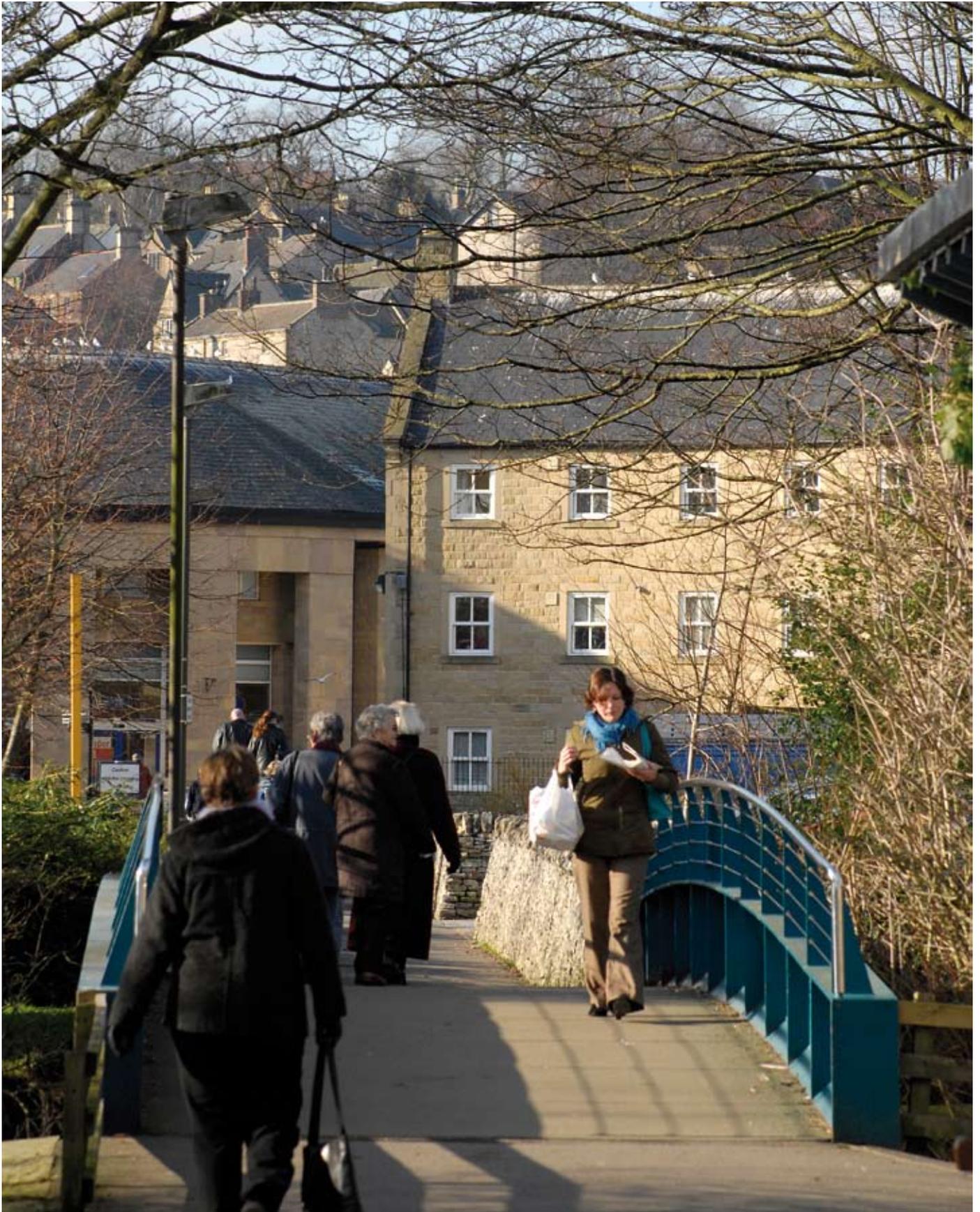


appendices



New bridge, flats and supermarket, Bakewell

APPENDIX I - RELATED TOPICS

The following topics are not covered by the guide but advice on them is available from the National Park Authority.

