

## DMC2: Protecting and managing the Natural Zone

- A. The exceptional circumstances in which development is permissible in the Natural Zone are those in which a suitable, more acceptable location cannot be found elsewhere and the development is essential:
- (i) for the management of the Natural Zone; or
  - (ii) for the conservation and/or enhancement of the National Park's valued characteristics.
- B. Development that would serve only to make land management or access easier will not be regarded as essential.
- C. Where development is permitted:
- (i) it must be in accordance with policy DMC3; and where necessary and appropriate:
    - (ii) permitted development rights will be excluded; and
    - (iii) permission will initially be restricted to a period of (usually) 2 years to enable the impact of the development to be assessed, and further permission will not be granted if the impact of the development has proved to be unacceptable in practice; and
    - (iv) permission will initially be restricted to a personal consent solely for the benefit of the appropriate person.

## Siting, design, layout and landscaping

### 3.23 Core Strategy Policies GSP1, GSP2, and GSP3

establish the importance of conserving and enhancing the valued characteristics of sites and buildings. They require consideration of the character of buildings and their settings, appropriate scale and massing, the design, height, siting, landscaping, building materials and form.

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. Opportunities may exist to use development to positively conserve and 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.

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.

3.26 Core Strategy Policies L1, L2 and L3 link development considerations to landscape character and valued characteristics, biodiversity, geodiversity and cultural heritage assets of significance, all of which affect what might be acceptable in terms of design, layout and landscaping. The Design Guide SPD explains how different types of new development may fit successfully into the area, and requires consideration of matters such as design, materials, biodiversity (including protected species), amenity, and access.