

Peak District National Park

Summary of Preferred Policy Approaches

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Introduction

The purpose of this document is to offer consultees a **summary extract** from the emerging document of **Preferred Policy Approaches** for the Core Strategy.

The focus here is on the preferred approaches themselves rather than other matters of process and evidence to give consultees easier access to the full coverage of emerging policy.

We would advise that in order to fully understanding the reasons for the preferred approach as presented you should read the corresponding policy in the full consultation document shown on the website.

You then have a choice of the way in which to respond. We would encourage you to use the on-line survey where possible at, <http://www.peakdistrict.gov.uk/ldfconsultation> but you may also email your views to policy@peakdistrict.gov.uk or write to us at:

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Another matter that consultees may note is the **potential level of detail** that may be proposed. In many areas detailed criteria is set out to help clarify the approach. The intention here is to state that such criteria is **indicative** at this stage and that decision will be needed before the final plan is submitted as to **how much detail is appropriate for the Core Strategy document** and which elements may be better suited to a subsequent Development Control/Management style document or even Supplementary Planning Document.

Preferred Approaches

Preferred Approach GSP1 – Securing National Park purposes

Preferred policy approach

The following preferred approach confirms that spatial policy will seek to achieve the statutory purposes of the National Park, and in doing so also present a framework for sustainable development within its communities in line with its associated duty.

These purposes and duty, and the way we work with our partners and other stakeholders to achieve them, set the foundations upon which this Core Strategy is built. They are the most important underpinning element upon which its vision, objectives and policies are developed. Each element of the Core Strategy can be seen to have its ultimate justification as contributing towards improved achievement of those statutory purposes and duty. The Core Strategy must also satisfy the requirements of European Union Directives, United Kingdom law and national planning policies. However, these are generally supportive of the strategic objectives of National Park designation. We work within a very strong legal and policy framework which provides a clear mandate to prepare spatial policies which serve to help achieve the purposes and duty.

GSP1 – Securing National Park purposes

Proposals for development or use of land within the National Park will be considered in accordance with the policies of the Core Strategy.

All policies within the Core Strategy work in combination towards furthering National Park purposes as established in the Environment Act 1995. They are:

- to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and
- to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

These objectives may not always be mutually supportive. Where, in determining proposals for development or the use of land within the National Park, it appears that a conflict between the statutory purposes may arise, the precautionary principle will be applied and the conservation of the National Park will be prioritised over its use as a recreation or educational asset.

- Where National Park purposes are not compromised or can be secured, the Core Strategy will seek to permit development that will serve to meet the social and economic needs of the communities within the National Park.

Preferred Approach GSP2: Major development

Preferred policy approach

Our preferred approach is that the LDF should reaffirm the strong presumption against accepting major development within the National Park, whilst acknowledging the criteria to be met for making exceptions to that assumption. In accordance with national policy, consideration of such applications will include an assessment of the need for the development; the cost of, and scope for developing elsewhere (outside the National Park) or meeting the need in some other way; any detrimental effect on the environment, landscape and recreational opportunities, and how this could be moderated; and the impact of permitting or refusing it upon the local economy.

This policy applies to major development proposals that raise issues of national significance. 'Major development' in the context of the National Park cannot easily be defined. However, the threshold for any proposal to be considered as 'major' is likely to be lower than for locations which are not nationally designated for their natural environmental and recreational value. In addition to road building, the interpretation of what else constitutes a major development will be at the discretion of the National Park Authority, focused upon developments which would have significant environmental impacts and/or be of more than local significance. Challenges to such interpretations will be tested through the statutory planning process or potentially, through the courts.

Very occasionally, proposals for major development may offer direct benefits in furthering the statutory purposes; for example, re-opening railway lines across the National Park may relieve heavy freight road traffic or reduce car trips. In such circumstances, we will consider the proposals in respect of national and regional policy as expressed above, including examination of alternative ways to achieve those benefits. However, even where some benefits may be expected, most major developments would by definition be expected to present significant threats to National Park purposes.

GSP2: Major development

Policy will re-affirm established policy to ensure that major developments do not take place within the Peak District National Park. Major development will only be permitted following rigorous consideration of:

- whether the development is in the national public interest, assessed against the national importance of the area;
- whether the need for the development can be met outside the National Park or by an alternative approach to major development;
- the extent to which valued characteristics/special qualities of the National Park are affected;
- whether that effect can be mitigated to an acceptable degree; and
- the implications of refusing or approving the development on the economy and the well-being of the local community.

Where proposals for major development offer the potential to significantly further the achievement of National Park purposes, the same rigorous approach to consideration of the proposals will be applied and a determination made in respect to the net benefit or harm presented. In cases where an overall significant net benefit can be seen to be delivered through major development, every effort to mitigate potential localised harm and compensate for any residual harm of any of the National Park's special qualities would be expected to be secured.

Preferred approach GSP3: Sustainable development principles

Preferred Approach

Our preferred policy approach to sustainable development is based on government and regional guidance, and aims to recognise the diverse needs and reduce social exclusion whilst conserving and enhancing the valued characteristics of the National Park. It has emerged as a cross-cutting theme and is now woven through all parts of the Core Strategy.

Spatial policy plays an important role in delivering sustainable development, which in the National Park has an environmental and rural focus, very different to that of urban parts of the region. Government and the Region regard the National Park as a major environmental asset, so there are no strategic allocations of employment land and no housing targets. Other than small scale recycling collection points, waste is dealt with outside the National Park in accordance with the Regional Plan. Development is small-scale in order to relate well to the landscapes within which it sits. Spatial planning is a key part of what we do as an organisation, but, as stewards of a highly valued landscape, we also carry out ecological research; undertake moorland restoration to preserve carbon sinks; assist rural enterprises; and explore innovative ways to reduce carbon emissions.

Where there are conflicting objectives, greater priority must be given to the protection of the natural beauty, wildlife and cultural heritage of the area, even at the cost of some socio-economic benefits. However, our preferred approach is to find win-win solutions which are socially inclusive; address the needs of our communities; and conserve and enhance the National Park’s valued characteristics. We need to plan carefully to mitigate and adapt to climate change, and that means enabling development of an appropriate scale that is sustainable, accessible and inclusive, without compromising the landscape. We all have to go that bit further to find solutions that conserve and enhance the National Park for future generations. This might include, for example, building with local materials in the vernacular tradition; undergrounding electricity cables; using sustainable urban drainage; conserving and enhancing the ecological interest of sites; carrying out archaeological surveys; and fully justifying the need for new development. Our preferred approach is to seek such solutions wherever possible.

The Sustainability Objectives used to test the Core Strategy provide a clear basis for achieving sustainable development. They allow us to check whether the plan is delivering environmental benefits in terms of conservation, climate change mitigation and adaptation, and social and economic benefits. Baseline information is provided as a key element of Sustainability Appraisal, and provides a clear understanding of the state of the environment and the area’s social, economic and housing needs. It helps us to focus on what is or may be changing, the key pressures for change and what is needed to encourage beneficial change and prevent change that is harmful.

<p>GSP3: Sustainable development principles</p>
<p>All development in the National Park must seek to contribute to the sustainable development of the area in delivering this Core Strategy and for the benefit of future generations.</p>
<p>Policy and development should take account of the following principles:</p> <ul style="list-style-type: none"> • Mitigating and adapting to climate change (chapter 9); • Delivering high quality design respecting local distinctiveness (chapters 6 and 7); • Fostering access to services and facilities through the location of development (chapters 6 and 13); • Encouraging social integration in an inclusive environment that considers people’s diverse needs regardless of age, gender or disability (chapters 6, 10 and 13); • Encouraging good health and well-being (chapter 8); • Supporting appropriate economic development (chapters 8 and 11); • Championing environmental quality (chapters 6, 7 and 9); • Seeking development of an appropriate scale (all chapters);

- Addressing the local needs of the National Park's communities (chapter 10);
- Considering the needs of future generations (all chapters);
- Achieving win-win solutions (all chapters).

Preferred approach GSP4 - Delivering the Spatial Strategy

Preferred approach GSP4a – Conserving and enhancing National Park landscapes

Preferred approach

The preferred approach would embed the LCA and LS into the Core Strategy, and make them material considerations in planning decisions. The LCA and LS provide the framework and detailed information to enable conservation and enhancement of landscapes and valued characteristics. However, this information should guide rather than prescribe land management decisions. The Natural Zone would remain within this framework because of its proven value and clarity in ensuring strict protection for the wildest and most undeveloped parts of the National Park. Finally, our preferred approach is to have policies to conserve and enhance valued characteristics related to natural beauty, biodiversity and geo-diversity and cultural heritage assets.

The first part of this approach is set out in the GSP4a below. It defines the broad principles and intentions. The second part of the approach is set out in Chapter 7 and shows preferred approaches to guide development management decisions on matters of natural beauty, biodiversity and geo-diversity and cultural heritage.

GSP4a - Principles for conserving and enhancing the National Park’s landscapes

Proposals for development will only be permitted where they conserve and enhance the valued characteristics and significance of the landscape(s) and its component parts as identified by the adopted Landscape Character Assessment and Landscape Strategy for the National Park.

The principle of development is further guided by the following proposals:

- A. The Natural Zone designation (areas of particular sensitivity with recognised qualities of (actual or perceived) wildness, naturalness, remoteness or tranquillity. This comprises areas of Limestone Dale, Gritstone Moor, Limestone Hill and Heath, and Ancient or Semi-natural Woodland which, in the view of the National Park Authority, are particularly important to conserve. Within these areas, any form of development is likely to detract from the valued characteristics. Development will not be permitted, other than in exceptional circumstances where a suitable, more acceptable location cannot be found elsewhere and it is essential:

- in the national interest; or
- for management of the Natural Zone; or
- for the conservation and enhancement of the National Park’s valued characteristics.

- B. Across the remainder of the countryside, outside of the Natural Zone, only the following forms of development will be permitted in accordance with Core Policies:

- development related to agriculture; forestry; and other rural enterprises in accordance with E1 and H4b, including farm diversification and other rural enterprises in accordance with E1, E4 and E5;
- extension of residential buildings;
- visiting and enjoying the National Park in accordance with VE1;
- the conversion or change of use of traditional buildings for locally needed affordable housing and farm diversification including visitor accommodation in accordance with HC1 – HC7, E1 and E4;
- limited mineral working in accordance with Min 1-Min 8;
- telecommunications in accordance with T12;
- small scale renewable energy for individual or community need in accordance with CC3;
- where the effective conservation of buildings of historic or vernacular merit is involved, other uses will be considered if none of the above is viable.

Indicative Development Management Criteria:

- development which would not respect, would adversely affect, or would lead to undesirable changes in the landscape or any other valued characteristic or significance of the area, will not be permitted.
- appropriate scale, siting, landscaping, building materials, and design to a high standard will be essential if permission is to be granted.
- where any building or structure is no longer required for the purposes for which it was approved, and it does not conserve and enhance the National Park, its removal will be required.

Preferred Approach GSP4b – The settlement strategy

Preferred approach

Our objective is to retain a sustainable network of communities and enable development in a way that conserves and enhances the valued characteristics of the National Park. To achieve this our preferred approach is to retain the flexibility provided by a list of settlements, but place different expectations for development dependant on each settlement's known capacity to accommodate it.

We feel that the anticipated levels of development do not warrant the introduction of settlement boundaries (other than for Bakewell) and that proposals for development should continue to be in, or on the edge of settlements. The Bakewell settlement boundary is retained because we feel there is still a need to have a planning tool that would prevent inappropriate and rapid expansion. We also feel that evidence from, for example, village plans, Conservation Area appraisals and the Landscape Strategy should inform decisions on suitable sites.

As part of this preferred approach, we will bring forward a process to assess capacity for all settlements in category B, using baseline evidence from the Strategic Housing Land Availability Assessment, Landscape Strategy, Conservation Area appraisals, and data providing evidence of access to services. We will prioritise site search to settlements where housing need is significantly higher than known capacity to address this through new development, and where we know that the Housing Authority has plans to invest in affordable housing.

As part of the preferred approach and before policy is finalised, all settlements are invited to make a case to be included in, or removed from the list of places named in GSP4b below. Each case will however be considered against:

- an assessment of a settlement's built character and its landscape setting (based on Conservation Area appraisals)

- access to primary schools and secondary schools
- access to GPs and hospitals
- access to a Post Office
- whether the settlement is within 1 mile of an A or B road
- whether the settlement has a convenience food shop
- whether the settlement has a community hall
- the level of public transport services to and from the village at hours that enable access to jobs and services in other settlements.
- the capacity for new development based on studies of capacity and planner and conservation officer knowledge.
- the need for affordable housing

This preferred approach steers new development to those places that have known capacity to accommodate it, whilst retaining flexibility to give communities a greater stake in the future development of their settlement. It clarifies the expectation for development across all settlements and means that every community has clarity on what scale and type of development could come forward over the plan period. Finally, the preferred approach respects the fact that all National Park settlements exist alongside much larger towns and cities outside the National Park. All of these places have a much greater need, justification and capacity for development whereas all National Park settlements are only capable of accommodating development for locally arising need. In effect, they all lie at the lower end of a much wider cross-boundary hierarchy of settlements, as highlighted in the key diagram.

GSP 4b: Settlement Strategy	
<p>In order to retain a sustainable network of communities and enable development in a way that conserves and enhances the valued characteristics of the National Park, development will be acceptable in principle according to the following strategy. The selection of named settlements is based on location, size, function, range of services and/or access to services by public transport; and their capacity for new development. Each listed settlement is categorised A or B and the types of development possible for each is outlined. The distinction between A or B is based solely on an assessment of each settlements known capacity to accommodate new development without harm to the built environment and the landscape setting. The need for new development is extremely limited in all settlements and inclusion in Category 'A' does not justify development beyond that outlined in preferred approach HC2. Any settlement not explicitly named, is in category C.</p>	
<p>A. Schemes of affordable houses (including those of 3 or more), new community facilities, small scale retail and business premises, and community level renewable energy schemes may be accommodated in the following settlements:</p>	
<p>Bakewell Baslow Bradwell Great Longstone Hartington Hayfield</p>	<p>Hope Tideswell Tintwistle Waterhouses Youlgrave</p>
<p>B. Developments of 1 or 2 new affordable houses only, new community facilities, small scale retail and business premises, and community level renewable energy schemes may be accommodated in the following settlements:</p>	

Summary of Preferred Approaches

Alstonefield Ashford Bamford Beeley Biggin Birchover Butterton Calton Calver Castleton Chelmorton Curbar Earl Sterndale Edale	Edensor Elton Eyam Fenny Bentley Flagg Flash Foolow Froggatt Great Hucklow Grindleford Grindon Hathersage High Bradfield Low Bradfield	Holme Kettleshulme Little Hayfield Litton Longnor Middleton by Youlgrave Monyash Over Haddon Parwich Peak Forest Pilsley Rainow Rowsley Sheen	Stanton in Peak Stoney Middleton Taddington Thorpe Tissington Wardlow Warslow Wensley Wetton Winster
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In category B, schemes of 3 or more affordable houses will be permitted only if a detailed study shows there to be increased potential capacity. A study could be triggered by (and form part of) a development application, and would need to be undertaken in a manner agreed with us.

