locations. It makes clear that business use in an isolated existing or new building in the open countryside will not be permitted.</p>	<p>For clarification REP PDNPA 2.13, and to clarify that the DME2 policy intent is to re-use buildings rather than encourage new development whilst DME5 covers scope for new buildings for Class B1 employment uses REP 23.50</p>
M4.25	51	4.47	<p>The Authority may also remove permitted development rights { (i.e. those rights conveying permission for certain types of development without the requirement to obtain planning permissions) if that is felt necessary to make the development otherwise acceptable.</p> <p><u>business decisions about location, but good broad band coverage will not outweigh conservation concerns as laid out in policy DME5</u></p>	<p>Typographical REP PDNPA1.105</p> <p>Qualified modification to satisfy request for broadband issue to be covered in text REP PDNPA 4.22</p>

M4.26	52	Footnote 60	<sup>60</sup> B1 Use - Office use other than a use within Class A2, research and development of products or <del>processeses</del> <u>processes</u> , any industrial process which can be carried out in any residential area without causing detriment to the amenity of the area	Typographical REP PDNPA 1.106
M4.27	52	4.48	The Authority supports a flexible approach to working from home ( <b>Core Strategy policy E1</b> ). The key issues are the scale and nature of the business and its impact. In many cases, home working <u>requires nothing much more than good broadband connectivity and, in many cases</u> does not require planning permission, but where it does, it is reasonable to require clear limits to the type and size of activity	For clarification REP PDNPA 2.14 Stakeholder request to recognise the issue. Contrary to requests for a more campaigning tone, which is considered more appropriate for the National Park Management Plan or the next Core Strategy, this suggested modification recognises it without being judgemental of current provision, REP 43.4
M4.28	52	4.49	The aim of economic development agencies is to have super broadband access for over 90% of businesses by 2017 <sup>69</sup> .	For clarification REPS 43.4 and 56.2 ask for footnote.
M4.29	53	4.50	<u>Policy DME7 deals with the size of industrial and business development but not the design layout and neighbourliness of employment sites, which is dealt with by DME8.</u> <b>Core Strategy policies E1 and E2</b> set out the principles for business growth. Where a business is in a built up area the impact on residents' amenity is a particularly important consideration <u>but it is important to also consider impact on biodiversity of built up areas e.g. bat roosts.</u>	REP PDNPA 4.24
M4.30	53	4.51	The Authority understands that when businesses are successful, site operators will desire expansion around the existing buildings rather than move to other locations. However, in the National Park, the importance of <u>conserving amenity and valued characteristics of the area such as the quality of the</u> landscape <u>conservation</u> and cultural heritage justifies strict limits to physical growth. The first consideration is always <u>the potential</u> impact on landscape <u>and cultural heritage</u> , and whether the expansion of the business in that location will conserve or enhance valued landscape character or other valued characteristics <u>such as the cultural heritage associated with the site and buildings and its environs.</u>	REP PDNPA 4.11
M4.31	53	4.55	Existing sites may well benefit from new investment and more efficient use, but business owners should consider if this can be better located in or adjacent to a Core Strategy <u>policy DS1</u> settlement, or in a suitable location outside the National Park.	For clarification REP PDNPA 2.15
M4.32	53	4.55	<u>In accordance with Core Strategy policy GSP1, the Authority reserves the right to will treat each case on its merits. This may lead to it treating proposed business expansion as major development. which This could places a higher bar on planning permission than development</u>	REP PDNPA 4.14

			<p><u>that is not considered to be 'major'.</u></p> <p><u>The general presumption is that major development in National Parks should be avoided. Applicants are therefore encouraged to explore, at pre-application stages, the likelihood of a proposal being considered 'major'. This enables the applicant to understand what policy tests will be applied. This can help an applicant make an informed choice on business expansion rather than incurring potentially abortive cost on planning applications for development that may have little prospect of success.</u></p> <p><u>This advice is given following legal advice to the South Downs National Park Authority where it was advised that, in a national park, development falling outside of the thresholds for major development (see Glossary of terms) may be considered to be major<sup>6</sup>.</u></p>	
M4.33	54	DME7	<p>B. The scale and type of development can be accommodated without adversely affecting the amenity and valued characteristics of the area or <del>to</del> traffic safety and circulation; and</p> <p>E. The scale and type of development can be accommodated without adversely affecting the amenity and valued characteristics of the area or <del>to</del> traffic safety and circulation; and</p> <p>F. It does not adversely affect, and wherever possible secures the enhancement of the site as well as the future management of valued characteristics of the site and adjoining land <del>within the ownership of the business</del> ; and</p>	<p>Typographical REPS 10.55 and PDNPA 1.107</p> <p>Typographical</p> <p>For clarification</p>
M4.34	54	4.60	<p><u>Policy DME8 deals with the design layout and neighbourliness of employment sites but not the question of whether a site can be expanded, which is dealt with by DME7.</u> Employment sites, and the types of building associated with them usually have an impact on the landscape and the amenity of those living in or visiting that area <u>but can also have an impact on biodiversity.</u> The extent and nature of the impact often depends on the care taken to achieve adequate screening, and on subsequent standards of operating practice or site maintenance. In some circumstances screening in itself will introduce an undesirable landscape feature and may not therefore always be considered to be an acceptable way to mitigate landscape impact of the development.</p>	REP PDNPA 4.16
M4.35	55	4.64	When faced with applications to expand road haulage businesses, the Authority will consider	Grammatical REP 10.56

<sup>6</sup> <https://www.southdowns.gov.uk/wp-content/uploads/2015/01/Guidelines-on-Significance-for-SDNP-Planning-Applications-%E2%80%93-NPPF-Complaint-July-2014.pdf>

			whether any positive planning gain relating <u>to</u> land management practices connected to the haulage business are sufficient to offset the negative impact of the expanded road haulage business itself.	
M4.36	55	4.65	Subsequent unlawful use of <del>such</del> buildings for uses other than that permitted will be <u>the</u> subject of enforcement action, where this is felt necessary for the conservation of the landscape, or built environment, or to protect the residential amenity of anyone considered to be unreasonably impacted upon by the business. In this respect, the impact on people who visit and use the Park for recreational purposes is a material consideration, alongside the impact on people who live in the vicinity of the development. Where development is part of farm diversification, Policy DME2 also applies.	Grammatical REPS 10.57 and REP PDNPA 1.109

## Chapter 5: Recreation and Tourism

Mod. No.	Page	Para. / Policy Number	Proposed Modification (deleted text has <del>strikethrough</del> , new text is <u>underlined</u> )	Reason <i>Eg Grammatical correction In response to soundness point (major) In response to updates from gvmt etc For clarification Typographical error</i>
M5.1	56	5.4	The National Park possesses a wealth of natural and <del>historie</del> <u>cultural heritage</u> attractions that with careful management can offer adventure and stimulation to inspire this and future generations.	Grammatical correction  Responder Number INT1 – INT1.110
M5.2	56	New section heading	<b><u>Recreation Hubs</u></b>	New area in response to NT response  Responder Number 50 – 50.20 Responder Number INT3 – INT3.22
M5.3	56	5.5 (New)	<u>The National Park Authority recognises that there are a number of sites within the National Park that are located outside of settlements, and which attract large numbers of visitors, participating in a range of outdoor activities including, but not exclusive to walking, cycling, horse riding and climbing. Because such sites attract visitors to participate in recreational activities we have named such locations as recreation hubs. It is important that recreation hubs have appropriate facilities for visitors in order to enhance their experience and understanding of the National Park. It is also important to</u>	New paragraph in response to NT response  Responder Number 50 – 50.20 Responder Number INT3 – INT3.23

			<u>ensure that their visit does not impact negatively on either the valued characteristics of the location or on the amenity of neighbouring settlements.</u>	
M5.4	56	5.6 (New)	<u>In order to ensure that facilities for visitors at recreation hubs are appropriate to the location and the number of visitors, the National Park Authority will bring forward a Recreation Hubs Supplementary Planning Document (SPD) to guide the development of facilities at such sites. This document will take a site specific approach, assessing existing provision of facilities, and the demand and suitability for additional facilities at specific sites. However, the SPD will also provide guidance for development of visitor facilities at any future sites that might come forward.</u>	New paragraph in response to NT response  Responder Number 50 – 50.20 Responder Number INT3 – INT3.24
M5.5	56	5.7	<u>Core strategy</u> Policy RT1 is also clear that development must not prejudice or disadvantage people’s enjoyment of other existing and appropriate recreation, environmental education or interpretation activities, including the informal quiet enjoyment of the National Park;	For clarification  Responder Number INT2 – INT2.16
M5.6	56	5.9	Core strategy policy RT3 supports the provision of touring camping and caravan sites particularly in areas where there are few sites, and where they can be well integrated within the landscape;. However the introduction of more permanent, non-traditional structures including static caravans, chalets or lodges will not be permitted.	Grammatical correction  Responder Number INT3 – INT3.25
M5.7	56	5.11	Many measures to manage visitor pressure are dealt with without recourse to, or outside the control of, the land-use planning system. Current policies set out in the National Park Management Plan, Recreation Strategy, and <u>the Wider Peak District Cycle Strategy</u> have been negotiated and put into practice with our partner organisations, and form a crucial part of this approach. Work continues, to find further methods to sustain the National Park’s attractive features despite increased use. The National Park Authority aims to ensure consistency between these methods and its spatial policy.	For clarification  Responder Number INT3 – INT3.26
M5.8	57	5.15	In terms of integrating development into <u>the</u> landscape, this is often a challenge because much of the quieter landscape is very open, whilst the busier valleys and dales are often narrow and ecologically sensitive, and already feel the pressure from day visitor use of small roads. Many of these roads are steep, narrow and poorly aligned. If the impact on location, access, and landscape setting, and valued characteristics are satisfactory then new low key sites may be acceptable. What is an appropriate size of site will vary from case to case, but, for the scale of development or activity to be considered appropriate, it should in no circumstance dominate its surroundings.	Grammatical correction  Responder Number INT1 – INT1.112
M5.9	57	5.18	Core Strategy policy RT3 is clear that static caravans, chalets and lodges are not acceptable features in the National Park. The open character of large parts of landscape particularly in the White Peak and Dark Peak mean that the <del>non-traditional</del> <u>non-traditional</u> and permanent presence of such forms of accommodation are incompatible with the conservation purpose of the National Park. There is however a growing range of alternative forms of accommodation such as camping pods, yurts, shepherd’s huts etc. which have come onto the market in response to a demand for greater quality	Typographical error (extra space)  Responder Number INT1 – INT1.113

			and comfort. For clarity, the National Park Authority considers all such forms of accommodation to have the same potential for adverse landscape impact and therefore they will be determined against Core Strategy policy RT3 part B. There may be exceptional circumstances where some structures may be acceptable. For example, experience has highlighted that wooden pod structures can provide a sensitive, low key form of accommodation particularly in woodland settings where the scope for landscape harm is negligible or indeed nil. Such solutions can help to support the local economy by extending the tourism season. Similarly the traditionally styled shepherd's hut accommodation can also provide an alternative form of provision with no landscape harm provided only one hut is installed on any one site and they are located close to existing farmsteads where existing access, parking arrangements and facilities can be utilised.	
M5.10	59	DMR3B	B. for existing accommodation, the removal of any condition that stipulates <u>either:</u> a) months of occupation, <u>or</u> b) <u>occupation for no more than 28 days per annum,</u> will be permitted provided:	Soundness in response to Internal comments from Planning Team  Responder Number INT6 – INT6.1
M5.11	59	DMR3	Within a settlements listed in policy DS1 of the Core Strategy:	Grammatical error  Responder Number INT1 – INT1.114
M5.12	59	DMR4	<del>B. is not constructed of a scale or design or materials, or any combination of these three aspects of a proposal which would be tantamount to creating a new dwelling or a building that would lend itself to future conversion for such purpose; and</del>  <u>B. is constructed to a scale and design, utilising materials that are appropriate to the function of the building, and which either separately or in combination, prevent the creation of a new building that is effectively a dwelling or one that would easily lend itself to a future conversion of a dwelling; and</u>	An attempt to provide a more positively worded element – see the PPPF Comment  Responder Number 23 – 23.60

## Chapter 6: Housing

Mod. No.	Page	Para. / Policy Number	Proposed Modification (deleted text has <del>strikethrough</del> , new text is <u>underlined</u> )	Reason <i>Eg Grammatical correction In response to soundness point (major) In response to updates from Government etc For clarification Typographical error</i>



M6.1	60	6.1	National Park policies seek ways to address a particular part of overall housing provision and that is the <del>un-met</del> <u>unmet</u> need for new affordable homes, both now and for future generations <sup>7</sup> .	Typographical REPS 10.62 and 24.9
M6.2	60	6.2	<del>However, the</del> <u>The</u> adopted Core Strategy for the National Park states that it is not appropriate to permit new housing simply in response to the significant open market demand to live in <del>it's</del> <u>its</u> sought after environment. That view is confirmed by the National Park Vision and Circular <sup>73</sup> , and the Strategic Housing Market Assessments (SHMAs), of Derbyshire Dales and High Peak. These two councils comprise 82.3% of the National Park population <sup>74</sup> . This forms part of the evidence base for these councils' local plans and has led to agreed reasonable estimates for housing delivery in the National Park based on past trends. Estimates do not represent a target but neither do they represent a limit. <u>The Authority considers that an increase in overall provision of market housing would, rather than meet needs within the National Park, stimulate market demand from outside the National Park, with cumulative negative consequences for the special qualities of the National Park and for the ability of existing communities to access and afford the homes they need.</u>	For clarification REP 10.63 Typographical REP 10.64 Typo REP 24.4 For clarification REP 28.17
M6.3	60	6.4	All new housing is therefore permitted as an exception to the strategic principle that development of all types should be constrained in the National Park. All development on previously undeveloped land is classed as an exception site, insofar as housing allocations are not otherwise brought forward in the development plan. Nevertheless, as far as national park purposes can be upheld, the policies enable 'affordable housing' to address local needs on these sites. <u>The houses are affordable in the sense that they are attainable by those recognised by the housing authority to be in housing need. The cost of the houses is, in the case of rented accommodation, no more than the prevailing market rents relative to the size of the property minus 20%. Shared ownership, where possible, allows persons to purchase a share of the property with the remainder being owned by a social housing organisation such as a housing association. The restricted occupancy criteria (i.e. restricted to local persons with strong local connection to the area and being in housing need) suppresses the price that the property would be valued at were there no such restrictions on purchase or occupancy.</u> Policies also enable essential worker housing, ancillary accommodation, holiday accommodation and open market housing, by conversion or new build where this can drive the conservation and enhancement of the National Park, e.g. by re-development of previously developed sites. <u>None of these forms of accommodation is considered to be 'affordable' in the sense that it can address housing need (as evidenced by housing authority need surveys or other information on housing need). Some market housing can be provided by way of starter homes. Regulations define starter homes as housing provided for first time buyers under 40 and sold at no more than 80% of market value.</u> Any of these, in the right circumstances, can address national park purposes and/or community needs, <u>though in the case of starter homes their reduced financial value, and therefore value to local people in the community is likely to be temporary owing to a provision in regulations<sup>1</sup> that enables owners to sell the properties free from penalty after a period specified by Government. Because of this provision there is nothing to prevent these houses being sold outside of the local</u>	Stakeholder request for clarification on affordability and which types of accommodation we consider to be affordable REP 23.64, 43.5 The proposed modification, contrary to the representation request, avoids changes to DMH1 policy itself, which would make the policy unwieldy, but adds to paragraph 6.4 so that this important issue is addressed up front in this chapter.

