

Habitats Regulation Assessment Screening Report Addendum

November 2018

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Introduction

This Habitats Regulation Assessment Addendum assesses the post examination main modifications to policies in the Development Management Policies: Part 2 of the Local Plan for the Peak District National Park. It should be read in conjunction with the Shadow Habitats Regulations Assessment (DTA Ecology, October 2016). The addendum is a review of the effect of the main modifications (excluding those made for grammatical or clarity reasons) for the likely impact on Natura 2000 sites.

As the 'competent authority' under the Habitats Directive and Regulations the Peak District National Park Authority (PDNPA) has a responsibility to ensure that the changes being proposed to Part 2 of the Local Plan do not have likely significant effects on Natura 2000 sites.

The PDNPA Core Strategy Habitat Regulations Assessment¹ identified 3 European sites within the Peak District National Park Authority area and 6 within 15km of the boundary. The table below is taken from this document and further details of these sites can be found within the PDNPA Core Strategy HRA. A map of the sites is reproduced (Appendix 3) within this document for ease of reading.

Natura 2000 Site Name	Site Category	Location
Sites within the Peak District National Park Boundary		
Peak District Dales	SAC	Within
South Pennine Moors	SAC	Largely within
Peak District Moors (South Pennine Moors Phase I)	SPA	Largely within
Sites outside Peak District National Park Boundary (within 15km)		
Midland Meres & Mosses - Phase I	Ramsar	Within 15km
Rochdale Canal	SAC	Within 15km
Bees Nest & Green Clay Pits	SAC	Within 15km
Denby Grange Colliery Ponds	SAC	Within 15km
Gang Mine	SAC	Within 15km
South Pennine Moors Phase 2	SPA	Largely within 15km

¹ Peak District Core Strategy Submission Draft Habitats Regulations Assessment, Land Use Consultants, August 2010.

Background

The PDNPA have been undertaking HRAs since 2009 to inform the Local Plan. Below is a timetable of progress to date.

- Core Strategy Stage 1 Screening Study (April 2009)
- Core Strategy Habitats Regulations Assessment (August 2010)
- HRA Screening Record of the PDNPA's Development Management Policies Development Plan Document – Issues and Preferred Approaches (Sept 2012)
- Shadow Habitats Regulations Assessment to inform the assessment of the Development Management Policies (Part 2 of the Local Development Plan for the Peak District National Park (Oct 2016)

The Shadow Habitats Regulations Assessment to inform the assessment of the Development Management Policies (Part 2 of the Local Development Plan for the Peak District National Park (Oct 2016) concluded that all 67 policies had been considered in respect of the potential for likely significant effects upon any European sites either alone or in combination with other plans or projects and all 67 policies were screened out as having no likely significant effect. This meant that there was no further assessment required.

The Development Management Policies: Part 2 of the Local Plan for the Peak District National Park (DMP), including supporting evidence and consultation responses, was submitted to the Secretary of State for Housing, Communities and Local Government on the 19th February 2018. The Inspector wrote to the PDNPA regarding a number of matters, issues and questions to which the PDNPA responded to with some proposed modifications to the DMP. As part of the Examination of the DMP, hearing sessions were held 22nd – 24th May 2018. Based on the outcome of the hearing sessions, further modifications were required and again later in the Inspector's Interim Views letter to the PDNPA.

This addendum is an assessment of the main modifications which have been made to the DMP post submission date of the 19th February 2018. Only policies which are affected by main modifications (which are not made for clarity or grammatical reasons) are assessed through an initial screening. There is one new policy, DMT2 which is newly assessed.

Screening of main modifications to the Local Plan

A review of the main modifications to the DMP was undertaken to consider whether they would affect the conclusions of the Shadow HRA, October 2016.

The proposed main modifications were assessed in accordance with the methodology set out in the Shadow HRA, using the categories taken from Part F of the HRA Handbook². This addendum to the Shadow Habitats Regulations Assessment (DTA Ecology, October 2016), uses the following screening categories in the justification column of Appendix 1 to reflect the methodology previously used.

Screening category
A: General statement of policy / general aspiration (screened out)
B: Policy listing general criteria for testing the acceptability /sustainability of proposals (screened out)
C: Proposals referred to but not proposed by the plan (screened out)
D: Environmental protection / site safeguarding policies (screened out)
E: Policies which steer change in such a way to protect European sites from adverse effects

² The Habitats Regulations Assessment Handbook <https://www.dtapublications.co.uk/>

(screened out)
G: Policy which could not have any conceivable effect on a site (screened out)
H: Policy for which the (actual or theoretical) effects cannot undermine the conservation objectives (either alone or in combination with other aspects of this or other plans or projects) (screened out)

Following an assessment of the main modifications, it is clear that the modifications are to make the DMP sound, to align with the NPPF (2018) and to add clarity. These changes do not change the purpose of either the policies or the supporting text.

Conclusions and Next Steps

This addendum to the Shadow HRA (October 2016) to assess the main modifications for any likely impact on European sites demonstrates that there are **no likely significant effects** on European sites. Consequently, **no further detailed assessment is necessary** of the PDNPA DMP.

Appendix 1: Preliminary screening conclusions

Development Management Policy	Main modification	Screening Conclusion	Justification
DMC1: Conservation and enhancement of nationally significant landscapes	<p>Main modification: Where a proposal affects the landscape it can be modified to allow for a positive contribution on landscape character. Where a development has potential to have significant adverse impact on the purposes for which the area has been designated (e.g. by reason of its nature, scale and setting) the Authority will consider the proposal in accordance with major development test³.</p>	Screened out (no likely significant effect)	<p>Category B: Policy listing general criteria for testing the acceptability/sustainability of proposals. Whilst this policy may allow for limited development it specifically refers to the need to take account of the importance of conserving the natural beauty of the National Park, and its valued landscape and characteristics. (Was listed as Category D in the Shadow HRA but policy reflects a criteria based approach to development)</p>
DMC4: Settlement limits	<p>Main modification: The siting of a development should complement and not harm the character of a settlement. Text referring to open areas has been deleted.</p>	Screened out (no likely significant effect)	<p>Category B: Policy listing general criteria for testing the acceptability/sustainability of proposals.</p> <p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>
DMC5: Assessing the	Main modification:	Screened	Category B: Policy listing

³ Para 172 of the NPPF (2018)

<p>impact of development on heritage assets and their settings</p>	<p>Requires applications for development affecting a heritage asset to demonstrate how any identified features of value will be conserved and where possible enhanced. Includes non-designated heritage assets and potential archaeological assets as part of the policy. Policy requires the submission of appropriate information to enable an assessment of the impact of development on the archaeological/potential archaeological asset. Any substantial harm to a designated heritage asset must be justified by the substantial public benefits which outweigh the harm or loss. In the case of development resulting in less than substantial harm to the significance of the asset, the harm is weighed against the public benefits of the proposal, including securing its optimum viable use. Any adverse impact on a non-designated heritage asset may be acceptable following a balanced judgement of the proposal and the significance of the heritage asset.</p>	<p>out (no likely significant effect)</p>	<p>general criteria for testing the acceptability/sustainability of proposals.</p> <p>Whilst this policy may allow for limited development it specifically refers to the need to take account of the importance of avoiding adverse effects on valued characteristics and conserve and where possible enhance.</p> <p>(Was listed as Category D in the Shadow HRA but policy reflects a criteria based approach to development)</p>
<p>DMC6: Scheduled Monuments</p>	<p>Main modification: Planning applications involving a Scheduled Monument and/or its setting will be determined in accordance with Policy DMC5.</p>	<p>Screened out (no likely significant effect)</p>	<p>Category B: Policy listing general criteria for testing the acceptability/sustainability of proposals.</p> <p>Whilst this policy may allow for limited development it specifically refers to the need to take account of the importance of avoiding adverse effects on valued characteristics and conserve and where possible enhance.</p> <p>(Was listed as Category D in the Shadow HRA but policy reflects</p>