Archaeology

If a proposed development is likely to affect a site of archaeological interest, the Authority can require measures to be taken to protect or record the site. In some cases this may involve conservation of the remains *in situ*; in others, professional archaeologists may need to record what is found on site before it is lost.

If appropriate, the Authority can require developers to undertake an archaeological evaluation of their site before the application is determined. The results of this will inform how the remains are dealt with at later stages in the development. We strongly advise contacting the Authority's archaeologists regarding the archaeological potential of any site as soon as a development is being considered and certainly before an application is made. (see Archaeology and Planning Guidance note to applicants)²¹

Planning

The National Park Authority is the Local Planning Authority for the National Park for which it exercises both County and District functions. Adopted policies, guidance and all relevant application forms are available on the Authority's website²².

Key policies amplified by this Guide are given in Appendix 3.

Design and Access Statement

In a move to improve the quality of our built environment, all planning applications (other than minor ones) require a Design and Access Statement to be submitted as an accompanying document. The Statement should explain the design principles and concepts that inform the development and illustrate how access issues are dealt with. The Statement will be expected to cover the following design aspects:

- The process used to arrive at the design solution.
- The use of the buildings.
- The layout.
- Scale.
- Landscaping.
- Appearance.
- Crime prevention.

Statements should show how proposals relate to and help conserve and enhance their immediate setting and the wider area. In doing so they should refer to the use of relevant evidence such as Landscape and Conservation Area appraisals.

The Authority has produced a standard form for minor applications, which require design and access. It is available on the NPA website. Also see the Commission for Architecture and Built Environment (CABE) publication Design and Access Statements (2006)²³ for more information.

Conservation Area Appraisals

The National Park has 109 Conservation Areas. As each designation is reviewed, Conservation Area Appraisals are being published. They cover the history and development of the settlement, local architectural character; prevalent building materials, important trees, landscape features and open spaces. The appraisals aim to promote a better understanding of the special character of a settlement and to inform decision-making when new development is proposed. Appraisals are a first step in completing Conservation Area Management Plans, which will be prepared in consultation with the local community.

National Park Landscape Character Appraisal

A Landscape Character Appraisal is being prepared for the whole of the National Park. It will cover geology, archaeology, ecology, communication and settlement patterns together with the wider landscape character of the Dark, Southwest and White Peak. The appraisal will only be a Supplementary Planning Document if it goes beyond analysis to include for example advice on land management for conservation.

Further advice can be found on the Authority's website or by contacting the relevant section at the National Park Office.

Tree Conservation

The Authority owns and manages woodlands but also offers advice on work to larger trees, particularly within Conservation Areas.

Farm Conservation

The Authority's Countryside and Economy team work with farmers and landowners to promote sustainable conservation practices, and offer guidance and technical advice.

Further advice can be found on the Authority's web site or by contacting the relevant section at the National Park Office, Aldern House, Baslow Road, Bakewell, DE45 1AE. Tel. 01629 816200.

www.peakdistrict.gov.uk²⁴

APPENDIX 2 - ADVICE FROM OTHER AGENCIES

Building Regulations

Designers and applicants should ensure that Building Regulations requirements have been fully complied with and all necessary consents obtained. Approval under Building Regulations does not constitute planning permission, and vice versa. Please contact the Building Control Officer at the relevant constituent District Council²⁴ for more advice.

Flood Risk

Some parts of the National Park lie within flood risk areas. Please contact the Lower Trent Area Office at the Environment Agency²⁵ for site-specific enquiries.

Highways

Designers are advised to take into account the requirements of the appropriate Highway Authority in a manner that is compatible with National Park requirements. Within the National Park the Highway Authorities are the Highways

Agency for the A628 trunk road, and for the rest, the relevant constituent County Councils and Metropolitan District Councils.

For clarity the adopted Local Plan uses Derbyshire County Council parking standards throughout the National Park.

Pollution

Developments which could generate noise or other forms of disturbance should be discussed with the constituent District or Metropolitan District Council's Environmental Health Officer.

Development on contaminated land will require the consent of the constituent District Council. Where natural (eg lead) or industrial contamination is a possibility, designers or applicants should contact the relevant District Council Environmental Health Officer. In some instances a contamination report will be expected as part of a planning application.