<sup>7</sup> <http://www.peakdistrict.gov.uk/microsites/nmp/our-vision/thriving-and-vibrant-communities/tv4-affordable-housing>

			<p><u>community and consequently there is a strong likelihood that their financial value will rise quickly making the houses no different in the medium to long term to unencumbered market housing in terms of their ability to address housing need. As such they should not be considered affordable in perpetuity and there should be no expectation amongst developers that they will be able to build more starter homes because existing starter homes have ceased function as starter homes for first time buyers.</u></p> <p><u>Because starter homes cannot address a proven community housing need in perpetuity, they can only therefore be permitted in order to secure the conservation and enhancement of the National Park.</u></p> <p><u><sup>1</sup> Housing and Planning Act 2016 Part 1 Chapter1 Section 3 (1) (a)</u></p>	
M6.4	60	6.6	<p><b>Chapter 12 of the Core Strategy</b> establishes the strategic context and key principles for housing delivery. <b>Policies HC1, HC2 and HC3 of the Core Strategy</b> need to be read in conjunction with the policies of this chapter and the Supplementary Planning Guidance: Meeting the local need for affordable housing in the Peak District National Park adopted in <del>Jul</del> <u>July</u> 2003 (or any successor supplementary planning document SPD).</p>	Typographical REP 10.65
M6.5	61	6.9	<p>This all helps address an unmet community need, and to a small, but not insignificant extent, <del>help</del> <u>helps</u> communities remain vibrant and thriving.</p>	Typographical REP 10.66
M6.6	61	6.10.2	<p>Affordable rented housing - The government has introduced a new tenancy scheme for social housing <del>landlord</del> <u>landlords</u>, such as Housing Solutions. This new scheme is called Affordable Rents. The Affordable Rent Scheme allows housing associations to; let properties at rents of up to 80 per cent of those charged in the private sector; <del>and</del></p>	Typographical and grammatical REP 10.67
M6.7	62	6.13	<p>What is affordable on a case by case basis depends on prices in relation to incomes and mortgage availability. <del>The government considers that if more than 3.5 times income is required by way of a mortgage, the house is not considered affordable</del> This means that for many people on average or lower quartile incomes, the majority of the housing stock in the National Park is not affordable. This situation is common across all desirable rural areas and is compounded by the fact the Peak District is close to many large urban areas to which people can reasonably easily commute.</p>	Accuracy REP 66.6 no clear evidence for this and doesn't help make the point that houses aren't affordable.
M6.8	62	6.13	<p><del>6.11</del> <u>6.14</u> The Authority's objective is that new affordable housing addresses a range of local housing needs.</p>	Typographical REP PDNPA 2.18 (All paragraphs from paragraph 6.13 need re-numbering owing to repetition of paras 6.11, 6.12, 6.13)
M6.9	62	6.13	<p>Housing authorities have some discretion over what is considered unsatisfactory. <del>In this area it is rare that accommodation is considered unsatisfactory because of its condition or the quality of its facilities. The more common reasons are lack of space for the household and the cost (affordability) of the accommodation available. In this area, accommodation is considered unsatisfactory when it is</del></p>	Re-written for clarification REPs 25.1 and 25.2

			<p><u>of poor condition or lacking in basic facilities and it is also common that accommodation is unsatisfactory because it is too small for the size of the household and is too expensive for the household to sustain.</u> Affordability is often the reason why people are unable to set up a household for the first time. The degree of priority given to a person when properties are allocated through choice based lettings schemes such as Home Options <del>and Moorlands Choice</del> is determined by the housing authority. <u>(See Appendix 7: Registering a housing need)</u> They assess whether a person's claim of unsatisfactory accommodation justifies allocation of a property. A variety of choice based letting systems are used to assess and categorise peoples housing need<sup>8</sup></p>	For clarification REP PDNPA
M6.10	62	6.14	<p>Under housing law, there are two ways to calculate if a home is overcrowded. One is by the number of rooms for people to sleep in. This is called the room standard. The other is by the amount of space in the home and the number of people living in it. This is called the space standard. Statutory overcrowding is when there are too many people living in the home using either of the calculations.</p> <p><u>Young people and others forming a household for the first time</u></p> <p><del>However, m</del> <u>Many people, and particularly young people seeking to form a household for the first time are however often in accommodation that is not legally overcrowded. The Authority acknowledges the genuine desire of persons of any age to form households away from the family home or houses in multiple occupation. The Authority considers it unsustainable that a person's genuine desire to form a household is hidden under the guise of legally satisfactory accommodation provided by benevolent families or friends.</u> <u>The Authority also acknowledges that many households require accommodation to rent rather than to buy</u></p>	<p>REP 23.86 request to acknowledge the need of hidden households i.e. those whose need is the need to set up a household for the first time.</p> <p>REP PDNPA requesting higher profile for new households and young people's housing needs</p> <p>REP 23.87 making text more accessible, and REP PDNPA requesting recognition that newly forming households often require homes to rent rather than buy</p>
M6.11	62	Between 6.14 and 6.15	<p><u><b>When is new affordable housing justified?</b></u></p>	REP 23.87 making text more accessible
M6.12	63	6.16	Housing need in rural areas is however difficult to gauge because the housing need is often hidden	For accuracy REP PDNPA

<sup>8</sup> <https://www.home-options.org/>  
<http://www.moorlandshomechoice.co.uk/>  
[http://cheshireeast.gov.uk/housing/housing\\_options/housing\\_options.aspx](http://cheshireeast.gov.uk/housing/housing_options/housing_options.aspx)  
<https://www.kirklees.gov.uk/community/housing/housingOptions.aspx>  
<http://www.berneslaihomes.co.uk/about-us/>  
<https://www.sheffield.gov.uk/in-your-area/housing-services/homelesshousingoptions/housingsolutions/housingoptions.html>  
<http://www.ne-derbyshire.gov.uk/housing/strategic-housing-service/choice-based-lettings-allocation-policy/>  
[http://www.oldham.gov.uk/info/200255/find\\_a\\_home](http://www.oldham.gov.uk/info/200255/find_a_home)

			and some people are not registered as being in housing need. Therefore, the Authority encourages and supports any other methods of community engagement undertaken by housing bodies that helps establish genuine housing need. Housing Authorities use a series of questions to assess claims of housing need. This Authority has agreed with the Housing Authorities that it will require the same information when individuals apply to build affordable housing for their own use in a DS1 settlement (see Appendix ? 6) .	
M6.13	63	Between 6.18 and 6.19	<b><u>Housing created by other means</u></b>	REP 23.87 making text more accessible
M6.14	63	6.20 and 6.21	<p><b><u>Downsizing</u></b></p> <p><del>However, there may be circumstances where release of capital alone cannot resolve a need to move for other reasons. For example, decreased mobility might not be able to be accommodated by adaptations to a person’s current home, and there may be no suitable homes available that could accommodate such a change of circumstance. This may create a housing need, and may become more common as the proportion of elderly residents increases.</del></p> <p><del>Also, where people of any age ‘own’ a house but have a mortgage, unforeseeable changes to their circumstances, such as drop in income, redundancy, or household breakdown may lead to a break up of a household and/or a need to sell the property. In such cases, the capital gain from selling the property may be relatively modest by comparison with someone who owns a house outright. Where the changed circumstance is entirely unintended, it is not unreasonable to consider that a housing need is created. Such circumstances would be captured under the term ‘otherwise unsatisfactory’ which is part of the policy and is explained above.</del></p> <p><u>Some people who own their properties outright may want, as they get older, to move to smaller properties and remain in and contribute to the communities where they have lived for many years. Reasons may vary from decreased mobility and a practical difficulty in managing or adapting the current home to meet changed needs, to the need to realise capital to support their old age. This is commonly known as downsizing and should, wherever possible, be met through the existing housing stock where that is suitable. However, there may be circumstances where this is not possible and where the circumstances of the applicant justify the provision of a home to meet their needs. This may become more common as the proportion of elderly residents increases.</u></p>	<p>REP 23.87 making text more accessible</p> <p>REP 23.85 request to better reflect the wishes of people wanting to downsize. This modification acknowledges it, but stops short of saying every persons desire to downsize should be considered housing need. It would be inserted as new paras 6.20 and 6.21 below 6.19 and above 6.22</p> <p>REP 23.87 making text more accessible and clarifying objectives.</p>

			<p><a href="#">While it may not be practical or desirable to undertake a full means test, , the Authority will need to be persuaded that homeowners have no alternatives available to them on the open market or through social housing that can meet their changed circumstances. This means an applicant should provide evidence of search for housing on the market at the time of submitting a planning application and/or seeking pre application advice.</a></p>	
M6.15	65	6.37	<p>Where affordable housing is proposed, the size of housing is controlled <del>so the Authority can reasonably impose and retain legal agreements</del> to ensure they remain affordable and for local people in housing need. <del>Size can be controlled by a planning authority and has over successive plan periods proved an effective planning tool, alongside restricted occupancy in holding values below market value to the extent that houses remain affordable to people in housing need locally. It is considered the most reliable and practical way to achieve this objective because a planning authority can employ size as a way to control price but cannot use prevailing land and property values to indicate appropriate size.</del> The mix of houses should reflect what is needed in the area. If this is not apparent from housing need surveys, the Authority will consult the relevant housing authority manager. Homes built by individuals to meet their own need are classified as intermediate houses (between pure affordable rent and shared ownership prices and unencumbered open market rent and sale prices) because they can be sold on or rented by the first owner and occupant after a period of three years to persons who are not in housing need provided the persons satisfies the local connection criteria. The ongoing value of these houses will be higher because of the less stringent occupancy conditions, but the size of the housing will nevertheless continue to be controlled in line with the original applicant's housing need. In these cases greater flexibility will be afforded in terms of the size requirement up to the maximum of 97 m<sup>2</sup>.</p> <p><a href="#">The provision of affordable housing units under policy DMC10 (which is concerned with conversion of heritage assets) will only be appropriate where units are of a size that conforms closely to the provisions of DMH1 and ensuring that the conservation and enhancement of any heritage asset is not compromised.</a></p> <p><a href="#">Through policy DMR3, (which is concerned with occupancy of holiday accommodation) the removal of holiday occupancy conditions and the introduction of full time residential use can be a sustainable means of increasing the range and extent of stock to meet housing need in the area as it helps those in housing need without the need to build new houses. In order to address the local need for affordable housing the replacement of a holiday occupancy condition with a legal agreement for locally needed affordable housing will only be appropriate where the size of the unit conforms closely with the size provisions in policy DMH1.</a></p>	<p>REPS 23.54, 23.75, 28.18, 9.6. Request for clarity on reasons for controlling size of affordable housing</p> <p>REP PDNPA to clarify link to DMC10 and DMR3 both of which could enable occupancy of new housing units or changed occupancy from holiday accommodation to housing to address evidenced local need for an affordable house.</p>
M6.16	66	6.38	Where affordable houses are built, it is considered that the smaller the area of land taken up by each	For clarification. The original text is

			house, the lower the <del>cost of the land per house</del> value of the house will be on completion, and in perpetuity. There is however a need for all new development to be sensitive to any valued settlement pattern. This may justify different plot ratios from place to place including on occasions more generous gardens. For example, the pattern of estate farm villages might justify a low plot ratio <u>with bigger gardens</u> , whereas the pattern in former lead mining villages might lend itself to high densities <u>and smaller gardens</u> . However, <del>whilst it is reasonable to provide gardens wherever possible the size of the plots should not, irrespective of the prevailing settlement pattern, be such that the value of the plot including the house cannot reasonably be retained as affordable does not affect the price that an RSL would pay for a plot. That is determined by the finance available to them to build affordable houses and their funds to do so.</del> The design issues are covered in detail under the Conservation Chapter.	unclear because the land value for a plot on which to build affordable houses is, contrary to what original text suggested, unaffected by the size of the houses built (i.e. each individual plot within the size limits imposed by DMH1) The new text clarifies this point. REP25.4, 23.73
M6.17	67	DMH1	<p>B. Starter homes will not be permitted on exception sites<sup>9</sup> but may be permitted as part of a development of housing to enhance a previously developed <u>sites site</u></p> <p>C. Self-Build and Custom build plots will not be permitted on exception sites but may be permitted as part of a development of housing to enhance a previously developed <u>sites site</u></p>	Typographical REP 10.69
M6.18	68	6.52	The eligible person would be classed as <u>equally as equal to</u> persons in Winster or other adjoining Parishes. The allocation of the property is determined by other factors <u>relavant-relevant</u> to housing need and for a particular type and size of property. Therefore locational qualification is only one part of the allocation process.	For clarification REP 24.10 Typographical PDNPA 4.8
M6.19	69	DMH3	<p>B. For RSL owned and managed homes, and privately owned and managed schemes of more than one affordable home, <u>owners and managers must</u></p> <p>C. For privately owned and managed affordable housing, <u>owners and managers must</u></p>	For clarification REPS 24.11 and 24.12
M6.20	70	6.57	The Authority will resist applications to remove the tie because without the tie the use of the housing will rarely help achieve <del>the</del> <u>this development</u> plan's conservation, housing, or economic objectives.	For clarification REP 10.71
M6.21	71	DMH4	<p>The need for a worker dwelling to support agriculture, forestry or other rural <u>enterprises enterprise</u> businesses will be considered against the needs of <u>the</u> business concerned<sup>10</sup>. Development will be permitted <u>by conversion or new build</u> provided that:</p> <p>A. 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; and</p>	Typographical and grammatical and member working group request to re-order parts of the policy REPS PDNPA 4.11, and REP 10.73

<sup>9</sup> The Housing and Planning Act gives planning authorities the power to dispense with the requirement to provide starter homes on rural exception sites.

