



# **Members' Planning Training**

## **Policy Differences - The National Park Effect**

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***Brian Taylor***  
***Head of Planning***



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DISTRICT  
NATIONAL  
PARK**



Important to understand where the National Parks fit within the legal framework and as part of a spatial framework, in the hierarchy of designations





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## National Park Authorities as Planning Authorities

- Granted Planning Powers to assist achievement of statutory purposes
- Therefore different legal context
- Unitary Authorities
- Cross boundary Authorities
- Authority members with a focus on National Park purposes not growth
- Unique or locally distinctive solutions are often appropriate in National Parks
- Flexible solutions should sit within a clear strategy that avoids harm to special qualities
- Tailored solutions have often outperformed those that simply throw development at rural areas
- Development should all respond to purposes and be secured in the long term to relieve pressure
- Spatial logic of designation suggests adjoining areas should support the pursuit of NP purposes



Great weight should be given to conserving and enhancing landscape and scenic beauty in **National Parks**, the Broads and Areas of Outstanding Natural Beauty, **which have the highest status of protection in relation to these issues**. **The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks**

- Plus footnote to National Parks Circular

**The scale and extent of development within these designated areas should be limited.** Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
- Plus footnote, ***“For the purposes of paragraphs 172, whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.”***



# The National Park Local Plan

Comprises:

- Core Strategy – The Spatial Strategy
- Development Management Policies
- Policies Map – fixed and interactive maps

Plus Supplementary Planning Documents



## General Spatial Policies

GSP1 – all development should pursue NP purposes. Plus specific position on major development

GSP2 – Taking opportunities to enhance the special qualities of the National Park