The Environment Agency consent is required for discharges and there should be prior consultation on septic tanks or drainage matters not covered by the Building Regulations.

APPENDIX 3 - ADOPTED POLICIES

STRUCTURE PLAN¹

Key Design Policies:

GSI – Development in the Peak National Park

a) All development will be controlled so that the valued characteristics of the Peak National Park can be conserved and enhanced, now and future generations. To achieve this, development will not normally be permitted where:

- It is incompatible with the policies in the development plan
- It is incompatible with the twin statutory National Park purposes of conserving and enhancing the natural beauty of the Natural Park and promoting its public enjoyment, or with the Board's further statutory duty to have regard to the well being of local communities. Where there is an irreconcilable conflict between these aims, the conservation of the National Park will normally take precedence.

b) Major development including that for which a national need is identified, will be subject to the most rigorous examination. Such development will not be permitted save in exceptional circumstances where there is no reasonable alternative and must be shown on balance to be in the overall public interest.

C2 – Development in Countryside Outside the Natural Zone

a) Development outside the confines of towns and villages will not normally be permitted unless it is for agriculture, forestry, farm diversification, extension of residential buildings, recreation and tourism, mineral working, or the conversion of traditional buildings for affordable housing for local needs provided that the character and setting of the buildings is not adversely affected.

b) Development which would not respect, would adversely affect, or would lead to undesirable changes in the landscape or any other valued characteristic of the area will not normally be permitted.

c) Appropriate scale, siting, landscaping, building materials, and design to a high standard will be essential if permission is to be granted.

d) Where appropriate, when granting consent, the removal of a building or structure will be required when it is no longer needed for the purposes for which it was approved.

C3 - Development in Towns and Villages

Development will normally be permitted in a town or village provided that:

i) it would respect, not adversely affect and, where possible, enhance the valued characteristics of the area including important open spaces and the wider landscape setting

Other Policies Relating to Design Matters:

C4, C5, C6, C7, C9, C11, C12, C13, C14, C17,¹
HCl, RT1, RT3, T9, T11

LOCAL PLAN²

Key Design Policy:

LC4 – Design Layout and Landscape

a) Where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, conserves and where possible it enhances the landscape, built environment and other valued characteristics of the area.

b) Particular attention will be paid to:

i. Scale, form, mass and orientation in relation to existing buildings, settlement form and character; landscape features and the wider landscape setting; and

ii. The degree to which details, materials and finishes reflect or complement the style and traditions of local buildings; and

iii. The use and maintenance of landscaping to enhance new development, and the degree to which this makes use of local features and an appropriate mix of species suited to both the landscape and wildlife interests of the locality; and

iv. The amenity, privacy and security of the development and of nearby properties; and

v. Any nuisance, or harm to the rural character of the area caused by lighting schemes.

Other Policies Relating to Design Matters:

LC1, LC3, LC5, LC8, LC9, LC10, LC13, LC14, LC15, LC17, LC18, LC19, LC20, LH1, LH4, LH5, LH6, LS1, LE2, LE3, LE4, LE6, LR7, LU1, LU2, LU4, LU5, LU6, LT5, LT9, LT10, LT11, LT14, LT16, LT17, LT18, LT22, LB1, LB2, LB3, LB4, LB7, LB11²

SUPPLEMENTARY PLANNING GUIDANCE:

Agricultural Developments in the Peak District National Park 2003⁹

For Energy, Renewables and Conservation 2003¹⁵

Meeting the local need for affordable housing in the Peak District National Park 2003¹⁸

OTHER ADOPTED GUIDANCE

Building Design Guide second edition 1987

Strategy Document for Environment Improvements In Bakewell 1999

National Park Management Plan 2006-11²⁶

Designing Out Crime in Derbyshire¹¹

APPENDIX 4 - CONSULTATION PROCESS

Stakeholders have contributed to preparation of the draft Design Guide Supplementary Planning Document (SPD) in the following ways:

Help Shape the Future Local Development Framework and National Park Management Plan Issues and Options consultation, May 2005

The Authority consulted over seven hundred stakeholders on a wide-ranging list as described in the draft Statement of Community Involvement. This list covers statutory consultees including Constituent and adjoining Local Authorities, Parish and Community Councils, and includes a number of national and local civic, conservation and historic societies and Historic Buildings Trusts. The consultation document included two 'options' for strengthening the approach to design and quality of new development, on which comment was invited: through an updated Building Design Guide, and by promoting green building techniques.