<http://www.legislation.gov.uk/ukpga/2016/22/section/5/enacted>

<sup>10</sup> The personal preferences of an employee are not a material planning consideration REP 10.74

		<p>B. <u>Stated intentions to engage in or further develop land management business are genuine, reasonably likely to happen and capable of being sustained for a reasonable period of time; and</u></p> <p>C. There is no accommodation available in the locality that could enable the worker(s) to be readily available at most times, day and night, bearing in mind current and likely future requirements;</p> <p><u>Development meeting parts A, B and C of this policy and proposing new build dwellings(s) will be permitted provided that:</u></p> <p>D. There is no traditional building that could be converted for use as a worker dwelling, within or close to the main group of buildings, in line with other policies and guidance on siting and design, and could serve this purpose; and</p> <p>E. Where conversion of existing buildings is not an option, construction costs of new buildings reflect the likely sustainable income of the business; and</p> <p>F. The new building is within or immediately adjacent to the site of the existing building group and enhances the building group when considered in its landscape setting; and</p> <p>G. Where a house already exists, and is under the control of the business, the subsequent housing is subservient in size to the existing original house unless an acceptable landscape and building conservation outcome for the building group and the setting can only be achieved by a bigger house <u>or the business as distinct from the intended first occupant justifies why a bigger house is necessary to the operation of the business;</u></p> <p><del>H. Stated intentions to engage in or further develop land management business are genuine, reasonably likely to happen and capable of being sustained for a reasonable period of time.</del></p> <p><u>Where there is uncertainty about the sustainability of an otherwise acceptable proposal, permission may be granted for an appropriately coloured caravan or other temporary accommodation.</u></p>	<p>Original part H moved to become part B</p> <p>Original part B becomes part C</p> <p>Clarification for cases where new build as opposed to conversion is proposed Original part C becomes part D</p> <p>Original part D becomes part E</p> <p>Original part E becomes part F</p> <p>Original part F becomes part G</p> <p>REP 23.89 clarification for cases e.g. where new farm holding has modest house as business establishes but needs bigger main farm house as it becomes more established</p> <p>Part H is moved to become part B</p> <p>Clarification of scope for temporary accommodation as part of establishing a business need</p>
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M6.22	72	footnote	The personal preferences of an employee <b>is are</b> not a material planning consideration	Grammatical. REP10.74
M6.23	72	6.69	<p><b><u>Succession Planning</u></b></p> <p>In other cases there may be a natural desire to make space for younger generations to remain at home or return home, e.g. to assist, or take on family-run businesses.</p>	New subheading building on REP 2.1 support
M6.24	74	6.77	<p>The following policy clarifies that in the context of proposals for dwelling use, previously developed land means land which is, or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. <u>This is commonly referred to as brownfield land and is a nationally recognised definition for planning purposes.</u></p> <p><u>For the avoidance of doubt it previously developed land does not include (brownfield land) is not</u></p> <ul style="list-style-type: none"> <li>○ land that is or has been occupied by agricultural (including horticultural buildings) or forestry buildings;</li> <li>○ land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through planning conditions and s106 agreements;</li> <li>○ land in built-up areas such as private residential gardens, parks, recreation grounds and allotments;</li> <li>○ land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.<sup>11</sup></li> </ul> <p><u>Many sites that have been the subject of some development activity can fit into these categories (e.g. they have some evidence of previous farm buildings or other activity such as mineral working)</u></p> <p><u>In order to secure the optimum number of affordable houses and avoid increasing the pressure on greenfield land for such development, the first presumption is against re-use of such sites for market housing unless until it is proven that a site is previously developed land. This is especially important in the context of the pressure for market housing in the National Park and the limited capacity for greenfield (exception sites) development for affordable housing to address housing need (as evidenced by work with parish council and housing enablers to find sites)</u></p> <p><u>If it is proven that a site is previously developed land, and it is in a DS1 settlement, any application for market housing will be assessed in line with HC1C of the Core Strategy.</u></p>	Clarification required on the need to explain the policy presumption for previously developed land in respect of housing development REP23.91 (the footnote shows where the definition comes from)

<sup>11</sup> <http://www.planningportal.gov.uk/general/glossaryandlinks/glossary/p>



			<p>If there is no evidence that the land is previously developed but the Authority still considers that enhancement would be beneficial in the wider interests of its statutory purposes, it may permit open market housing as a means of enabling this. This could be relevant to agricultural land and buildings in and on the edge of settlements. However, the expectation will remain that at least some of the proposed housing (subject to viability) will address an evidenced local need for affordable housing of the type provided for by DMH1.</p> <p>In cases where land and/or buildings do not have previously developed land status and have been deliberately neglected or despoiled, the Authority will achieve its objective of conservation and enhancement through the use of its powers under section 215 of the Town and Country Planning Act 1990, alongside normal planning enforcement, unless the site commends itself for development for other reasons.</p> <p>Outside of DS1 settlements and away from other forms of built development, applications for housing it will be assessed against Core Strategy Policies DS1 (Development Strategy) and GSP2 (Enhancing the National Park).</p>	
M6.25	74	6.80	<p>Consequently However, because the development plan does not allocate sites for housing, a Neighbourhood Plan identification of a site cannot constitute a site allocation.</p>	Grammatical REP 10.75
M6.26	75	6.84	<p>When a mixed scheme of housing is proposed as part of a site's re-development, the Authority will ask housing managers to confirm the type and mix of houses needed because it is important in conserving and enhancing the National Park that the Authority addresses the wider housing needs of the population wherever possible. The market element of the scheme should also help improve the housing mix but these houses are not considered to be in any way affordable in the sense that they can address housing need as those terms are understood by the NPPF and this development plan.</p>	REP PDNPA 4.17 for clarification of the importance of the wider housing mix to communities
M6.27	75	6.85	<p>If housing need exists, and the type of housing that is needed could be provided in such a way that conserves and enhances the building(s) and its setting, or the site subject of re-development, the Authority will ask the applicant to demonstrate, through a financial viability assessment, the numbers and types of affordable housing units that can reasonably be gained for the community.</p>	Grammatical REP 10.76
M6.28	75	6.86	<p>Since the 1994 Structure Plan, opportunities for this type of development has have led to enhancement of former industrial and heritage sites such as Cressbrook Mill, the site of Station Yard Hathersage, the Glebe Mine site at Eyam, and led to conservation of the Filter House at Ladybower Reservoir. Chapter 3 of this development plan outlines conservation and enhancement requirements in more detail, so any policy in this chapter follows on from polices and text in that chapter.</p>	Typographical REP 10.77

M6.29	75	6.87	Designated and non-designated heritage assets can be converted to a number of uses, but the driver for conversion has to be first and foremost the conservation and enhancement that the new use can achieve as opposed to any benefits of the use itself. For this reason, proposals to convert designated and non-designated heritage assets are assessed against the policies in <del>the</del> Chapter 3.	For clarification and grammatical REP 10.78
M6.30	75	DMH6	<p>A. Re-development of previously developed land for housing will be permitted provided that:</p> <p>(i) The development conserves and enhances the valued character of the built environment or landscape on, around or adjacent to the site; and</p> <p><del>(ii) An adopted neighbourhood plan has not identified the land for continued community or employment use or open space; and</del></p> <p>(ii) <del>(iii)</del> Where the land is inside or on the edge of a DS1 settlement, and subject to viability, an element of the housing addresses local need for affordable housing.</p> <p><del>(iii) (iv)</del> Partial or proposed multi-phased development of sites can, by use of condition or if expedient legal agreement ensure the conservation and enhancement of the whole</p>	Soundness questioned concerning use of neighbourhood plans to potentially undermine the objectives of policy REP 38.8
M6.31	75	6.88	If a building is <del>listed</del> Listed, applicants should refer to Chapter 3 policy <del>DMC7: Listed Buildings</del> <del>DMC11</del> <del>current building and wider built environment.</del>	Clarification REP 10.79
M6.32	76	DMH7	<p>A Extensions and alterations to dwellings will be permitted provided that the proposal does not:</p> <p>(i) detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings; or</p> <p>(ii) dominate the original dwelling <del>particularly</del> where it is a designated or non-designated cultural heritage asset; or</p> <p>(iii) amount to the creation of a separate independent dwelling; or</p> <p>(iv) create, <del>by inclusion of land not previously within the residential curtilage,</del> adverse effect on, or lead to undesirable changes to the landscape or any other valued characteristic.</p> <p><u>B.</u> Proposals for house extensions involving the conversion of adjoining buildings and by the provision of new ancillary buildings must also satisfy Policy DMH5</p>	Clarification REPS PDNPA 2.21, PDNPA 4.18, 23.96,

			<p><u>C.</u> Where an extension provides ancillary accommodation and it is not possible to secure its ancillary status in perpetuity by planning conditions it will be tied to the main dwelling by way of a section 106 agreement.</p>	
M6.33	76	DMH8 and pretext subheading	<p><b><i>New outbuildings <del>for domestic garaging and storage use</del> and alterations to existing outbuildings in the curtilage of dwelling houses</i></b></p>	REP PDNPA 4.20
M6.34	76	6.91	<p>The impact may also be lessened by locating buildings adjacent to existing groups of buildings. <del>The Authority will restrict the use of new outbuildings in the curtilage of dwelling houses by condition</del></p>	Clarification REP 23.97
M6.35	76	DMH8	<p><del>DMH8: New outbuildings and alterations to existing outbuildings for domestic garaging and storage use in the curtilage of dwelling houses</del></p> <p><u>A: New outbuildings will be permitted for garaging and storage use provided:</u></p> <p>I. _____ the scale, mass, form, and design of the building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including listed building status and setting, conservation area character, important open space, valued landscape character; and</p> <p><del>II. _____ the building exhibits the minimum of features necessary for the proposed storage use The scale, mass, form, and design of the building does not propose a development which through alterations permissible under the GPDO would be habitable for dwelling use.</del></p> <p><del>III. _____ The status of the new buildings can be restricted through conditions</del></p> <p><u>B: Alterations to existing outbuildings will be permitted provided:</u></p> <p>I. Changes to the mass, form, and appearance of the existing building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, conservation area character, important open space, valued landscape character; and</p> <p>II. The status of the new buildings can be restricted through conditions</p> <p>III. The outbuilding is not a garage</p>	Clarification REP 23.97 and PDNPA 4.19
M6.36	77	6.92	<p>Replacement of dwellings is considered <u>a sustainable way to enhance the housing stock</u> provided that over time the outcome is an improvement in the design, quality and mix of housing stock.</p>	REP PDNPA 4.24

M6.37	77	6.94	<p>It may be acceptable to permit <b>larger</b> houses (whether that is by height, floor space or mass, or a combination of these measures), but enhancement to the surrounding built environment and landscape cannot always be achieved by larger houses, even if, as individual buildings, their design is superior to the house it is proposed to replace. <a href="#">The Authority will also consider whether it is appropriate to include the footprint of other buildings in the calculation of existing floorspace as the start point for assessing a replacement dwelling.</a></p> <p><a href="#">Some of these ancillary buildings may be valuable for their design and materials and therefore their positive contribution to the built environment, in which case it may be undesirable to lose them.</a></p> <p><a href="#">In cases where it is agreed to lose buildings, the Authority will consider whether loss of such buildings will create pressure for additional buildings in future e.g. for garaging or other storage purposes.</a></p> <p><a href="#">It will also consider whether, in light of the enhancement gained by the replacement dwelling, the impact of permitting further buildings on the enhancement already gained would be positive or negative.</a></p> <p><a href="#">If it is considered that further changes would undermine the enhancement achieved by the replacement dwelling, it will remove permitted development rights.</a></p>	<p>Typographical REPS 8.5 and 10.92</p> <p>PDNPA REP to clarify why permitted development right might need to be removed (which is suggested new criteria I of policy DMH9)</p>
M6.38	77	6.95	<p>Aside from size and design considerations, <b>neighbours neighbours'</b> residential amenity must be respected and it is also important that the activity created by the new dwelling is no more intrusive in the wider landscape, for example in terms of noise generated or dispersed artificial light.</p>	<p>Grammatical REPS 8.6 and 10.94</p>
M6.39	77	6.97	<p>The Authority acknowledges that some National park communities perceive that this policy may lead to an unsustainable loss of smaller housing across national park villages. <a href="#">Whilst the Authority's Design Guide states that bungalow design does not reflect the built traditions of the Peak District, it does recognise that well-designed single storey dwellings can be acceptable. There must be recognition at pre application advice and decision making stages when considering whether a proposed replacement dwelling enhances landscape or built environments<sup>12</sup>.</a> However the Authority has no plan objective to protect smaller houses in themselves other than for conservation reasons .....</p>	<p>Responds to REP 23.1 concern that smaller houses including bungalows are being lost in significant numbers and possibly unnecessarily when they are seen as a valuable part of housing stock.</p>
M6.40	77	6.98	<p>In accordance with Core Strategy GSP2 D, and taking into consideration the DS1 Core Strategy intention to concentrate new development into a <b>range</b> defined range of settlements, proposals on sites inside or on the edge of DS1 villages are more likely to be acceptable than sites that are not inside or on the edge of settlements.</p>	<p>Grammatical REPS 10.96 , PDNPA1.178</p>
M6.41	78	DMH9	DMH9 Replacement Dwellings	<p>New criteria B to emphasise the</p>

<sup>12</sup> 2007 Design Guide paragraph 3.21

		<p>A. The replacement of a dwelling will be permitted provided that the dwelling to be replaced:</p> <ul style="list-style-type: none"> <li>a. is not <del>listed</del> Listed individually or as part of a group listing;</li> <li>b. is not considered to have cultural heritage significance; and</li> <li>c. is not considered to contribute positively towards the valued landscape character or built environment in which it is located and</li> </ul> <p><u>B. All proposed replacement dwellings must be of better design, and materials than the dwelling proposed to be replaced;</u></p> <p><del>B.C. Any replacement dwelling should only be larger than the dwelling it replaces where the proposed replacement dwelling. Larger replacement dwellings should demonstrate</del> significant overall enhancement to the valued character and appearance of the site itself, and the surrounding built environment and landscape; and</p> <p><del>C.D.</del> In all cases the replacement dwelling must not create an adverse impact on neighbours' residential amenity; and</p> <p><u>C.E. In all cases the replacement dwelling must exhibit high sustainability standards and conserve and enhance its built environment and/or landscape setting</u></p> <p><del>D.F.</del> In the event that the proposed replacement dwelling is on another footprint, the existing dwelling is removed from the site prior to the completion of the development, or within 3 months of the first occupation of the new dwelling, where the existing dwelling is in residential use; and</p> <p><del>E.G.</del> In a DS1 settlement, demolition of one dwelling and re-development with more than one dwelling may be permitted provided that the proposed development satisfies the criterion above and is required in order to achieve conservation and enhancement in accordance with Core Strategy policies DS1 C and GSP2 D, and HC1 C.</p> <p><del>F.H.</del> Where there is specific evidence of general housing need in the Parish for a particular size of dwelling (for example from a Neighbourhood Plan), the size of the net additional housing units should reflect that evidence.</p> <p><u>I. Permitted development rights may be removed if this is considered necessary to protect the enhancement achieved.</u></p>	<p>objective of enhancement in all cases</p> <p>New criteria E to emphasise the importance of taking opportunities available in all new builds to include higher sustainability standards (which backs up the core strategy policies on this issue) REPS PDNPA 4.21, 9.7,</p> <p>REP PDNPA request new criteria I to ensure any enhancement cannot be undone by permitted</p>
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				development rights.
M6.42	78	6.103	Applications to create new dwellings from such buildings will be considered under <b>Core Strategy policy HC1, <u>GSP2</u></b> , the conservation policies of this plan, and policy DMH7: Extensions and Alterations.	For clarification REP PDNPA 2.22
M6.43	80	DMH11	B. Where planning conditions cannot achieve the desired outcome of ensuring worker dwellings are retained by the business, the applicant will be required to enter into a Section 106 legal agreement that will:  i) restrict the occupancy of the properties in perpetuity in line with policy DMH4	For clarification REP 10.97
M6.44	80	DMH11	D (iii) be temporarily occupied by <u>a</u> local person who has lived in the parish or adjoining parish for ten out of the last twenty years and is in housing need, until such time as a business need arises	Grammatical REP 10.98