			a criteria based approach to development)
DMC7: Listed Buildings	<p>Main modification: Planning applications for development affecting a listed building and/ setting should be determined in accordance with Policy DMC5. Addition of further criteria to part D of the policy: unless justified to the satisfaction of the Authority that the proposed changes, loss or irreversible damage, and/or addition of new features to the listed building and its setting are:</p> <ul style="list-style-type: none"> (x) less than substantial in terms of impact on the character and significance of the listed building and its setting, and (xi) off-set by the public benefit from making the changes, including enabling optimum viable use, and net enhancement to the listed building and its setting. 	Screened out (no likely significant effect)	<p>Category B: Policy listing general criteria for testing the acceptability/sustainability of proposals.</p> <p>Whilst this policy may allow for limited development it specifically refers to the need to take account of the importance of avoiding adverse effects on valued characteristics and conserve and where possible enhance.</p> <p>(Was listed as Category D in the Shadow HRA but policy reflects a criteria based approach to development)</p>
DMC8: Conservation Areas	<p>Main modification: The application should be determined in accordance with DMC5 in addition to the criteria in policy DMC8. The impact on important open spaces as identified on the Policies Map included as a category in the criteria for assessing the acceptability of development. Where an outline application is submitted the Authority reserves the right to request additional information before determining the application. Removal of the requirement to retain existing use or find a compatible alternative use. Proposals for or involving demolition will not be permitted unless there is clear and convincing evidence that to remove an unsightly or otherwise inappropriate modern addition to the building would</p>	Screened out (no likely significant effect)	<p>Category B: Policy listing general criteria for testing the acceptability/sustainability of proposals.</p> <p>Whilst this policy may allow for limited development it specifically refers to the need to take account of the importance of avoiding adverse effects on valued characteristics and conserve and where possible enhance.</p>

	better reveal buildings walls or structures that make a positive contribution to the character or appearance or historic interest of the Conservation Area.		(Was listed as Category D in the Shadow HRA but policy reflects a criteria based approach to development)
DMC9: Registered Parks and Gardens	Main modification: Planning applications involving a Registered Park and Garden and/or its setting will be determined in accordance with Policy DMC5.	Screened out (no likely significant effect)	Category B: Policy listing general criteria for testing the acceptability/sustainability of proposals. Whilst this policy may allow for limited development it specifically refers to the need to take account of the importance of avoiding adverse effects on valued characteristics and conserve and where possible enhance. (Was listed as Category D in the Shadow HRA but policy reflects a criteria based approach to development)
DMC10: Conservation of Heritage Assets	Main modification: Removal of reference to only allowing minor structural work to enable conversion subject to impact on the significance and character of the Heritage Asset. Removal of reference to only allowing more intensive uses in existing settlements, farmsteads, groups of buildings in sustainable locations. The change in use and any associated infrastructure conserves and enhances the heritage significance of the asset, its setting (in accordance with DMC5), any valued landscape character, and any valued built environment. Removal of reference to refusing the conversion of buildings that	Screened out (no likely significant effect)	Category B: Policy listing general criteria for testing the acceptability/sustainability of proposals. Whilst this policy may allow for limited development it specifically refers to the need to take account of the importance of avoiding adverse effects on valued characteristics and conserve and where possible

	are not heritage asset for more intensive uses.		enhance. (Was listed as Category D in the Shadow HRA but policy reflects a criteria based approach to development)
DMC11: Safeguarding, recording and enhancing nature conservation interests	Proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development.	Screened out (no likely significant effect)	Category E: Policy which steers change in such a way as to protect European sites from adverse effects. See Shadow HRA for further information. No change to Shadow HRA assessment.
DMC12: Sites, features or species of wildlife, geological or geomorphological importance	Main modification: In exceptional, circumstances where development may be permitted B iii) where the benefits of the development at a site clearly outweigh the impacts on the features of the site that make it of special scientific interest and any broader impact on the national network of SSSIs. And, C i) significant harm can be avoided and the conservation status of the population of the species or habitat concerned is maintained.	Screened out (no likely significant effect)	Category H: Policy where the effects cannot undermine the conservation objectives (either alone or in combination with other plans and projects). (Was listed as Category E in the Shadow HRA but policy now requires the LPA to consider whether the benefits of a scheme outweigh any impact on designations. A scheme is still required to meet the legislative provisions to protect these sites or species).
DMC13: Protecting trees, woodland or other landscape features put	Main modification: Inclusion of ancient and veteran trees.	Screened out (no likely significant effect)	Category D: Environmental Protection/ site safeguarding policy.

<p>at risk by development</p>		<p>effect)</p>	<p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>
<p>DMC15: Contaminated and unstable land</p>	<p>Main modification: Policy now specifies nature conservation or cultural heritage value as a valued characteristic not to be harmed from development which requires remedial measures. Policy includes land which is suspected of being potentially unstable.</p>	<p>Screened out (no likely significant effect)</p>	<p>Category B: Policy listing general criteria for testing the acceptability/sustainability of proposals.</p> <p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>
<p>DME1: Agricultural and forestry operations</p>	<p>Main modification: Applicants to demonstrate rather than prove through evidence of the acceptability of their proposals. Include forestry holding within the policy alongside agriculture. Include timber crop as a type of operational development Development contributes to NPA objectives e.g. conservation of valued landscape character as established in the Landscape Strategy, including winter housing to protect landscape.</p>	<p>Screened out (no likely significant effect)</p>	<p>Category H: Policy where the effects cannot undermine the conservation objectives (either alone or in combination with other plans and projects).</p> <p>Policy is strengthened with the reference to NPA objectives.</p> <p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>
<p>DME2: Farm diversification</p>	<p>Main modification: Removal of the reference to restricting new uses on a farm which occur as a result of diversification to that specific use rather than the general use class.</p>	<p>Screened out (no likely significant effect)</p>	<p>Category H: Policy where the effects cannot undermine the conservation objectives (either alone or in combination with</p>

	<p>Development will be permitted if there is clear evidence that the new business use will remain ancillary to the agricultural operation of the farm business, meaning that the new business use is a subsidiary or secondary use or operation associated with the agricultural unit.</p> <p>The LPA will exercise their powers to remove Permitted Development rights where necessary, reasonable and consistent with national policy.</p>		<p>other plans and projects).</p> <p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>
DME4: Change of use of non-safeguarded, unoccupied or under-occupied employment sites in DS1 settlements	<p>Main modification: Include sites on the edge of DS1 settlements. Any change to a business use has regard to the need for business premises and space and that the size and type of buildings proposed address that need.</p>	Screened out (no likely significant effect)	<p>Category H: Policy where the effects cannot undermine the conservation objectives (either alone or in combination with other plans and projects).</p> <p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>
DMR2: Holiday occupancy of touring camping and caravan sites	<p>Main modification: Change from 'holiday accommodation' to no more than 28 days per calendar year by any one person.</p>	Screened out (no likely significant effect)	<p>Category B: Policy listing general criteria for testing the acceptability/sustainability of proposals.</p> <p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>
DMR3: Holiday occupancy of self-catering accommodation	<p>Main modification: Change from 'holiday accommodation' to no more than 28 days per calendar year by any one person.</p>	Screened out (no likely significant effect)	<p>Category B: Policy listing general criteria for testing the acceptability/sustainability of proposals.</p>

			<p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>
DMH1: New affordable housing	<p>Main modification: Starter homes will be permitted as part of a development of housing to enhance a previously developed site. Self-Build and Custom build housing will be permitted on rural exception sites in accordance with Part A regarding proof of need and size thresholds.</p>	Screened out (no likely significant effect)	<p>Category H: Policy where the effects cannot undermine the conservation objectives (either alone or in combination with other plans and projects).</p> <p>Policy now refers to the new types of housing included in the NPPF that are acceptable on PDL or exception sites.</p> <p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>
DMH4: Essential worker dwellings	<p>Main modification: An essential worker dwelling shall be smaller than any house in the building group which is already under then control of the business and in accordance with policy DMC5. Financial evidence is to be submitted to evidence that the business has:</p> <ol style="list-style-type: none"> a) Been operating for at least three years; and b) That it is currently profitable; and c) That it has been so for at least one of the last three years; and d) That the profit from the business as opposed to turnover, is such that it can sustain the ongoing cost of the dwelling; 	Screened out (no likely significant effect)	<p>Category H: Policy where the effects cannot undermine the conservation objectives (either alone or in combination with other plans and projects).</p> <p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>

	and e) The ongoing costs associated with the dwelling linked to the landholding reflect the actual and potential income that might be generated from the landholding.		
DMH6: Re-development of previously developed sites to residential use	Main modification: Removal of reference to Neighbourhood Plans. Policy includes starter home or custom or self-build housing provision as a type of housing to address local need for affordable housing. Removal of reference to multi-phasing of development sites.	Screened out (no likely significant effect)	Category H: Policy where the effects cannot undermine the conservation objectives (either alone or in combination with other plans and projects). See Shadow HRA for further information. No change to Shadow HRA assessment.
DMH7: Extensions and alterations	Main modification: To restrict the increase in house size of affordable dwellings through the addition of A v) in the case of houses permitted under policy DMH1, exceed 10% or take the floorspace of the house above 97m ²	Screened out (no likely significant effect)	Category H: Policy where the effects cannot undermine the conservation objectives (either alone or in combination with other plans and projects). See Shadow HRA for further information. No change to Shadow HRA assessment.
DMH8: New outbuildings in the curtilage of dwelling houses	Main modification: Amend policy name to: DMH8: New outbuildings and alterations to existing outbuildings in the curtilage of dwelling houses Policy amended to include the above within the body of the text. Policy refers to new buildings. Reference to the ability to convert to residential within Permitted Development rights is removed.	Screened out (no likely significant effect)	Category H: Policy where the effects cannot undermine the conservation objectives (either alone or in combination with other plans and projects). See Shadow HRA for further information.

