

Development Management Policies

A Summary

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Introduction

This summary document has been prepared to aid understanding of the Development Management Policies Document for the Peak District National Park and to assist those interested in submitting representations on this emerging document.

The document contains a written statement of policies for the positive management and control of development and the use of land¹.

Development Management Policies build on the strategic principles set out in the **Core Strategy Development Plan Document (Core Strategy), adopted in October 2011**. The Core Strategy sets out the spatial planning framework for the National Park over a 20 year horizon. It is the Core Strategy that decides basic directions and policies, taking into account key local issues and trends, Government policy and the policies of neighbouring authorities.

The Development Management Policies Document conforms with and helps implement the policies and objectives of the Core Strategy. It supplements the spatial strategy and core policies of the Core Strategy with detailed operational policies.

Development management policies provide a positive policy framework in which high quality development that fits the core strategic aims and policy principles of the Core Strategy should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. **Policies GSP1-4 of the Core Strategy** lay down the principles of the development plan reflecting the primary legislation. Policy GSP1 makes it clear that 'All policies must be read in combination' and that 'All development shall be consistent with the National Park's legal purposes and duty'. If it appears that there is a conflict between these purposes the National Park Authority must attach greater weight to the conservation and enhancement of natural beauty, wildlife and cultural heritage. This is known as the Sandford Principle.

The Development Management Policies Document forms **Part 2 of the Peak District National Park Authority's statutory Local Plan**. Policies within the document will be used alongside the adopted Core Strategy and adopted Supplementary Planning Documents in the determination of planning applications. All previously 'saved' policies in the existing Local Plan (2001) will be replaced by the policies in this document.

This document was prepared in consultation with residents, businesses, Parish Councils, statutory bodies and the voluntary and community sector. Further information about the consultation and details on how the responses have informed this document are set out in the Consultation Statement submitted alongside the Development Management Policies Document for examination. The evidence base ensures that policies are based on sound principles.

Development management policies provide the detailed criteria to inform planning decisions. They build on the principles laid down by the Core Strategy and define the circumstances in which planning decisions may lead to an approval or a refusal. The National Park Authority's validation criteria are also important since they set out the detailed consideration for each type of development proposal.

The National Planning Policy Framework (NPPF) sets out the Government's requirements for the planning system and provides a framework for locally distinctive plans and policies. The designation of the National Park as a nationally significant landscape area enables National Park Authorities to fulfil **two statutory purposes**:

- to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
- to promote opportunities for the understanding and enjoyment of the valued characteristics of the National Park.

Other matters also need careful consideration such as residential amenity, traffic impacts and more general environmental quality, so again it is the role of development management policy to ensure that all the necessary considerations are laid out for each form of development proposal.

Alongside the policies the Authority has also revised its **Policies Map** which may be viewed and upon which representations may also be submitted.

Please now read the following summary of the plan and note the various policy references. A full list of all policy references is included at the end of this document.

¹ Development is defined in section 55 of the Town and Country Planning Act 1990

Summary of Chapters

Conservation policies

Landscape policies develop the Core Strategy position by introducing a '**landscape first approach**' (**DMC1**) under which biodiversity and cultural heritage remain key components. This requires much greater understanding of landscape character and the components that collectively give a landscape its value. It means looking wider than the application site itself and considering the impact of development at a larger, landscape scale with reference to the different landscape character types. Where appropriate a **landscape assessment** will now be required to consider these impacts.

There is no weakening of the resolve of the Authority to conserve and enhance biodiversity both within developments and at a wider landscape scale. **The Natural Zone (DMC2)** remains one of the key ways in which biodiversity is given added protection by the development plan because it protects large areas of relatively undisturbed land of the wildest character, much of which is already also covered by national or European designations such as Sites of Special Scientific Interest, Special Areas of Conservation or Special Protection Areas. In terms of mitigating losses, the Authority has to be mindful that some native species such as Ash will not be suitable replacement trees until such time as ash dieback is no longer a threat. The Authority is determined that development should not displace protected species or prevent their movement between areas. Whilst National Parks are landscape designations, the purpose of designation is also to protect biodiversity and this may mean refusal of planning permission where protected species would otherwise be in harm's way.