Any proposals for category B settlements of a scale over and beyond that set out in this policy will be expected to look at how the proposed development:

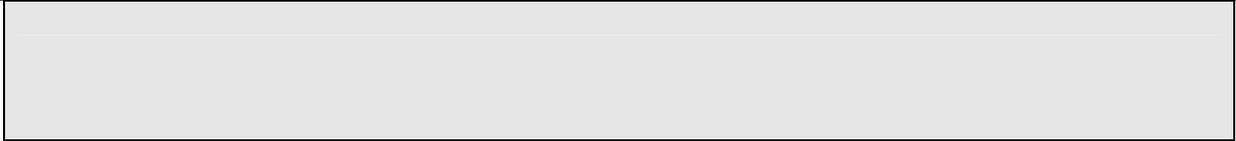
- impacts on the settlement pattern;
- impacts on nearby buildings and structures;
- impacts on the landscape in which the settlement sits.
- meets need derived from that settlement

C. Development in all other settlements will be restricted to the following forms:

- development related to agriculture; forestry; and other rural enterprises in accordance with E1 and H4b, including farm diversification and other rural enterprises in accordance with E1, E4 and E5;
- extension of residential buildings;
- development that enables people to enjoy the National Park in accordance with VE1b;
- conversion or change of use of traditional buildings for locally needed affordable housing and farm diversification including visitor accommodation in accordance with HC1 – HC7, E1 and E4;
- small scale renewable energy infrastructure for individual or community need in accordance with CC3;
- telecommunications infrastructure in accordance with T12
- development and alternative uses needed to secure the effective conservation of buildings of historic or vernacular merit, will be considered if none of the above is viable.

Indicative Development Management Criteria

- development that would not respect, or would adversely affect, or lead to undesirable changes in the landscape or any of its valued characteristics, will not be permitted.
- appropriate scale, siting, landscaping, building materials, and a high standard of design will be essential.
- where any building or structure is no longer required for the purposes for which it was approved, and it does not conserve and enhance the National Park, its removal will be required.



Preferred Approach GSP5 - Securing planning benefits

Preferred policy approach

The preferred approach is based on our consideration of legislation, national and regional policy, and the comments made during consultation.

<p>GSP5: Securing planning benefits</p> <p>In our use of conditions and legal agreements when planning consent is given, we will continue to bear in mind the benefit that a development can bring directly to its setting, to the implementation of National Park purposes, and to the social and economic well-being of the community.</p> <p>We will use the terms of any Community Infrastructure Levy that is put in place by constituent County, District and Unitary Authorities, applying it to that part of each authority's area that falls within the National Park.</p>
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Preferred Approach L1 – Natural beauty

Preferred policy approach

Our preferred approach is to retain valued characteristics; embed new detail on landscape character; and retain the Natural Zone to ensure protection of landscapes that are particularly sensitive to change. The following policies focus on valued characteristics and would be used to assess proposals for development across all landscape types.

L1a - Conserving and enhancing natural beauty

In accordance with GSP1 and GSP4a, all development should seek to conserve and enhance the natural beauty of landscape and its valued characteristics including quiet enjoyment; wildness and remoteness; visual distinctiveness and diversity, naturalness; tranquility, dark skies, wildlife and plants; clean earth, air and water; its cultural heritage of history, archaeology, customs and literary associations; and any other features which make up its special quality and sense of place.

The overall strategy for the Dark Peak

Protect the remoteness, wildness, open character and tranquillity of the Dark Peak landscapes, and manage these landscapes to mitigate the impacts of climate change.

The Dark Peak is a sparsely settled area of gritstone uplands lying at the southern end of the Pennine Hills. The area comprises an extensive upland plateau with steep gritstone slopes, that drop away to lower lying slopes, wooded cloughs and deep valleys, some of which have been flooded to create large reservoirs. The Dark Peak has long been influenced by human activity but retains a distinctly tranquil and remote character. It contrasts sharply with the adjoining limestone uplands of the White Peak and is named because of the dark hues created in the landscape by the peat moors and exposed gritstone.

The overall strategy for the Eastern Moors

Protect and manage the open upland landscapes; seek opportunities to manage and enhance cultural heritage, biodiversity, recreational opportunities and tranquillity whilst maintaining the open character; and manage the landscapes to mitigate the impacts of climate change.

The Eastern Moors is a sparsely settled area of gritstone uplands lying to the south-east of the Dark Peak plateau. The area is a continuation of these Dark Peak uplands but at a somewhat lower landscape with a narrower moorland top and main western shelf, and a greater proportion of enclosed moorland. The plateau has a rich cultural heritage, with significant evidence of different periods of human activity. There are open views over the city of Sheffield and the lower lying eastern landscape.

The overall strategy for the Dark Peak Yorkshire Fringe

Protect and manage the tranquil pastoral landscapes and the distinctive cultural character through sustainable landscape management; seek opportunities to enhance recreation opportunities, woodlands, wildness, and diversity of more remote areas.

The Dark Peak Yorkshire Fringe is a pastoral landscape of valleys and slopes, enclosed fields and woodland, lying to the east of the Dark Peak and Eastern Moors. It is strongly influenced by the more settled areas to the north and east. The landscape is sparsely settled and comprises upland areas that have largely been enclosed. In places, it has

retained its sense of remoteness. Sloping land is often well wooded and this characteristic defines the upland edge along the margin of the Dark Peak.

The overall strategy for the Dark Peak Western Fringe

Protect and manage the settled, cultural character and the biodiversity and recreational resources of these landscapes through sustainable landscape management, whilst maintaining strong cultural associations with the Dark Peak landscapes.

The Dark Peak Western Fringe comprises the sloping and lower-lying landscapes of the Goyt, Etherow and Tame valleys. It contrasts with the Dark Peak in that, although it includes enclosed moorland landscapes, it is more settled and has been cultivated to a much greater degree than the adjoining wilder uplands. The settlements have a strong visual association with the Dark Peak and this should be maintained. Mills are a prominent feature of this area, exploiting local power sources: firstly employing the streams for power, and from the 18th century using coal mined locally.

The overall strategy for the White Peak

Protect and manage the distinctive and valued historic character of the settled, agricultural landscapes, while seeking opportunities to enhance the wild character and diversity of remoter areas.

The White Peak is an area of settled uplands lying on both sides of the boundary between Derbyshire and Staffordshire at the southern end of the Pennine Hills. The underlying limestone geology has a dominant and unifying effect on the character of the White Peak. This unity is emphasised by the recurrent visual themes of the high open plateau, stone walls, pastoral farmland and nucleated villages built of local stone, which create a strong landscape character. The region comprises an elevated limestone plateau dissected by deeply cut dales and gorges, which contrast strongly with the adjoining landscapes of the Dark Peak, South West Peak and Derbyshire Peak Fringe.

The overall strategy for the Derwent Valley

Protect and manage the settled, agricultural character of these landscapes, seeking opportunities to enhance wooded character, cultural heritage and biodiversity; manage floodplain landscapes to increase flood storage and enhance biodiversity.

One of the more conspicuous features of the Peak District is the settled, well-wooded, lower-lying agricultural landscapes associated with the valley of the River Derwent and its tributaries the Wye and Noe. The Derwent Valley character area separates the limestones of the White Peak from the prominent gritstone edges of the Eastern Moors to the east and high moorland of the Dark Peak to the north. These areas include the broad Hope Valley with the River Noe, flowing southward to pick up the Wye Valley on its route through to Matlock. The area also includes the discreet areas of low gritstone uplands and ridges that lie between the Derwent and Wye rivers between Stanton and Hassop. It also includes a much higher and larger gritstone-influenced area centred on Abney, which is identical in character to the Eastern Moors.

The overall strategy for the Derbyshire Peak Fringe

Protect and manage the tranquil pastoral landscapes and distinctive cultural character through sustainable landscape management, seeking opportunities to enhance woodlands, wetlands, cultural heritage and biodiversity.

The Derbyshire Peak Fringe has an intermediate character, and occupies a transitional zone between the uplands of the Peak District to the north and west and the rural lowlands of Derbyshire to the south and east. The eastern parts are strongly influenced by the

urban centres of Chesterfield and Sheffield. The region has a distinctly undulating pastoral landscape of slopes and valleys with clustered settlements and scattered farmsteads.

The overall strategy for the South West Peak

Protect and manage the distinctive historic character of the landscapes through sustainable landscape management; seek opportunities to celebrate the diverse landscapes, whilst enhancing recreation opportunities, woodlands, wildness and diversity of remoter areas.

The South West Peak is an area of upland and associated foothills in the south-west part of the National Park. It has a long history of human influence, evidenced by the historic settlement pattern, field boundaries and other cultural heritage features. This has resulted in the distinctive dispersed settlement pattern of farmsteads and villages built of local stone. There are extensive areas that have maintained a sense of tranquility and remoteness.

Indicative Development Management Criteria

Where development is permitted it must:

- be of appropriate siting, scale and design
- conserve or enhance the valued characteristics of the landscape in which it is located, together with any associated impact on adjoining landscape character areas.
- have strict regard to landscape characteristics defined in the Landscape Character Assessment (summarised below) and Landscape Strategy:

L1b - Trees, woodlands, hedgerows, stone walls, field barns and other landscape features

Other than in exceptional circumstances, development will not be permitted where it is likely to lead to the loss of or damage to important trees, woodlands, hedgerows, stone walls, field barns or other landscape features. This principle particularly applies where the landscape features are covered by a Tree Preservation Order, are within a Conservation Area, or are an important hedgerow under the Hedgerow Regulations 1997.

Indicative Development Management Criteria

Where development is permitted it must:

- provide adequate mitigation
- include measures to compensate for any residual losses, including provision of adequate space for appropriate replacement trees.

L1c - Landscape enhancement and improvement

Indicative Development Management Criteria

Where development is permitted it must:

- be of appropriate scale, nature and siting
- enhance the landscape
- incorporate features that would enhance the valued characteristics of the area. (guided particularly by the Peak District Landscape Character Assessment and Landscape Strategy)
- where appropriate, treat or remove undesirable features or buildings.
- conserve the valued characteristics of the site and its surroundings.

Preferred Approach L2 – Biodiversity & geo-diversity

Preferred policy approach

Our preferred approach is to have policies that clarify how we will conserve and enhance the valued characteristics of biodiversity and geo-diversity. These would underpin a broader landscape policy that embeds landscape character and retains the Natural Zone. This approach would conform to national planning guidance; afford appropriate protection to sites or features of importance both inside and outside the Natural Zone; and ensure that the importance of biodiversity and geo-diversity is recognised. Under this approach, all development decisions should help achieve a net gain in biodiversity and geo-diversity. This would be achieved through conservation, enhancement, restoration or creation of national, regional and local BAP priority habitats and species, and/or other high quality semi-natural habitats, species or geo-diversity features of national or local importance.

The preferred approach will also help adaptation to climate change by safeguarding existing habitat networks, corridors and 'stepping stones'. It will also safeguard sites and areas with significant potential for biodiversity enhancement or habitat creation. (see preferred approach CC5) Biodiversity Opportunity Mapping will also help define these areas.

L2 - Sites of biodiversity or geo-diversity importance

Other than in exceptional circumstances, development will not be permitted where it is likely to adversely affect a site or feature (or its setting) or species which has statutory designation or is of international or national importance, including:

- (i) Sites of Special Scientific Interest (SSSIs)
- (ii) National Nature Reserves (NNRs)
- (iii) Species listed under the schedules 1, 5 or 8 of the Wildlife and Countryside Act 1981 or subsequent legislation or reviews

Proposals likely to affect designated or candidate sites of international importance known collectively as Natura 2000 sites, comprising Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), are subject to separate statutory procedures designed to provide the highest levels of safeguarding. In line with government guidance, specific policies in respect of these sites are not included, although the sites will be shown on a proposals map to be produced alongside a development management policy document.

In addition, development will not normally be permitted where it is likely to adversely affect any other site, feature or species of ecological, geological or geomorphological importance or its setting, including:

- (i) Local Nature Reserves
- (ii) Local Wildlife Sites or their equivalent
- (iii) Regionally Important Geological Sites
- (iv) National, Regional or Local Biodiversity Action Plan priority habitats or species
- (v) Significant populations of national or local Red Data Book or Notable species
- (vi) Sites of importance for, or significant potential to provide, linkages, stepping stones or corridors between national or local priority habitats, populations of priority species or other important features

The likely effects of development proposals will be considered both individually and in combination with other proposed or previous developments.

Indicative Development Management Criteria

Where development is permitted, it must:

- be of appropriate type and scale
- be appropriately sited
- create or enhance wildlife and/or geo-diversity features, guided particularly by local Biodiversity and Geo-diversity Action Plans.
- improve the natural processes on which these features depend, and the populations of naturally occurring species that they support.
- Include measures to avoid or minimise any adverse impacts to valued characteristics,
- include adequate compensatory measures for residual impact
- include measures to record features of importance before they are lost or damaged.

Preferred Approach L3 – Cultural heritage assets

Preferred policy approach

On balance, the preferred policy approach is to retain the Natural Zone and use the LCA and LS to give greater definition to the different components that make up landscape character. However, we feel that further core policies are still necessary to conserve and enhance particular valued characteristics including cultural heritage assets. The approach to these is set out below.

<u>L3a - Cultural heritage assets</u>
Development that will affect the significance ¹ of cultural heritage assets will be determined in accordance with GSP4a and GSP4b and must conserve and enhance their significance.
Indicative Development Management Criteria
Development that affects cultural heritage assets must: <ul style="list-style-type: none"> • respect, and where possible enhance the significance of the assets including important open spaces, the townscape context , and the wider landscape setting; • not adversely affect the significance of these assets • preserve, and where possible enhance the valued characteristics of Conservation Areas • be of appropriate scale • be appropriately sited • be appropriately landscaped • use appropriate building materials • be of a design that follows advice in the National Park Authority's Design Guide and subsequent and associated design guidance.

<u>L3b - Evaluating assets of archaeological, architectural, artistic or historic significance</u>
In all cases involving cultural heritage assets with a statutory designation or an international, national or regional interest, and otherwise as appropriate, an evaluation of the proposals' impact on these interests will be required, to specifications approved by the Authority, before any relevant planning application is determined.

<u>L3c – Listed buildings and other buildings of historic or vernacular merit</u>
The effective conservation of all buildings of historic or vernacular merit including stone barns will be pursued in accordance with GSP4a by ensuring that their continued use is suited to the conservation of the buildings themselves and to their locations, and by ensuring that, wherever possible, they are suitably adapted to withstand the impact of climate change. Development that adversely affects the particular merits of such a building will not be permitted. Change of use of listed agricultural buildings to residential

¹ DCLG (2009) Consultation paper on a new Planning Policy Statement: Planning for the Historic Environment Page 24 Annex A

use (including holiday accommodation other than a camping barn) will not be permitted. Other than in exceptional circumstances, development, demolition or other work requiring listed building consent will not be permitted.

Indicative Development Management Criteria

Where development is permitted, the developer will be required to:

- preserve and where possible enhance the significance of the listed building's features of special archaeological, architectural, artistic or historic significance or its setting

L3d – Assets of archaeological, architectural, artistic or historic significance

Other than in exceptional circumstances, development affecting cultural heritage assets, will not be permitted if it would adversely affect an asset (or its setting) that has statutory designation or international, national, regional or local significance.

In addition, development will not be permitted where it would result in loss of, or damage to, any other asset of archaeological, architectural, artistic or historic significance or its setting will not normally be permitted.

Indicative Development Management Criteria

Where development is permitted, the developer will be required to:

- minimise its impact
- record, safeguard and enhance the significance of the assets where appropriate

L3e - Significant parks and gardens

Development that would adversely affect the significance of parks and gardens will not be permitted.

