

Independent Examination of Peak District National Park Development Management Policies

Peak District National Park Authority Responses to Matters and Issues

NB, existing modifications are highlighted in red with suggested new changes shown with strikethrough and underline.

Matter 12 – Utilities - Tim

Issue: Is the policy clear and effective?

Policy DMU1: Development that requires new or upgraded service infrastructure

- 1 If the requisite infrastructure cannot be provided until after the development is occupied or used does this not go to the heart of whether the development as a whole should be allowed? Should the relevant policies for development elsewhere in the DMP e.g. for housing, recreation/tourism and farming/employment development include this requirement?**

Policy DMU1 seeks to address the provision of utilities as part of a new development by ensuring that they do not adversely affect the valued characteristics of the area. The policy also seeks to ensure that all utilities which form part of a development are delivered in timely manner with full disclosure within the planning application as to what the utility requirements are, and what their provision will entail.

Policy DMU1 **does** apply to all development where the provision of utilities is required, whether this is for housing, recreation/tourism and farming/employment. Whilst in terms of delivery, there may be a phased approach to utility delivery, as parts of a development are brought on-line; the planning application should include details as to how and when each utility element would be delivered. For example, within a housing development where there phases to the building and occupancy of the site, it might be that the utility connections to the first 10 houses are made prior to the construction and connection of the next phase.

However plans for the utility infrastructure for the whole site will form part of the consideration of the planning application. Similarly, it would not be appropriate for part of the development to be occupied before full service provision is available to that part of the development.

If considered necessary further explanation could be provided in the form of additional supporting text based on the answer above.