

Policy	Submission draft	As modified by examiner	Officer comment
DB1 Development Boundary	<p>A. Future development of Bakewell will be contained within the Development Boundary as indicated on Map 2.</p> <p>B. Any new residential or industrial development within the Extension Areas should facilitate attractive, safe pedestrian and cycle routes to the town centre.</p> <p>C. Any development in an area of identified flood risk will need to be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere.</p> <p>D. Development should reduce overall flood risk through the use of sustainable drainage systems where possible.</p> <p>E. Any development on land between Ashford Road and River Wye (Extension Area 3) should include a 10m buffer from the river bank.</p>	<p><b>Development within Bakewell’s Development Boundary</b></p> <p>Development within Bakewell’s Development Boundary must take account of the following:</p> <ul style="list-style-type: none"> <li>• Any development in an area of identified flood risk will need to be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere.</li> <li>• Development should reduce overall flood risk through the use of sustainable drainage systems where possible.</li> <li>• Any development on land between Ashford Road and River Wye (Extension Area 3) should include a 10m buffer from the river bank.</li> </ul>	<p>It was always the intention for the neighbourhood plan to determine Bakewell’s development boundary. The boundary devised via the neighbourhood plan process was adopted in the DMP. Core Strategy CC5 deals with flood risk. Therefore the amended neighbourhood policy does not now add any significant ‘locally derived detail’ to existing strategic policy.</p>

<p>ENV1 Protection and Enhancement of Bakewell's Setting</p>	<p>A. Development will be supported within the development boundary where it:</p> <ul style="list-style-type: none"> <li>(i) respects the landscape's sensitivity and capacity to accommodate additional development; and</li> <li>(ii) includes ecologically appropriate landscaping and the provision of street trees of an appropriate scale, form and species, favouring native trees in less formal settings; and</li> <li>(iii) provides green infrastructure appropriate to the size of the development, restoring and enhancing connectivity for nature and people; and</li> <li>(iv) secures measurable net gains for biodiversity; and</li> <li>(v) limits, and where possible reduces the impact of light pollution from externally visible light sources.</li> </ul> <p>B. Developers are encouraged to undertake a local landscape and visual impact</p>	<p><b>Landscape and Biodiversity</b></p> <p>Development must respect landscape character. The securing of measurable net gains for biodiversity and the planting of native species of trees which respect local scale and form will be supported. Proposals within the Development Boundary should be designed to minimise impacts on light pollution from externally visible light sources.</p>	<p>CS L1 requires development to conserve and enhance valued landscape character</p> <p>DMC11 requires that 'proposals should aim to achieve net gains to biodiversity'.</p> <p>DMC14 development that would cause any nuisance or harm to the rural character and dark skies of the area will not be permitted unless adequate controls are put in place.</p>
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	<p>assessment in accordance with a proven methodology and submit this with a planning application.</p>		
<p>ENV2 Protection and Enhancement of Bakewell's Special Character</p>	<p>A. Development in Bakewell will be expected to contribute positively to the quality of the built environment and public realm, including by the provision of new street trees of an appropriate scale, form and species. B. Applicants will be expected to demonstrate how the siting, design, layout and landscaping of the proposal align with the principles embedded in the National Park Design Guide and, where applicable, the Detailed Design Guide for Shopfronts, the Supplementary Planning Document for Extensions and Alterations, the Conservation Area Appraisal and the A-board Guidance Note, or as may be amended.</p>	<p><b>Green Infrastructure and Local Character</b></p> <p>All development must respect local character. It should be of a high quality and contribute to Bakewell's distinctive sense of place, having regard to guidance as set out in the National Park Design Guide and, where applicable, the Detailed Design Guide for Shopfronts, the Supplementary Planning Document for Extensions and Alterations, the Conservation Area Appraisal and the A-board Guidance Note. (retain Hyper Links)</p> <p>New housing development should contribute to local character and distinctiveness, having regard to topography, landscape features, habitats, buildings, orientation and micro-climate.</p>	