Preferred Approach VE1 – Visiting and enjoying the National Park

Preferred policy approach

The Core Strategy will emphasise the significant role the National Park plays in offering exceptional recreational and educational opportunities to the nation, in particular the urban communities which lie just beyond its boundary. We will work with partner authorities and organisations to consider provision on either side of the boundary.

The preferred approach is a combination of elements from options L2.3, E4.2 and E4.3. It encourages development which provides opportunities for people to understand and enjoy the National Park in sustainable ways. It aims to extend the range and quality of recreation and visitor-related development, whilst conserving and enhancing the valued characteristics.

Development will be directed towards sites and locations with the capacity to accommodate increased recreation or visitor activity without harm to the landscape and surrounding area. This will be based on Landscape Character Assessment, capacity and other factors, and forms of zoning may be considered to assist decision-making. Unless there is a particular justification for an open countryside location, development will be focused in settlements. Large scale developments are not appropriate in the National Park, and will not be supported by the Authority in adjoining fringe locations.

Community-level sports and recreation facilities are covered in issue HC8.

VE1a: Visiting and enjoying the National Park

The Peak District National Park is a national, regional and sub-regional asset, and the Authority will work with its partners to maintain and strengthen its exceptional environmental and recreational functions and potential, recognising the significance of its location in the centre of England, its importance to its own communities and to those which surround it. This role will be promoted by the National Park Authority so that better integration can be achieved, particularly with surrounding local authority areas' recreation and green infrastructure strategies.

The Core Strategy will enable improved access to and management of the National Park's varied and valued characteristics, so that opportunities to enjoy it in a responsible and sustainable way are more available and welcoming to a wider range of visitors to enjoy a diverse range of activities, with benefits to community health and the local economy.

VE1b: Recreation, environmental education and interpretation development

Proposals for recreation, environmental education and interpretation facilities which encourage understanding and enjoyment of the National Park will be permitted where they are based primarily upon, and will not harm, the National Park's valued characteristics.

Proposals must be located in appropriate sites or areas in relation to landscape character, environmental capacity, scale and intensity of use/activity. Development should be directed to less sensitive locations, and focused in settlements wherever possible. Clear demonstration of need for location in the open countryside will be necessary.

Developments which provide opportunities for people to begin to understand and enjoy the National Park will be considered in locations close to the National Park boundary or with easy access by sustainable transport.

Preference will be given to the enhancement of appropriate existing facilities and the reuse of existing traditional buildings, rather than construction of new buildings.

Development must not on its own, or cumulatively with other development and uses, prejudice or disadvantage other established and appropriate recreation, environmental education or interpretation activities, including the informal quiet enjoyment of the National Park. Where a proposed development itself is acceptable, but the consequent activity which it facilitates would lead to harm, it will be resisted.

Indicative Development Management Criteria

For development to be permitted it must satisfy criteria including:

- scale, form and proposed intensity of use/activity;
- impact on landscape, wildlife, tranquillity and local communities;
- access and traffic impact;
- demonstration of need for location in sensitive areas; and
- safeguards on future use or removal when no longer required for the approved purpose.

Preferred Approach CC1 – Sustainable design and construction

Preferred policy approach

The core principles of sustainable design and construction are to build in a manner that promotes energy conservation, reduces carbon emissions, works in harmony with the environment and creates a healthy space to live or work in. Countering climate change causes, responding to a changed climate locally, encouraging the use of sustainable building methods, reducing environmental pollution, and conserving natural resources are key objectives for the National Park Authority. These must always be achieved within a context of conserving and enhancing the special qualities of the National Park. The principles of sustainable development in the National Park as set out in General Spatial Policy 3 should guide all stages of the design process from the orientation of the building, its use of energy and water, to the selection of materials for construction and decoration.

The preferred approach is guided by climate change mitigation and adaptation, the energy hierarchy, the water hierarchy, the waste hierarchy, biodiversity issues and sustainable travel features. This section assumes that the process of identifying the most sustainable locations for development will already have been taken into consideration alongside landscape impact, public transport and flooding issues, covered by separate core policies.

We will encourage all developments to fully consider and implement the ways they can provide effective adaptation to and resilience against the current and predicted future effects of climate change. We will consider appropriate infrastructure for water supply and waste water treatment at the earliest stage of the development process and promote adequate drainage mechanisms including Sustainable Urban Drainage schemes. We will encourage water efficiency in all development and require it in new housing through the use of the Code for Sustainable Homes (see CC2). Sustainable construction should also aim to reduce the disposal of waste building materials into landfill. This aspect of sustainable design is addressed in preferred approaches CC6 and CC7.

We will aim to ensure that developments meet the criteria for Building for Life².

Several important aspects of Sustainable Design and Construction are addressed in more detail in separate preferred approaches within this document.

- Location of development – GSP 4b Settlement Strategy
- Flood risk management - CC4
- Low Carbon development – CC2
- The maintenance, enhancement, restoration or addition to biodiversity and geological conservation including biodiversity within and linkages out of the development - Chapter CC 5
- Impact of climate change on land management, biodiversity and air quality – and built environment CC5
- Sustainable Travel Features – T4 Access to Services
- Management of Waste - CC6, CC7

The preferred policy will provide a strategic basis for the sustainable design principles laid down in our Design Guide Supplementary Planning Document (SPD)³. These are siting, energy efficiency, water conservation, waste disposal, longevity and durability, renewable energy, sustainable use of materials, wildlife conservation, and inclusive access.

CC1: Sustainable Design and Construction

The principles of sustainable development should guide all stages of the design process, including the siting and orientation of the building, its use of energy and water, and the selection of materials for construction and decoration.

² CABE (2008) Building for Life, Seacourt Ltd.

³ PDNPA (2007) Design Guide

The National Park Authority will actively promote development which utilises natural resources in the most efficient and sustainable way. This will include:

- ensuring that development is appropriately located and designed, and protects and where possible enhances the valued characteristics of the National Park and does not conflict with the National Park's statutory purposes;
- promoting the use of the 'energy hierarchy':
 - to reduce the need for energy
 - to use energy more efficiently
 - to supply energy efficiently
 - to use renewable energy
- promoting high water efficiency standards, and incorporating new technologies to recycle and conserve water resources;
- ensuring that developments mitigate the causes of climate change by reducing predicted CO₂ emissions, using a combination of building performance improvements, on-site renewable energy and/or efficient supply of heat, cooling and power;
- ensuring that developments build in resilience or adapt to the impacts of climate change, taking into consideration factors including choice of location, access and accessibility, building fabric, water consumption and drainage;
- ensuring that biological and geological diversity are conserved and enhanced
- promoting 'Building for Life'.
- supporting development that minimise the consumption and extraction of minerals, by making the greatest possible re-use or recycling of materials in new construction, and by making the best use of existing traditional buildings, previously developed land, and existing infrastructure networks

Indicative Development Management Criteria

- promoting the use of Sustainable Urban Drainage schemes (see CC4)
- use of sustainability checklist
- ensuring that building design including extensions and change of use conversions of existing buildings reduces energy consumption by appropriate methods such as choice of construction methods and techniques, high standards of insulation, avoiding development in areas subject to significant effects from shadow, using natural lighting and ventilation, and capturing heat from the sun and earth;.
- further SPD on Sustainable Design and Construction, incorporating the approach to low carbon technologies and renewables, which will focus on low carbon development and development better able to adapt to a changing climate.
- the management and reuse of demolition and construction waste, such as crushed masonry and other inert wastes as secondary aggregates, will be used on-site, and secured through planning condition or legal agreement unless it can be demonstrated that this is not the most sustainable option. Where disposal will harm the special qualities of the National Park the management of construction and demolition waste will be required to take place off-site.

Preferred Approach CC2 – Securing low carbon development

Preferred policy approach

The preferred approach aims to achieve low-carbon development through the sequential application of the energy hierarchy in line with national and regional policy in order to mitigate the effects of climate change.. It aims to maximise carbon reductions in development by reducing the need for energy, by using energy more efficiently and by energy generation using low carbon and renewable resources, contributing to the region’s renewable energy targets.

This approach recognises that new housing development should provide low carbon, affordable warmth which incorporates high standards of energy efficiency and renewables, in line with the energy hierarchy. It requires a Code for Sustainable Homes standard in new dwellings beyond the Building Regulations requirements.

For non-residential development over 1000m².we will require percentage reductions in predicted carbon emissions by use of the Building CO² Emission Rate (BER) and the Target CO² Emission Rate (TER) based on the procedure in Part L of the Building Regulations. A BER of at least 10% less than the TER will be required for all non-domestic offices, hotels and leisure developments including community buildings above 1000m².floorspace.

CC2: Achieving low carbon development
<p>The National Park Authority recognises the contribution that low carbon development can have in helping to meet national and regional targets for carbon reduction. Proposals for new development will have regard to and follow the energy hierarchy,</p> <p>We will promote reductions in the need for energy through the location of development, site layout and building design.</p> <p>We will promote low-carbon development which reduces predicted CO₂ emissions and consumption of energy, using a combination of building performance improvements, efficient supply of heat, cooling and power and by the promotion of Combined Heat and Power and District Heating Networks and the use of low carbon technologies and on-site renewables where appropriate</p>
<p>All new development will be required to have a net beneficial effect on the local and global environment by promoting low-carbon and energy-efficient development which reduces predicted CO₂ emissions and consumption of energy, using a combination of building performance improvements, efficient supply of heat, cooling and power, and/or on-site renewable energy proposals. Renewable energy proposals will be supported where they conserve and enhance the landscape and raise no adverse effects on the valued characteristics of the National Park.</p> <p>We will encourage all new housing development to achieve the highest levels under the Code for Sustainable Homes. We will require carbon emissions reductions above the current building regulations by reference to the Code for Sustainable Homes for all new and replacement housing development, other than affordable housing developments of less than 3 units. Timescales for the adjusted levels of the Code will be in line with government’s timescale for affordable housing by Registered Social Landlords.</p> <p>Affordable housing by private individuals of less than three units should demonstrate through an energy statement that they have given full consideration to the sequential application of the energy hierarchy and to reducing the carbon emissions of the development.</p> <p>We will encourage all non-residential development to reduce carbon emissions. We will</p>

require major developments to reduce predicted carbon emissions by at least 10%. A BER of at least 10% less than the TER will be required for all non-domestic offices, hotels and leisure developments including community buildings above 1000m² floorspace. All other developments should demonstrate through an energy statement that they have given full consideration to the sequential application of the energy hierarchy and to reducing the carbon emissions of the development.

Indicative Development Management Criteria

Development Management criteria will set out standards for low carbon development, energy-efficient design and renewable energy proposals

Investigation of the potential for a ⁴BREEAM rating above the requirements of the current building regulations for non-residential development of all offices, hotels and leisure developments including community buildings and other non-residential development to encourage sustainable construction and water conservation. In the interim period,

Investigation of a mechanism for the subsequent Development Management DPD to require carbon emission reductions in existing housing when planning consent for residential extension or change of use is granted.

Investigation of a mechanism for carbon reduction offsetting to apply when zero carbon targets are met in 2016 for residential development and 2019 for non-residential development.

Preferred Approach CC3 - Renewable energy developments

Preferred policy approach

We aim to be an exemplar of best practice in a variety of low impact, low carbon and renewable energy technologies. The Sub – Region Climate Change study demonstrates that there are many opportunities for sensitive development of low impact, low carbon and renewable energy technologies within the National Park. Our preferred approach is defined clearly within the energy hierarchy. It combines options CC1.2, CC1.5 and CC2.3, aiming to clarify areas where we can promote small scale renewables that are appropriate in the National Park context, for individual properties or for local needs. Applicants will need to demonstrate through an energy statement that they have given consideration to the energy hierarchy in securing carbon reductions in the development. We will identify broad spatial areas where we will encourage appropriate forms of renewables development, and areas where certain types of renewables are inappropriate. Policy will also set out criteria and guidance on appropriate scale for wind turbines, and generic guidance for other forms of renewables, having regard to their individual and cumulative effect on the landscape and other valued characteristics of the National Park. This approach is based on Landscape Sensitivity Analysis and the local landscape designation of the Natural Zone as set out in General Spatial Policy 4a. The resulting spatial and criteria-based policy will give a degree of certainty to communities and developers in accordance with PPS12⁵.

⁵ DCLG. (2008). Planning Policy Statement 12: Creating strong safe and prosperous communities through Local Spatial Planning.

CC3: Renewable energy developments

Proposals for renewable energy developments, including any ancillary infrastructure or buildings, will be considered in the context of the energy hierarchy and the sensitivity of National Park landscapes and valued characteristics. Proposals will be favourably considered if:

- their scale, form, design, materials and cumulative impacts can be satisfactorily assimilated into the landscape or built environment and would not harm the appearance of these areas; and
- they would not impact adversely on the local community, economy, nature conservation or historical interests;
- the environmental and amenity effects resulting from the development's construction and operation, such as air quality, atmospheric emissions, noise, odour, hours of operation, intensification of use of development site, water pollution and the disposal of waste, would not impact adversely on the valued characteristics of the National Park.

Applicants will be required to demonstrate that they have given consideration to the energy hierarchy in the form of an energy statement to be submitted with the proposed scheme.

Due to their sensitivity, areas within the Natural Zone are unsuitable for development other than in exceptional circumstances (see General Spatial Policy 4a). Area Guidance for wind turbines

Dark Peak and Moorland Fringe:

- The open moorland landscapes are very sensitive to all sizes of wind turbine due to their sense of remoteness, distinctive open skylines, vast semi-natural moorland expanses, absence of tree cover and cultivated land, and high visibility from adjacent areas. This area is unsuitable for wind turbine development.

White Peak and Derwent Valley:

- The high landscape sensitivity of the area makes it an unsuitable location for large and medium scale wind turbines.
- Outside the Natural Zone the need for a single wind turbine, in a specific location, must be clearly justified under the energy hierarchy as part of the application process. Single turbines up to 15m in height to blade tip may be acceptable, provided their location and appearance, either individually or cumulatively, does not detract from the landscape or other valued characteristics.
- Wind turbines should be well related to existing buildings or plantations of trees. The location of single turbines should take into account their potential inter-visibility with other turbines to minimise their cumulative impact.

South West Peak:

- The strong sense of remoteness, open character, long views, historic settlement and industrial heritage, areas of open moorland and small scale field pattern, all pose constraints to wind turbine developments. The South West Peak Open Moors and Moorland, Hills and Ridges comprise particularly sensitive landscape character types that are unsuitable for all wind turbine development.
- Outside the South West Peak Open Moors and Moorland Hills and Ridges and the Natural Zone, the need for a single wind turbine, in a specific location, must be clearly justified under the energy hierarchy as part of the application process. Single wind turbines up to 15m in height to blade tip may be acceptable, provided their location and appearance, either individually or cumulatively, does not detract from the landscape or other valued characteristics.
- Wind turbines should be well related to existing buildings or plantations of trees. The location of single turbines should take into account their potential inter-visibility with other turbines to minimise their cumulative impact.