	<p>The status of the new buildings can be restricted through conditions. Removal of the reference to garages. Addition of B: Alterations and extensions to existing outbuildings will be permitted provided changes to the mass, form, and appearance of the existing building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, Conservation Area character, important open space, valued landscape character. Addition of C: The use of the building(s) will be restricted through conditions, where necessary.</p>		<p>No change to Shadow HRA assessment.</p>
<p>DMH9: Replacement dwellings</p>	<p>Main modification: All proposed replacement dwellings must enhance the valued character of the site itself and surrounding built environment and landscape reflecting the guidance provided in the PDNPA Design Guide (2007) and any subsequent successor adopted Design Guide. In all cases the replacement dwelling must exhibit high sustainability standards and conserve and enhance its built environment and/or landscape setting Permitted development rights may be removed if this is considered necessary to protect the enhancement achieved.</p>	<p>Screened out (no likely significant effect)</p>	<p>Category H: Policy where the effects cannot undermine the conservation objectives (either alone or in combination with other plans and projects). Additional text referring to conserving and enhancing the landscape included to strengthen the policy. See Shadow HRA for further information. No change to Shadow HRA assessment.</p>
<p>DMH10: Sub-division of dwellings to create multiple dwelling units</p>	<p>Main modification: Inclusion of outbuildings as an ancillary dwelling where it is already subject to a condition or legal agreement restricting its use.</p>	<p>Screened out (no likely significant effect)</p>	<p>Category H: Policy where the effects cannot undermine the conservation objectives (either alone or in combination with other plans and projects).</p>

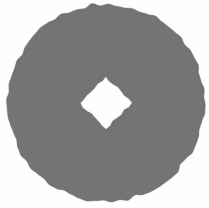
			See Shadow HRA for further information. No change to Shadow HRA assessment.
DMS1: Shops, professional services and related activities in Core Strategy named settlements	Main modification: Shops, professional services and premises for the sale and consumption of food and drink will be encouraged subject to the policy criteria. Removal of the requirement to demonstrate that existing shops will not be adversely affected or undermined. Where upper floors are proposed or already exist, access to them is provided. Remove reference to access for those with a mobility difficulty.	Screened out (no likely significant effect)	Category H: Policy where the effects cannot undermine the conservation objectives (either alone or in combination with other plans and projects). See Shadow HRA for further information. No change to Shadow HRA assessment.
DMS3: Retail development outside Core Strategy policy DS1 settlements	Main modification: At petrol stations, new or increased retail space will be permitted provided that: i) It does not reduce the size of the petrol station forecourt; or ii) It does not marginalise the petrol station to the extent that the retail activity becomes a destination itself; and iii) There is no additional demand for car parking or associated infrastructure. A. Expansion or intensification of the use of an existing site or building will only be permitted where it is of a modest scale in relation to the existing activity and/or buildings and it does not adversely affect the valued character, residential amenity and landscape setting.	Screened out (no likely significant effect)	Category H: Policy where the effects cannot undermine the conservation objectives (either alone or in combination with other plans and projects). See Shadow HRA for further information. No change to Shadow HRA assessment.

<p>DMS5: Outdoor advertising</p>	<p>Main modification: (i) conform to guidance set out in the Authority’s Shop Fronts Supplementary Planning Document.</p>	<p>Screened out (no likely significant effect)</p>	<p>Category B: Policy listing general criteria for testing the acceptability/sustainability of proposals.</p> <p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>
<p>DMT1: Cross-park infrastructure</p>	<p>Main modification: Amend policy name to: DMT1: Cross-park roads Removal or reference to railways within the policy.</p>	<p>Screened out (no likely significant effect)</p>	<p>Category C: refers to possible future proposals which are not in themselves proposed by the DMP document.</p> <p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>
<p>DMT2: Local road improvements (New Policy)</p>	<p>Main modification: DMT2: Local road improvements (New Policy) Local road schemes aimed at ensuring the safe operation of the highway network may be delivered either through the General Permitted Development or through a planning application. The approach to such proposals in both circumstances is provided below. A. Remedial road schemes aimed at addressing safety will be supported or permitted, provided that: - i. the National Park Authority receives early and appropriate consultation any proposed scheme that falls under the General Permitted Development Order; and ii. The scales of schemes is kept to a minimum consistent with the need to address the required road improvement while ensuring</p>	<p>N/A</p>	<p>Category C: refers to possible future proposals which are not in themselves proposed by the DMP document.</p> <p>The policy states that proposals be designed in a manner appropriate to setting and any additional national or international designations.</p> <p>Whilst this policy refers to new development the restrictions in place together with Core</p>

	<p>that scale is appropriate to the landscape; and</p> <p>iii. they are designed in a manner appropriate to setting and any additional national or international designations;</p> <p>iv. where the scheme is likely to have negative impacts on the valued characteristics of the National Park, that mitigation, and where possible enhancement measures form part of the scheme design.</p> <p>B. Local road schemes with the sole purpose of increasing capacity on the network will not be supported.</p> <p><i>NB. New text has been added to the supporting text (DMP: para 9.15) to give clarification on the HRA process should a development occur close to an international or nationally designated site.</i></p>		<p>Strategy policy L2 (Sites of biodiversity or geodiversity importance) and DMC11/12, work together to provide sufficient overarching protection to ensure this policy will not result in any likely significant effects on European sites.</p>
<p>DMT4: Railway construction</p>	<p>Main modification: Was DMT3, now DMT4: Rail construction New railways within the National Park, including those developed as tourist or heritage attractions must represent a sustainable transport solution ensuring that the benefits are weighed against any negative impacts on the landscape and existing recreational users of the Park. C: to include provision of passenger services to, from and between stations within the National Park. D: Mitigation of any habitat loss must be included within any railway proposals, along with proposals for enhancement where possible.</p> <p>Removal of reference to new railways designed primarily as tourist or heritage attractions will not be permitted.</p>	<p>Screened out (no likely significant effect)</p>	<p>Category C: refers to possible future proposals which are not in themselves proposed by the DMP document.</p> <p>The policy requires a net environmental benefit.</p> <p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>
<p>DMT7: Visitor Parking</p>	<p>Main modification: Was DMT6, now DMT7: Visitor parking Policy includes reference to using Traffic Regulation Orders as the method of restricting on-street parking.</p>	<p>Screened out (no likely significant effect)</p>	<p>Category B: Policy listing general criteria for testing the acceptability / sustainability of proposals</p>

			<p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>
<p>DMMW1: The justification for minerals and waste development</p>	<p>Main modification: DMMW1: The justification for minerals and waste development</p> <p>Policy now refers to the proximity of the waste operation to the supply-chain rather than the proximity of the mineral extraction to the end user market.</p> <p>Addition of further criteria</p> <p>B In order to demonstrate whether minerals development is in the public interest, consideration should include an assessment of:</p> <ul style="list-style-type: none"> (i) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, on the local economy; (ii) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and (iii) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which these can be moderated. <p>The need to demonstrate the requirements set out in B(i)-(iii) may vary in the case of applications for extensions to minerals workings, depending on their scale and nature.</p>	<p>Screened out (no likely significant effect)</p>	<p>Category B: Policy listing general criteria for testing the acceptability/sustainability of proposals.</p> <p>Modifications to the policy give clarity on the detail required of a planning application.</p> <p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>