The plan retains policies for specific types of heritage asset such as listed buildings and conservation areas (**termed designated heritage assets (DMC 7 and 8)**), but uses nationally recognised language for cultural heritage (such as '**significance**' and '**setting**') to consider whether a heritage asset should be classed as a '**non-designated heritage asset**' in recognition of its local significance. The setting is recognised as being as important as the heritage asset so that any proposal for development needs to understand the significance not only of the heritage asset but the area around it. This is especially relevant when introducing new features into landscapes and when thinking about whether a new use for a building will be permitted. In order to consider significance and setting, applicants will now be required to submit a **heritage statement (DMC5)** as part of

their application.

Proposals involving the **conversion of a heritage asset** (e.g. a barn, or former chapel) will be encouraged to utilise buildings closer to existing building groups (villages, hamlets, farmsteads) in order to reduce the impact on the character of the area, and in particular to protect the historic landscape character of buildings standing deeper in fields, remote from other buildings and roadside walls (**DMC10**). More remote roadside locations may be considered on an exceptional basis where there is particular merit in conserving a building. Additional design guidance is also being prepared to work alongside these policies.

Farming and Economy policies

Policies continue to safeguard a strategic amount of employment space in Bakewell and up to and including the Hope Valley (**DME3**), where a range of high quality sites exist in what are considered (in the context of the National Park) to be the most sustainable and accessible locations. There remains no strategic need for new sites; hence the strategy is to safeguard what already exists. Sites that are not safeguarded are protected to an extent by policy that requires rigorous testing before industrial space is given over to other uses. This responds to community calls to maintain working villages. The Authority encourages flexible use of employment space provided that the overall amount of employment space retained is sustainable. New uses should also provide a benefit to the local community e.g. through affordable housing.

The Authority continues to recognise that some land managers need to diversify their sources of income in order to keep the land management business viable (**DME2**). Policy enables this to happen provided there is a net benefit to the landscapes. If the activity would harm valued landscape, and there is no net benefit to the National Park, the Authority would encourage the applicant to explore other alternative activity. This might result in refusal of planning permission, so applicants should explore their options thoroughly before applying for permission.

The Authority continues to support farming provided new development provides a net enhancement to the National Park (**DME1**). If new farm or industrial buildings are proposed at a size and/or in a location that fails to conserve the quality of the landscape, the Authority will consider

whether the development constitutes **major development (DME7)** and apply more rigorous tests. Controls may involve the removal of buildings where they no longer serve a sustainable purpose. The intrinsic link between farming and land management is not questioned, but the impact on landscape from a more intensive, less sensitive form of land management (e.g. grain fed cattle rearing rather than predominantly pasture fed) can be harmful and is not therefore automatically accepted.

The Authority supports holiday accommodation as a legitimate form of development that creates opportunities for those wanting to enjoy the National Park as well as income to the local economy.

However, the Authority recognises that many National Park jobs pay on average lower incomes than jobs based outside the National Park and the Authority welcomes higher value jobs where these can be accommodated without harm to the landscape. This requires the area to be attractive to business, and focus on products which help to sustain the valued characteristics of the area. The area's attractiveness nevertheless means many people work from home (**DME6**), and this continues to be supported by policy.

Policies recognise that people value being part of a working community, therefore a 12 month period of marketing will now be required before it would be agreed that smaller lower quality employment sites can be lost (**DME4**). However, new uses will be permitted if there is evidence that such sites are no longer viable and the scheme offered gives an enhancement to the built environment or wider landscape policies facilitate change. This is a balanced policy approach that respects the need for sustainable communities to be able to evolve whilst enabling works to enhance the national park environment.

Recreation and Tourism policies

The National Park remains popular for a wide variety of recreational purposes, from walking, climbing and road-cycling, to horse riding, hang-gliding and mountain biking. Most of these pursuits do not require new development because they make use of the extensive rights of way network (roads, footpaths and bridleways) and the climbing routes at places like Stanage and the Roaches. In so far as they have an impact, the Authority works with user groups and highways authorities to manage the activity in ways that conserve wildlife and landscape. Where new facilities are proposed, the key to a good outcome will be the extent to which the new development and the use of any building and surrounding

landscape is compatible with the valued character of the landscape. The Authority is looking to bring forward a supplementary planning document for a range of popular **recreation sites or hubs**. The guidance will establish how recreation will be managed at the busiest sites better manage visitor pressure. This extends to issues such as parking, which is covered in this paper under travel and transport policies.

Policies strengthen the controls on small scale campsite facilities and touring caravans (**DMR1**). In response to the increased demand for year round camping, policy permits other structures such as camping pods and shepherd's huts where the landscape is able to accommodate the structures, and tents can remain the predominant form of accommodation. It is expected that these will be the exception rather than the rule, but the National Park is a tapestry of different landscapes and in some locations the groundcover makes it more possible to absorb this low key and relatively un-intrusive style of accommodation.