Preferred Approach CC4 – Flood risk management

Preferred policy approach

The preferred approach for flood risk management mirrors the expectations of PPS25 and reflects the first two elements of Refined Option CC4.2. It recognises the strategic need to understand flood risk in the National Park and to reduce those risks through locational policy which avoids flood risk areas and protects functional flood plains and water storage/conveyancing corridors. It recognises where there are limited options for new development to avoid flood risk, the need to reduce the magnitude of that risk, especially for the most vulnerable types of development such as sheltered housing, schools, and sources of potential contamination. In some cases, because of the lack of appropriate ‘safe’ options, development in areas of risk may be allowed, but only where adequate levels of mitigation and flood protection can be secured. Where practicable, areas of flood plain may be re-established where they have been previously developed or protected by flood defences.

The total amount of development to be delivered across the National Park within the Plan period will be limited. Policy for flood risk reduction therefore seeks to ensure that development decisions include consideration of flood risk as set out in the Strategic Flood Risk Assessment (SFRA), or by more up-to-date flood risk modelling available from the Environment Agency. There will be a strong presumption against non-essential development in Flood Risk Zone 3, with strict criteria to be met before development may be permitted within Zones 2, 3a and 3b. Parts of Bakewell in particular are vulnerable to flood risk, a situation likely to increase as a consequence of climate change, and this will be an important consideration for the town as main service centre within the National Park.

Policy will seek to ensure that in the Dark Peak and South Western Moors where run-off can be particularly severe, development will not contribute to increased flood risk downstream, by reducing functional flood plain area, increasing the rate of rainfall run-off from developed areas, or reducing the overall capacity of the land to absorb and retain rainfall. New development will therefore be expected to integrate within it Sustainable Drainage Systems (SuDs), and we will encourage water efficiency measures such as rainwater harvesting and grey-water recycling for use in toilets and for garden purposes.

Whilst there are clear connections between managing flood risk and promoting water conservation, which were previously offered in combined options, the preferred approach develops related but separate policy approaches for these issues. Water efficiency and conservation measures for all development are now addressed in Preferred Approach CC1 on sustainable design and construction, as part of an overall holistic approach to sustainable development and in Preferred Approach CC2 as part of the Code for Sustainable Homes in new housing development.

CC4: Flood risk management
<p>Development proposals which may have a harmful impact upon the functionality of floodwater storage or surface water conveyance corridors will not be permitted, unless net benefits can be secured for increased floodwater storage and surface water management from compensatory measures, to reduce overall risk from flooding within the National Park and areas downstream from its boundary.</p>
<p>Where flood management schemes are proposed to reduce the risk of flooding to established material assets, the National Park Authority will expect schemes to secure wider benefits for the natural environment of the National Park, such as habitat creation or landscape enhancement in accordance with the Landscape Strategy.</p>
<p>All new development in the National Park which would increase the rate of surface water run-off because of increases in roof and hard surface area (and hence contribute to increased flood risk in the locality or further down-stream), will be expected to mitigate that risk through incorporation of Sustainable Drainage Systems (SuDs).</p>

Indicative Development Management Criteria: Avoidance and reduction of impacts

Development which is vulnerable to the impacts of flooding, and involves new ground level floorspace or an otherwise increased footprint of a building, will not be permitted on sites which are identified as being at risk in the Strategic Flood Risk Assessment (SFRA) or subsequent updates to that assessment.

Development considered to be vulnerable to flooding is defined as all new buildings in which people live, work or spend leisure time, and where plant, infrastructure or goods with material value would be stored, together with agricultural buildings which are designed primarily or partially for animal shelter.

Such development will not be permitted within SFRA Risk Zones 3(a and b) and 2, other than in exceptional circumstances. Development will only be permitted in these areas where:

- there is a clearly justified and demonstrable public need for the building;
- there are no reasonable and available alternative sites within the locality that could meet that need at no risk, or in the absence of no risk, at a lower risk of flooding;
- appropriate flood resistance and resilience measures are integrated within the development, including the ability to safely access the building; and
- compensatory measures to offset flood displacement, commensurate with the scale of the new development, can be implemented downstream, without resulting in unacceptable impacts on landscape character or the water environment including biodiversity.

Elsewhere, in areas recognised as being at lower risk from flooding, development may be permitted where it is consistent with all other Core Strategy policy and, with the exception of demonstrating need, satisfies the criteria set out above.

All new development in areas where flood risk is identified, or where surface water run-off contributes to flooding elsewhere (including outside the National Park) will be expected to incorporate Sustainable Drainage Systems (SuDs). SuDs can include porous surface treatment, surface water storage capacity and/or provision of increased flood storage capacity downstream (functional flood plain). This expectation will be particularly applicable to proposals for development in the Dark Peak, South West Peak, Hope and Derwent Valleys, and other landscapes where porosity is restricted because of underlying geology and/or topographical characteristics (i.e. upper reaches of watercourses with large catchment areas).

Where off-site mitigation or compensatory measures are proposed to reduce flood risk, legal agreements will be required to secure delivery of those measures and for them to be maintained in the long term to the satisfaction of the National Park Authority in consultation with the Environment Agency.

Preferred Approach CC5 – Impact of climate change on land management, biodiversity & air quality

Preferred policy approach

The preferred approach will combine the aspirations of CC5.1 and CC5.2. Policy will present a strategic level expectation that development subject to planning control will not be permitted where it would have a net harmful impact upon the natural process or features of the landscape which provide essential ecosystem goods and services. If proposals come forward where such harm cannot be mitigated, and there is a clear need for the development, it will only be permitted where a net gain in that ecosystem benefits can be secured by compensatory measures within the scope of planning control.

This approach will support National Park Management Plan objectives within a spatial/land use context. The policy will ensure that operations which facilitate measures which can help adaptation to the changes facing the National Park from climate change, or will help mitigate the causes of it, will be considered favourably. However, this will always be made within the context of prioritising the need to achieve the statutory purposes of conservation and enhancement, and promoting opportunities for understanding and enjoyment within the National Park. To facilitate these objectives, it is important that all Core Strategy policy is developed or implemented with these overarching priorities and goals in mind, although much of the implementation of this policy will be through our other activities including land management, countryside stewardship and environmental enhancement.

CC5: Impact of climate change on land management, biodiversity and air quality

The Core Strategy will foster the sustainable management of all land and water within the National Park, in relation to securing functional natural processes, maintaining and enhancing biodiversity, improving air, water and soil quality, and the continuation of land management practices which have historically created the special and distinctive landscapes of the National Park.

Proposals for development will not be permitted where they would have a net harmful impact upon the robust functioning of natural process or features of the landscape which deliver essential ecosystem goods and services, such as sustainable drainage, carbon sequestration, clean air and water supply, uncontaminated soils and sustainable and sensitive food production potential.

Where harm cannot be mitigated, and there is a clear need for the proposed development, it will only be permitted where a net gain in ecosystem benefits can be secured by compensatory measures on or off site, which are within the scope of planning control or can be otherwise secured through legal agreement and partnership working.

Operations which will facilitate measures which can help sensitive and sustainable adaptation to the effects of climate change facing the National Park, or will help mitigate the causes of it, will be considered favourably. In particular, the role of the Dark Peak peat moors as a carbon sink will be strictly protected, and where possible enhanced. Similarly, the ‘permeability’ of landscapes to species movement as climatic conditions change will be maintained and enhanced through appropriate design, landscape treatment and control of new development proposals.

Preferred Approach CC6 – Dealing with domestic, construction and demolition and agricultural waste

Preferred policy approach

Because of their environmental impacts, facilities for disposal of domestic, industrial and commercial waste would be incompatible with National Park purposes, and the small and dispersed population pattern means that they would not be viable operations, unless waste is imported from outside the National Park. Policy will therefore set out a presumption against new waste facilities being established within the National Park and no sites will be allocated. This may be seen to move away from some stakeholder preferences, but having regard to the population density and distribution, the proximity to urban areas, levels of need, and sensitivity of the National Park to such sites, this is a more sustainable approach. Specialised processing sites such as commercial composting and recycling plants will also be inappropriate within the National Park because of their likely landscape impacts and potential for air, land and water contamination which would be contrary to National Park purposes.

However, recognise that its communities have a role to play in achieving more sustainable use of resources, and where appropriate, measures which encourage recycling and responsible disposal of waste should be facilitated. Local very small scale community-based waste projects which deal exclusively with the waste arising from that individual community may be supported, in line with the principles set out in Policy 38 of the Regional Plan. This will only be permissible where appropriate safeguards will ensure that no waste is imported from outside the local community, and there will be no significant adverse effects on the environment, the community and National Park purposes. Such development is unlikely to be acceptable in the countryside outside settlements.

Whilst no targets for dealing with agricultural waste are set out in the Regional Plan, the East Midlands Regional Waste Strategy⁶ identified agricultural waste as a particular issue to be addressed across the region. Animal waste will not ordinarily present significant issues for waste disposal, since most is distributed naturally around pasture and moorland, or collected from barns and agricultural sheds and managed in slurry pits or composted on the farm, and subsequently spread on the land as a natural fertiliser, although restrictions on spreading raise the potential for either more storage facilities or for the re-use of the slurry as an energy source. For Nitrate Vulnerable Zones⁷ guidance is given by DEFRA and the Environment Agency on the storage of organic manure based on the requirements of⁸ The Nitrate Pollution Prevention Regulations 2008 (SI2349 September 2008). Development of new farm waste equipment such as pits or tanks would ordinarily constitute permitted development, but in some circumstances will require planning permission, usually because of its proximity to housing or highways. A policy framework is therefore proposed to help address this issue.

Waste materials from agriculture also have the potential to be used in renewable energy developments such as anaerobic digestion processes. Such proposals will be assessed against policies for waste and renewable energy.

CC6a - Management of domestic, industrial and commercial waste
No site allocations for waste facilities will be made in the Local Development Framework.
New, expanded or replacement large-scale waste facilities will not be permitted.
Local and very small-scale community-run waste facilities may be permitted, where these do not undermine the objectives of the relevant Municipal Waste Management Strategy and they

⁶ East Midlands Regional Assembly. (2006). East Midlands Regional Waste Strategy.

⁷ DEFRA (2009) Guidance for farmers in Nitrate Vulnerable Zones, Storage of Organic Manure.

⁸ OPSI (2008) The Nitrate Pollution Prevention Regulations 2008 (SI 2349)

are compatible with National Park purposes. Such proposals must be designed only to meet the needs of the individual community and must not involve importation of waste from outside that community.

The National Park Authority will work with the Waste Collection and Disposal Authorities and local communities to promote behavioural change with regard to sustainable waste management.

Where appropriate, the National Park Authority will use all available powers to secure high standards of restoration for existing waste facilities, to contribute to the recreation, amenity and biodiversity value of the National Park.

Indicative Development Management Criteria

Where small-scale development is to be permitted it must be:

- Within the built footprint of existing settlements;
- Designed so as to re-use existing buildings in preference to the need to erect new buildings;
- Of a scale functionally required only to meet the needs of the individual community within which the facility is located;
- Accessible to the local community it is designed to serve;
- Located, designed and proposed to be operated so as not to have any adverse effect on the environment and local community in terms of amenity, transport, visual impact, landscape impact or impact on the natural or built environment;
- Compatible with the relevant Municipal Waste Management Strategy;
- Demonstrated to be the most environmentally sustainable solution, and be shown to be economically and functionally viable;
- Demonstrated to have wide community support;
- Compatible with National Park purposes; and
- Designed in such a manner that the site can be appropriately restored, with suitable restoration and aftercare proposals to contribute to the amenity, recreation and biodiversity objectives of the National Park.

CC6b: Agricultural waste generated within the National Park

Wherever possible, agricultural waste should be managed in traditional ways through disposal across the farm unit, allowing soil improvement where this is compatible with other ecological and landscape objectives.

Where concentrated slurry collection, management and disposal is necessary, for example from milking parlours or intensive livestock units, appropriate management of that waste will be necessary to ensure sound environmental management and protection of ground water and watercourses from contamination in particular. Where compatible with environmental legislation and regulation, this should be undertaken within purpose designed facilities (slurry pits and tanks) within the main farm unit, with the rotted waste disposed of on the land.

Where proposals come forward for renewable energy generation from agricultural waste (anaerobic digestion), single on-farm plants will be acceptable provided they respect and do not adversely effect the valued characteristics of the National Park including the environment, landscape, local communities or transport network. Proposals for centralised facilities serving a number of farms will only be permitted where these are identified as being the most sustainable option following an assessment taking account of economic and

functional viability and effects on the environment. All proposals should be designed only to deal with agricultural waste; proposals designed to deal with a mixed waste stream will be considered under Policy CC6.

Indicative Development Management Criteria:

For development to be permitted it must be:

- within or immediately adjacent to existing built development so as to minimise visual and landscape impact;
- designed so as to re-use existing buildings where necessary in preference to the need to erect new buildings;
- of a scale functionally required only to meet the needs of the individual farm or exceptionally the group of farms which the facility is designed to serve;
- located, designed and proposed to be operated so that they respect and do not adversely effect the valued characteristics of the National Park including the environment and local community in terms of amenity, transport, visual impact, landscape impact or impact on the natural or built environment;
- demonstrated to be the most environmentally sustainable solution, and be shown to be economically and functionally viable;
- proposed only to deal with agricultural waste and crops grown for the purpose and not be designed to deal with municipal, kitchen or green waste;
- compatible with the National Park's statutory purposes; and
- designed in such a manner that the facility and any associated buildings or other structures can be appropriately removed from site when no longer required for the purpose to help contribute to the amenity, landscape and recreation objectives of the National Park.

Where proposals for centralised anaerobic digestion facilities are being considered these will need to demonstrate in addition that:

- they have widespread community support; and
- the scheme for a centralised facility is the most appropriate solution as an alternative to individual on-farm digesters in terms of functional, economic and sustainability requirements.

Preferred Approach CC7 – Dealing with construction and demolition waste

Preferred policy approach

Preferred policy will be developed in conjunction with the principles established in CC5, and building upon objectives of Option CC 7.3 and Option CC8.3 which are effectively the same issue. The policy sets an expectation for all development sites, that the management and reuse of demolition and construction waste, such as crushed masonry and other inert wastes as secondary aggregates, will be used on-site, and secured through planning condition or legal agreement unless it can be demonstrated that this is not the most sustainable option. Where disposal will harm the special qualities of the National Park the management of construction and demolition waste will be required to take place off-site.

The policy consideration will also need to recognise any environmental risk from on-site re-use (such as the possibility of contaminated waste and /or proximity to watercourses or other sensitive receptors to dust, noise and disturbance for extended periods) may require an alternative solution to be taken.

Detailed Development Management Policies should include requirements such as whether the developer can demonstrate that alternative sites elsewhere in the vicinity would be better suited to a sustainable use of the material within a reasonable timeframe; this may be tied to specific planning consents by legal agreement where possible. They could also emphasise the importance of 'locality' and set out criteria to define this, and seek to avoid long term storage of re-used materials in sensitive locations, creating waste disposal sites by default.

Where Development Briefs are prepared for sites of particular importance, specific expectations for the re-use of recycled building materials and demolition waste will be included. This issue is dealt with in Policy CC1 on Sustainable Design and Construction. This will require its incorporation into a suite of coordinated actions, to help ensure that the whole design and construction process from start to finish achieves the wider principles of sustainable development.

CC7: Dealing with construction and demolition waste

Wherever possible, construction and demolition waste should be managed and reused on site, because of the ecological, heritage, landscape, community and transport implications that can arise from off-site disposal. Where significant environmental risk may arise to sensitive receptors including flora, fauna, local communities and the water environment from on-site re-use of such waste, for example with contaminated materials, then an appropriate off-site disposal option should be demonstrated.