<p>DMMW4: Waste management facilities</p>	<p>Main modification: Inclusion of B (vi) not involve land raising</p>	<p>Screened out (no likely significant effect)</p>	<p>Category B: Policy listing general criteria for testing the acceptability/sustainability of proposals.</p> <p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>
<p>DMMW5: Restoration and aftercare</p>	<p>Main modification: 'Development of waste management facilities' removed and replaced with 'disposal of waste by deposit or landfill' Include in (v) where appropriate Include in (vi) agriculture</p>	<p>Screened out (no likely significant effect)</p>	<p>Category B: Policy listing general criteria for testing the acceptability/sustainability of proposals.</p> <p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>
<p>DMMW7: Safeguarding gritstone resource</p>	<p>Main modification: The gritstone resource will be safeguarded from sterilisation by non-mineral surface development through the defined Mineral Safeguarding Areas on the Policies Map. When considering applications for major non-mineral surface development in these safeguarded areas outside of existing settlements and the areas immediately adjacent to existing settlements, the prior extraction of minerals should be undertaken ahead of the non-mineral surface development where possible to prevent mineral sterilisation. Where prior extraction is not practical or economically feasible, applicants will be required to demonstrate that either 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</p>	<p>Screened out (no likely significant effect)</p>	<p>Category H: Policy for which the (actual or theoretical) effect cannot undermine the conservation objectives (either alone or in combination with other aspects of this or other plans or projects)</p> <p>Whilst this policy safeguards the gritstone resource without necessarily constraining development, Core Strategy L2 (Sites of biodiversity or geodiversity importance) and</p>



	<p>overriding importance in relation to the significance of the mineral resource.</p>		<p>DMC11/12 work together to provide sufficient overarching protection to ensure this policy will not result in any likely significant effects on European sites.</p> <p>(Was listed as Category A in the Shadow HRA.)</p>
<p>DMMW8: Ancillary minerals development</p>	<p>Main modification: Inclusion of (iii) mineral related development (including processing, stocking, storage or sorting of minerals) will not be permitted on sites which are not operational mineral extraction sites.</p>	<p>Screened out (no likely significant effect)</p>	<p>Category B: Policy listing general criteria for testing the acceptability/sustainability of proposals.</p> <p>See Shadow HRA for further information.</p> <p>No change to Shadow HRA assessment.</p>

Appendix 2

Main Modifications to the Development Management Policies: Part 2 of the Local Plan for the Peak District National Park.

The following policies have been reassessed following main modifications to them. Text in black is pre-examination policy word changes; text in red is post-examination main modifications.

DMC1 Conservation and enhancement of nationally significant landscapes	
A.	<p>In countryside beyond the edge of settlements listed in policy DS1 of the Core Strategy <u>policy DS1</u>, any development <u>proposal</u> with a wide scale landscape impact must provide a landscape assessment with reference to the Landscape Strategy and Action Plan. The assessment must be proportionate to the proposed development and clearly demonstrate how valued landscape character, including natural beauty, biodiversity, cultural heritage features and other valued characteristics will be conserved and, where possible, enhanced taking into account:</p> <p>(i) the respective overall strategy for the following Landscape Strategy and Action Plan character areas:</p> <ul style="list-style-type: none"> • White Peak; • Dark Peak; • Dark Peak Western Fringe; • Dark Peak Yorkshire Fringe; • Derbyshire Peak Fringe; • Derwent Valley; • Eastern Moors; • South West Peak; and <p>(ii) any cumulative impact of existing or proposed development including outside the National Park boundary.</p> <p><u>(iii) the effect of the proposal on the landscape and, if necessary, the scope to modify it to ensure a positive contribution to landscape character.</u></p>
B.	<p>Development which would not respect, would adversely affect, or would lead to undesirable changes in landscape character or any other valued characteristics of the site and the area will not be permitted; Where a development has potential to have significant adverse impact on the purposes for which the area has been designated (e.g. by reason of its nature, scale and setting) the Authority will consider the proposal in accordance with major development</p>



tests set out in national policy.

- C. Where a building or structure is no longer needed or being used for the purposes for which it was approved and its continued presence or use is considered by the Authority, on the evidence available to it, to be harmful to the valued character of the landscape, its removal will be required by use of planning condition or obligation where appropriate and in accordance with the tests in national policy and legislation.

DMC4: Settlement limits

- A. Planning applications should provide sufficient information to allow proper consideration of the relationship between a proposed development and the settlement's historic pattern of development including the relationship of the settlement to local landscape character. The siting of the development should complement and not harm the character of these settlements.
- ~~B. Development which would adversely affect or lead to the loss of open areas forming an essential part of the character of the built environment will not be permitted.~~
- ~~C.B.~~ Development that is separated from the existing settlement to such a degree that it no longer forms part of the whole, or is likely to result in pressure to infill an intervening gap, will not be permitted.

DMC5 Assessing the impact of development on designated and non-designated heritage assets and their settings.

- A. Planning applications for development affecting a heritage asset, including its setting and their significance, must clearly demonstrate in a Heritage Statement:
- (i) How these its significance including how any identified features of value will be conserved and where possible enhanced; and
 - (ii) why the proposed development and related works are desirable or necessary.



- B. The ~~Heritage Statement supporting evidence~~ must be proportionate to the significance of the asset. It may be included as part of ~~the a Heritage Statement or~~ Design and Access Statement where relevant.
- C. Proposals likely to affect heritage assets with archaeological ~~or other heritage interest and potential archaeological interest or potential interest~~ should be supported by ~~appropriate information that identifies the impacts or~~ a programme of archaeological works to a methodology approved by the Authority.
- D. Non-designated heritage assets of archaeological interest demonstrably of equivalent significance to scheduled monuments will be considered in accordance with policies for designated heritage assets.
- E. ~~Development will not be permitted if~~ applicants fail to provide adequate or accurate detailed information to show the effect of the development on the ~~character, appearance and significance,~~ character and appearance of the heritage asset and its setting, ~~the application will be refused.~~
- F. Development ~~will not be permitted if it would~~ of a designated or non-designated heritage asset will not be permitted if it would result in any harm to, or loss of, the significance, character and appearance of a heritage asset (from its alteration or destruction, or from development within its setting), unless:
- ~~(i) — adversely affect the character and significance of a heritage asset and its setting including scale, mass, height, proportion, design, plan form, (including through subdivision), detailing or, materials used;~~
 - ~~(ii)(i) — result in the loss of, or irreversible damage to original features or other features of importance or significance or the loss of existing features which contribute to the character, appearance or setting (e.g. boundary walls, railings or gates);~~
 - ~~(iii) — Result in the addition of new features, that would adversely affect the significance, character, appearance, or setting of a heritage asset (e.g. boundary walls, new access, services, garden, domestic apparatus).~~
- (i) for designated heritage assets, clear and convincing justification is provided, to the satisfaction of the Authority, that the:
- a) substantial harm or loss of significance is necessary to achieve substantial public benefits that



outweigh that harm or loss; or

b) in the case of less than substantial harm to its significance, the harm is weighed against the public benefits of the proposal, including securing its optimum viable use.

(ii) for non-designated heritage assets, the development is considered by the Authority to be acceptable following a balanced judgement that takes into account the significance of the heritage asset.

DMC6 Scheduled Monuments

~~The exceptional circumstances where development involving scheduled monuments may be permitted are those where it can be demonstrated that the legislative provisions to protect Scheduled Monuments can be fully met.~~

~~B. Where a Scheduled Monument or setting is adversely affected planning permission will be refused.~~

A. Planning applications involving a Scheduled Monument and/or its setting will be determined in accordance with policy DMC5.

DMC7: Listed Buildings

A. Planning applications for development affecting a Listed Building and/or its setting should be determined in accordance with policy DMC5 and clearly demonstrate:

(i) how their significance will be preserved; and

(ii) why the proposed development and related works are desirable and necessary.

B. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and its setting and any curtilage listed features.