Draft National Park Management Plan consultation, June 2006

The same people were contacted as for the consultation described above. They were all informed by letter that copies of the draft Plan were freely available in paper form or on CD. Parish Councils received a copy directly. The document was again available on the website. Amongst a range of questions on the future management of the National Park, comment was invited on the status and content of the proposed new Design Guide.

Design Guide Workshop, 15 September 2006

Representatives with a particular interest in building design and development were drawn from those responding to the two consultations detailed above, and together with several local architects and developers, were invited to a workshop to consider what a new Design Guide should include. thirty two participants attended.

APPENDIX 5 - WEBSITE HYPERLINKS

1. PDNPA Structure Plan www.peakdistrict.gov.uk/structure-plan.htm
2. PDNPA Local Plan www.peakdistrict.gov.uk/contents.htm
3. PPS 1: Delivering Sustainable Development www.communities.gov.uk/index.asp?id=1143805
4. By Design: Urban Design in the Planning System – Towards Better Practice www.communities.gov.uk/index.asp?id=1145239
5. Regional Spatial Strategy 8 (RSS 8) www.goem.gov.uk/goem/psc/suscom/rss
6. PDNPA Leaflet: Building Regulations and Windows www.peakdistrict.gov.uk/windows.pdf
7. PDNPA Leaflet: Repointing your Building www.peakdistrict.gov.uk/repointing.pdf
8. PDNPA Leaflet: Wildlife and Buildings www.peakdistrict.gov.uk/wildlife-buildings.pdf
9. PDNPA Supplementary Planning Guidance: Agricultural Developments in the Peak District National Park www.peakdistrict.gov.uk/agdev.htm
10. Safer Places – the Planning System and Crime Prevention www.communities.gov.uk/pub/724/SaferPlacesThePlanningSystemandCrimePrevention_id1144724.pdf
11. Designing out Crime in Derbyshire www.peakdistrict.gov.uk/designoutcrime.pdf
12. CABE: The principles of inclusive design. (They include you.) www.cabe.org.uk/default.aspx?contentitemid=1499&field=sitesearch&term=inclusive%20design&type=0
13. Planning and Access for Disabled People: a good practice guide www.communities.gov.uk/index.asp?id=1144644
14. Easy Access to Historic Buildings (2004) www.english-heritage.org.uk/server/show/nav.1699
15. PDNPA Supplementary Planning Guidance for Energy Renewables and Conservation www.peakdistrict.gov.uk/energy.htm
16. Meeting the 10 per cent target for renewable energy in housing – a guide for developers and planners www.est-ne.org.uk/uploads/documents/housingbuildings/CEI90%20-%2010%20per%20cent%20guide.pdf
17. PDNPA Planning Guidance Notes www.peakdistrict.gov.uk/guidance.htm
18. PDNPA Supplementary Planning Guidance: Meeting the local need for affordable housing in the Peak District National Park www.peakdistrict.gov.uk/spg-housing.htm
19. PDNPA Biodiversity Action Plan www.peakdistrict.gov.uk/bap.htm
20. PDNPA Protected Species Practice Note www.peakdistrict.gov.uk/protected-species.pdf
21. PDNPA Archaeology and Planning Guidance www.peakdistrict.gov.uk/planning-archaeology.htm
22. PDNPA website www.peakdistrict.gov.uk
23. CABE Design and Access Statements www.cabe.org.uk/default.aspx?contentitemid=1334
24. Constituent Authorities www.peakdistrict.gov.uk/links-lg.htm
25. Environment Agency Midlands Region www.environment-agency.gov.uk/regions/midlands/567122/?lang=_e
26. PDNPA Management Plan 2007-11 <http://www.peakdistrict.gov.uk/npmp.htm>

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Chris Gothard Associates Ltd.: p15 Converted stableblock

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Sketches

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