GSP3 – Development Management Principles

GSP4 – Planning benefit

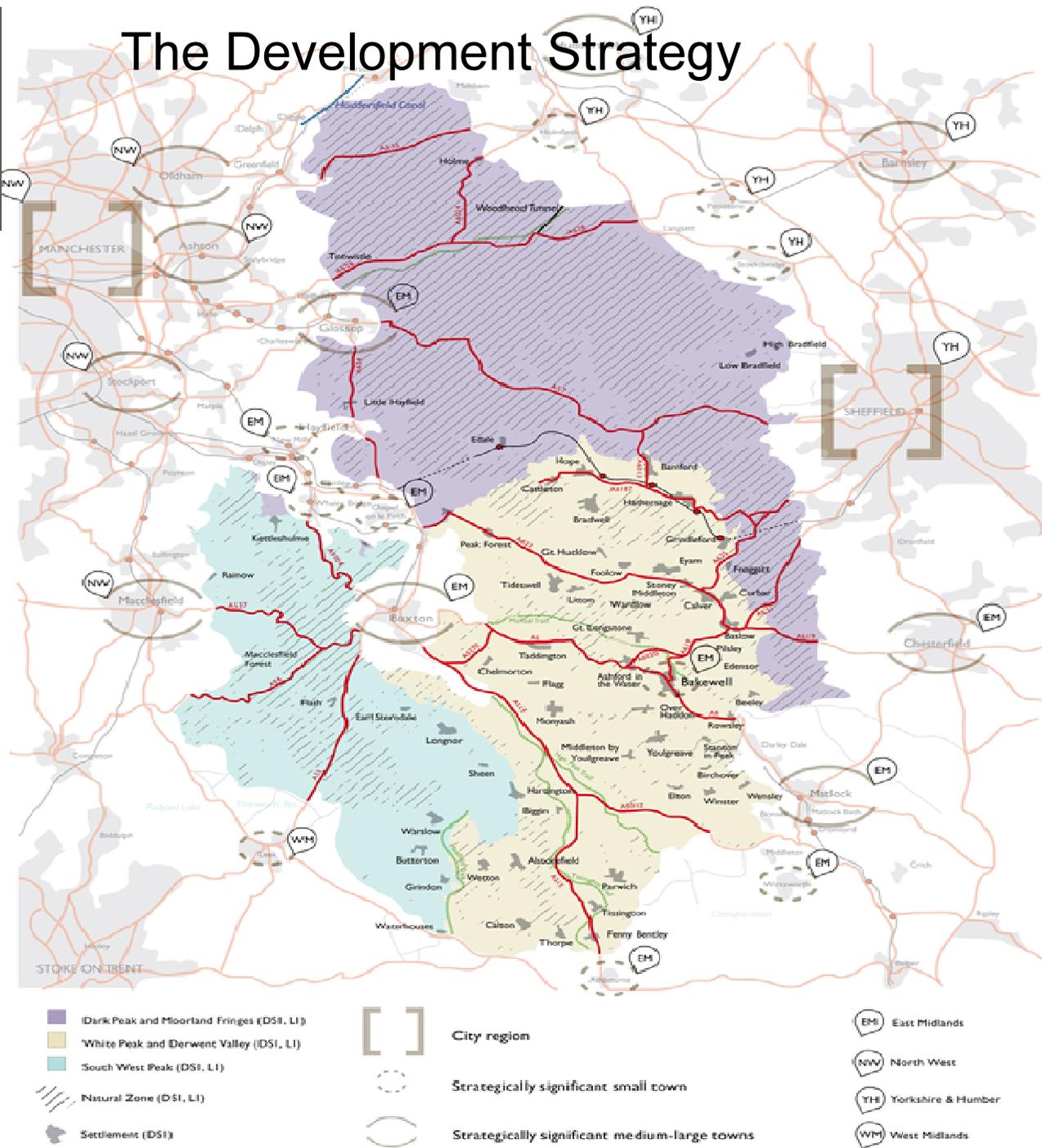


# The Development Strategy

Responds to National Character Areas

Settlements interspersed with areas of high landscape designation

Close relationship to urban populations







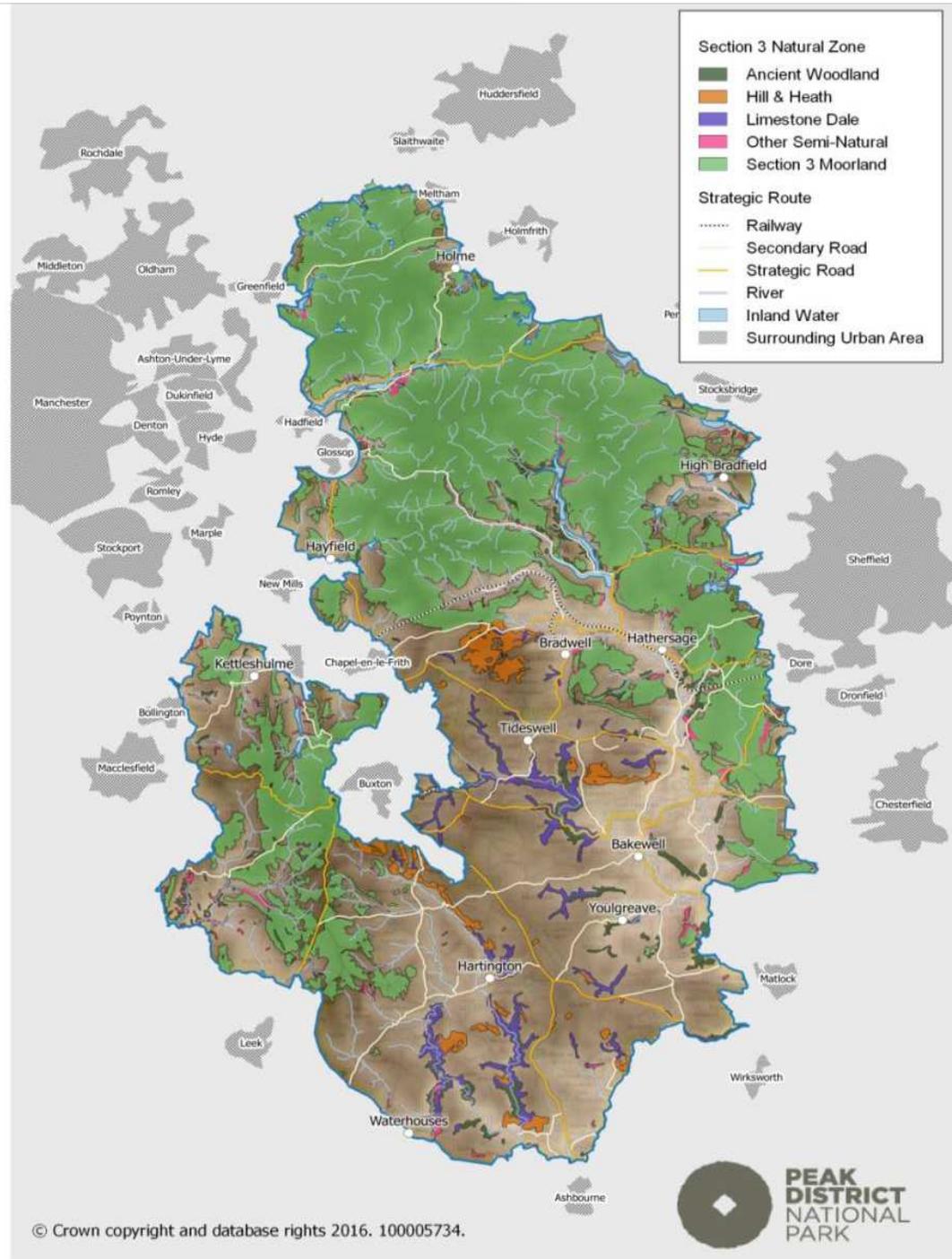
## Policies L1, L2 and L3

- A Landscape Strategy and character led approach, impacting on the spatial strategy
- Long established approach to protecting the wilder areas through “**The Natural Zone**”. No development permitted, other than very exceptional circumstances.
- L2 – Biodiversity
- L3 – Cultural Heritage



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## The Natural Zone





## Recreation and Tourism

RT1 – promotes development  
Which delivers environmental education  
and provides recreational facilities subject  
to landscape capacity and character

RT2 and RT3 Holiday accommodation  
focussed on smaller provision either  
through re-use of traditional buildings or in  
caravan/camp sites.

**Only limited scope for new hotels**

**No static or lodge provision** permitted in  
preference to accommodation which brings  
the visitor closer to experiencing the  
National Park's special qualities

DM Policies confirm limited scope for pods  
and shepherd's huts within this approach



## Scale and fabric is key. Allowing the landscape to be the dominant factor

- CC1 – seeks all development to be of highest possible energy standards
- CC2 – encourage for renewable and low carbon development where compatible with National Park landscape. SPD in support.
- CC3 and CC4 – sustainable waste management
- CC5 – Flood risk prevention



**REACH FOR ASSURED FOOD STANDARDS THE RED TRACTOR**

The wind turbines at Hill Top Farm.

More farming news online at [www.ashbournenewstelegraph.co.uk](http://www.ashbournenewstelegraph.co.uk)

## Wind power making the difference for dairy farm

by Gareth Butterfield  
gareth.butterfield@ashbournenewstelegraph.co.uk

A PARWICH dairy farmer says harnessing the power of the wind has secured the future of his family's business.

Robert Gosling, who runs one of the largest dairy farms in the Peak District National Park, is among thousands of farmers who have been hit hard by falling milk prices and rising energy costs – but he says installing wind turbines has brought in an extra £20,000 per year to the business.

Mr Gosling, who has been at the 765-acre Hill Top Farm near Parwich since 1963 and has 600 dairy and beef cows, says farm gate milk prices have fallen by almost 40% in the last 18 months but harnessing wind energy has helped to lessen the impact.