- C. Development will not be permitted if it would:
- (i) ~~a~~Adversely affect the character, scale, proportion, design, detailing of, or materials used in the ~~L~~isted ~~B~~uilding; or
 - (ii) ~~r~~Result in the loss of or irreversible change to original features or other features of importance or interest.
- D. In particular, development will not be permitted if it would directly, indirectly or cumulatively lead to:
- (i) removal of original walls, stairs, or entrances, or subdivision of large interior spaces;
 - (ii) removal, alteration or unnecessary replacement of structural elements including walls, roof structures, beams and ~~r~~ floors;
 - (iii) the unnecessary removal, alteration or replacement of features such as windows, doors, fireplaces and plasterwork;
 - (iv) the loss of curtilage features which complement the character and appearance of the ~~L~~isted ~~B~~uilding (e.g. boundary walls, railings or gates);
 - (v) repairs or alterations involving materials, techniques and detailing inappropriate to a ~~L~~isted ~~B~~uilding;
 - (vi) the replacement of traditional features other than with like for like, authentic or original materials and using appropriate techniques;
 - (vii) extensions to the front of ~~L~~isted ~~B~~uildings;
 - (viii) extensions of more than one storey to the rear of listed small houses or terraced properties;
 - (ix) inappropriate impact on the setting of the ~~L~~isted ~~B~~uilding.
- unless justified to the satisfaction of the Authority, that the proposed changes, loss or irreversible damage, and/or addition of new features to the Listed Building and its setting are:
- (x) less than substantial in terms of impact on the character and significance of the Listed Building



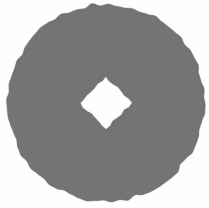
and its setting; and

(xi) off-set by the public benefit from making the changes, including enabling optimum viable use, and net enhancement to the Listed Building and its setting.

- E. Where change to a Listed Building is acceptable, an appropriate record of the building will be required to a methodology approved in writing by the Authority prior to any works commencing.

DMC8 Conservation Areas

- A. Applications for development in a Conservation Area, or for development that affects its setting or important views into, ~~or~~ of, across or through the area, should assess and clearly demonstrate how the character or appearance and significance of the Conservation Area will be preserved or enhanced. The application should be determined in accordance with policy DMC5 and the following matters should be taken into account:
- (i) fForm and layout of the area including views and vistas into and out of it and the shape and character of spaces contributing to the character of the historic environment including important open spaces as identified on the Policies Map;
 - (ii) sStreet patterns, historical or traditional street furniture, traditional surfaces, uses, natural or man-made features, trees and landscapes;
 - (iii) sScale, height, form and massing of the development and existing buildings to which it relates;
 - (iv) lLocally distinctive design details including traditional frontage patterns and vertical or horizontal emphasis;
 - (v) the nature and quality of materials.
- B. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect of their proposals on the character, appearance and significance of the component parts of the Conservation Area and its setting. Where an outline application is



~~submitted the Authority reserves the right to request additional information before determining the application.~~⁴

~~C. Outline applications for development will not be permitted.~~

C. ~~D.~~ Proposals for or involving demolition of existing buildings, walls or other structures which make a positive contribution to the character or appearance or historic interest of the Conservation Area will not be permitted unless there is clear and convincing evidence that:

(i) the condition of the building (provided that this is not a result of deliberate neglect) and the cost of repairing and maintaining it in relation to its significance and to the value derived from its continued use, is such that repair is not practical; ~~and/or~~

~~(ii) all possible efforts have been made to continue the present use or find compatible alternative uses for the building, including putting the building on the market and seeking advice from relevant authorities and agencies; or~~

(ii) ~~(iii)~~ the demolition is to remove an unsightly or otherwise inappropriate modern addition to the building where its removal would better reveal buildings, walls or structures that make a positive contribution to the character or appearance or historic interest of the Conservation Area.

D. ~~E.~~ Where development is acceptable, a record of the current site, building or structure and its context will be required, prior to or during development or demolition.

E. ~~F.~~ Plans for re-use of an area where demolition is proposed must be agreed and a contract for redevelopment signed before the demolition is carried out.

F. ~~G. Where appropriate, f~~elling, lopping or topping of trees in a Conservation Area will not be permitted without prior agreement. This may require their replacement, and provision for their future maintenance.⁵

⁴ <http://www.legislation.gov.uk/ukxi/2015/595/article/5/made> If a Local Planning Authority considers that an outline application out to include details of the reserved matters it must notify the applicant no more than 1 month after the application is received, specifying which further details are required.

⁵ <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#Protecting-trees-in-conservation-areas> Trees in a Conservation Area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such.



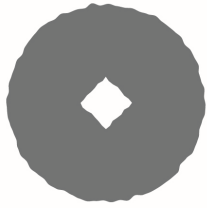
DMC9: Registered Parks and Gardens

A. Planning applications involving a Registered Park and Garden and/or its setting will be determined in accordance with policy DMC5.

A.B. When considering the impact of a development proposal on Registered Parks and Gardens, including individual garden buildings or landscape features within them, or on their settings, their significance will be assessed by reference to the National Register compiled by Historic England and to other historic, botanical or ecological information.

DMC10 Conversion of a heritage asset

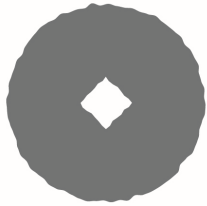
- A. Conversion of a heritage asset to a use other than that for which it was designed will be permitted provided that:
- (i) it can accommodate the new use without changes that adversely affect its character (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding); and
 - (ii) the building is capable of conversion, the extent of which would not compromise the ~~historic interests~~significance and character of the building; and
 - (iii) where the proposal involves the conversion to higher intensity uses, development will only be permitted within existing settlements, smaller hamlets, on farmsteads, and in groups of buildings;
 - (iv) ~~the changes brought about by the new use, and any associated infrastructure (such as access and services), conserves and enhances the heritage significance of the asset, its setting (in accordance with DMC5), any valued landscape character, and any valued built environment; the new use does not require changes to the asset's setting and/or curtilage or new access or services that would adversely affect the heritage asset's significance or have an adverse impact on its setting, including on the landscape character or character of the built environment of the area;~~ and
 - (v) the new use of the building or any curtilage created would not be visually intrusive in its landscape or have an adverse impact on tranquility, dark skies or other valued characteristics.



- B. Buildings which are not deemed to be a heritage asset will not normally be permitted for conversion to higher intensity uses.
- C. Proposals under Core Strategy policy HC1 part C1 will only be permitted where:
- (i) the building is a designated heritage asset; or
 - (ii) based on the evidence, the National Park Authority has identified the building as a non-designated heritage asset; and
 - (iii) it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and where appropriate the enhancement of the significance of the heritage asset and the contribution of its setting.
- D. In all cases attention will be paid to the impact of domestication and urbanisation brought about by the use on landscape character and the built environment including:
- (i) the supply of utility and infrastructure services, including electricity, water and waste disposal to support residential use;
 - (ii) the provision of safe vehicular access;
 - (iii) the provision of adequate amenity space and parking;
 - (iv) the introduction of a domestic curtilage;
 - (v) the alteration of agricultural land and field walls;
 - (vi) any other engineering operation associated with the development.

DMC11 Safeguarding, recording and enhancing nature conservation interests

- A. Proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development. In considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss by demonstrating that in the following order of priority the matters have been taken into consideration:
- (i) enhancement proportionate to the development; meaning that development proposals will be expected to incorporate features to encourage biodiversity and retain and where possible enhance, existing features of biodiversity and geodiversity within the site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors should be considered in association with the new



- development to ensure habitat connectivity.
 - ~~(ii) no alternative sites exist that cause less harm;~~
 - (ii) adverse effects have been avoided;
 - (iii) no alternative sites exist that cause less harm
 - (iv) appropriate mitigation; and
 - (v) in rare cases, as a last resort, compensation measures to offset loss
- B. Details of appropriate safeguards and enhancement measures for a site, feature or species of nature conservation importance which could be affected by the development must be provided, in line with the Biodiversity Action Plan and any action plan for geodiversity sites, including provision for the beneficial future management of the interests. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the impact of a development proposal on a site, feature or species including:
- (i) an assessment of the nature conservation importance of the site; and
 - (ii) adequate information about the special interests of the site; and
 - (iii) an assessment of the direct and indirect effects of the development; and
 - (iv) details of any mitigating and/or compensatory measures and details setting out the degree to which net gain in biodiversity has been sought; and
 - (v) details of alternatives considered including the 'do nothing scenario' and justification for the choice of the preferred option and for discounting other options; and
 - (vi) details of provisions made for the beneficial future management of the nature conservation interests of the site. Where the likely success of these measures is uncertain, development will not be permitted.
- C. Measures should ensure conservation of the features of importance in their original location.
- D. Where the likely success of the measures detailed in B) or C) is uncertain, mitigation measures would not override the requirements of B and C and development will not be permitted.
- E. For all sites, features and species development proposals must also consider:
- (i) cumulative impacts of other developments or proposals;
 - (ii) the setting of the development in relation to other features of importance, taking into account historical, cultural and landscape context;
 - (iii) the impact on protected or notable species, adjacent habitats and ecological networks, including water resources, wildlife corridors and wildlife stepping stones.