The Authority considers that the landscape cannot absorb larger, permanent tourist accommodation such as static caravans, lodges and chalets sites without harm to the valued character of landscape so the Authority will continue to resist them and, where necessary and possible, seek their removal where constructed or installed unlawfully.

The Authority continues to permit holiday occupancy of property where the conversion requirements and the intensity of use created is suited to the building and its setting (**DMR3**). Holiday accommodation remains a means of diversifying income for local businesses as well as offering visitors the chance to stay in the area. The Authority may also approve the subsequent removal of holiday occupancy conditions where there is no harm to the residential amenity of others and in doing so create a further home that can address a local need for affordable housing.

The Authority welcomes equestrian uses (**DMR4**) but policies seek careful design of stabling and exercise areas because these can quickly have a detrimental impact on otherwise pastoral landscapes and field systems (e.g. through stock fencing, lighting and significant changes to land form).

Housing policies

The Core Strategy retains an in principle presumption in favour of lower levels of housing development focussed primarily on addressing the need amongst local communities for affordable homes. Policy achieves this through the '**exceptions site**' route, which means that development may be permitted on sites that would not normally be permitted in to address an acute problem of affordability in the local housing market. Policies resist the high demand for general market housing in the National Park. The National Park Authority housing objective remains to address the housing needs of local communities up to the point that harm is done to the valued characteristics of the National Park. It means that numbers of newly built houses are purposefully lower than elsewhere (**DMH1**).

Policies do seek to find opportunities to conserve and enhance the National Park, and this provides further routes for housing such as through conversion and redevelopment of despoiled sites (**DMH6**). The numbers of new houses provided by conversion of existing buildings helps add to the stock of housing without harming the built environment or landscape character. Over the last plan periods, such conversions have added considerably more to housing stock than new build housing on green field sites. Recent trends show a decrease in the number of housing units added to stock through conversions because the number of potential sites for larger conversion opportunities is reducing. The Core Strategy acknowledges this; however the objective of policy is not to compensate for this by increasing the levels of new build on green field sites.

Outside the National Park, local planning authorities also provide a statutory housing function. National policy requires all local planning authorities to calculate a housing target for the area based on an objective assessment of need (taking into account the wider housing market, births and deaths, commuting patterns etc). It is necessary for them to demonstrate that they have enough sites to meet housing targets. The National Park Authority is the planning, but not the housing authority, and National Park status is incompatible with the normal policy drive to set and meet a housing target for general housing needs. This is supported by national policy and guidance for National Parks. Therefore **no housing target is provided for the National Park** and no land is allocated for housing in the development plan. Development Management policies are focussed on the delivery of the Core Strategy position which means that any housing that is delivered in the National Park may be counted towards constituent authorities' housing targets. The development plan contains an indicative figure of what the Authority

expects, based on trend, known capacity and opportunity, could be delivered by the end of the plan period (2026). This is monitored annually and figures are shown in Annual Monitoring Reports.

National Park policy aims to work closely with the statutory functions of housing authorities in addressing local housing needs. The definition of **housing need** is broadly in line with legal definitions from Housing Acts but the main reason for people in this area being in housing need results from **affordability** of property rather than overcrowding or otherwise unsatisfactory conditions.

The Authority recognises that housing affordability makes it difficult for new households to set up and, in so far as possible, their needs can be addressed by new housing. However, Local housing authorities and housing providers choose their tenants and they prioritise occupancy of affordable housing for those in housing based on how acute a person's housing need is (more acute needs may mean someone is currently living in unsatisfactory or overcrowded conditions or needs to move for other reasons such as fleeing domestic violence or inability to live independently).

The plan does also acknowledge the changing circumstances of people both financial and in terms of physical well-being (age and infirmity) and understands that for these reasons some people may also be considered to be as being in housing need, e.g. if their current accommodation becomes unaffordable or if their current home is unlikely to be fit for them in future and cannot reasonably be adapted to changing needs. The plan seeks to recognise these changing personal circumstances whilst retaining strong principles.

The Authority still requires up to date evidence of housing need before it will grant planning permission for more houses. If houses are already available and affordable (to rent or buy) the Authority will be less likely to grant planning permission, but this circumstance is unlikely to prevent permission being granted for development if the wider need of the community would justify a new house (since the house remains for local people in perpetuity in any case).