If the incorporation of construction and demolition waste materials on-site would be likely to raise adverse effects on visual or landscape amenity, then an off-site solution will be acceptable. In any other circumstance, where a developer wishes to advocate an off-site solution for construction and demolition waste, then it will be necessary to demonstrate how that solution is better in sustainability terms than on-site management and reuse.

Preferred Approach HC1 - Reasons for new housing in the National Park

Preferred policy approach

We think this is the best way to approach the strategic relationship between housing and National Park purposes. More detail on the probable scale of provision and each of the reasons in HC1 is set out in preferred approaches HC2 to HC7

As part of the preferred approach:

- We can permit housing when it is necessary to achieve conservation and enhancement (for example the conservation of a valued building, or the treatment or enhancement of a site that detracts from its surroundings). Sometimes, this may involve open market housing (see Preferred Approach HC5) .
- Addressing the need for affordable housing that arises within the National Park will help local people who cannot compete in the open housing market, counteracting the overall population trend to some degree. It can help people that have moved away from the National Park (e.g to pursue further education and early careers) to return within a reasonable period.
- Taking account of the changing population and household structure will assist consideration of the needs of key workers, care homes for the elderly or infirm, and for particular sizes or tenures of homes suited to single people or young families.

HC1 - Reasons for new housing in the National Park

The reasons for permitting new housing in the National Park are:

- when it is needed to secure National Park purposes for conservation and enhancement and, as an exception to the lack of any target:
- when it addresses an identified local need for affordable housing, including those who wish to return to the National Park within a reasonable period of having moved elsewhere, and
- to take into account wherever possible the need for particular types of home generated by the changing population structure.

Housing will only be permitted where it achieves one or more of these.

Preferred Approach HC2 - The scale of housing delivery in the National Park

Preferred policy approach

An approach based on option 2.2 is the best way in which to balance housing needs with National Park purposes. Setting estimates for the number of homes that can be provided will illustrate the anticipated rate of development and provide a base for indicative monitoring.

HC2 - The scale of housing delivery in the National Park

Newly built housing will be permitted provided that it complies with preferred approach HC1 and can be developed without harm to valued characteristics and national park purposes.

Spatial Strategy approaches GSP4a and GSP4b explain both landscape protection and settlement choice: pursuing the statutory purposes of conserving and enhancing the National Park's valued characteristics in a way that seeks to foster social and economic well-being.

The Core Strategy will contain estimates of the number of homes to be provided, but they will not be treated as minimum targets in the way that some spatial strategies do or, indeed, as

upper limits.

Preferred Approach HC3: Achieving affordable housing for local needs

Preferred policy approach

The preferred approach combines the short term use of options H3.1 and H3.2 with a move over time towards options H3.2, H3.2 and in particular H3.4. It offers the possibility of a new ‘win-win’ approach to maximising the amount of affordable housing where it is needed, in a way that minimises pressure for new buildings in a protected landscape. If successful, this new approach (which includes buying existing homes when they come up for sale) will help to overcome the sense of conflict between affordable housing and National Park purposes in the medium to long term. In the short term it will not prevent or slow down the use of those acceptable development sites that remain. It will, however, provide an additional route to address the identified backlog or shortage of affordable homes. In addition each home bought will be a candidate for improvement to help minimise the environmental and carbon footprint of the existing housing stock.

HC3: Achieving affordable housing for local needs

Housing that meets the local need for affordable homes will be increased through a combination of:

- newly built homes (where there is clear local evidence of need and/or where these are justified in order to conserve or enhance the National Park),
- changing the use of existing buildings to affordable housing or converting one home to several, and
- homes brought into the affordable sector by buying them from the existing stock of open market housing (‘buy-back’).

Provision of affordable housing will have to be justified by evidence of local needs and its occupancy will be restricted in perpetuity to meet those needs.

Newly built homes will be in a settlement in accordance with General Spatial Policy 4b, or on its edge if no suitable internal site is available. They will be of a size and type most likely to be affordable to those on low or moderate incomes and subject to legal agreements to ensure that they remain so in perpetuity.

HC4a: Size, type and tenure of newly provided housing for different groups in the community

Preferred policy approach

The preferred approach is a composite of previous options.

We think that Option H4.3 offers the best approach towards targets for size and type of housing, allowing the issues to be addressed in the Core Strategy but without setting targets in policy. Not all consultation respondents agreed with this, but many understood the difficulties of predicting needs where small numbers are involved in individual district council areas, and supported pragmatism at the time that schemes come forward. This will allow housing authorities to carefully review their advice about the best mix of size, type and tenure of new homes in the light of the most recent detailed local evidence (for example from new village level surveys by housing enablers and/or an analysis of Home Options information). The needs of young families will be among those considered at the time.

Open market schemes involving more than two homes that are justified by conservation and enhancement of the National Park will also be expected to demonstrate and respond to an understanding of the needs of the area in terms of size and type of residential units. This is separate from and additional to the

requirement to provide as many affordable homes as possible in such schemes (see Preferred Approach HC5), and is intended to apply if their sole provision is not viable. It will enable those benefitting from enhancement schemes in the National Park to help extend the range of properties and choice available in the area.

The current approach towards gypsy sites in the National Park will be extended to include travellers and showmen.

New residential institutional accommodation (such as care homes, nursing homes, hostels and even new hospitals) will need to be justified in relation to needs that arise within the National Park. Policy should nevertheless be implemented with sufficient flexibility to take special circumstances (of both the clients and the institutions) into account where a convincing case can be made.

Core Policy HC4a: Size, type and tenure of newly provided housing for different groups in the community

We will ensure that the size and type of new housing or other accommodation reflects the locally arising needs of the National Park and its communities by:

- making sure that affordable housing schemes of 3 or more homes take account of the range of size, type and tenure advised by the relevant housing authority and social housing provider at the time that a scheme is being planned. This will include advice about the anticipated age of the intended occupiers, and about special needs such as those for key workers, including people whose jobs contribute to the conservation and enhancement of the National Park;
- ensuring that any development incorporating 3 or more new open market homes takes account of the types and sizes that would best be able to extend the choice available in the area;
- only permitting gypsy, traveller or showmen's caravan sites if exceptional circumstances show that it is possible to provide a small site for limited seasonal occupancy and personal use without harm to the character and appearance of area;
- making sure that new residential institutional accommodation and similar establishments demonstrate that they address needs that arise within the National Park and that they will be able to prioritise those needs in a manner agreed with ourselves:

HC4b: Housing for key workers, including those employed in agriculture, forestry or other rural enterprises

Preferred policy approach

Our preferred approach extends the current approach towards housing for agricultural and forestry workers to others involved in land management. This implements national policy. Other key worker considerations will be addressed within the overall estimates of need for affordable housing. They do not justify increased provision over and above this. We think that any review of or addition to criteria that might be needed to assess key worker circumstances (currently in the Local Plan⁹, PPS3 and PPS7) would be better dealt with in the detailed Development Management DPD rather than in the Core Strategy.

HC4b: Housing for key workers, including those employed in agriculture, forestry or other rural enterprises

Other than for agriculture, forestry or other rural enterprises in accordance with E1, the needs of key workers will be accommodated within the general provision of affordable homes (whether newly built or otherwise).

New homes for key workers in agriculture, forestry or other rural enterprises will need to be justified by functional and financial tests related to the needs of the enterprise, rather than to personal preferences or individual circumstances. Wherever possible they should be provided by the re-use of traditional buildings that are no longer required for agriculture. Criteria used in the current Local Plan will also be applied to other rural enterprises. In all such cases, we will consider whether new homes should be tied to the land holding for which they were declared to be needed. If, at a future date, they are no longer required for this purpose, they will be required to be used:

- a) in open countryside - either as part of the intermediate affordable housing stock, or temporarily, for holiday accommodation; or
- b) in settlements - as part of the intermediate affordable housing stock.

⁹ Peak District National Park Authority. (2001). Peak District National Park Local Plan. Policy LH2.

HC5: Increasing the proportion of affordable housing on enhancement schemes including changes of use to existing buildings

Preferred policy approach

Our preferred approach combines elements of all the options. It seeks to maximise the affordable housing contribution that enhancement schemes make, subject to viability and conservation considerations. It recognises that in some cases the costs of changing a building's use or of new build enhancement schemes can be so high that they would not be viable without some open market sales.

HC5: Increasing the proportion of affordable housing on enhancement schemes including changes of use to existing buildings

Residential development may be justified by its contribution to the conservation and enhancement of the National Park.

In these circumstances we will increase the proportion of housing that addresses the local need for affordable homes by requiring in all cases (regardless of the number of homes involved) that the entire scheme must comprise affordable housing unless (i) that would mean that it was no longer financially viable, or (ii) there is no identified need. The affordable housing could be a mixture of “truly affordable” or intermediate “more affordable” housing, both being restricted to occupants with a local qualification. We would follow the advice of the relevant housing authority and social housing providers as to what that mixture should be. Where it is not viable for the whole scheme to be affordable housing, evidence must be provided so that we can determine a realistic minimum proportion. Judgements about financial viability will be based on our agreed methodology.

Where an enhancement scheme might provide more affordable housing than is needed in that particular part of the National Park, we will (subject to viability considerations) ask for a financial contribution to help meet affordable housing needs elsewhere.

In all cases we will make sure that conservation and enhancement is prioritised above other considerations.

HC6: Identifying housing sites

Preferred policy approach

Our preferred approach is option H6.2. This cautious approach seeks to avoid the risk of legal and procedural problems with identifying sites for affordable housing that could lead to the loss of valued characteristics. It continues a well tried system developed over more than a decade, which allows for the maximum local community input into how new housing might impact on a small settlement at the time that the proposal is imminent. Strategic considerations about the best location for new housing development in the National Park form the basis of the settlement strategy (Chapter 6 GS4b).

HC6: Identifying housing sites

We will not formally identify housing sites in the Local Development Framework. However, we will continue to assist social housing providers and others on a case by case basis to identify the best sites in the communities where they are trying to address identified need, or in the nearest suitable settlement if that is not possible (see GSP4b: Settlement Strategy).

HC7: Where to buy existing housing stock for use as affordable housing

Preferred policy approach

Our preferred approach is to rely principally on Option H7.5. It properly recognises the pivotal role of the housing providers and housing authorities in any increased purchase and renewal of existing residential stock. Nevertheless, working together on this matter should enable the decision makers to be aware of other viewpoints and to take into account the range of considerations raised by the other options. Preferred Approach HC3 provides the general policy context for buying existing residential stock rather than building new homes.

HC7: Where to buy existing housing stock for use as affordable housing

It will be for the housing providers and housing associations to decide which places should be prioritised when buying and (if necessary) renewing existing homes so that they can become part of the affordable housing sector in perpetuity. We will help them to:

- integrate this with other settlement strategy considerations;
- take into account sustainability and service provision considerations; and
- develop a robust control mechanism to restrict occupancy to local needs in perpetuity.

Preferred Approach HC8 - Community services and facilities

Preferred policy approach

This issue addresses community-focused services including health centres, post offices, playing fields, nurseries and schools; and buildings such as village halls, church centres or sports facilities. Public houses, village shops and rural petrol stations can also play important roles in community vitality and viability. We want to take a positive approach to the provision and improvement of these community facilities and services within or on the edge of those settlements identified in the general strategic approach GSP4b.

Where new or improved community facilities are proposed, a clear need should be demonstrated, possibly through support from Parish Councils, community groups, sports clubs, or via village plans. We will encourage sharing of new or existing buildings between user groups, such as operating a community gym within the village hall, and using a public house for a pre-school group. Clusters of smaller settlements could jointly develop community facilities in the most sustainable location.

Change of use to non-community uses will be resisted, and another beneficial community use should be sought before permission will be granted. Clear evidence of non-viability will be required, such as marketing the building or facility for a period of time to test whether another community interest, operator or owner could be found.

<p>HC8: Community services and facilities</p>
<p>The provision or improvement of community facilities and services will be encouraged, located within settlements identified in policy GSP4b or on their edges if no suitable internal site is available. Preference will be given to change of use of existing traditional buildings rather than construction of new buildings. Replacements for existing buildings should achieve enhancement wherever possible. Shared or mixed use with other uses and community facilities will be encouraged.</p> <p>Proposals will need to demonstrate evidence of community need. Conditions or legal agreements will be used to control hours of use or other potentially un-neighbourly impacts.</p> <p>Proposals for the change of use of buildings or sites which provide community services and facilities to non-community uses will be resisted, unless it can be shown that the service or facility is no longer required, is available elsewhere in the settlement, or is no longer viable. Wherever possible, the new use should meet another community need or offer alternative community benefit such as social housing. Evidence of reasonable attempts to secure such a use will be required before any other use is permitted.</p> <p>Redevelopment of community recreation sites and sports facilities for other uses will not be permitted until a satisfactory replacement facility has been provided.</p>
<p>Indicative Development Management Criteria</p>
<p>For development to be permitted it must satisfy criteria including:</p> <ul style="list-style-type: none"> • design, scale and materials in relation to landscape and setting; • accessible and sustainable location; • demonstration of need for facility to serve local community; • impact of associated parking, lighting etc on landscape and local amenity; and • control of noise, activities and hours of use.

Preferred Approach HC9 - Shopping

Preferred approach

The preferred approach is to support new retail premises within or on the edge of the identified settlements (see chapter 6: GSP4b). The Central Shopping Area will be maintained for Bakewell, to continue to consolidate and strengthen shopping facilities in the town centre. The only exceptions to this focus on towns and villages will be for small scale retail provision which is ancillary to a business or relates directly to a recreation and tourism activity, where this is appropriate to the sensitivity of the countryside location (see also Economy issue E1). Elsewhere, retail development will not be permitted.

Shops which provide a valuable service to the community and are (or could be) viable will be safeguarded from changes to other uses. However, if non-viability is satisfactorily proven, attempts must be made to secure another community use in its place before other uses are permitted.

HC9: Shopping
<p>New retail premises will be permitted within the Bakewell Central Shopping Area and within or on the edge of identified settlements, where they are of appropriate scale to serve the needs of the local community and the settlement's visitor capacity. Large scale retail developments, such as themed shopping and 'designer outlets' will not be permitted.</p> <p>Within settlements, related activities such as professional services and outlets for the sale and consumption of food or drink, will be permitted where there is no harm to the role or character of the area, including its vitality and viability.</p> <p>Retail use in the countryside will only be acceptable where proposals are small scale and appropriate to the sensitivity of their location, and:</p> <ul style="list-style-type: none"> • are ancillary to a business in accordance with E1; or • relate directly to and are ancillary to established recreation and tourism facilities. <p>Sales of produce as part of acceptable farm diversification proposals will be supported where the scale is subservient to the main use and would not generate unacceptable traffic. The proportion of 'imported' produce offered for sale will be strictly limited and controlled by legal agreement.</p> <p>Change of use from a shop will be resisted, unless it can be shown that the shop is no longer required by the community or can no longer be viable. Where non-viability is established, preference will be given to affordable housing, employment workspace or community service provision wherever possible and practicable.</p>
Indicative Development Management Criteria
<p>For development to be permitted it must satisfy criteria including:</p> <ul style="list-style-type: none"> • scale appropriate to serve needs of the local community and visitors; • impact on the natural, built and historic environment; • traffic and parking implications, including delivery and servicing; • signs and lighting; • hours of opening; • impact on amenity of nearby residents; and • evidence of non-viability etc in changes of use.