### Chapter 7: Shops, Services and Community Facilities

Mod. No.	Page	Para. / Policy Number	Proposed Modification (deleted text has <del>strikethrough</del> , new text is <u>underlined</u> )	Reason <i>Eg Grammatical correction In response to soundness point (major) In response to updates from gvmt etc For clarification Typographical error</i>
M7.1	83	7.16	Information relating to efforts to improve the viability and usage of the facility or to <del>diversify</del> <u>diversify</u> the use of the facility will be material.	Typo Comment number 10.101
M7.2	83	7.19	<u>Applicants must provide e</u> Evidence that the asking price or market rent is the market value as defined by the RICS “Appraisal and Valuation Standards” (‘The Red Book’) which must take into account the structural condition of the property and the planning constraints affecting it.	Grammar Comment number 10.102
M7.3	84	DMS2 (A) (i)	(i) evidence of a thorough viability <u>assessment</u> and a marketing exercise with a commercial property agent, . . .	Grammar Comment number 10.103
M7.4	84	DMS2 (C)	<del>If segregation of the retail area from the dwelling would have an unacceptable impact on its residential amenity, permission will be granted for change to residential use.</del> <u>Permission will be granted for change of use of the retail area to residential use if the retail use has</u>	Clarity Comment number 10.104

			<u>an unacceptable impact on residential amenity, and segregation of the retail area from the dwelling would also have an unacceptable impact on residential amenity.</u>	
M7.6	87	7.36	The National Park Authority's approach is set out in <u>Core Strategy</u> policy HC4 part C. of the Core Strategy, including that any development of sites or buildings justified under policy should meet another community need including affordable housing. The absence of the required justification will demonstrate that alternative options to meet the social or economic needs of the local community have been insufficiently explored to warrant a change of use to a use not otherwise permitted by policy HC4 of the Core Strategy.	Clarification Comment number 10.108
M7.7	84	7.23	(new para) <u>7.23 A service provider may make representation to the Authority if it considers, and can demonstrate with reasoned justification, that evidence regarding viability that forms part of a wider estate reorganisation programme, is acceptable. A business may make representation to the Authority if it considers, and can demonstrate with reasoned justification, that 12 months marketing is too long a period for the type of business concerned.</u>  (para numbers of rest of chapter will need adjusting)	Clarification Comment numbers 38.2 38.3 38.4 38.5
M7.8	83	7.13	user numbers and other supporting information--which	Typo Comment number INT2.23
M7.9	85	DMS3	<del>D. Proposals to expand or intensify the use of an existing site or building must assess the impact of the development in its landscape context by reference to the Peak District National Park Landscape Strategy and Action Plan.</del>  <u>D. Expansion or intensification of the use of an existing site or building will only be permitted where it is of a modest scale in relation to the existing activity and/or buildings and it does not adversely affect valued character, residential amenity and landscape setting.</u>	Clarification Comment number 10.106
M7.10	87	DMS5	<del>(vi) their scale, setting and design do not detract from features of architectural or historic importance or other valued characteristics of the area.</del> <u>(vi) are of a scale, design and method of fixing that do not detract from features of architectural or historic importance or other valued characteristics of the area, and</u> <u>(vii) conform to guidance set out in the Authority's Shop Fronts SPD.</u>  (B) External illumination will not be granted consent unless it is during opening hours in predominantly commercial areas ; or <u>for</u> is at public houses, restaurants or similar premises that <u>are</u> <u>reliant on evening trade</u> , (open after dark) providing it does not adversely affect dark skies.  C(i) they are <u>projecting</u> hanging signs  (ii) the building is a public house, hotel or restaurant that does not have a fascia and the sign or	Clarification Comment number 10.107 Comment number INT7.1

			advert has individual lettering attached to it so as to minimise any harmful visual impact and any damage to the stone or brickwork. <u>the architecture of the building dictates that a sign would be better sited higher up on a property.</u>	
M7.11	81	7.5	. . . . In rural communities the local shop (convenience store) often provides the only shopping option available to the local community without the need to travel. <u>Planning applications are also expected to make provision for the separate use of upper floors.</u>	Clarification Comment number 10.99
M7.12	81	7.3	Bakewell is the main service centre within the National Park. Its development issues for shops, services and community facilities are considered in policy DMB1 <u>and Bakewell Neighbourhood Plan.</u>	Clarification Comment number INT5.6
M7.13	81	7.4	The National Park Authority's policies require clear justification for any change of use of a community facility, service or shop and, where it can be justified, <del>provision</del> <u>the new use</u> must, wherever possible, <del>be to</del> meet another community need or offer alternative community benefit such as local needs affordable housing.	Clarification Comment number INT5.7
M7.14	84	DMS2(A)(i)	Remove footnote. Remove blue line at end of coloured policy box	Clarification Comment number INT5.8
M7.15	82	7.7	Their use for <del>single person</del> accommodation or office space	Clarification Comment number INT7.3
M7.16	82	7.10	<del>If the shop window is a feature of heritage significance it must be retained.</del> <u>If the shop front (shop window) or any associated historic details are of heritage and / or streetscape value, they must be retained.</u>	Clarification Comment number INT7.5
M7.17	86	7.30	Shop fronts have a marked visual impact on the character of settlements. Whatever other attention has been paid to the quality of development, they can make a critical difference. The Authority's Detailed Design Supplementary Planning Document for Shop Fronts provides clear examples and advice about this area of commercial opportunity for owners to make the most of a building's character: recognising the strong attraction of the traditional appearance of settlements in the National Park. Shop fronts often incorporate advertising and require alterations to a building. Attention is, therefore, also drawn to Policies DMS5 and DMC3.  <u>7.30 Shop fronts have a marked visual impact on the character of settlements. The Authority's Detailed Design Guide Supplementary Planning Document for Shop Fronts (2014) therefore provides clear advice and examples on this topic, demonstrating how shopfronts can make a positive contribution to a building and wider street scene. Shop fronts often incorporate advertising and require alteration. Attention is therefore also drawn to Policies DMS5 and DMC3.</u>	Clarification Comment number INT7.8
M7.18	86	7.31	<del>Alternatives should be used. These include internal roller shuttering and internal shutters of a more traditional design.</del>  <u>Alternatives are suggested such as laminated security glass, robust stall-risers; or mesh security screens to the inside of the display window.</u>	Clarification Comment number INT7.9



M7.19	88	DMS7	<p>A. Development that would prejudice the continued use of community recreation sites or sports facilities will not be permitted unless:</p> <p><del>B (i)</del> an assessment has been undertaken which has clearly shown the open space, buildings or land to be no longer required; and</p> <p>C <u>(ii)</u> the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; and</p> <p>D <u>(iii)</u> the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</p>	
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### Chapter 8: Bakewell

Mod. No.	Page	Para. / Policy Number	Proposed Modification (deleted text has <del>strikethrough</del> , new text is <u>underlined</u> )	Reason <i>Eg Grammatical correction In response to soundness point (major) In response to updates from gvmnt etc For clarification Typographical error</i>
M8.1	90	8.10	The <del>n</del> National <del>p</del> Park Authority	Typo Comment number 10.113 Comment number INT1.121
M8.2	89	8.9	For this reason the Core Strategy policy DS1 retained the central shopping area and this <u>Part 2 development management</u> plan shows what is considered to be the <del>C</del> central <del>S</del> shopping <del>A</del> area re-affirming that significant retail development should be contained within this boundary and <u>where it is considered to be significant retail development,</u> it should not be permitted outside the boundary.	Clarification Comment number 10.111 Comment number 10.112
M8.3	89	8.10	The boundary of this <u>the central shopping</u> area is that originally established	Clarification Comment number 10.114
M8.4	90	8.11	<u>Given the strategic need for employment sites, the policy safeguards existing employment sites, ensures</u> <del>The strategic need for employment sites means that the policy safeguards existing employment sites so that</del> their re-development includes a substantial element of business use, and promotes enhancement of underused employment sites.	Clarification Comment number 10.115
M8.5	90	8.14	However the central shopping area <del>includes</del> <u>comprises</u>	Clarification Comment number 10.117
M8.6	89	8.5	This plan does not include policies that are specific to Bakewell. However, <u>The</u> Core Strategy makes	Clarification

			specific reference to Bakewell in the spatial objectives . . .	Comment number 49.2
M8.7	90	8.11	The Core Strategy policy DS1 establishes development expectations for Bakewell confirming that a development boundary and central shopping area will be retained.	Clarification Comment number 49.5
M8.8	90	8.15	This is especially the case where changes would not result in the loss of a valued facility or service: (in the sense that its loss would mean there was no other business offering that service in the town).	Clarification Comment number INT1.122
M8.9	89	8.7	<del>The boundary shown is that agreed with the community as the preferred extent for growth and would be adopted by the proposed Neighbourhood Plan for the town. It is shown on the proposals map</del>	Clarification Comment number INT2.25 Comment number INT5.2
M8.10	89	DMB1 Header	DMB-1 Bakewell's Settlement Boundary	Typo Comment number INT2.26
M8.11	89	8.2	The town retains reasonable <del>public transport links north and south through bus services on the A6</del> but there is no rail link.	Clarification Comment number 8.3
M8.12	90	8.13	. . . demand leads to development.	Typo INT5.3
M8.13	90	8.15	<del>The use of neighbourhood development orders or removal of usual permitted development rights to switch within use classes may be tools the community of Bakewell or the Authority considers using to slow down or reverse a pattern of retail use if it considers it is detrimental to the overall retail offer for residents or visitors. This may accompany a neighbourhood plan, and may serve to respond positively to deeply held concerns that the retail mix or range of facilities is unhealthy and working against securing a vibrant and thriving community.</del> <u>(New Para) 8.16 The neighbourhood plan process has evidenced deeply held concerns that the retail mix or range of facilities is unhealthy and failing to secure a vibrant and thriving community. Bakewell Neighbourhood Plan policy will seek to slow down or reverse this trend but in order to implement neighbourhood policy the Authority would be required to consider removal of permitted development rights.</u>	Clarification INT5.4
M8.14	89	8.11	" . . . so that their redevelopment includes a <del>substantial</del> <u>predominant</u> element of business use . . ."	Clarification Comment number 8.1
M8.15	89	8.4	"However this site is an example of where premises could be improved, and policy would allow for a mix of uses provided a <del>significant</del> <u>predominant</u> element of business use is retained."	Clarification Comment number INT5.5
M8.16	89	8.6	<u>The intent of the planned approach for Bakewell is to give the community more influence through its emerging Neighbourhood Plan. Therefore this plan sets out the strategic context for Bakewell but leaves space for the community to devise local policy. The Neighbourhood Plan for Bakewell will</u>	Clarification Comment number 21.7

			<p><u>consider: development boundary, environmental resilience; protection and enhancement of the town's setting, special character and heritage assets, including the designation of local green spaces; housing; community facilities, shops and services; employment sites and transport and communications.</u> Any policies or neighbourhood development orders adopted in a neighbourhood plan for Bakewell will form part of the development plan and be given weight when planning proposals are put forward.</p>	
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## Chapter 9: Travel and Transport

Mod. No.	Page	Para. / Policy Number	Proposed Modification (deleted text has <del>strikethrough</del> , new text is <u>underlined</u> )	Reason <i>Eg Grammatical correction In response to soundness point (major) In response to updates from gvmnt etc For clarification Typographical error</i>
M9.1	91	9.5	The relationship with the need to reduce transport related carbon emissions is captured in paragraph 15.16, along with the role of the <del>authority</del> <u>Authority</u> in educating visitors about the impact of their travel choices on the valued characteristics of the National Park.	Grammatical correction. Responder Number INT1 – INT1.123
M9.2	92	9.13	Core Strategy policy T6 sets the strategic principles for the safeguarding of routes for walking, cycling and horse riding, ensuring that the Rights of Way network is protected from development. Similarly the Trails network is protected, although potential realignment of the Monsal and Trans Pennine Trails in the event of future rail use is acknowledged. The policy goes on to support the use of former railway lines for walking, cycling and horse riding. Finally, the policy acts to protect the Huddersfield Narrow Canal within the National Park.	Grammatical correction. Responder Number INT1 – INT1.124
M9.3	92	9.16	The Peak District National Park is located at the heart of England, surrounded by a number of towns and cities. There is a longstanding desire for connectivity between these urban areas which has resulted in the current road and rail network crossing the National Park and connecting these towns and cities, as shown on <u>the</u> Policies Map.	Grammatical correction. Responder Number INT3 – INT3.1
M9.4	93	DMT1	New roads or railways for <del>cross-park</del> <u>cross-Park</u> travel will not be supported, and no proposals for a major alteration to an existing road or railway will be permitted, unless;	Grammatical correction. Responder Number INT3 – INT3.2
M9.31	93	DMT1E	E. There is a demonstrable long term net economic benefit <del>within</del> <u>for</u> the National Park.	Responder Number INT3 – INT3.28