He said: "Milk prices have become increasingly unstable over recent years due to the global economic downturn, removal of EU milk quotas and the globalisation of the industry.

"This means we've had to work very hard to improve efficiencies and reduce our production costs.

"With a peak electricity requirement during the farm's twice-daily milking regime equivalent to that of a small village, electricity is one of our biggest variable costs.

"Over the last five years our electricity bill has doubled to an astonishing £20,000 per year. We therefore needed to find a way to not only reduce our energy costs but also generate an income to supplement our falling milk income and return the business to profit."

After a lengthy planning battle, Mr Gosling successfully applied for two 50kW turbines which were erected in the first half of 2014.

He said: "They were the first farm-scale wind turbines to be installed in a UK National Park, and have rapidly become an accepted part of the farming community.

"They reduce the farm's reliance on fossil fuels and have helped to secure the farm's long-term viability. That in turn will allow us to continue in our role as environmental and countryside stewards.

"Since the turbines were commissioned last spring, they've produced approximately 350,000 kilowatts and contributed about £20,000 p annum to the business.

"That's akin to knocking off a penny per litre off our costs production. For a business our size, which current receives just 23 pence p litre, it's a significant contribution.

"Without the electrical cost offset and income generated by the turbines, our business would struggle to cope with the volatile market prices, and our overheads would be much larger."

**CREAMERY'S TURBINE PLANS**

A GROUP of cheese lovers who set out on an ambitious project to bring 500ton cheese production back to Derbyshire is keen to learn from its neighbour, Robert Gosling, and invest in wind energy.

Hartholm Creamery was opened in October 2012 and has set up a base in Pilsbail at a farm owned by Mr Gosling.

The business is looking into installing a wind turbine to help it finance an expansion of the creamery.

The firm says the cost savings on electricity alone would allow the cheese factory to expand its production output from four days a week to six, creating new jobs and supporting the local economy.

**Robert Gosling says that wind turbines have brought in an extra £20,000 per year.**

**M C K**



HC1 – New Housing

HC2 – Agricultural and rural worker dwellings

HC3 – Sites for Gypsies and Travellers

HC4 – Provision and retention of community services

HC5 – Shops, and professional services

- **No housing target**
- Less emphasis on housing delivery tests but must understand needs of the area
- Particular focus on local housing needs in order to address affordability issues. Aim for such development to “remain affordable” in perpetuity
- Purposes allow for open market provision where this drives conservation and enhancement
- Safeguarding community uses
- Limited approach to new shops in countryside



## **E1 – Business in Bakewell and the villages** **E2 – Business in the Countryside**

- Core of best business sites between Bakewell and the Hope Valley
- No strategic need for employment space
- Local business sites safeguarded
- Scope for new space in settlements and on farms in sustainable locations





# Transport

## T1 to T7

- **No new roads**
- Design of infrastructure (newly adopted design guide)
- Promotion of sustainable travel modes – trails, cycling PROW
- Limits on car parking
- Balanced position on trail v rail

Planning and influencing role as not all dealt with through planning system:

- Statutory undertakers – Highway Authority signage and maintenance
- National infrastructure projects – Trunk Roads (e.g. A628)