Preferred Approach E1 – Businesses in the countryside

Preferred policy approach

The preferred approach is based on option E1.2. It widens the scope of current policy, allowing small businesses to be established in the countryside. It is not as permissive as some consultees would like to see, but this is justified by the special protection given to National Park landscapes. The main purpose is to allow new businesses to be set up which will support farmers and land managers in maintaining their land sustainably and in accordance with National Park purposes. It is aimed at farms and estates rather than individual dwellings or smallholdings. The parent concern must retain ownership and control of the site and building, to ensure that income can be returned to management of the landscape.

This issue should be read in relation to issue E2, which gives more opportunity to establish businesses within settlements. Issues E4 and E5 also enable the provision of visitor accommodation and camping and caravan sites within the countryside, and VE1 provides for recreation, environmental education and interpretation developments. HC9 describes the preferred approach to retail operations.

Businesses should be accommodated within existing traditional buildings wherever possible, but the reuse of more modern buildings will be acceptable in some circumstances in line with national policy.

It will be important to restrict future incremental growth in some parts of the National Park (guided by Landscape Character Assessment), to prevent harm to the appearance and character of National Park landscapes. There will be an expectation that enlarged businesses will relocate to towns or villages in or around the National Park.

The policy should promote potential links between the economy and the National Park environment, which evidence¹⁰ shows can be beneficial.

<p>E1: Businesses in the countryside</p> <p>Farmers and land managers will be encouraged to support their core businesses by diversifying into other activities, particularly those which develop new agricultural opportunities or add value to primary produce. The new enterprise should be small scale, and must support an existing primary business responsible for estate or land management (such as agriculture or forestry), which maintains or enhances the character of the landscape in line with National Park purposes. Beyond this policy and policies E4, E5 and VE1, there is no scope for setting up new businesses in the countryside.</p> <p>Ancillary retail operations may be acceptable, but must be small scale and principally selling goods produced at the premises (see also policy HC9). Additional dwellings related to new business use will not be permitted.</p> <p>Businesses should preferably be accommodated in existing traditional buildings, but the reuse of modern agricultural buildings may be acceptable in some circumstances. Business use in isolated buildings in the countryside will not be permitted. When economic reuse of a modern building is proposed, consideration should be given as to whether there is scope for a smaller, better suited replacement building, where siting and design can achieve enhancement.</p> <p>Promote potential links between the economy and the National Park environment.</p> <ul style="list-style-type: none"> •
<p>Indicative Development Management Criteria</p> <p>For development to be permitted it must satisfy criteria including:</p> <ul style="list-style-type: none"> • location, scale and design;

¹⁰ SQW Consulting. (2008). Contribution of the Peak District National Park to the economy of the East Midlands. Summary para 26.

- potential impact on landscape character, wildlife and cultural heritage;
- impact of traffic on local road network and potential conflict with other road users;
- access to service centres, markets and housing;
- site management and potential impact on operation of farm unit;
- opportunities for enhancement and improvement to the building or its setting;
- retention of site and building in ownership of the primary business;
- limits to future incremental business growth.

Where a building is being considered for re-use, consideration will be given to:

- its location, size, design and materials;
- its relationship with other buildings and features; and
- whether replacement would be better, or circumstances where a replacement building would not be acceptable.

Preferred Approach E2 – Employment in towns and villages

Preferred policy approach

The preferred approach is based on option 2.1. It aims to give more flexibility and opportunity to establish small businesses within designated settlements. A positive approach may enable the Peak District economy to become stronger and more sustainable, although evidence suggests that no new land needs to be allocated for employment development (see E3).

Only small scale employment development is acceptable in most village locations, at a level appropriate for the needs of people living in the immediate local area. Development will be directed to the most sustainable locations, preferring brownfield sites and enhancement opportunities. New building for employment will also be possible where it can be accommodated without harm. The change of use of traditional buildings in or on the edge of villages for workspace can also benefit the built environment.

The preferred approach covers all employment uses, but we will consider specific promotion of high-spec, high-tech businesses to provide higher skilled job opportunities.

E2: Employment in towns and villages

We will encourage small scale employment development, appropriate for the needs of the local population, in or on the edge of settlements set out in General Spatial Policy 4b. Development should be directed to the most sustainable locations, with preference for reuse of existing traditional buildings, previously developed sites and enhancement opportunities, but permitting new buildings where they can be accommodated without harm.

High-spec, high-tech businesses will be promoted. Business growth and intensification will require careful consideration.

Home working will be encouraged where there would be no adverse impact.

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Indicative Development Management Criteria

For development to be permitted it must satisfy criteria including:

- scale and likely employment generation;
- impact on the surrounding area, particularly cultural heritage and landscape character;
- amenity; and
- access and traffic movements.

Preferred Approach E3 – Identifying and safeguarding employment sites

Preferred policy approach

This issue relates to the selection and safeguarding of employment land and sites in economic use, or proposed for such uses. The preferred approach is option E3.4, which attempts to take a realistic view of the likely need for employment land. The aim is to make allocations and safeguarded provision for business development appropriate to the needs of people living in the local area, in line with National Park purposes. The Peak Sub-Region Employment Land Review¹¹ (ELR) will be used to assess needs and opportunities and identify the best existing and new sites to meet the need for economic land, so that any surplus sites can be developed for other beneficial purposes.

The preferred approach is based on up to date evidence of supply and demand. Some flexibility would remain in the ability of different sites to meet the needs of different sectors, and in other opportunities offered in preferred options for Issues E1 and E2 above.

<p>E3: Identifying and safeguarding employment sites</p>
<p>Existing employment sites which are of high quality and in suitable locations will be safeguarded from other development.</p> <p>If required to meet identified needs, the development of additional sites which are suitable for, and capable of accommodating economic uses, will be considered in designated settlements. Where activities or operations on existing employment sites are inappropriate, or sites or buildings are surplus to requirements, redevelopment wholly or partly for other uses (including mixed uses) will be considered.</p> <p>Infrastructure and other improvements to make sites more attractive to businesses will be supported.</p>
<p>Indicative Development Management Criteria</p>
<p>For development of a new employment site to be permitted it must satisfy criteria including:</p> <ul style="list-style-type: none"> • location in relation to settlements and work/travel patterns; • reducing vehicle trip generation and promoting sustainable transport; • need for phasing of development. <p>Development of alternative uses on surplus sites must satisfy criteria including:</p> <ul style="list-style-type: none"> • impact on cultural heritage and landscape character; • opportunities for enhancement; and • opportunities for other community uses, including that for affordable housing. <p>Mixed uses including reduced employment space or live/work units should be considered.</p>

¹¹ Nathaniel Lichfield and Partners. (2008). Peak Sub-Region Employment Land Review.

Preferred Approach E4 – Hotels, bed and breakfast and self catering accommodation

Preferred policy approach

The preferred approach is option E5.2, which offers scope to provide a range of quality accommodation for staying visitors. It is slightly more permissive than current policy, giving limited scope for new build serviced accommodation in Bakewell. Although actual demand for this type of development appears to be limited, we believe that this is a reasonable exception because of Bakewell’s relative accessibility and important market town role. Elsewhere, new build holiday accommodation other than extensions and quality improvements is not necessary, given the scope for reuse of existing buildings.

The change of use of traditional buildings to holiday accommodation will continue to be encouraged where there is no landscape harm, although there are some locations in open countryside where it would spoil the predominantly natural landscape (see GSP4a). There is potential conflict in some cases with the desire to provide affordable housing. However holiday accommodation can provide additional income for the farming community, help to conserve traditional buildings and increase opportunities to enjoy the National Park.

The preferred approach is slightly more restrictive than advocated by some elements of national policy, but the National Park is surrounded by a large amount of visitor accommodation.

<p>E4: Hotels, bed and breakfast and self-catering holiday accommodation</p> <p>The change of use of traditional buildings to serviced or self-catering holiday accommodation will be permitted, except in open countryside where they would create unacceptable landscape impact.</p> <p>Extensions to existing holiday accommodation will be permitted, and quality improvements to existing businesses will be encouraged.</p> <p>Some new build serviced holiday accommodation may be acceptable in Bakewell, but new build holiday accommodation will not be permitted elsewhere.</p>
<p>Indicative Development Management Criteria</p> <p>For change of use of a traditional building to holiday accommodation to be permitted it must satisfy criteria including:</p> <ul style="list-style-type: none"> • location; • quality and structure of the building; • scale; • design; and • impact on surrounding landscape character. <p>For an extension to be permitted it must satisfy criteria including:</p> <ul style="list-style-type: none"> • scale; • design; and • impact on landscape character and adjoining uses. <p>S106 agreements would be used to control use in sensitive locations.</p>

Preferred Approach E5 – Caravans and camping

Preferred policy approach

The preferred approach is option E6.1, together with quality improvements from option E6.4. It restricts the size of new camping and caravan sites, enables provision of improved facilities, but does not permit chalets/lodges or static caravans. It aims to ensure that the National Park contains a range of sizes and types of site to cater for the needs of holidaymakers, but only where there is no adverse impact on landscape and valued characteristics. The type of all-inclusive ‘holiday park’ where visitors have all the facilities and entertainment they need and do not venture out to enjoy the National Park is not in line with the second National Park purpose. Large camping and caravan sites, and static caravans, chalets and lodges, are not acceptable within the National Park and should be encouraged to locate in areas outside or on the fringe. The approach does not permit permanent new dwellings for site wardens, preferring to convert existing traditional buildings where it is considered necessary.

Some definition of appropriate scale of camping and caravan sites will be necessary, possibly limiting sites to 30 pitches.

<p>E5: Caravans and camping</p> <p>Small touring and backpack camping and caravan sites will be permitted, particularly in areas where there are few existing sites. Large sites should be encouraged to locate outside the National Park. Static caravans, chalets or lodges are not appropriate.</p> <p>The provision of improved facilities including shops and recreation opportunities on existing sites, will be permitted where they are of a scale appropriate to the site and where there is no adverse impact on existing services in the surrounding area. Quality improvements on existing sites will be encouraged.</p> <p>In accordance with preferred approach HC4b, permanent dwellings for site warden’s accommodation will only be permitted where a clear need is proven, where there is no existing accommodation nearby, and where they can be provided by conversion of existing traditional buildings.</p>
<p>Indicative Development Management Criteria</p> <p>For development of a new site or improvement to an existing site to be permitted it must satisfy criteria including:</p> <ul style="list-style-type: none"> • impact on landscape character; • design and landscaping; • impact on the local economy; • definition of ‘small’ and ‘touring’; and • scale of facility provision appropriate for site users. <p>Holiday occupancy conditions will be applied.</p>

Preferred approach MIN1 – Minerals

Preferred policy approach

In order to conform to the Regional Plan, the Core Strategy is taking forward the option to work towards the gradual reduction of aggregates and other land-won minerals within the National Park. The following sections explain how we intend to implement this strategic policy in relation to individual mineral types.

MIN1 - Minerals

Proposals for new mineral extraction or extensions to existing mineral operations, except for fluorspar and building stone which are covered by MIN 5 and MIN 6, will not be permitted.

Preferred approach MIN2 - Aggregates

Preferred policy approach

There remains no case for granting major planning permissions for aggregates working in the National Park. Existing permissions will allow significant output from the National Park for many years in any event, though a national obligation to maintain a landbank of permitted reserves (which existed when the former Structure Plan was prepared) has been withdrawn. As sites are worked out or become time-expired, there is likely to be a gradual rundown in output in line with regional planning policy. There are enormous permitted reserves of rock suitable for crushing for aggregates in sites outside the National Park, primarily in Derbyshire, and over time the likelihood is that these will progressively substitute for sites within the Peak District – a process supported by Derbyshire County Council. Although there will be redistribution of the location of workings over time, as is always the case with the working of finite mineral deposits, there does not appear to be any risk to overall supply.

MIN2 – Aggregates

For the policy approach see MIN1.

Preferred approach MIN3 - Cement-making materials

Preferred policy approach

Major limestone and shale quarrying and cement making at Hope – the only cement works in the National Park – is fundamentally incompatible with National Park purposes, it is also a major emitter of CO₂. If a planning application for a cement works in the area were submitted today on a greenfield site, it would almost certainly fail to meet the criteria for such major developments set out in MPS1¹² and PPS7, and the impact on climate change from the CO₂ emissions would also fall to be considered. However, we have no realistic scope to influence significantly the output of cement from Hope cement works over the next three decades, due to the existence of substantial permissions for the plant and for quarrying limestone and shale raw materials. This period of stability, however, does provide an opportunity to work to effect a transition to a more environmentally sustainable pattern of supply more in line with national policy, based on mineral working and cement-making outside the National Park. We consider that the best approach to cement making at Hope is to commit to assist in retaining modern and efficient operations there until the consented reserves of limestone run out, perhaps around 2038, or when the planning permission expires in 2042, whichever is the sooner. Further reserves will not be allocated nor permissions granted where these would extend the life of operations beyond the permission date.

¹² Department for Communities and Local Government. (2006). Minerals Planning Statement 1: Planning and minerals. Para 14.

Summary of Preferred Approaches

The decision on the future of Hope Cement works is based around a consideration of the national or regional need for cement, impact on the local, regional or (possibly) national economy, the economic analysis of the substantial infrastructure established at Hope against the need to pursue national park purposes and the planning policies referred to above. Further detail is set out in Action Point 13 of the Minerals Strategic Action Plan¹³. We consider that it will be necessary to address the long-term future of the Hope Cement works beyond its current lifespan in relation to other alternatives outside of the National Park. We consider that subsequent reviews of the Core Strategy will be the appropriate time to start to consider an issue that will then be pertinent to the rolled forward strategic planning time horizon. We are keen to see the future of Hope dealt with through the plan led system, and by indicating now that subsequent reviews will address the issue all interested parties can start to develop their thought processes in anticipation of the issue being considered.

With around thirty years to effect the transition, there is ample time to achieve a transition to raw material supply and cement manufacturing outside the National Park, while continuing to use the existing permissions at Hope. We should discuss this transition with the operator, recognising that 32 years until the expiry of permissions is a long time and that circumstances can change in the interim. This would be in accordance with the regional planning policy which envisages a progressive rundown in mineral supplies from the National Park (though in practice there would be a lengthy build-up to the switching from cement-making at Hope to other plants).

We will also be closely involved in planning decisions affecting the supply of materials to, and operation of the cement works at, Cauldon in Staffordshire and especially Tunstead in Derbyshire. In particular, the decision on a proposal for a second kiln at Tunstead cement works will shape the future of the site for decades to come. It offers some potential for limestone supplies to be sourced from within Derbyshire rather than the Old Moor extension to Tunstead in the National Park, releasing the latter increasingly for high grade uses. However, it also raises the prospect of further concentration of cement making in or close to the National Park, with the scale of industrial activity and mineral transport in the locality which that entails.

MIN3 – Cement-making materials

For the policy approach see MIN1.

Preferred approach MIN4 - Industrial limestone

Preferred policy approach

Our preferred approach to the release of additional limestone for industrial and chemical purposes is informed by the existence of significant permitted reserves of limestone for these purposes, both within the National Park and nearby in Derbyshire. There is therefore no case for identifying additional sites for limestone for industrial and chemical purposes, while prospective applications for planning permission are not expected to be able to demonstrate that other sources are not available.

MIN4 – Industrial limestone

For the policy approach see MIN1.

¹³ PDNPA. (2009). Minerals Strategic Action Plan.