M9.5	94	9.32	<p>Look at para 9.32 re: conflict between new and existing corridor use.</p> <p>Policy DMT3D states that proposals to construct railways acting primarily as tourist attractions are unlikely to be successful because of their incompatibility with both transport and recreation policies. Elsewhere, railway stations usually generate road traffic, and a demand for additional facilities to cater for customers such as car parks and toilets. Where the line is aimed at the tourist market, such demands are likely to be even more acute. <u>It is likely that any demand for future tourist or heritage railways will be centred on former railway corridors. In most cases these have been replaced by multi-user trails, which have become sustainable transport and recreation corridors in their own right. The social and economic benefits of these trails would be in all likelihood compromised or lost with the introduction of tourist or heritage rail use. Whilst some visitors to the National Park may benefit from the availability of a tourist or heritage railway, it is unlikely that these benefits would not be outweighed by the loss of amenity for the existing users of these corridors.</u></p> <p><u>Because of the likely imbalance between benefit and impact resulting from a new railway acting primarily as a heritage or tourist attraction within the National Park, our likely approach will be one of refusal where an application comes through the Planning system and opposition where it comes through a Transport and Works Act Order. In all other cases Policies DMT1 and DMT3A to DMT3C apply.</u></p>	<p>For clarification – may need to be as an additional paragraph.</p> <p>Responder Number 23 – 23.112</p> <p>Responder Number 49 – 49.9</p> <p>Responder Number 61 – 61.1 &amp; 61.2</p> <p>Responder Number 69 – 69.14</p>
M9.6	94	9.36	<p>There are national programmes for <u>the electrification of railways</u>, within close proximity to the National Park, including the Trans Pennine and Midland Mainline <u>routes</u>. This would suggest that in the medium term, there may be plans to electrify the Hope Valley Line. Whilst there are clear benefits to electrification, including benefits to local air and noise pollution, as well as providing longer term sustainability and viability of the railway; at the same time, there are likely to be negative impacts for the National Park, in particular visual intrusion. Therefore, as with other rails schemes within the National Park, a clear net environmental or economic benefit would need to be demonstrated. In all cases of rail development in the National Park, Network Rail and their agents must have regard to National Park purposes, as stipulated in Section 62 of the Environment Act (1995).</p>	<p>Grammatical change for clarification</p> <p>Responder Number INT3 – INT3.3</p>
M9.7	95	9.42	<p>The Pedal Peak Project focussed on the reopening of four disused railway tunnels on the Monsal Trail, which follows part of the former Derby to Manchester <u>Railway railway</u>. Since completion of the project in May 2011, there has been a significant increase in the Trail's use by cyclists, walkers and horse riders, with the Trail being voted the best short trail in the country by Sustrans. The Pedal Peak II Project focussed on attempts to extend the Monsal Trail from Bakewell to Matlock. Phase 1, the delivery of a link between Matlock and Rowsley has been delivered. There is an ongoing commitment to provide the Phase 2 link between Rowsley and Bakewell.</p>	<p>Grammatical correction</p> <p>Responder Number INT1 – INT1.125</p>
M9.8	96	9.43	<p>Look at para 9.43 re: amenity for walkers</p>	<p>For clarification – wording may</p>

			<p>Policy DMT4D goes further by providing clarification of criteria whereby proposals for new routes for walking, cycling and horse riding that do not fall within the highway can be brought forward. <u>All of the criteria should be met when delivering new and extensive multi-user trails. However, in the case of small scale improvements to existing rights of way, a less prescriptive approach may be acceptable. Where new routes are proposed on existing rights of way such as public footpaths, the amenity for existing users will be maintained.</u></p>	<p>need tidying slightly.</p> <p>Responder Number 23 – 23.113</p> <p>Responder Number 50 – 50.26</p>
M9.30	96	DMT4	<p>Slight amend to Policy DMT4A(i)</p> <p>(i) Is of equal, <u>or preferably, of better</u> quality than the original: and</p>	<p>Puts an emphasis on enhancement rather than just replacement</p> <p>Responder Number INT3 – INT3.27</p>
M9.9	96	DMT4	<p>Slight amend to Policy DMT4D</p> <p>D. The development of new routes for walking, cycling and horse riding including multi-user trails will be supported, provided that they conserve and enhance the valued characteristics of the area; and are subject to the following criteria:</p> <p>(i) They connect into the wider rights of way network; and</p> <p>(ii) They connect with settlements within and beyond the national park boundary; and</p> <p>(iii) They are designed and constructed to an appropriate standard, in keeping with its setting; and</p> <p>(iv) Where it is likely to act as a destination in its own right, that appropriate, new or existing visitor facilities are made available</p> <p><u>In the case of minor improvements to existing or permissive rights of way, (i) and (ii) are unlikely to apply.</u></p>	<p>Adds clarity re: minor improvements.</p> <p>Responder Number 50 – 50.26</p>
M9.10	97	New paragraph / section between Parking and Business Parking, to replace existing paragraph 9.47 – this would mean that paragraph	<p>To provide clarity</p> <p><del>9.48</del> <u>9.47</u> Parking is covered by three policies within this document in line with the three main types of parking associated with development in the National Park;</p> <ul style="list-style-type: none"> <li>• Business Parking,</li> <li>• Residential Parking,</li> <li>• Visitor Parking.</li> </ul> <p><b><u>Peak District National Park Parking Standards</u></b></p> <p><del>9.47</del> <u>9.48</u> Clarification on the expected levels of parking provision for new developments is provided within the Peak District National Park Parking Standards in Appendix <del>10</del> <u>9</u>. These standards follow national guidelines, but at a scale in keeping with the National Park, and the scale of development that might be reasonably expected. <u>All references to Parking Standards within the following policies are derived from the Peak District National Park</u></p>	<p>For clarification</p> <p>Responder Number 23 – 23.116</p>

		9.48 would become 9.47 and vice versa.	<u>Parking Standards.</u>	
M9.11	97	9.50	The adequate provision of parking facilities is a key consideration for business developments. This provision includes parking associated with the smooth running of the business otherwise known as operational parking; and that which is <del>that</del> used by members of staff and visitors to the business (non-operational parking).	Grammatical correction Responder Number INT3 – INT3.4
M9.12	97	9.56	The overall approach is in keeping with the National Planning Policy Framework (para 39), which stipulates that planning policies <u>should</u> take account of ‘the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles.’	Grammatical correction Responder Number INT3 – INT3.5
M9.13	98	9.59	Core Strategy Policy T7C states that non-residential parking ‘will be managed to ensure that the location and nature of car and coach parking does not exceed environmental capacity’. The Policy goes on to add that ‘new non-operational parking will normally be matched by a reduction of related parking spaces elsewhere’. Policy DMT6A <del>then</del> clarifies the conditions against which the assessment of the requirement for new visitor parking will be judged.	Grammatical correction Responder Number INT3 – INT3.6
M9.14	98	9.60	The road network <del>within</del> <u>inside</u> the National Park, both within settlements and across the wider countryside is an indication of its historic origins with often narrow roads and with limited off-street parking provision. In some locations, the requirement for vehicles to be parked <del>on-street</del> <u>on-street</u> is visually intrusive and / or damaging to verges, although it can add traffic calming benefits. Therefore, Policy DMT6B stipulates that where additional non-operational off-street parking is permitted, it will normally be as a replacement for existing on-street parking. This approach diverts on-street parking to a more suitable location.	Grammatical correction Responder Number INT3 – INT3.7
M9.15	98	9.62	The overall approach is in keeping with the National Planning Policy Framework (para 39), which stipulates that planning policies <u>should</u> take account of ‘the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles.’	Grammatical correction Responder Number INT3 – INT3.8
M9.16	98	9.64	Possible clarification with regard to recreation hubs and visitor parking  The National Park Authority in keeping with its second purpose and Defra’s 8 Point Plan for National Parks is keen to ensure that appropriate facilities for visitors to the National Park, including parking provision are provided at those locations best suited to their use and the setting of the National Park. To this end it is intended to bring forward further planning guidance in the form of a Supplementary Planning Document to inform development, <u>including for visitor parking at recreation hubs.</u>	Amended as per NT request  Responder Number 33 – 33.13 Responder Number 50 – 50.27 Responder Number 69 – 69.15

M9.17	98	9.63	<p>Over recent years there have been many calls for new or improved car parks at popular visitor destinations, including villages and within the wider countryside. The general approach is to first ensure that there is a genuine need for additional capacity; <u>in most cases this may be triggered by evidence of the impact of either unofficial overflow parking or in some cases inappropriate parking.</u> Where there is a need for additional parking, in some cases, this need can be met within the footprint of existing car parks, without detriment to the location or the National Park's special qualities. <u>Alternatively, there may be a need for a newly created car park to address demand for visitor access to a particular location.</u> In either case, we would expect to see a demonstration of local benefit from <u>the removal of on-street or inappropriately parked vehicles to support the application for additional off-street parking.</u> <del>However in some cases, demand is restricted to busy summer weekends. In these cases the General Permitted Development Order permits the use of land for parking without the requirement for planning permission. This can include the use of fields for parking for busy weekends such as for well dressings or carnivals; this approach can be undertaken on other busy days for up to 28 days per year. However, care should be taken to identify sites that can be accessed safely, without impacting on the highway network.</del></p>	<p>Responder Number 23 – 23.114</p> <p>New wording to paragraph and a split into two paragraphs see M9.18</p>
M9.18	98	9.63/9.64	<p><u>In some cases, demand for visitor parking is restricted to busy summer weekends. In these cases the General Permitted Development Order permits the use of land for parking without the requirement for planning permission. This can include the use of fields for parking for busy weekends such as for well dressings or carnivals; this approach can be undertaken on other busy days for up to 28 days per year. However, care should be taken to identify sites that can be accessed safely, without impacting on the highway network.</u></p>	<p>Responder Number 23 – 23.114</p> <p>Split of paragraph 9.63 into two with some minor changes to improve readability.</p>
M9.32	99	9.66	<p>Core Strategy Policy T7B sets the strategic principle that residential parking should be set at the 'minimum required for operational purposes', whilst having regard to environmental constraints and any future requirements. Policy DMT7A directs developers to provide off-street parking for residential developments unless the provision of on-street parking meets highway and amenity standards. The Policy then goes on to provide minimum parking standards for residential development, <u>derived from the Peak District National Park Parking Standards (Appendix 9), which also sets maximum standards for residential and other parking provision.</u> The provision of car free development will be viewed favourably, but will require reasonable alternative parking to be available. Finally Policy DMT7B offers protection to off-street parking provision within a development, where its loss would have negative impacts on local traffic flow.</p>	<p>INT3 – INT3.29</p>
M9.33	99	9.69	<p>Policy DMT7 sets minimum parking standards for residential developments. Whilst our overall approach is to discourage use of the private car in favour of more sustainable means of transport where possible, it is important that sufficient parking is provided in order to reduce the visual, <u>environmental, amenity</u> and other impacts of overspill parking particularly within, but not restricted to historic village centres. There may be circumstances whereby additional parking could be considered to be of benefit, particularly in those villages where the availability or practicality of on-</p>	<p>INT3 – INT3.20</p>

			street parking is limited, or where alternative forms of transport are either limited or unavailable. However, such provision should be in keeping with the size, scale and location of the development.	
M9.19	99	DMT6A	<p>Possible additional wording to DMT6A</p> <p>A. New or enlarged car parks will not be permitted unless a clear, demonstrable need, <u>delivering local benefit</u>, can be shown.</p>	<p>Possibly a bit clumsy?</p> <p>Responder Number 23 – 23.114</p>
M9.20	99	DMT6B	<p>Change to wording to improve the clarity of the policy</p> <p>B. <del>For visitor car parking additional off-street parking will normally only be permitted where it replaces equivalent on-street parking spaces.</del> <u>Where new or additional off-street visitor parking is permitted, an equivalent removal of on-street parking will usually be required.</u></p>	<p>Provides clarity and makes the policy more legible.</p> <p>Responder Number 23 – 23.115</p>
M9.21	99	9.66	<p>Additional wording to provide clarity</p> <p>9.66 Core Strategy Policy T7B sets the strategic principle that residential parking should be set at the ‘minimum required for operational purposes’, whilst having regard to environmental constraints and any future requirements. Policy DMT7A directs developers to provide <u>sufficient</u> off-street parking for residential developments unless the provision of on-street parking meets highway and amenity standards. The Policy then goes on to provide minimum parking standards for residential development. <u>These standards are the minimum that developers are expected to meet to ensure adequate provision. In locations where the availability of on-street parking is scarce, or the impacts of on-street parking on amenity an issue, the parking standards allow for greater provision up to a maximum number of spaces as detailed in Appendix 10.</u></p> <p><u>9.67</u> The provision of car free development will be viewed favourably, but will require reasonable alternative parking to be available. Finally Policy DMT7B offers protection to off-street parking provision within a development, where its loss would have negative impacts on local traffic flow. <u>This protection could extend to the removal of permitted development rights to maintain appropriate levels of off-street parking.</u></p>	<p>Provides clarity</p> <p>Responder Number 11 – 11.6</p> <p>Responder Number 23 – 23.116</p> <p>Responder Number 23 – 23.118</p>
M9.22	99	9.68	<p>The overall approach is in keeping with the National Planning Policy Framework (para 39), which stipulates that planning policies <u>should</u> take account of ‘the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles.’</p>	<p>Grammatical correction</p> <p>Responder Number INT3 – INT3.9</p>
M9.23	100	DMT7A	<p>A. Off-street car parking for residential development should be provided unless it can be demonstrated that <del>on-street on-street</del> parking meets highway and amenity standards and <u>does not negatively impact on the visual and other amenity of the local community</u>. This should be either within the curtilage of the property or allocated elsewhere, normally at the following levels:</p>	<p>Grammatical correction</p> <p>Responder Number INT3 – INT3.10</p>



M9.24	100	9.70	The Peak District National Park does not have any established <u>take-off and landing</u> sites associated with powered flight, although there is the long established Lancashire and Derbyshire Gliding Club at Camphill near Great Hucklow, which has been in existence at this location since 1935.	For clarification in keeping with the modification to DMT8A  Responder Number INT3 – INT3.11
M9.25	100	9.71	Over the past 30 years there has been a growing trend for the use of ad-hoc sites for <u>the</u> take-off and landing of small aircraft such as microlights and helicopters, with the latter often using the car parks of public houses and hotels, to provide recreational flights. Whilst powered flight in this context offers quick business travel or enjoyable recreational experiences, the development of landing sites is not in keeping with the quiet enjoyment of the National Park. Negative impacts arising from such activities can include noise pollution and disturbance to bird populations.	Grammatical correction  Responder Number INT3 – INT3.12
M9.26	100	9.73	Policy DMT8A makes the presumption against the development of aircraft <u>take-off and landing</u> sites within the National Park. In relation to powered flight, the policy restricts developments where they are likely to affect the National Park’s valued characteristics or its amenity. The policy adds clarity with regard to what is meant by powered flight, with the inclusion of model and drone aircraft as well as those carrying people.	For clarification in keeping with the modification to DMT8A  Responder Number INT3 – INT3.13
M9.27	100	9.74	The Peak District National Park is also a popular location for non-powered flight. In addition to the Derbyshire and Lancashire Gliding Club, the area is popular with hang-gliders, para-gliders and pilots of non-powered or electrically powered model aircraft. Whilst these aircraft do not have the noise impact of conventional powered flight, they can adversely impact nesting birds and other wildlife or compromise other special qualities of the National Park. Policy DMT8B stipulates that where such uses require planning permission, the activities may be restricted as a result of adverse impacts on the <del>Valued Characteristics</del> <u>valued characteristics</u> of the National Park.	Grammatical correction  Responder Number INT3 – INT3.14
M9.28	100	DMT8A	Additional wording to Policy DMT8A to provide clarification  A. Aircraft <u>take-off and</u> landing sites will not normally be permitted. Developments related to helicopter or other powered flights will not be permitted where they will adversely affect the valued characteristics or amenity of the area. Powered flights include, but are not exclusive to, model aircraft and drones.	For clarification  Responder Number INT1 – INT1.126
M9.29	100	DMT8B	B. Where planning permission is required, regular non-powered flights including but not exclusive to hang-gliders, para-gliders and model aircraft, may also be restricted if they have an adverse impact on bird and wildlife populations or other <del>Valued Characteristics</del> <u>valued</u> characteristics of the National Park.	Grammatical correction  Responder Number INT1 – INT1.127