	<p>C. New housing development must be designed to:</p> <p>(i) contribute to local character by retaining and creating a sense of place appropriate to its location;</p> <p>(ii) take advantage of existing topography, landscape features, habitats, buildings, orientation and micro-climate;</p> <p>(iii) define and enhance streets and spaces.</p> <p>D. Applications for housing development comprising 10 or more units should include a Building for Life<sup>12</sup> assessment.</p>		
ENV3 Protection of Non-designated Heritage Assets	Policy DMC5 of the Peak District National Park Authority Part 2 Local Plan (Development Management Policies) applies to all applications for development affecting the heritage assets, or their setting, listed in paragraph 3.23.	Non-designated heritage assets and their settings will be conserved in a manner appropriate to their significance.	The intention of neighbourhood plan policy was to give some status to the list of non-designated assets. The revised policy does not do this.
ENV4 Local Green Spaces	The areas shown together in Table 1 and identified on Map 7 below Table 1 are designated as Local Green Spaces, where new development is ruled out other	The areas listed in Table 1 and shown on the plans below are designated as Local Green Space. The management of development within areas of Local Green Space will be consistent with that for development within Green Belts.	NPA queried approach with NM (examiner). NM said (email 4.5.21) “The recommendations made re: Policy ENV4 enable the Policy to be revised to meet the basic conditions,

	than in very special circumstances.		rather than be deleted. They do not nullify development plan policies, or serve to somehow “lessen” existing levels of protection. In effect, an additional layer of protection is provided.  Officer comment The key is to have regard to national policy and be consistent with their management, but also be in general conformity (which is a closer test than the first) to the local development plan.
H1 Provision of Affordable Housing	The Neighbourhood Plan supports the development of new affordable housing within the development boundary of a range and number to address local need. All affordable housing units must comply with Policy DMH1, DMH2 and DMH3 of the Peak District National Park Authority Part 2 Local Plan	Delete Policy H1.	

<p>H2 Market Homes and Starter Homes on Previously Developed Sites</p>	<p>A. Open market housing development on brownfield sites and previously developed land where re-development would enhance the built environment will be permitted.          B. Starter Homes must comprise at least 50% of the total dwellings units permitted, with market housing or other enabling development being accepted only to the level necessary, as verified by an independent viability assessment undertaken by a Chartered surveyor, if necessary commissioned by the NPA but in all cases at the applicant's expense, which must include land purchase at values reflecting the policy constraint on re-development.          C. Market Homes and Starter Homes will be restricted by legal agreement to primary full time occupancy remaining in perpetuity on subsequent sales.          D. Starter Homes will be restricted by legal agreement to:</p>	<p>Delete Policy H2</p>	
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	<p>people who have lived in Bakewell parish or the adjacent parishes for a minimum of 10 years in the last 20 years</p> <p>first time buyers under the age of 40.</p> <p>E. Starter Homes must be built within the following floorspace thresholds:</p> <p>Number of bed spaces</p> <p>Maximum Gross Internal Floor Area (m2)</p> <p>One person 39</p> <p>Two persons 58</p> <p>Three persons 70</p> <p>Four persons 84</p> <p>Five persons 97</p> <p>F. Starter Homes will have permitted development rights for extensions, including roof alterations, removed.</p>		
H3 Specialist Housing	<p>(A) New residential schemes (whether new build or conversion, greenfield or brownfield, open market or social/affordable) that are proposed on reasonably flat locations with</p>	<p>“Within Bakewell’s Development boundary, the provision of new affordable housing, including <del>Starter Homes</del> and homes suitable for older and mobility impaired people, will be supported.”</p>	Undermines strategic policy.

	<p>relatively easy access to the town centre, must contribute to meeting specialist needs and the needs of the town's ageing population.</p> <p>(B) The number of such homes required within a proposed residential scheme will be determined in conjunction with the local housing authority with reference to the housing needs assessment.</p> <p>(C) The homes so required must meet either M4(2) (accessible and adaptable dwellings), and/or M4(3) (wheelchair user dwellings) of the Building Regulations.</p>		
CF1 Newholme Hospital	<p>A) Applications for the redevelopment of the Newholme Hospital site must be accompanied by a heritage and landscape assessment detailing enhancements to the listed buildings, consideration of non-listed buildings for their heritage value, and landscaping of the site.</p>	<p>The redevelopment of Newholme Hospital will be supported subject to it conserving heritage assets in a manner according to their significance.</p> <p>Redevelopment should include the provision of community facilities and/or meet a community need such as the provision of affordable housing, Starter Homes and/or specialist housing/housing for older people.</p>	<p>Approval for redevelopment just granted.</p>