~~F. Development proposals will be expected to incorporate features to encourage biodiversity and retain and where possible enhance, existing features of biodiversity and geodiversity within the site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors should be considered in association with new development to ensure habitat connectivity.~~

~~G. Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the impact of a development proposal on a site, feature or species including:~~

- ~~(i) an assessment of the nature conservation importance of the site; and~~
- ~~(ii) adequate information about the special interests of the site; and~~
- ~~(iii) an assessment of the direct and indirect effects of the development; and~~
- ~~(iv) details of any mitigating and/or compensatory measures and details setting out the degree to which net gain in biodiversity has been sought; and~~
- ~~(v) details of alternatives considered including the 'do nothing scenario' and justification for the choice of the preferred option and for discounting other options; and~~
- ~~(vi) details of provisions made for the beneficial future management of the nature conservation interests of the site. Where the likely success of these measures is uncertain, development will not be permitted~~

DMC12 Sites, features or species of wildlife, geological or geomorphological importance

- A. For Internationally designated or candidate sites, or European Protected Species, the exceptional circumstances where development may be permitted are those where it can be demonstrated that the legislative provisions to protect such sites or species can be fully met.^{6 7 8}
- B. For sites, features or species of national importance⁹, exceptional circumstances are those where development is essential:

⁶ Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora Conservation of Habitats and Species Regulations 2010

⁷ Directive 2009/147/EC on the conservation of wild birds (codified version of Directive 79/409/EEC)

⁸ European Commission, Managing Natura 2000 sites. The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC

⁹ SSSIs, NNRs, irreplaceable habitats including Ancient Woodlands and Grasslands, Habitats and Species listed under s41 of the NERC Act 2006 as being of principal importance for the purpose of conserving biodiversity



- (i) for the management of those sites, features or species; or
- (ii) for the conservation and enhancement of the National Park's valued characteristics; or
- (iii) where the benefits of the development at a site clearly outweigh the impacts on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.

C. For all other sites, features and species¹⁰, development will only be permitted where:

- (i) significant harm can be avoided and the conservation status of the population of the species or habitat concerned is maintained; and
- ~~(i)~~(ii) the need for, and the benefits of, the development in that location clearly outweighs the loss; and any adverse effect.

DMC13 Protecting trees, woodland or other landscape features put at risk by development

- A. Planning applications should provide sufficient information to enable their impact on trees, woodlands and other landscape features to be properly considered in accordance with 'BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations' or equivalent.
- B. Trees and hedgerows, including ancient woodland and ancient and veteran trees which positively contribute, either as individual specimens or as part of a wider group, to the visual amenity or biodiversity of the location will be protected. Other than in exceptional circumstances development involving loss of these features will not be permitted.
- C. Development should incorporate existing trees, hedgerows or other landscape features within the site layout. Where this cannot be achieved the onus is on the applicant to justify the loss of trees and/or other features as part of the development proposal.
- D. Trees, woodlands and other landscape features should be protected during the course of the

¹⁰ [Refer to paragraph 9.29 of the Core Strategy for comprehensive list](#)



development.

DMC15 Contaminated and unstable land

~~A.~~ Development on land that is known or suspected to be contaminated will be permitted provided that an accredited assessment shows that:

- (i) there is no risk to public health arising from any existing contamination; and
- (ii) remedial measures (in situ or by safe disposal off-site) can remove any public health risk and make the site fit for its intended use without harm to the valued characteristics of the area including any nature conservation or cultural heritage value; and
- ~~(iii) the land is not of high nature conservation or cultural heritage value.~~

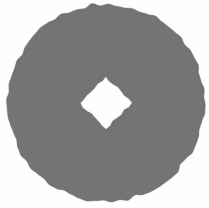
~~A.~~ ~~Development will not be permitted in the vicinity of sewage treatment works, high pressure or gas pipelines, or other notifiable installations, where they would present an unacceptable loss of amenity or risk to those using the development.~~

~~C.~~ ~~B.~~ Development on land believed to be unstable, or suspected as being potentially unstable, or likely to become unstable as a result of development will only be permitted where an accredited stability assessment shows that the land:

- (i) is stable and will remain so; or
- (ii) can be made permanently stable by remedial measures undertaken as part of the development process without harm to the valued characteristics of the area; and
- (iii) that development will not affect the stability or safety of neighbouring areas.

~~D.~~ ~~Where contamination or instability is known or suspected to exist, or suspected to arise as a result of development, an accredited assessment will be required before a planning decision is made.~~

~~E.~~ ~~C.~~ Necessary remedial measures must be agreed before development commences.



DME1: Agricultural or forestry operational development

- A. New agricultural and forestry buildings, structures and associated working spaces or other development will be permitted provided that it is ~~proven~~demonstrated to the Authority's satisfaction, that the building at the scale proposed is functionally required for that purpose from information provided by the applicant on all the ~~relevant~~following criteria: ~~that the building at the scale proposed is functionally required for the purposes of agriculture:~~
- (i) ~~I~~Location and size of farm or forestry holding;
 - (ii) ~~T~~Type of agriculture or forestry practiced on the farm or forestry holding;
 - (iii) ~~I~~Intended use and size of proposed building;
 - (iv) ~~I~~Intended location and appearance of proposed building;
 - (v) ~~s~~Stocking type, numbers and density per hectare;
 - (vi) ~~a~~Area covered by crops, including any timber crop;
 - (vii) ~~e~~Existing buildings, uses and why these are unable to cope with existing or perceived demand;
 - (viii) ~~d~~Dimensions and layout;
 - (ix) ~~p~~Predicted building requirements by type of stock/crop/other usage; and



~~(x) cContribution to NPA objectives, e.g. winter housing to protect landscape the Authority's objectives, e.g. conservation of valued landscape character as established in the Landscape Strategy, including winter housing to protect landscape.~~

~~and the proposed building(s) and structure(s):~~

~~B. are close to the farmstead or main group of farm buildings, and in all cases relate well to, and make best use of, existing buildings, trees, walls and other landscape features;~~

~~C. are not in isolated locations requiring obtrusive access tracks, roads or services;~~

~~D. respect the design, scale, mass and colouring of existing buildings and building traditions characteristic of the area, reflecting this as far as possible in their own design;~~

~~E. avoid adverse effects on the area's valued characteristics including important local views, making use of the least obtrusive or otherwise damaging possible location; and~~

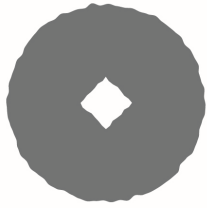
~~F. avoid harm to the setting, fabric and integrity of the Natural Zone.~~

~~B. New agricultural and forestry buildings, structures and associated working spaces or other development shall:~~

~~(i) be located close to the farmstead or main group of farm buildings, and in all cases relate well to, and make best use of, existing buildings, trees, walls and other landscape features; and~~

~~(ii) not be in isolated locations requiring obtrusive access tracks, roads or services; and~~

~~(iii) respect the design, scale, mass and colouring of existing buildings and building~~



traditions characteristic of the area, reflecting this as far as possible in their own design; and

(iv) avoid adverse effects on the area's valued characteristics including important local views, making use of the least obtrusive or otherwise damaging possible location; and

(iv) avoid harm to the setting, fabric and integrity of the Natural Zone.

DME2: Farm diversification

~~A.—Diversification of economic activity on a farm will be restricted to the specific use or range of uses for which permission is given rather than to a use class.~~

~~B.A.~~ Development will be permitted if there is clear evidence that the new business use will remain ancillary to the agricultural operation of the farm business, meaning that the new business use is a subsidiary or secondary use or operation associated with the agricultural unit.