## Chapter 10: Utilities

Mod. No.	Page	Para. / Policy Number	Proposed Modification (deleted text has <del>strikethrough</del> , new text is <u>underlined</u> )	Reason <i>Eg Grammatical correction In response to soundness point (major) In response to updates from gvmt etc For clarification Typographical error</i>
M10.1	101	10.1	Under policy GSP1 of the Core Strategy, the National Park aims to support exemplary sustainable development, pursuing the two statutory purposes to conserve and enhance the natural beauty of the National Park and to promote opportunities for enjoyment whilst seeking to foster the economic and social wellbeing of local communities. This justifies, in many cases, requiring developers to consider how they will conserve and enhance the National Park’s nationally significant landscapes including for example sharing telecommunications masts, undergrounding electricity <u>and telecommunications</u> cables, using sustainable urban drainage and fully justifying the need for new development.	Provides clarity as per FoPD suggestion  Responder Number 28 – 28.21
M10.2	101	10.2	Core Strategy policies GSP1, DS1 and GSP3 enable utility infrastructure provision in settlements and in the countryside outside the Natural Zone in the context of National Park purposes. Supporting text to policy GSP1 reminds developers that the National Parks and Access to the Countryside Act 1949 (as amended) <u>requires</u> all relevant authorities and public bodies (such as District Councils and utility companies) to take National Park purposes into account in their decisions and actions.	Typographical error  Responder Number INT1 – INT1.128
M10.3	101	10.6	The National Park Authority will consult the utility providers and the Environment Agency on planning applications where service provision is likely to be an issue. Wherever possible, planning controls are used to enable service infrastructure to be improved rather than refuse the development. <u>This may include the necessity to coordinate the delivery of development with timing for the delivery of infrastructure improvements such as for surface water management and connection into the foul sewer network.</u>	Provides clarity as per the UU request.  Responder Number 44 – 44.5
M10.4	102	DMU2	A. Development of utilities infrastructure will not be permitted unless it is to improve or extend the service to the communities and businesses of the National Park, and can be provided without harm to the valued characteristics of the area or to other established uses. Infrastructure and ancillary works or buildings should be located, designed and landscaped <del>so as</del> to minimise their impact on the built and natural environment, and on any other established activities.	Grammatical correctness  Responder Number INT1 – INT1.129

M10.5	102	10.11	Around transmission pipelines, the Executive recommend 'Building Proximity Distances', within which normal domestic occupation should be avoided. British Gas high pressure transmission pipelines within the National Park are listed below with their corresponding Building Proximity Distances (BPD) and Consultation Distances (CD). The <del>location</del> <u>locations</u> of these pipelines are indicated on the Policies Map.	Typographical error  Responder Number INT1 – INT1.130
M10.6	102 103	10.11 / 10.12	Table of pipelines either needs moving to be immediately below para 10.11 or the paragraph changed and a table reference added.	Provides clarity as per FoPD suggestion  Responder Number 28 – 28.22
M10.7	103	Pipeline Table	Add the full text <u>Building Proximity Distance (BPD in m) &amp; Consultation Distance (CD in m)</u> for clarity	Provides clarity as per FoPD suggestion  Responder Number 28 – 28.22
M10.8	103	Between DMU3 and para 10.14	Insert section heading <u>Telecommunications Infrastructure</u>	Typographical error  Responder Number 10 – 10.121
M10.12	103/ 104	Footnote 79	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/205744/Final_Cabinet_and_Pole_Siting_COP_Issue_1_2_.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/205744/Final_Cabinet_and_Pole_Siting_COP_Issue_1_2_.pdf</a> <del><a href="https://www.gov.uk/government/consultations/proposed-changes-to-siting-requirements-for-broadband-cabinets-and-overhead-lines-to-facilitate-the-deployment-of-superfast-broadband-networks">https://www.gov.uk/government/consultations/proposed-changes-to-siting-requirements-for-broadband-cabinets-and-overhead-lines-to-facilitate-the-deployment-of-superfast-broadband-networks</a></del>	Error  Responder Number INT3 – 3.31
M10.9	104	10.20	Some businesses and public services are developing their own telecommunication networks either for operating and monitoring equipment or to improve their communications. It is considered that such systems are desirable to the industry rather than essential and therefore major infrastructure proposals such as masts or buildings should not be allowed to detract from the valued characteristics of the National Park. Shared use of existing infrastructure or the use of the public networks should be <u>used employed</u> instead. Exceptions may occur if there are strong public safety implications. Proposals for satellite dishes on dwellings should not be detrimental to the character <u>and</u> appearance of the building or its setting, <u>or those of</u> neighbouring buildings. They should always be designed and sited where they have the least visual impact, avoiding principal elevations or street frontages.	Grammatical correctness and clarification.  Responder Number INT3 – INT3.15
M10.10	104	10.21 (Bullet 2)	<ul style="list-style-type: none"> <li>the outcome of consultations with organisations with an interest in the proposed development in particular where a mast is to be installed near a school or college, <u>or</u> within a statutory Safeguarding zone surrounding an aerodrome or technical site</li> </ul>	Grammatical correctness and clarification  Responder Number INT3 – INT3.16

M10.11	105	New section before DMU5	<p><b><u>Restoration of utility and telecommunications infrastructure</u></b></p> <p><u>10.22 Utility infrastructure often needs to be located in open countryside locations where permission for other types of development would be refused. Similarly, the alteration of a buildings character and appearance may be acceptable, whilst the associated equipment is in use, but not otherwise.</u></p> <p><u>10.23 Developments in technology, particularly in relation to telecommunications infrastructure have occurred quite quickly over the life of the Core Strategy. This can mean that the lifespan of infrastructure can be limited, with relatively new technology becoming quickly obsolete. It is important that where this occurs, that the infrastructure is removed once it no longer addresses any operational need. The removal of such obsolete equipment will form a condition for approval of new sites.</u></p> <p><u>10.24 In addition to the removal of obsolete utility or telecommunications infrastructure, developers will be required to return the site to either its original condition, or to a previously agreed alternative. This restoration will be required to be undertaken within a set time period agreed as part of the original development consent, following the cessation of operational use.</u></p> <p><u>10.25 Where water supply infrastructure is related to severe weather events such as drought or high rainfall, this policy will not apply, provided that the long-term requirement of the infrastructure is established.</u></p>	<p>For clarification</p> <p>Responder Number INT3 – INT3.17</p> <p>Responder Number INT3 – INT3.18</p> <p>Responder Number INT3 – INT3.19</p> <p>Responder Number INT3 – INT3.20</p> <p>Responder Number INT3 – INT3.21</p>
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## Chapter 11: Minerals and waste

Mod. No.	Page	Para. / Policy Number	Proposed Modification (deleted text has <del>strikethrough</del> , new text is <u>underlined</u> )	Reason
M11.1	106	11.1	<p>The Core Strategy Policies MIN1 to MIN4 set out the overall strategic context for minerals development (<del>winning and working of minerals and related development</del>) in the National Park. <u>The NPPF requires that when determining planning applications, local planning authorities should, as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks.</u> The general direction of <u>core strategy</u> policy is therefore to continue to enable progressive reduction in mineral working in the National Park.</p>	<p><i>Eg Grammatical correction</i></p> <p><i>In response to soundness point (major)</i></p> <p><i>In response to updates from gvmt etc</i></p> <p><i>For clarification</i></p> <p><i>Typographical error</i></p> <p>Clarification</p>

M11.3	106	11.1	The policies in this DPD <del>provide a further level of policy detail for all minerals and waste related developments are applicable</del> alongside the Core Strategy policies. <del>Applications that are acceptable in principle with core strategy policy will need to be sequentially assessed against these DMP policies. but only become relevant if an application is acceptable in principle when considered against the core strategy policy.</del>	Clarification – text deleted.
M11.4	106	11.4 (insert under this para)	Applicants <del>should</del> are encouraged to undertake consultation with Statutory Consultees and the local community before applying for any new scheme, any extension to an existing scheme, any proposal for new phasing, or any other amendment to an existing scheme of mineral working involving an area of 1 hectare or more major minerals or waste development. The application should then outline: <ul style="list-style-type: none"> <li>i. What consultation has been undertaken; and</li> <li>ii. Who has been consulted; and</li> <li>iii. How the applicant has responded to the results of consultation; and</li> <li>iv. How the application responds positively to the views expressed by the local community.</li> </ul>	Clarification – moved, and slightly amended text, from 11.13
M11.5	106	11.5	Minerals development approved under MIN1 of the Core Strategy is only permitted where the working is properly justified <del>and as demonstrating exceptional circumstances applying the major development tests as set out in paragraph 116 of the National Planning Policy Framework.</del> <u>Fluorspar proposals approved under MIN2 of the Core Strategy are only permitted where extraction of proven deposits takes place underground and extraction is environmentally acceptable. Local small-scale building and roofing stone proposals will only be permitted under policy MIN3 of the Core Strategy where they meet a demonstrable need within the National Park, which cannot be satisfied from existing permissions inside or outside the National Park; and the stone will be confined to local use only on buildings and structures within the National Park; and the individual and cumulative impacts of working on the environment, amenity and communities can be appropriately mitigated.</u>  In <del>both these cases considering proposals for any minerals or and development involving waste management development facilities</del> the following evidence is required:	Clarification
M11.6	107	DMMW1	DMMW1 - The justification for minerals and waste development	Grammatical
M11.7	107	DMMW1	(iii) <del>Evidence of the proximity of the mineral extraction to the end-user market or the proximity of the waste operation to the supply-chain;</del>  (iv) <del>Evidence by way of</del> suitable geological and other information on the quality, availability and volume of the mineral reserves, ensuring that high quality materials are retained for appropriate end uses;  (v) <del>Evidence of the durability and aesthetic qualities of building the stone/roofing stone together with precise details of its compatibility with any the repair or restoration project it is proposed to supply.</del>	Grammatical correction clarification

M11.8	107	11.8	Planning obligations will be sought to address matters which cannot be dealt with by means of planning conditions, including where the extinguishment of existing planning permissions is appropriate and necessary.	Grammatical correction
M11.9	108	DMMW2	<p>The Impact of Minerals and Waste Development on Amenity</p> <p>A. Mineral development or the development of waste management facilities will only be permitted where the adverse impacts on amenity can be reduced to an acceptable level or eliminated, <u>particularly</u> in relation to:</p> <p>(i) Nuisance and general disturbance resulting from transport, including number of vehicles, access arrangements, preventing transfer of mud onto roads and routes proposed for use to and from the site;</p> <p>(ii) Noise, including noise of a level, type, <u>frequency</u> and <u>duration</u> <del>hours of operation</del> likely to have negative impacts on areas of tranquillity;</p> <p>(iii) Vibration;</p> <p>(iv) <u>Dust</u></p> <p>(v) Fumes and <del>smell</del><u>odour</u>;</p> <p>(vi) Water run-off and flooding;</p> <p>(vii) Visual impact;</p> <p>(viii) The potential effects of land instability arising from the development;</p> <p>(ix) Effects on human health <del>including effects of air pollution, smells, and fumes</del>; and,</p> <p>(x) <del>Minimise</del> <u>Impacts</u> on recreation and public rights of way.</p>	Clarification and grammar
M11.10	108	DMMW3	A. Mineral development or the development of waste management facilities will only be permitted where the impacts of the development on the environment of the National Park are reduced to an acceptable level, or eliminated, <u>particularly</u> in relation to:	clarification
M11.11	108	DMMW3	<p>(viii) The efficiency and effectiveness of the proposed working scheme or operation including the phasing proposals <del>and the likelihood of the development being carried out as proposed</del>;</p> <p>(ix) The need to prevent <del>unauthorised public access and/or stock ingress</del>, and to ensure adjacent land can be appropriately managed;</p>	clarification
M11.12	109	11.12	When devising working schemes and conditions, proposals considered under the Review of Mineral Permissions (ROMP) <del>81</del> will be generally assessed against the material considerations set out in this Plan.	Typographical error
M11.13	109	11.15	The small and dispersed population <u>of the National Park</u> means that waste facilities would not be viable operations unless waste is imported from outside local communities.	clarification
M11.14	109	11.15	Any proposal that are acceptable under the Core Strategy policies will needs to be assessed against these policies to ensure that the effects of the development can be reduced or mitigated.	Grammatical correction

M11.15	110	DMMW4	<del>A. In accordance with Policies</del> Subject to conformity with policies CC3 or CC4 of the Core Strategy, waste management facilities should be located in accordance with the following sequential approach having regard where appropriate to the relevant Municipal Waste Management Strategy:	Clarification
M11.16	110	DMMW4 (B)	(i) Be of appropriate scale, reflecting the needs of the local residents and business community to create and dispose of waste; and ..... (vi) <u>Not involve land raising</u>	Clarification
M11.17	110	11.18	Although mineral working and waste disposal <u>by landfill</u> are temporary, the permanent legacy is the <del>restoration</del> <u>restored site</u> .	Clarification Grammatical correction
M11.18		11.18	In restoration, including during progressive restoration, sites, can and should make a contribution to targets for biodiversity and to amenity and geodiversity in the National Park.	Typographical error
M11.19	111	DMMW5	A. Minerals development or the <del>development of waste management facilities</del> <u>disposal of waste by deposit or landfill</u> will only be permitted where the restoration and aftercare contributes to the enhancement of the National Park.	Clarification
M11.20	111	DMMW5	(v) Restoration will contribute to enhancement of:; biodiversity, geodiversity and amenity, and be acceptable within the context of the Landscape Strategy for the National Park; and	Grammatical correction
M11.21	111	11.20	<del>The valued characteristics of an area are many and varied and will therefore always be key material considerations when assessing applications for mineral further working.</del>	Clarification
M11.22			However, <del>gradual industrialisation</del> <u>the cumulative effects of such developments</u> can erode the very qualities of landscape biodiversity and cultural heritage that underpin National Park designation and erode the tranquillity and quiet enjoyment that residents and visitors experience.	
M11.23		DMMW6	DMMW6 – the cumulative effect of minerals and waste development	
M11.24	111	DMMW6	Mineral development or the development of waste management facilities will only be permitted where the cumulative impact of the development is considered to be acceptable, taking into account: <ul style="list-style-type: none"> <li>existing operations on the site and in the locality; <del>and</del></li> <li>existing impacts from other existing <u>or planned</u> development;</li> <li>its setting <del>both concurrently and successively, including the;</del></li> <li>the off-site impact of any utility or infrastructure improvements necessary to serve the development.</li> </ul>	
M11.25	112	DMMW7	<del>A selection of small individual areas for local small-scale buildings and roofing stone for conservation purposes is safeguarded from non-minerals surface development through the definition of a Mineral Safeguarding Area on the Policies Map.</del>  <u>The gritstone resource will be safeguarded from sterilisation by non-mineral surface development</u>	Soundness  Representor 6, 14, 21, 33, 45, 69  Representation ID 6.6, 14.6, 21.10,