The nature and extent of a person's **local connection** is also crucial to their chances of being allocated affordable houses (**DMH2**). The Authority is retaining the same strong principle of local connection (requiring 10 years residence in the parish or an adjoining parish). This is a stronger test than that used by constituent housing authorities but reflects the desires of both the community and the Authority in focussing policies on local communities and ensuring the houses delivered remain affordable and available to local people in the long term. Housing for people in housing need is modest in size to help keep them affordable over time to those in housing need.

Whilst this may not be to every community's liking, it should be remembered that a lot of unrestricted market housing stock is relatively small and therefore smaller houses often blend well into the village environment. In terms of materials and design they are of high standard and are worthy additions to the built environment.

The various policy requirements are framed into a legal document called a **section 106 agreement (DMH11)** which exists as part of the planning approval but stays with the property, ensuring that the objective of retaining an affordable home for those in need in a local community is kept in perpetuity.

Further policy criteria are brought forward to assist cases for essential rural worker accommodation (typically farm workers). In such cases policy requires a proven business need for the worker to live at the site and that the business is essential to the conservation of the landscape.

There is greater flexibility in this plan for use of ancillary buildings (**DMH 5 and 8**) as these are viewed as a good way of providing residential use without creating the harmful impacts on the environment that independent residential units can have (i.e. where they require sole access, curtilage, separate utilities, different landscaping schemes, separate parking arrangements etc.) Such buildings provide opportunities to **maintain strong family and social networks**, which can support **succession planning on farms** and help families look after one another.

The Authority will support ancillary accommodation as a good way of making better use of the many traditional buildings that often make up farmsteads or have traditionally formed outbuildings to existing dwellings. Ancillary accommodation will be tied to the main house for conservation more than housing reasons (e.g. shared access may be ok, but two separate points of access may not be; and shared utility services may be ok where two sets of utility services may not). However, whilst this provides an incentive to conserve valued buildings it also helps successive generations to live in the area (a concern repeatedly expressed by communities over many years). Legal agreements will be used only where it is necessary for conservation reasons and where conservation cannot be achieved through condition alone.

Housing policies continue to support the **replacement of existing dwellings** as a positive means of improving the building stock both architecturally and in terms of the sustainability of their construction (**DMH9**). Control will be applied where a building has heritage value or where the new building would fail to make a positive contribution to its environment. One for one replacement dwellings is most usual, but additional scope is now provided to consider more than one

replacement dwelling in listed settlements (DS1 list) provided that a larger scheme is justified by the significant enhancement it brings to its surroundings. Reflecting a key concern of communities and members of the Authority, where replacement dwellings are larger than the original the new building must provide significant enhancement to the surroundings. This implies that existing smaller dwellings (where these are structurally and architecturally sound) sometimes fit better into their setting than larger buildings. The policy aim is therefore to set a higher bar for larger dwellings and also acknowledge the role of smaller dwellings where there is evidence of their importance to the local community.

Shops, Services, and Community Facilities policies

Policies continue to discourage the loss of services that are considered essential to a community to the extent that the Authority will prevent for example the loss of the last convenience shop or public house. **Community sustainability** is further protected by the requirement that where facilities such as village halls, doctor's surgeries and place space are threatened their loss will only be accepted where it has not been possible to secure another community use, including affordable housing. To determine this, a 12 month period of **marketing** will now be required as evidence (**DMS2**). In Bakewell, the central shopping area is retained as an area particularly valued for its mix of retail and professional services. The Authority welcomes new shops services and community facilities, particularly where they are proposed to be in or on the edge of DS1 settlements because this is where the needs of the biggest communities can be best served.

Bakewell policies

The Bakewell chapter restates the important role of the town but contains just one policy relating to the **town development boundary** which will be shown on the new Policies Map (**DMB1**). The key business sites are safeguarded in the farming and economy policies and a commitment to retaining the **central shopping area** is set down in the Core Strategy. A Neighbourhood Plan is currently being prepared by the local communities and it is the intention that, when adopted, this will provide the detailed land use policies for the town. The emerging Bakewell Neighbourhood Plan contains a suite of policies on housing, employment space, traffic and transport, the environment, and minerals. The emerging neighbourhood plan policies are required to be compatible with the Authority's core strategy and development management policies.

Travel and Transport policies

The National Park is not only a visitor destination but a through route for traffic between the Manchester and South Yorkshire conurbations. Added to this, the National Park is home to 38000 people all of whom need good travel options to access education, jobs and services as well as for social and family networks.