Preferred approach MIN5 – Fluorspar

Preferred policy approach

Most of the higher grade fluorspar ore in the Peak District, capable of being worked by opencast methods in an environmentally acceptable manner, now appears to have been worked out. If the fluorspar ore industry in England is to survive, and the fluorine industries which rely on it, there must be a transition to predominantly working fluorspar from underground mines. The Watersaw Mine on Longstone Edge, and especially the Milldam Mine at Great Hucklow, give access to considerable resources of high grade fluorspar ore, both of which we consider can be operated in an environmentally acceptable way. This Core Strategy therefore aims to oversee the transition from an industry which in the past decade has operated principally by opencast working to one which relies heavily on underground mining.

Opencast mining of fluorspar ore will in future be resisted. Such proposals would in all probability be considered ‘major’, probably by their size and almost certainly by the sensitivity of their likely locations. They would be unlikely to be able to demonstrate exceptional circumstances, due firstly to the availability of the option of underground mining which could be expected to have less environmental impact, and secondly to the considerable foreseeable difficulty of working likely sites in an environmentally acceptable manner.

We acknowledge that major proposals for underground fluorspar ore mining may be able to demonstrate exceptional circumstances in terms of policy in MPS1, in view of the limited availability of alternative sites in England, and the importance of fluorspar to the English economy. There is, in principle, scope for carrying out underground operations in a way which constrains damage to the environment of the National Park to an acceptable level. The importance of the fluorochemical industry may well be considered sufficiently exceptional to continue to supply fluorspar ore, as a departure from the regional policy to run down the supply of minerals from the National Park, provided that individual schemes can be developed underground.

MIN5 - Fluorspar
<p>No land will be allocated for fluorspar ore extraction</p> <p>Proposals for the opencast mining of fluorspar ore will not be allowed. In order to secure an appropriate supply of fluorspar, we will:</p> <ul style="list-style-type: none"> (i) encourage and support the continuation of the extraction of fluorspar ore by underground mining at locations where economically workable deposits have been proven in advance and where the environmental impacts can be appropriately mitigated. This will include the already permitted Milldam and Watersaw Mines; (ii) support proposals for the recycling of tailings from existing lagoons where the environmental impacts can be appropriately mitigated; and (iii) support proposals for the retention and continued operation of tailing lagoons associated with the Cavendish Mill Plant, where the impact on the environment can be appropriately mitigated and where it can be demonstrated that no realistic and viable alternative method of treatment is available.

Preferred approach MIN6 - Building and roofing stone

Preferred policy approach

Our preferred approach to building and roofing stone is informed by competing environmental and economic considerations. A shortage has been identified in the availability of sandstone roofing slates and to a lesser extent certain types of building stone, and there is a long term interest in ensuring a supply of these materials from suitable sources to sustain the vernacular built environment of the National Park. At the same time, there are numerous existing building stone operations in the National Park, but the larger ones serve regional and national markets more than local ones. There is a legacy of old permissions causing environmental problems, some of which remain very difficult to resolve.

Additional large sites would be environmentally unacceptable. The policy is designed to only support sites designed to meet the specific needs of the National Park, for example where this would help repair traditional buildings of local distinctiveness, historic buildings or conservation areas.

MIN6 – Small-scale building and roofing stone

Development will only be permitted for small scale proposals for the working of building and roofing stone where:

- It meets a demonstrable need within the National Park, which cannot be satisfied from existing permissions inside or outside the National Park; and
- It will be confined to local use only on buildings within the National Park; and
- The individual and cumulative impacts of working on the environment, amenity and communities can be appropriately mitigated.

Any proposal will need to be supported by demonstrable evidence which proves that alternative sources of supply are not and cannot be made available.

Proposals will need to be accompanied by a suitable legal agreement to ensure that the above policy objectives are met.

Preferred approach MIN7 – Safeguarding

Preferred policy approach

Our preferred approach is a mineral-by-mineral approach to safeguarding. The principle of safeguarding has attractions as a long term planning policy which embeds a sustainable approach to irreplaceable mineral resources. However, it can be difficult to convert into practice where knowledge of the resource base is incomplete (as is the case with building and roofing stone in the Peak District). It may also be of limited value in areas like the National Park where the long term risk to the availability of mineral resources is not great, because little surface development is anticipated that would sterilise minerals. Different parties support safeguarding for different reasons. For some, the long term principle of safeguarding is sufficient in itself, with at best modest prospects of working the minerals under current policies in the foreseeable future. Others see safeguarding of minerals as very much a stepping stone to their future development, notably for building and roofing stone. Safeguarding cannot therefore properly be separated from an assessment of policy on the future working of each mineral. The preferred approach is also supported by the weak case for safeguarding minerals which for policy reasons are unlikely ever to be worked in the National Park, such as aggregates (which can always be found outside the National Park).

We are concerned that the value of assessing underlying minerals should be proportionate to the likelihood of the minerals interest in the site being of overriding importance. There is therefore a case for requiring applicants for surface development to assess the minerals interest in a site only when permitting that development would present a distinct impediment to the provision of minerals in the long term. In the

absence of national policy on the procedures to follow, we have taken a pragmatic approach, with particular attention to two key issues in identifying safeguarding areas:

- the likelihood of each type of mineral being allowed to be worked in the National Park; and
- the existence of sufficiently proven resources to merit safeguarding.

Even without a formal safeguarding approach to those mineral resources which fail one or both of these tests, we stress that these minerals can still be expected to be safeguarded in practice by virtue of the other policies of the Core Strategy.

MIN7 – Safeguarding

Certain minerals should be safeguarded from sterilisation by surface development through the definition of Mineral Safeguarding Areas covering:

- Limestone containing at least 98% calcium carbonate;
- A selection of small individual sites, including modest buffer zones, for building and roofing stone;
- The mineralised vein structures relating to Milldam Mine and Watersaw Mine, for fluorspar.

Applicants for surface development in these areas will be required to demonstrate either that 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.

Existing railheads within the National Park for the distribution of minerals and mineral products will also be safeguarded.

Preferred approach MIN8 – Restoration

Preferred policy approach

Our preferred approach is a hybrid of options M4.1 and M4.2. As long as site by site restoration issues are given sufficient weight and appreciation, the additional National Park objectives should be achievable at the same time. The pronounced difference in consultation responses between the minerals industry who supported the first option and most other respondents who supported the second may not be great in reality. In addition, recreation after-uses should be specifically incorporated.

MIN8 – Restoration

The restoration arrangements for each new proposal, or where existing sites are subject to mineral review procedures, will be decided on a case by case basis. Where practicable, restoration will be expected to contribute to the strategic objectives of the National Park (either generally or for parts of the National Park). These objectives will focus mainly, but not exclusively, on amenity after-uses rather than agriculture or forestry, and should include a combination of wildlife enhancement, landscape enhancement and recreation.

Preferred Approach T1 – Reducing the need to travel and encouraging the use of more sustainable modes of transport

Preferred policy approach

The principle aim of the preferred approach is that cross-Park road traffic should go round the National Park rather than through it. Transport developments that increase the amount of cross-Park road traffic will normally be opposed unless there are exceptional circumstances. This continues the policy principle of the former Structure Plan, which sought to discourage increases in road traffic within the National Park and the upgrading of cross-Park roads. Transport developments outside the National Park will also usually be opposed if they increase traffic on roads inside the National Park or have other adverse impacts on its setting and character.

The second component of the preferred approach is to encourage Travel Plans, as one method of encouraging behavioural change to achieve a reduction in the need to travel and to change public attitudes toward car usage and public transport, walking and cycling. New and existing developments will be encouraged to develop and enforce Travel Plans to reduce traffic movements and safeguard transport infrastructure, building on the former policy approach in the Structure Plan.

These approaches are complemented by an aspiration to reduce the need to travel, especially by car, in the National Park, and encourage the use of more sustainable modes of transport for those journeys that are more necessary. Policy approaches and aspirations within the emerging Core Strategy that assist in achieving this aspiration are as follows.

- Promoting and encouraging highway management that gives priority to sustainable modes of travel.
- Enhancing the rights of way network to significantly improve opportunities for walking and cycling.
- Providing bus priority measures.
- Researching an environmental levy and a park-wide weight limit.
- Working with sat-nav companies to direct traffic onto appropriate routes.
- Providing off-street parking where appropriate, and only when accompanied by an equivalent reduction in on-street parking, so there is no net increase in parking spaces within the National Park.
- Only creating additional highway capacity when all other measures have been fully considered.
- Encouraging and facilitating accessibility through the settlement strategy and the location of new development.

We will continue to work with Highway Authorities and other partners to further develop the National Park’s public rights of way network. This is a proactive approach aimed at prioritising sustainable use of parts of the highway network over the private car, and could include the provision of bus priority measures, cycle lanes, quiet lanes, navigable waterways or additional footpaths and bridleways.

T1a: Reducing the need to travel and encouraging the use of more sustainable modes of transport

Transport developments, including traffic management schemes, which reduce the amount of cross-Park road traffic, will normally be supported if they can be accommodated without adverse impact on the National Park landscape. Transport developments which increase the amount of cross-Park road traffic will normally be opposed unless there are exceptional circumstances.

Transport developments outside the National Park will usually be opposed if they increase traffic on roads inside the National Park boundary or have other adverse impacts on the National Park.

In exceptional circumstances, transport development that increases the amount of cross-Park

road traffic may be accepted where it is dictated by national policy, there is a net environmental benefit within the National Park, and where the public interest may be deemed to exceed any negative impact to the National Park¹⁴.

Transport developments outside the National Park will usually be opposed if they increase traffic on roads inside the National Park boundary or have other adverse impacts on the National Park.

T1b: Travel Plans

Travel Plans will be encouraged, as one method of encouraging behavioural change to achieve a reduction in the need to travel, and to change public attitudes toward car usage and public transport, walking and cycling. New and existing developments will be encouraged to develop and enforce Travel Plans to reduce traffic movements and safeguard transport infrastructure.

Developments will take account of the following criteria:

- for housing developments, developers will be required to provide the National Park Authority with competent and comprehensive Travel Plans;
- for business developments, developers will be required to provide the National Park Authority with a competent and comprehensive Travel Plan as part of the planning process to encourage employees to travel to work by a sustainable means.

¹⁴ Office of the Deputy Prime Minister. (2004). Policy Planning Statement 7: Sustainable development in rural areas. HMSO. Para 22.

Preferred Approach T2 – Design of transport infrastructure

Preferred policy approach

The preferred approach is based on options T1.2 and T1.3. It builds on current policy, seeking to ensure that all transport infrastructure is carefully designed to take account of the National Park’s valued characteristics. In addition, where such infrastructure results in wildlife severance, appropriate mitigation will be provided, including wild bridges or cut-and-cover tunnels. The preferred approach also encourages the removal of unnecessary highway-related clutter.

The preferred approach is complemented by an aspiration to achieve options T1.5 and T1.6 through work with partners. We will retain an aspiration to influence Highway Authorities on a change in speed limit, usually a reduction, within specific areas or where problems arise. Furthermore, we will seek to ensure consistency of speed limits across the National Park.

T2: Design of transport infrastructure

Transport infrastructure, including roads, signs and public transport infrastructure, will be carefully designed to take full account of the valued characteristics of the National Park, with particular attention to using the minimum infrastructure necessary. Mitigation measures will be provided where transport infrastructure severs wildlife routes.

Transport infrastructure will need to take account of the following criteria:

- The highest standards of environmental design and materials should be used, to conserve and enhance the valued characteristics of the area.
- Ensure that there is a consistent approach to the design of transport infrastructure across Highway Authority/Agency boundaries within the National Park.
- Ensure that new transport infrastructure within settlements is designed to respect the valued characteristics of that settlement, particularly within conservation areas.
- Ensure that where new transport infrastructure is introduced, the removal of redundant or unnecessary clutter is undertaken in parallel.
- Ensure that where new transport infrastructure results in wildlife severance, this is remedied by the use of appropriate and sympathetic measures including ‘wild bridges’ or cut-and-cover tunnels.
- Ensure that any new infrastructure takes account of all users of the highways and is managed accordingly.

Preferred Approach T3 – Managing the demand for new roads

Preferred policy approach

The preferred approach is based on options T2.3 and T2.4. Option T2.3 is the preferred policy approach, whilst T2.4 is supportive of this approach. This approach strengthens current policy, in respect of resisting the building of new cross-Park roads, but removes the safeguarding of land for Tintwistle and Bakewell Relief roads, and for selected and limited improvements to the A628/A616 between Tintwistle and Stocksbridge. The preferred approach removes the safeguarding of these schemes, and resists all new road schemes other than in exceptional circumstances. The removal of the safeguarding of land for a Tintwistle relief road is in keeping with our decision to object to the A57/A628 Mottram-Tintwistle Bypass and Route Restraint Measures as proposed in March 2007¹⁵.

The preferred policy approach is complemented by an aspiration to pursue option T2.7, to reduce the negative impacts of through traffic, promote modal shift (including for freight), and provide additional resources for the furtherance of National Park purposes.

T3: Managing the demand for new roads

Ensure that no new road schemes or developments are permitted, unless they provide access to new business or residential development, or in exceptional circumstances.

Any new road development will need to take account of the following criteria:

- Exceptional circumstances may justify a new road scheme where it is dictated by national policy, where the public interest may be deemed to exceed the negative impact to the National Park¹⁶.
- New roads that provide access to new business or residential development will be subject to due consideration within the planning process, and the development will be subject to a Transport Assessment. The relevant Highway Authority will be consulted with regard to the impact of these roads on the wider road network, and the appropriateness of the design of new roads and junctions.
- Environmental criteria will be used in the planning of the road system, design of alterations and the management of traffic.
- The safeguarding of land for all new or proposed road schemes contained within the current policies will be removed.

¹⁵ Peak District National Park Authority. (2007). Minutes of the National Park Authority Meeting – 30 March 2007, Minute Reference 37/07.

¹⁶ Office of the Deputy Prime Minister. (2004). Policy Planning Statement 7: Sustainable Development in Rural Areas. HMSO. Para 22.

Preferred Approach T4 – Providing sustainable access to essential services, and park and ride to visitor areas

Preferred policy approach

The preferred approach is based on options T7.2, T7.4 and T7.5. This goes beyond the current and former policy approach, as access to services was not fully recognised by the Structure Plan or Local Plan. Any new development for housing, retail, employment, tourism or recreation should balance the need to protect the National Park whilst promoting access to services by means other than the private car. The aim is for developments to be located in settlements with good public transport provision or a good level of existing services.

Park and ride schemes will be encouraged to serve the main visitor areas, in cooperation with Transport Authorities and companies. Park and ride will only be permitted if it can be accommodated without harm to the valued characteristics of the area and provide a net environmental benefit to the National Park.

T4: Providing sustainable access to essential services, and park and ride to visitor areas

New development for housing, retail, employment, tourism or recreation must balance the need to promote access to services by means other than the private car whilst protecting the National Park. Development should be located in settlements with good public transport provision or a good level of existing services, and where it can be accommodated without harm to the valued characteristics of the area.

Park and ride schemes will be encouraged to the main visitor areas, if they can be accommodated without harm to the valued characteristics of the area and provide a net environmental benefit to the National Park.

Developments will take account of the following criteria:

- New facilities will be situated in locations that are accessible by sustainable modes of transport, such as public transport, walking and cycling.
- Ensure that the design and number of parking facilities associated with park and ride sites respects the valued characteristics of the area, particularly in conservation areas.
- Ensure that park and ride schemes provide a net environmental benefit to the National Park.
- Park and ride facilities are preferred at suitable sites at the edge of, or even beyond, the National Park boundary.