			<p><u>through the defined Mineral Safeguarding Areas on the Policies Map.</u></p> <p><u>When considering applications for major non-mineral surface development in these safeguarded areas outside of existing settlements and the areas immediately adjacent to existing settlements, the prior extraction of minerals should be undertaken ahead of the non-mineral surface development where possible to prevent mineral sterilisation. Where prior extraction is not practical or economically feasible, applicants will be required to demonstrate that either there is no mineral likely to be of current or future economic value that would be sterilised by the development, or that proceeding with the proposed development on that site would be of overriding importance in relation to the significance of the mineral resource.</u></p>	33.12, 45.3, 69.12.
M11.26	112	11.25	Ancillary mineral <del>processing</del> <u>development</u>	Clarification
M11.27	112	11.25	Permitted development rights, under the GPDO <del>1995</del> <u>2015</u> , are <del>excluded</del> <u>removed</u> by condition in order to safeguard the special landscape of the National Park and to allow input into the design and siting of buildings, plant and machinery.	Correction Clarification
M11.28	113	DMMW8	<p>A. Ancillary <del>mineral-related</del> <u>development at mineral extraction sites</u> will be permitted provided that:</p> <p>(i) <del>there are clear benefits in</del> <u>is a close link between the ancillary development proposed</u> <del>industrial and mineral-existing winning and working on the site developments because the material to be used in the ancillary process is won and worked</del> <u>produced mainly on-site; and</u></p> <p>(ii) when planning permission for mineral working expires (or if the plant becomes redundant before the completion of mineral working) all plant, buildings and machinery will be removed, and the site will be satisfactorily reclaimed to an agreed after-use. This will be achieved by a planning obligation or condition imposed at the time of the grant of planning permission.</p> <p><u>(iii) mineral related development (including processing, stocking, storage or sorting of minerals) will not be permitted on sites which are not operational mineral extraction sites</u></p>	clarification



Mod. No.	Page	Para. / Policy Number	Proposed Modification (deleted text has <del>strikethrough</del> , new text is <u>underlined</u> )	Reason <i>Eg Grammatical correction In response to soundness point (major) In response to updates from gvmt etc For clarification Typographical error</i>
MA.1	Appx	General	Amend font on all appendices to Arial, size 11	Presentational improvement In response to rep 10.82
MA.2	Appx	General	Add page numbers to all appendices and a common lay out for title.	For clarification In response to rep 10.83
MA.3	Appx	General	Amend appendix numbers so all in sequence.	PDNPA rep
MA.4	Appx	Appendix 1 & 4	Combine Appendix 1 and 4	For clarification In response to rep 10.84
MA.5	Appx	Appendix 1	Historic Environment Records contact details at constituent authorities ( <u>also available at <a href="http://www.heritagegateway.org.uk/gateway/chr/">http://www.heritagegateway.org.uk/gateway/chr/</a></u> ):	Merged this data from section deleted in appx 4
MA.6	Appx	Appendix 2	<p>9.17 Alongside the adopted Landscape Strategy, legislation<sup>1</sup> requires the National Park Authority to identify areas which it considers are particularly important to conserve. These areas are largely underpinned by Natura 2000<sup>2</sup> sites and for spatial planning purposes the Authority calls these areas the Natural Zone. To qualify for inclusion, areas must substantially include:</p> <ul style="list-style-type: none"> <li>• a quality of ‘wilderness’;</li> <li>• relatively natural vegetation which is largely self sown;</li> <li>• few obvious signs of human influence such as field boundaries;</li> <li>• ‘open country’ which has particular importance for certain types of recreation associated with adventure and contact with nature;</li> <li>• high wildlife value; comprising habitats falling within the statutory Section 3 Map (or limestone dale) definition<sup>3</sup>;</li> <li>• natural beauty, which in the opinion of the National Park Authority, is particularly important to conserve.</li> </ul>	For clarification In response to rep 10.85 and PDNPA1.142

			<p><sup>1</sup> HMSO (1995) The Wildlife and Countryside (Amendment) Act</p> <p><sup>2</sup> Natura 2000 is a network of nature protection areas in the territory of the European Union. It is made up of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated respectively under the Habitats Directive and Birds Directive. The network includes both terrestrial and marine sites (Marine Protected Areas (MPAs)).</p> <p><sup>3</sup> The type of land eligible for inclusion on the Section 3 map is statutorily defined (Wildlife and Countryside (Amendment) Act, 1995) as “<i>areas of mountain, moor, heath, woodland, down, cliff or foreshore whose natural beauty it is, in the opinion of the authority, particularly important to conserve.</i>”</p>			
MA.7	Appx	Appendix 3	General typographical corrections			10.86
MA.8	Appx	Appendix 3	Bakewell	BAKEWELL	Ashford, Hassop, Over Haddon, Edensor, Nether <u>Haddon</u>	Typographical error In response to PDNPA1.144
MA.9	Appx	Appendix 3	Beeley	BEELEY*	Baslow and Bubnell, Chatsworth, Rowsley+, Brampton+, Edensor, <u>Brassington+</u> , <u>Gratton</u>	PDNPA comments
MA.10	Appx	Appendix 3	Biggin	HARTINGTON NETHER QUARTER	Ballidon+, Eaton and Alsop, Hartington Town Quarter, Parwich, Brassington+, Middleton and Smerrill, <u>Gratton</u>	
MA.11	Appx	Appendix 3	High Bradfield	BRADFIELD+	Derwent, Langsett+, <u>South Wortley+</u> , <u>Hathersage and Outseats</u> , Hope Woodlands, <u>Outseats</u> , Stocksbridge+	
MA.12	Appx	Appendix 3	High Bradfield	BRADFIELD+	Derwent, Langsett+, <u>South Wortley+</u> , <u>Hathersage and Outseats</u> , Hope Woodlands, <u>Outseats</u> , Stocksbridge+	
MA.13	Appx	Appendix 3	Chelmorton	CHELMORTON*	Blackwell*, Hartington Middle Quarter*, Taddington, Flagg, King <del>s</del> Sterndale+, <u>Hartington Upper Quarter</u>	
MA.14	Appx	Appendix 3	Fenny Bentley	FENNY BENTLEY*	Lea Hall* <u>Lea Hall*</u> , Tissington <u>and Lea Hall*</u> , Thorpe*	
MA.15	Appx	Appendix 3	Foolow	FOLOW	Abney and Abney Grange, Great Hucklow, Grindlow, Wardlow, Eyam, Great Longstone, Highlow, <u>Stoney Middleton</u>	
MA.16	Appx	Appendix 3	Great Hucklow	GREAT HUCKLOW	Abney and Abney Grange, Hazlebadge, Litton, Wardlow, Grindlow, Little Hucklow, Tideswell, <u>Foolow</u>	

MA.17	Appx	Appendix 3	Great Longstone	GREAT LONGSTONE	Ashford, Foolow, Little Longstone, Rowland, Wardlow, <del>Grindlow, Little Hucklow, Tideswell</del> , <u>Stoney Middleton, Calver, Hassop, Litton</u>	
MA.18	Appx	Appendix 3	Grindleford <u>and Nether Padley</u>	GRINDLEFORD	Baslow and Bubnell, Eyam, Hathersage, Holmesfield+, Stoney Middleton, <del>Nether Padley</del> , Calver, Froggatt, Highlow, <del>Hallam+</del>	
MA.19	Appx	Appendix 3	Hathersage and Outseats	HATHERSAGE & OUTSEATS	Bamford, Offerton, Bradfield+, Grindleford, Highlow, <del>Hallam+</del> <u>Derwent</u>	
MA.20	Appx	Appendix 3	Holme	HOLME VALLEY+	Dunford+, Meltham+, Tintwistle+, <del>Kirklees MC*</del> , Saddleworth+	
MA.21	Appx	Appendix 3	Parwich	PARWICH	Ballidon+ Hartington Nether Quarter, Newton Grange, Eaton and Alsop, <del>Lea Hall*</del> , Tissington <u>and Lea Hall*</u>	
MA.22	Appx	Appendix 3	<u>Peak Forest</u>	<u>PEAK FOREST+</u>	<u>Chapel en le Frith+, Edale, Castleton, Bradwell, Tideswell, Wheston, Wormhill+</u>	
MA.23	Appx	Appendix 3	<u>Stoney Middleton</u>	<u>STONEY MIDDLETON</u>	<u>Eyam, Grindleford, Calver, Great Longstone, Foolow</u>	
MA.24	Appx	Appendix 3	Thorpe	THORPE+ <u>_</u>	Blore with Swinscoe+, Ilam, Fenny Bentley* Tissington <u>and Lea Hall*</u>	
MA.25	Appx	Appendix 3	Tissington	TISSINGTON <u>AND LEA HALL</u>	Fenny Bentley*, <del>Lea Hall*</del> , Parwich, Ilam, Newton Grange, Thorpe*, <u>Bradbourne+, Ballidon+</u>	
MA.26	Appx	Appendix 3	<u>Parish Boundary lies on the National Park boundary *</u> <u>Parish is split by National Park boundary +</u>			Typographical error 10.86 and PDNPA1.143
MA.27	Appx	Appendix 4	<del>Historical</del> <u>Historic</u> Environment Records (HERs) contain details.....			Typo in response to rep PDNPA1.145
MA.28	Appx	Appendix 4	<del>The contact details for the Historical Environment records for the National Park can be obtained for the six constituent authorities:</del>  - <del>Derbyshire</del>			Deleted as already outlined in appx 1 Clarification in response to rep PDNPA1.146

			<ul style="list-style-type: none"> <li>- Nottinghamshire</li> <li>- Staffordshire</li> <li>- Cheshire</li> <li>- Greater Manchester</li> <li>- Sheffield (South Yorkshire)</li> </ul> <p>using the Historic England Heritage Gateway. <a href="http://www.heritagegateway.org.uk/gateway/chr/">http://www.heritagegateway.org.uk/gateway/chr/</a></p>	
MA.29	Appx	Appendix 4	1. Heritage Counts is the annual review of the state of the historic environment in England <del>published by English Heritage produced by Historic England on behalf of the Historic Environment Forum (HEF)</del>	Update
MA.30	Appx	Appendix 4	2. <a href="http://www.pastscape.org.uk">www.pastscape.org.uk</a> and <del>www.english-heritage.org.uk</del> <a href="http://www.historicengland.org.uk/archive">www.historicengland.org.uk/archive</a>	Update
MA.31	Appx	Appendix 4	3. <del>www.english-heritage.org.uk</del> <a href="http://www.historicengland.org.uk/images-books/archive/collections/aerial-photos">www.historicengland.org.uk/images-books/archive/collections/aerial-photos</a>	Update
MA.32	Appx	Appendix 4	Appendix 4 - Point 6 reference to English Heritage – as it is now Historic England, change accordingly?6. <del>Set up by English Heritage, the Historic Environment Local Management (HELM) Historic England</del> provides accessible information, training and guidance to decision makers in local authorities, regional agencies and national organisations whose actions effect the historic environment: <a href="http://www.helm.org.uk">www.helm.org.uk</a> <a href="http://www.historicengland.org.uk/advice/planning/localheritage/">www.historicengland.org.uk/advice/planning/localheritage/</a>	Clarification in response to rep PDNPA1.147
MA.33	Appx	Appendix 4	<del>8. Listed Buildings Online is the List of Buildings of special architectural and historic interest online: www.english-heritage.org.uk</del> 8. The National Heritage List for England (NHLE) is the only official, up to date, register of all nationally protected historic buildings and sites in England - listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields: <a href="https://www.historicengland.org.uk/listing/the-list/">https://www.historicengland.org.uk/listing/the-list/</a>	Update
MA.34	Appx	Appendix 4	9. <del>9.</del> Historic England's Heritage at Risk records and the annual Heritage at Risk register details heritage assets facing the greatest pressures and threats: <a href="http://www.english-heritage.co.uk">www.english-heritage.co.uk</a> <a href="http://www.historicengland.org.uk/advice/heritage-at-risk">www.historicengland.org.uk/advice/heritage-at-risk</a>	Update
MA.35	Appx	Appendix 4	16. <del>www.english-heritage.org.uk</del> <a href="http://www.historicengland.org.uk/research">www.historicengland.org.uk/research</a>	Update in response to rep PDNPA1.149
MA.36	Appx	Appendix 4	20. For information on listing, conservation areas and registered parks and gardens: <a href="http://www.historicengland.org.uk/listing/what-is-designation/">www.historicengland.org.uk/listing/what-is-designation/</a>	Addition in response to rep PDNPA1.148
MA.37	Appx	Appendix 4	21. The National Trust's Historic Buildings and Sites and Monuments Record (NT HBSMR) lists heritage assets within National Trust owned lands: <a href="https://heritagerecords.nationaltrust.org.uk/">https://heritagerecords.nationaltrust.org.uk/</a>	For clarification In response to rep 50.6
MA.38	Appx	Appendix 5	Other material, notably photographs, additional details of parks and gardens, and details of archaeological sites and finds on the National Trust's estates, can be found in other sections of <a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a> <del>or for National Trust sites specifically: https://heritagerecords.nationaltrust.org.uk/</del>	For clarification In response to rep 50.7