~~C.B.~~ New buildings may be permitted if the proposed development cannot be appropriately located in existing buildings of cultural heritage significance, or in other buildings which remain appropriate within the farm building group.

~~D.C.~~ Development will be permitted to remove a stand-alone building and replace it with a new building within the building group provided the scale, massing and use of the new building is appropriate, it respects the historic form and character of the building group, and the existing building has no cultural heritage significance.

~~E.D.~~ New or expanded buildings for non-farming uses that generate income to support the farm business will be permitted provided there is no net harm to any valued characteristics of the building group or valued landscape character as evidenced by the Landscape Strategy.



E. Where proposals for farm diversification are otherwise acceptable, the Authority will consider removing permitted development rights to limit the range of uses permissible, where to do so would be necessary, reasonable and consistent with national policy.

(~~T~~his policy does not apply to buildings justified for agricultural purposes, which, either through the prior notification procedure or a planning application, are legitimate forms of development on farms).

DME4: Change of use of non-safeguarded, unoccupied or under-occupied employment sites in Core Strategy policy DS1 settlements

A. The change of use, or re-use of non-safeguarded, unoccupied or under-occupied employment sites in or on the edge of Core Strategy policy DS1 settlements to non-business uses will be permitted provided that: ~~A. The site or building(s) have been marketed to the Authority's satisfaction for a continuous period of 12 months prior to the date of the planning application, in line with the requirements of this pPlan, and the Authority agrees that there is no business need for the retention of them~~¹¹;

B. In the case of proposals to change to other Class B Uses where a change requires planning permission¹²:

(i) ~~1.218~~ The changed nature of any business use proposed for land or building(s) is justified, by evidence of need having regard to the need for particular business premises and space in the National Park or, if expressed as a need by for the district, borough, or metropolitan council, relevant local authority for that ~~council~~-area and the size and type of buildings proposed would address that need; and

~~(ii) 1.219 In accordance with any evidenced need, the size and type of buildings~~

¹¹ A business may make representation to the Authority if it considers 12 months to be too long a period for the type of business concerned, but the business will need to provide reasoned justification why a shorter period of marketing is justified.

¹² B uses cover the full range of business types from offices to heavy industry and some changes between different types of business use do not require planning permission (i.e. it is permitted development). An applicant must check when planning permission is required by consulting the General Permitted Development Order.



~~proposed would address that need; and in all cases~~

~~(iii)C. 4.220~~ For all changes of use ~~the~~ proposed use conserves and enhances any valued character associated with the site or premises, including any cultural heritage significance attached to the site or buildings and the wider settlement pattern.

DMR2 Holiday occupancy of touring camping and caravan sites

A. Where the development of a touring camping or touring caravan site is acceptable, its use will be restricted to ~~holiday accommodation no more than 28 days per calendar year by any one person.~~

A.B. For an existing camping or caravan site, the removal of any existing condition that stipulates months of occupation, and its replacement by a holiday occupancy condition, will be permitted, provided that the site is adequately screened in winter months and that there would be no adverse impact on the valued characteristics of the area or residential amenity.

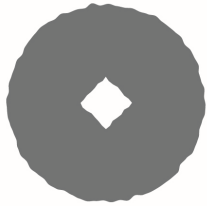
DMR3 Holiday occupancy of self-catering accommodation

Outside settlements listed in ~~Core Strategy policy DS1 of the Core Strategy:~~

A. ~~W~~where self-catering accommodation is acceptable, its use will be restricted to ~~holiday accommodation no more than 28 days per calendar year by any one person;~~ and

B. ~~F~~or existing accommodation, the removal of any condition that stipulates ~~either~~ months of ~~occupation, or~~ occupation ~~of no more than 28 days per annum by any one person~~ will be permitted provided ~~that~~:

- (i) ~~that~~ there would be no adverse impact on ~~the~~ valued characteristics of the area or residential amenity; and
- (ii) the dwelling unit is tied by legal agreement to occupancy in perpetuity by those in housing need and having the required local connection as specified in policies ~~DMH1 and DMH2;~~ and



- (iii) the size of the dwelling unit is within that specified in ~~housing policies policy DMH1 beyond which the dwelling unit cannot reasonably be rented or part owned at a price eligible occupants can afford or of a size that can be reasonably rented or part owned.~~

Within a settlement listed in ~~Core Strategy policy DS1 of the Core Strategy:~~

- C. ~~Aa-~~ holiday occupancy condition will be applied to self-catering accommodation if the property being converted has inadequate indoor or outdoor living space or is so closely related to adjoining properties that the introduction of residential use would cause unacceptable harm to their amenity; ~~and~~
- D. ~~F~~for existing accommodation, the removal of any holiday occupancy condition will be permitted where the criteria in (B) above are met.

DMH1 New ~~a~~Affordable ~~h~~Housing

- A. Affordable housing will be permitted in or on the edge of **Core Strategy policy DS1** settlements, either by new build or by conversion; and outside of **Core Strategy policy DS1** settlements by conversion of existing buildings provided that:
 - (i) ~~t~~There is a proven need for the dwelling(s); and
 - (ii) ~~a~~Any new build housing is within the following size thresholds:

Number of bed spaces	Maximum Gross Internal Floor Area (m ²) ¹³
One person	39

¹³ Of which minimum built in storage area (m²)

- One person 1
- Two persons 1.5
- Three persons 2
- Four persons 2.5
- Five persons 3



Two persons	58
Three persons	70
Four persons	84
Five persons	97

B. Starter Homes will ~~not be permitted on exception sites but may~~ be permitted as part of a development of housing to enhance a previously developed sites¹⁴.

C. Self-Build and Custom Build ~~plots housing~~ will ~~not~~ be permitted on rural exception sites ~~but may be permitted as part of a development of housing to enhance a previously developed sites~~ in accordance with Part A regarding proof of need and size thresholds.

DMH4 Essential worker dwellings

A. The need for a worker dwelling to support agriculture, forestry or other rural enterprise businesses will be considered against the needs of the business concerned¹⁵. Development will be permitted by conversion or new build provided that:

- (i) ~~A.~~ a detailed appraisal demonstrates that there is a genuine and essential functional need for the worker(s) concerned, with a requirement that they need to be readily available at most times, day and night, bearing in mind current and likely future requirements; and
- (ii) ~~B.~~ there is no accommodation available in the locality that could enable the worker(s) to be readily available at most times, day and night, bearing in mind current and likely future requirements; and
- (iii) ~~C.~~ there is no traditional building that could be converted for use as a worker dwelling, within or close to the main group of buildings, in line with other policies and guidance

¹⁴ The Housing and Planning Act gives planning authorities the power to dispense with the requirement to provide starter homes on rural exception sites <http://www.legislation.gov.uk/ukpga/2016/22/section/5/enacted>

¹⁵ The personal preferences of an employee ~~are~~ not a material planning consideration



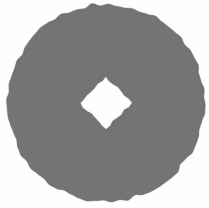
on siting and design, and could serve this purpose; and

- (iv) ~~D.~~ where conversion of existing buildings is not an option, construction costs of new buildings reflect the likely sustainable income of the business; and
- (v) ~~E.~~ the new building is within or immediately adjacent to the site of the existing building group and enhances the building group when considered in its landscape setting; and
- (vi) ~~F.~~ the new building is smaller than any house in the building group that is already ~~Where a house already exists, and is~~ under the control of the business and in accordance with policy DMH5, the subsequent housing is subservient in size to the existing original house unless an acceptable landscape and building conservation outcome for the building group and the setting can only be achieved by a bigger ~~buildinghouse~~; and

~~(vii)G.~~ stated intentions to engage in or further develop the land management business are genuine, reasonably likely to happen and capable of being sustained for a reasonable period of time. The Authority will require financial evidence that the business has:

- a) been operating for at least three years; and
- b) that it is currently profitable; and
- c) that it has been so for at least one of the last three years; and
- d) that the profit from the business as opposed to turnover, is such that it can sustain the ongoing cost of the dwelling; and
- e) the ongoing costs associated with the dwelling linked to the landholding reflect the actual and potential income that might be generated from the landholding.