	<p>(B) Redevelopment of the Newholme Hospital site shall include the provision of community facilities (subject to the NHS wider estate reorganisation programme in accordance with paragraph 7.27 of the Peak District National Park Authority Part 2 Local Plan) and/or meet another community need such as:</p> <p>Affordable housing (in accordance with Policy H1)</p> <p>Starter Homes (in accordance with H2)</p> <p>Homes that meet specialist needs and the needs of the town's ageing population (in accordance with Policy H3)</p>		
CF2 Development of Community, Sports and Arts Facilities	<p>Proposals for the development of new community, sports and arts facilities shall be located within the Development Boundary, or in the case of playing fields, within or adjacent to, the Development Boundary. All facilities should make provision for access for all and link to existing</p>	<p>The development of new community, sports and arts facilities within the Development Boundary; and new playing fields within or adjacent to the Development Boundary, will be supported. New facilities should be accessible for all and the development of links between new facilities and existing pedestrian and cycle paths will be supported.</p>	

	pedestrian and cycle paths where possible.		
E1 Bakewell Central Shopping Area and Primary Shopping Area	Proposals for non-A1 retail uses within the Primary Shopping Area will normally be allowed provided that the proportion of A1 retail length along that shopping frontage does not fall below 70%. Where this proportion is already below 70% proposals for non-A1 uses will normally be resisted.	Bakewell Central Shopping Area  Retail development in Bakewell Central Shopping Area will be supported	Replicates existing strategic policy.
E2 Employment Sites	A. The sites shown on Maps 9-13 are designated as employment sites and safeguarded for predominantly Use Class B employment uses. B. Where a mix of uses sought and deemed necessary to aid development, it will only be granted if it is not likely to put at risk the viability, vitality and character of the Central Shopping Area. C. A Class uses will only be permitted as on-site sales from a B Class unit, and must be ancillary to the unit's primary B Class use.	A. The sites shown on Maps 9-13 are designated as employment sites and safeguarded for predominantly Use Class B employment uses. D. Any development permitted at sites 1 and 4 must maintain and where possible enhance the continuity and integrity of the river corridor, including associated watercourses. Any new development should not be within a 10m buffer zone from the river bank. E. Any application for development at Site 1 should be accompanied by an arboriculture report, demonstrate in the design and layout of any proposal how the health and longevity of the trees will be maximised, and include suitable landscape planting to perpetuate and enhance tree cover on the site.	

	<p>D. Any development permitted at sites 1 and 4 must maintain and where possible enhance the continuity and integrity of the river corridor, including associated watercourses. Any new development should not be within a 10m buffer zone from the river bank.</p> <p>E. Any application for development at Site 1 should be accompanied by an arboriculture report, demonstrate in the design and layout of any proposal how the health and longevity of the trees will be maximised, and include suitable landscape planting to perpetuate and enhance tree cover on the site.</p> <p>F. Any development in an area of flood risk will need to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce overall flood risk</p>	<p>F. Any development in an area of flood risk will need to be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce overall flood risk</p>	
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<p>TC1 Improvements for Non-Car Users</p>	<p>A. Applications for development must, where applicable:  i. demonstrate how accessibility and movement for cyclists, pedestrians, wheelchairs, pushchairs and mobility scooters is supported  ii. include physical measures to reduce vehicle parking on pavements  iii. include provision of delivery parking where possible.  B. The provision, maintenance and signing of safe pedestrian routes will be supported, including a new footpath and cycle links towards Ashford avoiding the A6, and the continuation of the Monsal Trail to Rowsley. Where appropriate to its scale and location, applications for development should show how the proposed scheme intends to provide links to the wider cycle and walking network and access to public transport.  C. Development proposals which provide positive design</p>	<p>“The protection and enhancement of public rights of way and access will be supported.”</p>	<p>Replicates strategic policy</p>
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	to lessen the impact of traffic on people, cyclists and the town centre environment will be supported.		
TC2: Car and Cycle Parking	<p>A. New development which would lead to a net decrease in public or private car parking will be strongly opposed.</p> <p>B. The provision of cycle parking racks in the town centre is supported, provided the character of the Conservation Area is not harmed and pavements are not obstructed.</p>	<p>“A. Development should not result in a net decrease in public or private car parking spaces.</p> <p>B. Development of cycling facilities in Bakewell town centre that respect local character and highway safety will be supported”</p>	
TC3: Re-opening the Matlock – Buxton Railway	Reinstatement of the Matlock to Buxton railway is supported, subject to thorough investigation of the impact on the Monsal Trail and the creation of a new recreation route and local green space of equal or better quality.	Delete Policy TC3	
TC4: Broadband	<p>A) Proposals for superfast broadband infrastructure are supported.</p> <p>(B) All new developments should provide access to</p>	“The development of full fibre broadband connections, including associated infrastructure, will be supported.”	

	superfast broadband infrastructure.		
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