The Authority retains a strong desire to encourage sustainable forms of transport wherever possible through planning policies, by partnership persuasion at local level, and lobbying through the National Park movement at national level. This combination of tools is essential because National Park Authorities are not highways authorities, and much of what the Authority would like to see achieved can only be done in co-operation with the highways authorities.

Overall the number of policies proposed is significantly reduced in comparison to the 2001 Local Plan in order to focus on those matters that impact most on land use planning.

For example, policies seek to influence design to enable infrastructure such as signage and cameras to be designed and installed in as sensitive a way as possible so that visitors and travellers through the Park can appreciate the high quality landscape (**DMT2**). Whilst striving for this, the Authority is alive to the needs of highway authorities to keep network users safe by providing signage and other infrastructure to that effect. An associated transport design guide aims to influence the quality of transport infrastructure.

The Authority is also pragmatic about the outlook for public transport generally in rural areas and

in particular in the Peak District which has seen a steady decline in services over the past 20 years. This means accepting that the car is often the only practicable option, but seeking solutions that don't unwittingly create greater demand. In response, **parking policies have been simplified**, firstly to clarify that the Authority will apply a **minimum standard**. This is a requirement that there should be at least the minimum number of parking spaces for the functional needs of the development. This also means that where necessary a greater number of spaces may be provided where the landscape impact can be minimised and where a high quality design can be achieved. Policies also aim to simplify the definitions around parking policies by using easier terms such as residential parking, visitor parking and business parking (**DMT5,6 7**).

In pressurised visitor areas, policy provides the opportunity for additional off road visitor parking spaces in order to remove on road parking from already pressured routes through villages and in the open countryside. In popular places like Longshaw there is no justification to retain free on road parking space when new charged off road parking is provided because this simply exacerbates the pressure on the free spaces. In villages, on-road parking often serves the needs of residents where there is no realistic alternative, and can also serve to slow traffic down through a village. So whilst the overall aim is to reduce development pressures on the National Park, for the good of communities and effective visitor management, some discretion and judgement must be applied in the use of parking areas.

The reality is that for many villages the pressure points come in a few weeks around main holiday periods and during the 'wakes week' festivities. In some places the pressure persists throughout the holiday periods and beyond, but in many others, the pressure does not extend beyond the busiest few weeks of the year. The Authority therefore urges communities to seek out potential temporary parking in fields or other underused spaces to cope with the short-lived pressure. This does not require intrusive new development such as large tarmacked areas, and can, under permitted development rights, give communities 28 days in a year on any one particular site in which to manage the pressure. In most cases this will be sufficient.

At a strategic level the Authority retains its position of resisting new roads other than where a new road is necessary to serve new development in the Park. Whilst the line of former railways (often now in alternative leisure uses) is protected, there is no proposal to reinstate rail use and the Authority would only agree to this if any displacement of leisure uses such as cycling could be adequately mitigated against with suitable alternative provision (**DMT3**). The Authority would also agree only to rail use that served the wider transport needs of the area rather than railways

serving only as a tourist attraction.

Since the adoption of the Core Strategy in 2011, there have been a number of schemes to develop routes for walking, cycling and horse riding, with a significant growth in interest in cycling. In recognition of this, the Authority provides criteria against which the bringing forward of new multi-user routes can be brought forward (**DMT4**).

The impact of airborne transport is covered in the sense that the Authority would not permit development that encourages take-off and landing from within the National Park (**DMT8**). Due to the growth in use, and potential impacts on quiet enjoyment of unmanned flights, such as those by drones and other radio-controlled aircraft, these are covered by this approach. However it is very difficult to control the impact of airborne traffic whilst it is overflying the area, and in some instances the reason is connected with the safety of visitors, for example when the air ambulance is needed to rescue people following accidents on the gritstone climbing edges. As with many areas of transport and traffic, this impact can only be managed by mutual understanding amongst those using the National Park in different ways.

Utilities policies

Policies are largely unchanged but require greater evidence of need before new infrastructure such as telecommunications masts and antennae are permitted (**DMU1, 2, 4**). This is to protect valued character of landscapes as outlined in the landscape strategy and action plan. The in principle position of keeping such infrastructure out of the Natural Zone follows through to the new plan. At a village scale, there is nothing to suggest the levels of development anticipated in the national park over the plan period would necessitate significant scale infrastructure requirements.