MA.39	Appx	Appendix 6	Delete Appendix 6 (added in link to access data in modification .....	For clarity in response to rep 10.87
MA.40	Appx	Appendix 7	Appx 7 Last section of Intro: 'Some CA appraisals are on the website': needs to say 'PDNPA website' and give website address. Some Conservation Area Appraisals are on the <a href="http://www.peakdistrict.gov.uk/looking-after/living-and-working/your-community/ca/caa">Peak District National Park Authority website http://www.peakdistrict.gov.uk/looking-after/living-and-working/your-community/ca/caa</a> (those with dates of designation shown in the list below).	For clarification In response to rep 10.88
MA.41	Appx	Appendix 8	Created 'Parish survey' appendix on its own <a href="#"><u>If you are a developer, or an individual, proposing to build affordable housing then a community housing need would have to be proven by conducting a survey similar to this below across the whole parish.</u></a>	For clarification In response to rep 10.89 and 10.132
MA.42	Appx	New appendix	Created 'Home Options' as a separate appendix <a href="#"><u>If you are an individual or a family in housing need then you should register with Home Options who will ask you to provide the following information in order that the housing authority can assess whether you are in housing need for the purposes of allocating social housing.</u></a>	For clarification In response to rep 10.89 and 10.132
MA.43	Appx	Appendix 10	' <a href="#"><u>Peak District National Park</u></a> ' added to the title	For clarification in response to rep 10.90
MA.44	Appx	Appendix 11	Biodiversity Action Plan (BAP): <del>Work to identify local priorities and to determine the contribution they can make to the delivery of the UK BAP.</del> <a href="#"><u>A plan that sets objectives and actions for the conservation of biodiversity, with measurable targets, following the UK Biodiversity Action Plan.</u></a>	For clarification In response to rep 10.91
MA.45	Appx	Glossary Appendix 11	Constituent Council: A local authority which shares some of its <del>geographical</del> <a href="#"><u>geographical</u></a> area with the National Park	Typographical error Suggested by rep 10.134
MA.46	Appx	Appendix 11	Cultural Heritage Significance: 'Significance' in this context means the value of a heritage asset to this and future generations because of its heritage interest ( <del>former PPS5 and NPPF</del> ). <a href="#"><u>(That interest, as defined by the NPPF Glossary, may be archaeological, architectural, artistic or historic).</u></a>	For clarification in response to rep PDNPA1.152
MA.47	Appx	Appendix 11	DS1 Settlement: A town or village in which a range of types of development may be granted planning permission in principle. There are 63 such places listed in DS1 of the Core Strategy and Appendix 3 to this plan. They range in size from towns to very small villages and contain a range of services and facilities. <del>In areas outside DS1 settlements development is more restricted even if a development is proposed for a village or hamlet not named in policy DS1</del>	For clarification In response to rep 10.135
MA.48	Appx	Appendix 11	Economic development: Development, including those within the B Use Classes*, public and community uses and main town centre uses (but excluding housing development). * <a href="https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use">https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use</a>	For clarification In response to rep 10.136
MA.49	Appx	Appendix 11	<del>Ecosystem services: The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.</del> <a href="#"><u>Ecosystem services: The benefits provided by ecosystems that contribute to making human life both possible and worth living. Examples of ecosystem services include products such as food and water, regulation of floods, soil erosion and disease outbreaks, and non-material benefits such as</u></a>	For clarification Suggested by rep 10.137 and PDNPA1.153

			<u>recreational and spiritual benefits in natural areas. The term ‘services’ is usually used to encompass the tangible and intangible benefits that humans obtain from ecosystems, which are sometimes separated into ‘goods’ and ‘services’.</u>	
MA.50	Appx	Appendix 11	Edge of centre: For retail purposes, a location that is well connected and up to 300 metres <del>of</del> <u>from</u> the primary shopping area.	For clarification In response to rep 10.138
MA.51	Appx	Appendix 11	English National Parks and the Broads Vision and Circular <u>2010</u>	For clarification in response to PDNPA1.154
MA.52	Appx	Appendix 11	Heritage Statement: A Heritage Statement outlines the significance of a heritage asset and the likely impact of proposed development upon that significance <u>and how it will be mitigated.</u>	For clarification in response to PDNPA1.155
MA.53	Appx	Appendix 11	<del>Historic environment record (HER)</del> <u>Historic Environment Record (HER)</u>	For clarification in response to PDNPA1.156
MA.54	Appx	Appendix 11	<del>Local Transport Plan (LTP): Produced by every transport authority, setting out five yearly priorities for transport and the actions it will take to pursue them. The LTP is a suite of documents including a Bus Strategy, an Accessibility Strategy and a Rights of Way Improvement Plan. Current LTPs run from 2006 – 2011, but future LTPs will run for a longer period of time to be determined by the transport authority.</del> <u>Local Transport Plan (LTP): Highway Authorities are required to produce Local Transport Plans to guide their investment over the short to medium term. Unlike the previous two sets of plans which each covered five years, for Local Transport Plan 3, Authorities were given some flexibility as to the life of the Plan. However, they were expected to produce a longer term Strategic document either as their Local transport Plan or in support of it. For example the Derbyshire County Council Local Transport Plan incorporates the Transport Strategy and was published in April 2011 and has a fifteen year lifespan through to 2026.</u>	For clarification in response to rep 10.139
MA.55	Appx	Appendix 11	Major Development: c)i. the number of dwelling houses to be provided is <u>10 or</u> more	Typographical error In response to rep 10.140
MA.56	Appx	Appendix 11	Planning Acts: <del>This means ostensibly the</del> Town and Country Planning Act 1990.....	For clarification In response to rep 10.142
MA.57	Appx	Appendix 11	Planning benefits: ....They can be referred to <del>a</del> <u>as</u> levies.... ...They are also used to secure non-financial planning gain such as occupancy of affordable houses, worker housing or holiday accommodation by <u>an</u> eligible person in perpetuity.	Typographical error In response to 10.143
MA.58	Appx	Appendix 11	Primary shopping area: ...In the context of plan, and in planning <del>term</del> <u>terms</u> the only settlement with a defined shopping area is Bakewell which retains a central shopping area.	Typographical error In response to 10.143
MA.59	Appx	Appendix 11	Planning unit: remove asterisk at end of sentence.	Typographical error In response to 10.144
MA.60	Appx	Appendix 11	Safeguarding zone: needs its own sub header to separate from Safeguarding Zone (Drinking Water)	Typographical error In response to rep 10.145
MA.61	Appx	Appendix 11	Setting of <u>an a</u> heritage asset: <del>The “setting of a heritage asset” is defined.....</del> <u>The setting of a heritage asset is defined...</u>	Typographical error in response to rep PDNPA1.157

MA.62	Appx	Appendix 11	Special Area of Conservation ( <a href="#">SAC</a> )	For clarification In response to rep10.91
MA.63	Appx	Appendix 11	Special Protection Area ( <a href="#">SPA</a> )	For clarification In response to rep 10.91
MA.64	Appx	Appendix 11	Major Development: <a href="#">In the context of planning in National Parks, recent legal advice indicates that it can be appropriate for National Park Authorities to determine that development at any scale can be considered major if it is considered that the impact would be harmful to the National Park objectives derived from national park purposes to conserve and enhance their wildlife cultural heritage and natural beauty.*</a> <a href="https://www.southdowns.gov.uk/wp-content/uploads/2015/01/Guidelines-on-Significance-for-SDNP-Planning-Applications-%E2%80%93-NPPF-Complaint-July-2014.pdf">* https://www.southdowns.gov.uk/wp-content/uploads/2015/01/Guidelines-on-Significance-for-SDNP-Planning-Applications-%E2%80%93-NPPF-Complaint-July-2014.pdf</a>  <i>NB * to be amended to next available footnote number</i>	PDNPA comments

### Policies Map

Mod. No.	Page LS = Landscape Sheet IM = Inset Map	Para. / Policy Number/Map Sheet	Proposed Modification (deleted text has <del>strikethrough</del> , new text is <u>underlined</u> )	Reason <i>Eg Grammatical correction In response to soundness point (major) In response to updates from gvmt etc For clarification Typographical error</i>
MPM. 1	All		Amend web address reference to interactive map	For clarification General amendment
MPM. 2	LS	Landscape Sheet 9	Proposed amendment to NZ at Brow Top Farm	Update requested by landowner
MPM. 3	IM	All	Amend OS background on maps	Presentational improvement General amendment
MPM. 4	IM	Alsop en le Dale	Deleted Community Recreation Area around church	For clarification in response to rep PDNPA1.120
MPM. 5	IM	Alstonefield	Deleted Community Recreation Area around church and two green spaces	For clarification in response to rep PDNPA1.120
MPM. 6	IM	Bakewell	Removed Castle Hill, front of Aldern House, Site on Burton Close Drive and site south of Monyash Road as Community Recreation Areas	For clarification
MPM. 7	IM	Bamford North	Deleted Community Recreation Area around two churches	For clarification in response to rep PDNPA1.120
MPM. 8	IM	Baslow	Deleted Community Recreation Area around a church and a green space	For clarification in response to rep PDNPA1.120

MPM. 9	IM	Beeley	Deleted Community Recreation Area around a church and a green space	For clarification in response to rep PDNPA1.120
MPM. 10	IM	Biggin	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 11	IM	Birchover	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 12	IM	Bradwell	Deleted Community Recreation Area around a church and two green spaces	For clarification in response to rep PDNPA1.120
MPM. 13	IM	Butterton	Deleted Community Recreation Area around two green spaces	For clarification in response to rep PDNPA1.120
MPM. 14	IM	Calton	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 15	IM	Calver	Deleted Community Recreation Area around a church and a green space	For clarification in response to rep PDNPA1.120
MPM. 16	IM	Castleton	Deleted Community Recreation Area around a church and a green space	For clarification in response to rep PDNPA1.120
MPM. 17	IM	Chelmorton	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 18	IM	Cressbrook	Deleted Community Recreation Area around a church and two green spaces	For clarification in response to rep PDNPA1.120
MPM. 19	IM	Danebridge	Deleted Community Recreation Area around a church and a graveyard Added a Community Recreation Area around a school	For clarification in response to rep PDNPA1.120
MPM. 20	IM	Earl Sterndale	Deleted Community Recreation Area around a church and two green spaces	For clarification in response to rep PDNPA1.120
MPM. 21	IM	Edale (Grindsbrook)	Deleted Community Recreation Area around a church, a graveyard and five green spaces	For clarification in response to rep PDNPA1.120
MPM. 22	IM	Edale (Upper and Barber Booth)	Deleted Community Recreation Areas at three green spaces	For clarification in response to rep PDNPA1.120
MPM. 23	IM	Elton	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 24	IM	Eyam	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 25	IM	Fenny Bentley	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 26	IM	Flash	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 27	IM	Great Hucklow & Grindlow	Deleted Community Recreation Area around two churches and three green spaces	For clarification in response to rep PDNPA1.120



MPM. 28	IM	Great Longstone	Deleted Community Recreation Area around a church, graveyard and seven green spaces	For clarification in response to rep PDNPA1.120
MPM. 29	IM	Grindleford	Deleted Community Recreation Area around a church and three green spaces	For clarification in response to rep PDNPA1.120
MPM. 30	IM	Grindon	Deleted Community Recreation Area around a church and two green spaces	For clarification in response to rep PDNPA1.120
MPM. 31	IM	Heathcote	Deleted Community Recreation Area around a green space	For clarification in response to rep PDNPA1.120
MPM. 32	IM	High Bradfield	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 33	IM	Hope	Deleted Community Recreation Area around a church and a green space	For clarification in response to rep PDNPA1.120
MPM. 34	IM	Ilam	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 35	IM	Little Hucklow	Deleted Community Recreation Area around four green spaces	For clarification in response to rep PDNPA1.120
MPM. 36	IM	Little Longstone	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 37	IM	Litton	Deleted Community Recreation Area around two churches and thirteen green spaces	For clarification in response to rep PDNPA1.120
MPM. 38	IM	Litton Mill	Deleted Community Recreation Area around a green space	For clarification in response to rep PDNPA1.120
MPM. 39	IM	Longnor	Deleted Community Recreation Area around a church and graveyard	For clarification in response to rep PDNPA1.120
MPM. 40	IM	Meerbrook	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 41	IM	Monyash	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 42	IM	Onecote	Deleted Community Recreation Area around a graveyard	For clarification in response to rep PDNPA1.120
MPM. 43	IM	Over Haddon	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 44	IM	Parwich	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 45	IM	Peak Forest	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 46	IM	Pott Shrigley	Deleted Community Recreation Area around a church and a green space	For clarification in response to rep PDNPA1.120
MPM.	IM	Rowsley	Deleted Community Recreation Area around a church	For clarification in response to rep

47				PDNPA1.120
MPM. 48	IM	Sheen	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 49	IM	Sheldon	Deleted Community Recreation Area around a church and four green spaces	For clarification in response to rep PDNPA1.120
MPM. 50	IM	Stanton in Peak	Deleted Community Recreation Area around a church and graveyard	For clarification in response to rep PDNPA1.120
MPM. 51	IM	Stoney Middleton	Deleted Community Recreation Area around a church, a graveyard and a green space	For clarification in response to rep PDNPA1.120
MPM. 52	IM	Taddington	Amended Community Recreation Area around church to Protected Open Space.	For clarification in response to rep 19.3 and PDNPA1.120
MPM. 53	IM	Taddington	High Well Recreation Ground added as Community Recreation Area Play area added as Community Recreation Area	For clarification in response to rep 19.4
MPM. 54	IM	Tideswell	Added Community Recreation Area around school and allotments	For clarification in response to rep PDNPA1.120
MPM. 55	IM	Tissington	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 56	IM	Warslow	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 57	IM	Waterfall	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 58	IM	Wetton	Deleted Community Recreation Area around a church and a green space	For clarification in response to rep PDNPA1.120
MPM. 59	IM	Wildboardclough	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 60	IM	Winster	Deleted Community Recreation Area around a church, graveyard and six green spaces	For clarification in response to rep PDNPA1.120
MPM. 61	IM	Youlgreave	Deleted Community Recreation Area around a church	For clarification in response to rep PDNPA1.120
MPM. 62	IM	Youlgreave	Amend Youlgreave to Youlgrave	For consistency
MPM. 63	IM	Bakewell	Modify development boundary to align with neighbourhood plan. <b>NB – following further discussion (AM/BT email 12.09.17) development boundary to remain as existing.</b>	Update <b>not</b> required due to <b>aligning DMP process</b> progress of with neighbourhood plan in response to rep INT5.1
MPM. 64	Minerals	Minerals key	Amend policy reference in key to Building and Roofing Stone to DMMW7, instead of DMMW1	Typographical error in response to reps 14.7 and 14.9
MPM.	Mineral	Minerals Key/	Amend in key and on map title from 'Mineral Safeguarding Areas' to 'Limestone Safeguarding	For clarification in response to rep

65	s	Mineral Safeguarding map	Areas'	14.9
MPM. 66	Mineral s	Building Stone	For Building Stone Safeguarding Areas merge National, Intermediate and Local into one safeguarding area. Delete: Further Investigation, Drift or Peat Covered, Nominal	For clarification in response to rep 69.27
MPM. 67	Mineral s	Roofing Slate	For Roofing Slate Safeguarding Areas delete Further Investigation	For clarification in response to rep 69.27
MPM. 68	Mineral s	Building/Roofing	Due to the streamlining of Building and Roofing maps as outlined in previous 2 rows possibility of merging this data onto one map.	Possible presentational amendment
MPM. 69	Mineral s		Include the location of safeguarded railhead	For clarification in response to rep 21.10
MPM. 70	Interactive Map		The following amendments are required to the interactive map before it goes live again: <ul style="list-style-type: none"> <li>- Ensure that building and roofing stone layers are shown</li> <li>- Amend Mineral Safeguarding Area to Limestone Safeguarding area to avoid confusion</li> <li>- pop up details for the mineral layers needs to be checked</li> <li>- Add Neighbourhood Plan layer</li> </ul>	For clarification in response to rep 14.7 and 14.9  and rep 33.28
MPM. 70	Cover sheet		Within the text make a statement regarding Important Open Spaces within Conservation Areas and reference to any existing Neighbourhood Plans	PDNPA