**MIN1 – Minerals Development**

**MIN2 – Fluorspar**

**MIN3 – Local small-scale building and roofing stone**

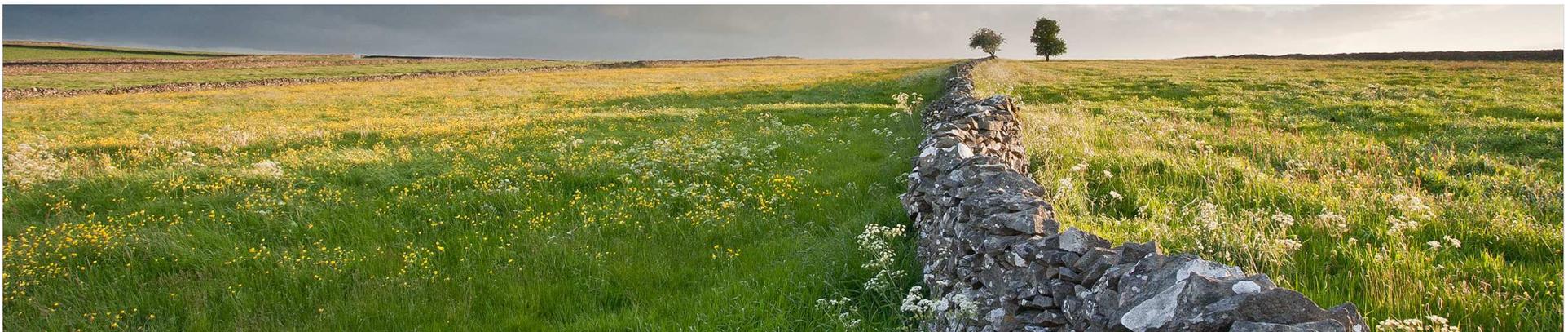
**MIN4 – Mineral Safeguarding**

- **Only in exceptional circumstances**
- Long term objective for gradual reduction of land won minerals
- High standards on restoration linked to special qualities
- Aggregates apportionment – related to existing permissions; and this principle continues.....
- Where output decreases in the National Park it must be picked up elsewhere.
- Key role for Duty to Cooperate, particularly with DCC

- Decisions which are contrary to these policies compromise the quality of the National Park and we fail in our statutory duty to conserve and enhance.
- Where decisions are contrary to strategic policy officers can defer consideration of an item by planning committee to further explain the implications of making a decision contrary to those strategic policies.
- As these decisions undermine the key policy strategies designed to ensure that we carry out our legal duty, the performance indicator requires that no decisions should be made contrary to strategic policies.



- However, in many cases planning decisions do not compromise the fundamental principles of the policy document.
- Planning decisions are a matter of judgement.
- Planning committee may weigh up policies and other material considerations and where the broad strategy of the policy document is not compromised, Members may reach a different conclusion to officers. As long as this is reasonable and based on material reasons that is a legitimate planning decision.



**OUR SPECIAL QUALITIES CURRENTLY UNDER CONSULTATION**

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1. Beautiful views created by contrasting landscapes and dramatic geology



5. Landscapes that tell a story of people and industry since prehist



Photo by Paul Gilbert ©

2. Internationally important and locally distinctive habitats and species



Photo by

6. An inspiring space for escape, adventure, exploring and quiet t



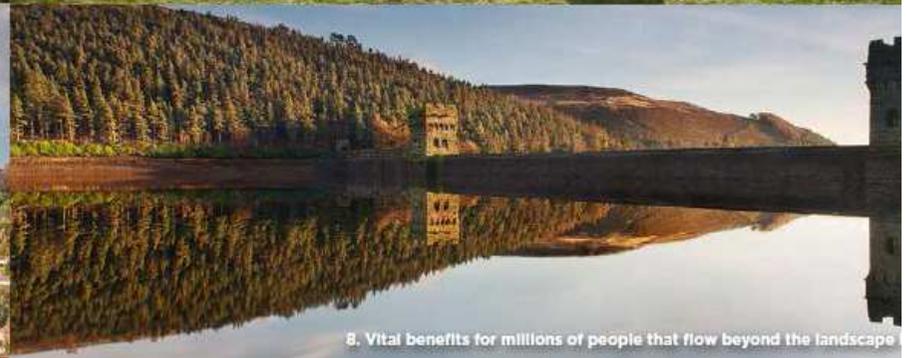
3. Undeveloped places of tranquility and dark night skies within reach of millions



7. Historic features offering visible and buried reminders of



4. Characteristic settlements with strong communities and traditions



8. Vital benefits for millions of people that flow beyond the landscape