Minerals and Waste policies

Policies support the overall strategy of achieving a reduction in mineral extraction from within the National Park retaining reasonable opportunity for nationally needed fluorspar from underground mines and local building stone reserves which further National Park purposes.

Minerals extraction will be considered as **major development** and along with proposals for waste sites development management policies provide criteria to assist both the assessment of the **justification for the mineral and waste development (DMMW1)** and potential for impacts on the environment (**DMMW3**), on residents and on visitors' enjoyment of the area (**DMMW2**).

Further criteria are also provided for the location of new waste sites (**DMMW4**) and for the effective restoration the landscape (**DMMW5**).

Where **ancillary mineral development** establishes on the back of mineral operations policies state that once the mineral operation ceases the ancillary development should also cease and all the plant and machinery be removed from the site (**DMMW8**). Ancillary mineral development will not benefit from permitted development rights because they will be removed by condition as part of permissions.

Full List of Proposed Development Management Policies

Development management Practice

DM1 Presumption of sustainable development in the context of National Park purposes

Conserving and enhancing the National Park

DMC1 Conservation and enhancement of nationally significant landscapes
DMC2 Protecting and managing the Natural Zone
DMC3 Siting, design layout and landscaping
DMC4 Settlement limits
DMC5 Assessing the impact of development on heritage assets and their settings
DMC6 Scheduled Monuments
DMC7 Listed Buildings
DMC8 Conservation Areas
DMC9 Registered Parks and Gardens
DMC10 Conversion of Heritage Assets
DMC11 Safeguarding, recording and enhancing nature conservation interests
DMC12 Sites, features or species of wildlife, geological or geomorphological importance
DMC13 Protecting trees, woodlands or other landscape features put at risk by development
DMC14 Pollution and disturbance
DMC15 Contaminated land and unstable land

Farming and Economy

DME1 Agricultural and forestry operations
DME2 Farm diversification
DME3 Safeguarding employment sites
DME4 Change of use of non-safeguarded, unoccupied or under-occupied employment sites in DS1 settlements
DME5 Exceptional B1 uses
DME6 Home working
DME7 Expansion of existing industrial and business development where it is not ancillary to agricultural business
DME8 Design, layout and neighbourliness of employment sites

Recreation and Tourism

- DMR1 Touring camping and caravan sites
- DMR2 Holiday occupancy of camping and caravan sites
- DMR3 Holiday occupancy of self-catering accommodation
- DMR4 Facilities for keeping and riding horses

Housing

- DMH1 New affordable housing
- DMH2 First occupation of new affordable housing
- DMH3 Second and subsequent occupation of affordable housing (The occupancy cascade)
- DMH4: Essential workers' dwellings
- DMH5: Conversion of outbuildings within the curtilages of dwellings to ancillary residential uses
- DMH6: Re-development of previously developed sites to residential use
- DMH7: Extensions and alterations
- DMH8: New outbuildings in the curtilage of dwelling houses
- DMH9: Replacement dwellings
- DMH10 Sub-division of dwelling units
- DMH11: Section 106 agreements

Shops, services and community facilities

- DMS1 Shops, professional services and related activities in Core Strategy named settlements
- DMS2 Change of use of shops, community services and facilities
- DMS3 Retail development outside Core Strategy named settlements
- DMS4 Shop fronts
- DMS5 Outdoor Advertising
- DMS6 Safeguarding sites for community facilities
- DMS7 Retention of community recreation sites or sports facilities

Bakewell

DMB1 Bakewell Development Boundary

Travel and Transport

DMT1 Cross-park infrastructure
DMT2 Access and Design Criteria
DMT3 Railway construction
DMT4 Development affecting a public right of way
DMT5 Operational parking
DMT6 Non-operational parking
DMT7 Residential off street parking
DMT8 Air transport

Utilities

DMU1 Development that requires new or upgraded service infrastructure
DMU2 New and upgraded utilities services
DMU3 Development close to utility installations
DMU4 Telecommunications infrastructure
DMU5 Restoration of utility and telecommunications infrastructure sites

Minerals and waste

DMMW1 The justification for minerals and waste development
DMMW2 The impact of minerals and waste development on amenity
DMMW3 The impact of minerals and waste development on the environment
DMMW4 Waste management facilities
DMMW5 Restoration and aftercare
DMMW6 The cumulative effect of mineral and waste development
DMMW7 Safeguarding building and roofing stone
DMMW8 Ancillary mineral development