Preferred Approach T5: Managing the demand for rail, and using former railway routes for non-motorised users

Preferred policy approach

The preferred approach is based on options T6.2 and T6.4. It builds on the current policy approach, safeguarding former railway routes for the possible reinstatement of heavy rail, light rail or guided bus; and safeguarding land near the Hope Valley Line for possible enhancements. As with the current approach, the safeguarding of land does not imply in principle support for any rail scheme. Any proposal will be assessed on its own merits, and will demonstrate the ability to provide a net positive effect on the National Park’s environment.

The preferred option is supplemented with the stipulation that walking, cycling and horse riding will be considered appropriate uses for former railway routes, which is explained in issue T6 (previously T8 at the Refined Options stage).

T5: Managing the demand for rail, and using former railway routes for non-motorised users

The routes of the former Woodhead and Matlock to Buxton railways will be safeguarded for future rail use (including heavy rail, light rail and guided bus), providing that such a use yields a net environmental benefit to the National Park. However, the Authority does not support any heavy rail, light rail or guided bus development scheme in principle. The safeguarding of a route for such use should not be interpreted in this way. Any future scheme would be assessed on its merits.

Land required for enhancement of the Hope Valley Line will be safeguarded.

Heavy rail, light rail or guided bus developments will take account of the following criteria:

- Any heavy rail, light rail or guided bus development that impinges on existing footpaths, bridleways or major trails must comply with policy approaches in T6, ensuring equally good alternatives and maintaining their continuity.
- Any detrimental effects that a heavy rail, light rail or guided bus scheme may have on the National Park would have to be outweighed by significant benefits, including a demonstrable lasting removal of road traffic from parallel routes and the mitigation of any habitat loss, for the scheme to be acceptable.

Preferred Approach T6: Routes for walking, cycling, and horse riding, and waterways

Preferred policy approach

The preferred approach is based on options T8.2 and T8.3, and from the development of Issue T5 (previously T6 at the Refined Options stage). Enhancements to the Rights of Way network will be sought as part of developments. Where a development proposal affects a Right of Way, every effort should be made to accommodate the route; where this is not possible, an equally good alternative must be provided.

Where possible, all former rail routes will be used for walking, cycling and equestrian use. The Manifold, Tissington, and High Peak Trails will be protected from developments that conflict with their use as multi-user trails. The continuity of the Trans-Pennine Trail and the Monsal Trail will be retained, irrespective of any future rail use, by realignment if required. Alternative routes for the Trans-Pennine Trail and the Monsal Trail will be safeguarded, if appropriate alignments can be identified when we are developing detailed Development Management policies.

The preferred approach aims to achieve T8.1 and T8.4 through work with partners to increase recreational use of such routes. We will continue to work with Highway Authorities and other partners to further develop the National Park’s public Rights of Way network, and to promote and encourage highway management that gives priority to sustainable modes of travel. This is a proactive approach aimed at prioritising sustainable use of parts of the highway network over the private car, and could include the provision of bus priority measures, cycle lanes, quiet lanes, navigable waterways or additional footpaths and bridleways.

T6: Routes for walking, cycling, and horse riding, and waterways

Enhancements to the Rights of Way network will be sought where developments are of suitable scale and type. Where a development proposal affects a Right of Way, every effort will be made to accommodate the definitive route or provide an equally good or better alternative.

The Manifold, Tissington, and High Peak Trails will be protected from development that conflicts with their current use. The continuity of the Trans-Pennine Trail and the Monsal Trail will be retained, irrespective of any future rail use, by realignment if required. If appropriate alignments can be identified at the development management policy stage, alternative routes for the Trans-Pennine Trail and the Monsal Trail will be safeguarded.

Until such time that a viable railway scheme comes forward, where possible, disused railway lines will be used for walking, cycling and equestrian use.

Where a development proposal affects a navigable inland waterway, every effort should be made to accommodate the waterway within the development. In exceptional circumstances where it is not possible to retain the definitive line of a navigable waterway, an alternative waterway of equal or better quality will be provided.

Developments will take account of the following criteria:

- Developments should provide enhanced facilities and infrastructure for Smarter Choices, including walking, cycling, and horse riding.
- Where possible, roadside links between public rights of way will be retained or created, including the maintenance of safe margins for non-motorised users between trails or cycle routes.

Preferred Approach T7 - Directing traffic onto the most appropriate routes

Preferred policy approach

The preferred approach is based on option T3.2. This continues the current approach, seeking to direct traffic onto the most appropriate roads. For this to happen, a road hierarchy will be identified, in accordance with current policy. Road traffic will be encouraged to use the Strategic Road Network for journeys through and within the National Park, and highways investment should be directed first towards the Strategic Road Network.

The preferred policy approach is complemented by an aspiration to pursue options T3.3, T3.4 and T3.5, taking a more proactive approach to traffic management where opportunities arise. This includes a desire to research an environmental levy and a park-wide weight limit, as well as to work with sat-nav companies to direct traffic onto appropriate routes.

T7: Directing traffic onto the most appropriate routes

A road hierarchy will be identified, comprising:

- (i) the Strategic Road Network, including the majority of A class roads;
- (ii) the Secondary Network: including links between the Strategic Road Network and industrial sites, settlements and recreation areas; and
- (iii) all other roads.

Traffic which must enter or cross the National Park will be directed first toward the Strategic Road Network, and only to the other two levels of the hierarchy as required locally. The third level of the hierarchy will generally be only for light traffic.

Investment in maintenance and alterations, other than traffic management, should concentrate on the Strategic Road Network whilst preserving the valued character of rural roads.

Preferred Approach T8 - Ensuring that the adverse impact of motor vehicles is minimised

Preferred policy approach

The preferred approach to this issue is option T4.3. This approach builds on current policy which proposes the investigation and implementation of new or improved village or area traffic management schemes. Additionally, we will review the current traffic management schemes at the Roaches, Stanage, and the Goyt and Upper Derwent Valleys.

We intend to build on the success of the current traffic management schemes, working with partners to allow these schemes to evolve over time to meet the demands of changing visitor travel patterns. This approach can then guide the implementation of additional traffic management schemes in environmentally sensitive areas, where visitor travel patterns have a demonstrable negative impact.

T8: Ensuring that the adverse impact of motor vehicles is minimised

Existing Traffic Management Schemes in the National Park will be reviewed, to ensure that they are still fit for purpose, and include traffic management measures which provide optimal benefit. These measures may include limited road closures, the removal of on-street parking, the provision of off-street parking, improvements to public transport infrastructure and improvements to footpaths, cycle tracks and bridleways.

Where there is a demonstrable need for additional traffic management schemes, any of these measures may be used separately or in combination to manage the impact of traffic on environmentally sensitive areas.

Traffic management schemes will need to take account of the following criteria:

- Traffic management measures will be introduced in order to make the best use of the road network, to improve road safety, environmental and traffic conditions, and to reduce conflicts between various user groups.
- The highest standards of environmental design and materials should be used in any transport infrastructure required to deliver such schemes.
- Ensure that the introduction of management schemes does not transfer the negative impact of traffic to surrounding villages or equally environmentally sensitive areas, which may require additional traffic management measures within those areas.
- Ensure that where access by private motor vehicle is restricted, alternative means of access are encouraged or provided, including enhanced public transport facilities, or the provision of new or improved access by foot, cycle or on horseback.
- Ensure that any income derived from the introduction of traffic management measures, such as revenues from parking, is reinvested to provide maintenance, additional facilities and alternative means of access.

Preferred Approach T9 - Managing the demand for car and coach parks

Preferred policy approach

The preferred approach is based on options T5.2, T5.3, T5.4, and T5.5 from the Refined Options consultation. This builds on the current policy approach, seeking to provide off-street parking where appropriate if coupled with an equal reduction in on street parking, with potential increases in coach parking facilities considered on a case-by-case basis. All parking facilities should be appropriately designed, in accordance with our Design Guide. New non-food business developments may receive extra parking restrictions, dependent upon traffic impacts and the availability of alternatives.

T9: Managing the demand for car and coach parks

Car and coach parking facilities will manage the demand for parking provision from residents and visitors, whilst conserving and enhancing the built and natural environment of the National Park.

Off-street parking will be provided where appropriate, and where accompanied by an equivalent reduction in on-street parking.

Parking provision will need to take account of the following criteria:

- Ensure that all parking facilities, including those for coaches and Park and Ride, are designed in a way that is sensitive to landscape character.
- Parking facilities for new non-food business developments will adhere to the East Midlands Car Parking Strategy Standards as a minimum. The National Park Authority reserves the right to impose more severe parking restrictions on a case by case basis, dependant upon traffic impact and the availability of alternatives.
- Ensure that the design and number of parking facilities associated with residential development, including any communal residential parking, will respect the valued characteristics of the area.
- Enhance coach parking facilities at key visitor sites, where necessary and it can be accommodated without harm to the valued characteristics of the area.
- Developments that are likely to attract coach traffic will be required to make provision for the setting down and picking up of coach passengers and for coach parking.

Preferred Approach T10 - Managing the demand for freight transport and the provision of lorry parking

Preferred policy approach

The preferred approach to accommodating freight transport and the provision of lorry parking aims to achieve modal shift where possible and appropriate. This continues the approach established within the Structure Plan, which sought to support the installation, retention or improvement of rail freight facilities to quarries and other industrial sites where practicable. In addition to this, the preferred approach widens the scope of modal shift for freight to include expanding the use of navigable inland waterways.

Traffic management and/or planning control measures will be used to prevent the indiscriminate parking of lorries, and to bring lorry parking and operating areas under control. This approach continues the current policy approach in the Local Plan.

Other than in exceptional circumstances, permission will not be granted for developments where access for Large Goods Vehicles in excess of 7.5 tonnes (Gross Laden Weight) is required, where the site is not readily accessible from the Strategic or Secondary road network (see Preferred Option T7 for definition of the Strategic and Secondary road network). Similarly, permission will not usually be granted if the available access routes are subject to a weight restriction order, or the proposal lies within a residential area. Where necessary, traffic regulation orders will be sought to influence the route of Large Goods Vehicles away from particularly sensitive areas.

T10: Managing the demand for freight transport and the provision of lorry parking

Rail freight facilities for quarries and industrial sites will be supported where appropriate and practicable. Developments relating to infrastructure to enable the modal transfer of freight from road to navigable inland waterways will be supported where appropriate.

Developments requiring access by Large Goods Vehicles must be located at sites accessible from the Strategic and Secondary Road Network, and operating sites should not negatively impact on residential areas, environmentally sensitive areas, Conservation Areas, or upon routes governed by weight restrictions. Where the routing of Large Goods Vehicles has negative impacts upon such locations, Traffic Regulation Orders will be sought to re-route such traffic.

New or enlarged road haulage operating centres will not usually be permitted within either residential areas or Conservation Areas.

Developments will take account of the following criteria:

- Rail freight facilities will not be permitted where they have unacceptable adverse visual effects on the landscape or quiet enjoyment of the National Park.
- Inland waterway freight facilities will not be permitted where they have unacceptable adverse visual effects on the landscape or quiet enjoyment of the National Park.
- Developments requiring access by Large Goods Vehicles in excess of 7.5 tonnes Gross Laden Weight, including road haulage operating centres, will not be permitted if they do not have access to the Strategic or Secondary Road Network, or the available routes of access are subject to weight restriction orders.
- In exceptional circumstances where the nature of the business served restricts adherence to the above criteria (eg agriculture or mineral working), planning permission may be given provided that restrictions limiting the size of vehicles can be agreed.
- Where it is necessary to influence the routing of Large Goods Vehicles to avoid negative environmental impacts, weight restriction orders will be sought.

Preferred Approach T11 - Managing the demand for air travel against its impact on the valued characteristics of the National Park

Preferred policy approach

The preferred approach builds on policies contained in the Structure Plan and Local Plan, which seek to restrict air travel related developments which would adversely affect the valued characteristics or amenity of the area. Furthermore, where land is being used regularly for up to 28 days per year for powered flights and these are harming the area's valued characteristics, Article 4 Directions will be sought to bring the use under planning control.

This approach is supplemented by an intention to work proactively with air travel interests, including the Civil Aviation Authority, the Ministry of Defence, and surrounding airports, to encourage regard for National Park purposes, particularly where the over-flying of the area is concerned.

The preferred approach is further supplemented by an aspiration to support opportunities to access airports from the National Park by sustainable transport modes.

T11: Managing the demand for air travel against its impact on the valued characteristics of the National Park

Aircraft landing sites will not 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. Planning permission related to land that could be used in connection with helicopter or other powered flights will be subject to conditions to control or prevent that use if it would adversely affect the valued characteristics, amenity or quiet enjoyment of the area.

Where land is being used regularly for helicopter or other powered flights that are harming the valued characteristics of the area, causing traffic congestion, dangerous road conditions or loss of residential amenity, an Article 4 Direction will be sought to bring the use under planning control.

Preferred Approach T12 - Utilities infrastructure

Preferred policy approach

This issue covers infrastructure for telecommunications, utilities, conveyors and pipelines. The preferred approach to telecommunications infrastructure builds on national and regional policy, accepting of the need for infrastructure, but only where it can be accommodated without harm to National Park landscapes. New utilities infrastructure will only be permitted, where it serves the communities of the National Park, continuing the current policy approach established in the Local Plan.

Provision is made for the removal of redundant telecommunications and utilities infrastructure, and, in line with national policy and guidance, electricity transmission lines should always be placed underground. The preferred approach to conveyors and pipelines continues that established in former and current policy. Conveyors must form part of a working minerals site, unless they are well screened and are part of a scheme that will reduce lorry traffic. Pipelines will only be accepted where they help to achieve the conservation and enhancement of the National Park's valued characteristics, but will not be accepted where they have negative impacts in environmentally sensitive areas.

Proposals to mitigate the environmental impacts of existing utilities infrastructure will be welcomed.

T12: Utilities Infrastructure

Utilities infrastructure will only be permitted where it is intended to improve services to communities and businesses within the National Park, and does not create unacceptable visual impact.

Telecommunications infrastructure will be permitted only where it does not create unacceptable adverse visual impacts on National Park landscapes..

New conveyors will not be permitted, other than in working mineral sites, unless well screened and part of a scheme to reduce lorry traffic. They must demonstrate a net environmental benefit to the National Park through the reduction of road-based freight traffic and the mitigation of their adverse visual and audible impacts.

Pipelines will only be accepted where they help to achieve the conservation and enhancement of the National Park's valued characteristics, and where there are no negative impacts in environmentally sensitive areas.

Developments will take account of the following criteria:

- Telecommunications and utilities infrastructure will not be permitted where there are suitable alternative means of provision.
- Provision must be made for the removal of telecommunications and utilities infrastructure if and when it becomes redundant.
- Overground electricity transmission lines will not normally be permitted.
- Underground electricity transmission lines will not be permitted where they have unacceptable adverse effects on the valued geology, archaeology and/or cultural heritage of the National Park.
- Proposals to reduce the impact of existing service infrastructure, such as the undergrounding of cables, will be welcomed, provided that these do not have adverse impacts on the other valued characteristics of the National Park, including geology, archaeology and cultural heritage.
- Pipelines will not be permitted within Sites of Special Scientific Interest, the Natural Zone, where they impact on Tree Preservation Orders or sites of archaeological interest.