~~B.H.~~ Where there is uncertainty about the financial sustainability of an otherwise acceptable proposal, permission may be granted for an appropriately coloured caravan or other temporary accommodation.



DMH6: Re-development of previously developed land to dwelling use

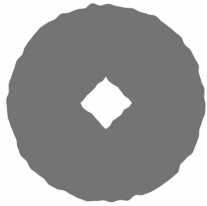
A. Re-development of previously developed land for housing will be permitted provided that:

- (i) ~~t~~The development conserves and enhances the valued character of the built environment or landscape on, around or adjacent to the site; and
- ~~(ii) an adopted neighbourhood plan has not identified the land for continued community or employment use or open space; and~~
- ~~(iii)~~(ii) ~~w~~where the land is inside or on the edge of a Core Strategy policy DS1 settlement, and subject to viability, an element of the housing addresses local need for affordable housing potentially including starter home or custom or self-build housing provision.
- ~~(iv) Partial or proposed multi-phased development of sites can, by use of condition or if expedient, legal agreement, ensure the conservation and enhancement of the whole site.~~

DMH7: Extensions and alterations

A. Extensions and alterations to dwellings will be permitted provided that the proposal does not:

- (i) detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings; or
- (ii) dominate the original dwelling particularly where it is a designated or non-designated cultural heritage asset; or
- (iii) amount to the creation of a separate independent dwelling; or



(iv) create, ~~by inclusion of land not previously within the residential curtilage, an~~ adverse effect on, or lead to undesirable changes to the landscape or any other valued characteristic; ~~or-~~

~~(v) in the case of houses permitted under policy DMH1, exceed 10% or take the floorspace of the house above 97m²~~

B. Proposals for house extensions involving the conversion of adjoining buildings and by the provision of new ancillary buildings must also satisfy ~~p~~Policy DMH5.

C. Where an extension provides ancillary accommodation and it is not possible to secure its ancillary status in perpetuity by planning conditions it will be tied to the main dwelling by way of a ~~S~~section 106 ~~A~~agreement.

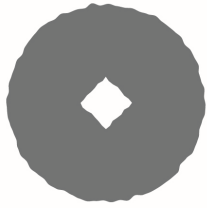
DMH8 ~~New outbuildings for domestic garaging and storage use and alterations and extensions to existing outbuildings~~ in the curtilage of dwelling houses

A. New outbuildings will be permitted ~~for garaging and storage use~~ provided the scale, mass, form, and design of the ~~new~~ building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including ~~L~~isted ~~B~~uilding status and setting, ~~C~~onservation ~~A~~rea character, important open space, valued landscape character; ~~and~~

~~B. the building exhibits the minimum of features necessary for the proposed storage use. Alterations and extensions to existing outbuildings will be permitted provided changes to the mass, form, and appearance of the existing building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, Conservation Area character, important open space, valued landscape character.~~

~~C. The use of the building(s) will be restricted through conditions, where necessary.~~

DMH9 Replacement ~~d~~Dwellings



- A. The replacement of a dwelling will be permitted provided that the dwelling to be replaced:
- (i) is not Listed individually or as part of a group listing; and
 - (ii) is not considered to have cultural heritage significance; and
 - (iii) is not considered to contribute positively towards the valued landscape character or built environment in which it is located.
- B. All proposed replacement dwellings must enhance the valued character of the site itself and surrounding built environment and landscape, reflecting the guidance provided in the Peak District National Park Authority Design Guide (2007) or any successor adopted Design Guide.
- C. ~~Any replacement dwelling should only be larger than the dwelling it replaces where the proposed replacement dwelling~~ Larger replacement dwellings should demonstrate significant overall enhancement to the valued character and appearance of the site itself, and the surrounding built environment and landscape. ~~;~~ and
- D. In all cases the replacement dwelling must not create an adverse impact on neighbours' residential amenity. ~~;~~ and
- E. In all cases the replacement dwelling must exhibit high sustainability standards.
- ~~E.F.~~ In the event that the proposed replacement dwelling is on another footprint, the existing dwelling ~~shall be~~ removed from the site prior to the completion of the development, or within 3 months of the first occupation of the new dwelling, where the existing dwelling is currently occupied. ~~in residential use;~~ and
- ~~F.G.~~ In a Core Strategy policy DS1 settlements, demolition of one dwelling and re-development with more than one dwelling may be permitted provided that the proposed development satisfies the criteria ~~on~~ above and is required in order to achieve conservation and enhancement in accordance with **Core Strategy policies DS1-C, and GSP2-D, and HC1-C.**
- ~~G.H.~~ Where there is specific evidence of general housing need in the Parish for a particular size of dwelling (for example from a Neighbourhood Plan), the size of the net additional housing units should reflect that evidence.



I. Permitted development rights may be removed if this is considered necessary to protect the enhancement achieved.

DMH10 Sub-division of dwellings to create multiple dwelling units

The subdivision of a dwelling and the creation of new dwelling units will be permitted provided that the subdivision would not prevent or undermine:

(i)A- the quality of the landscape and immediate setting of the building in line with conservation policies; or

(ii)B- the residential amenity of any nearby residential properties; or

(iii)C- the use of the original dwelling where that is already subject to a condition or legal agreements ~~s~~ restricting ~~use~~:

(a) use as an affordable house for eligible persons in housing need; or

(b) use as an ancillary dwelling; or

(c) use as an essential worker dwelling; or

(d) use by those either requiring or providing care; or

(e) joint use of the building for residential and business use;

or-

(iv) the use of any outbuilding as an ancillary dwelling where it is already subject to a condition or legal agreement restricting its use.

DMS1 Shops, professional services and related activities in Core Strategy policy DS1 named



settlements

In furtherance of Core Strategy policy HC5, shops, professional services and premises for the sale and consumption of food and drink development within ~~named~~ settlements listed in policy DS1 of the Core Strategy **policy DS1** will be encouraged provided that:

~~supporting evidence shows that local convenience shopping will not be adversely affected or undermined; and~~

~~(i) B-~~ there are adequate facilities and access for the storage and disposal of goods, waste and delivery of stock; and

~~(ii) C-~~ in newly built shops (and in those conversions that involve substantial change to an existing building) where upper floors are proposed or already exist, provision is made for access allowing separate use of upper floors. This should be from an entrance onto the front of the building wherever possible; ~~and~~

~~access is provided for people with a mobility difficulty where practicable.~~

DMS3 Retail development outside Core Strategy policy DS1 named settlements

B. Where retail development is associated with an industrial or business unit, sales will be mainly restricted to goods produced on the unit.

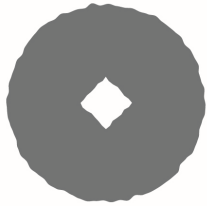
C. At petrol stations, ~~retail activity must remain ancillary to fuel sales.~~ new or increased retail space will be permitted provided that:

(i) it does not reduce the size of the petrol station forecourt; or

(ii) it does not marginalise the petrol station to the extent that the retail activity becomes a destination in itself; and

(iii) there is no additional demand for car parking or associated infrastructure.

~~C.D.~~ New development within existing garden centre sites or nurseries will not be permitted unless it is related to the primary function of the site and would not damage the valued characteristics of the



area.

~~D.E. Proposals to expand or intensify the use of an existing site or building must assess the impact of the development in its landscape context by reference to the Peak District National Park Landscape Strategy and Action Plan. Expansion or intensification of the use of an existing site or building will only be permitted where it is of a modest scale in relation to the existing activity and/or buildings and it does not adversely affect the valued character, residential amenity and landscape setting.~~

DMS5 Outdoor advertising

A. Advertisements will be granted consent provided that they:

(ii) are as near as possible to the business or activity concerned (an exception may be made for community information boards or finger-post schemes in ~~the -named~~ settlements of **Core Strategy policy DS1**); and

(iii) do not result in a proliferation of signs inappropriate to the building or locality; and

(iv) do not pose a hazard to public safety or unduly harm the amenity of neighbouring properties; and

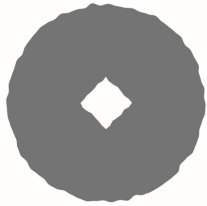
~~(v) are in proportion and appropriately located relative to the building on which they are displayed and/or to nearby buildings; and~~

~~(vi)(v)~~ are of a high standard of design, materials and construction; and

~~(vii)(vi)~~ ~~their scale, setting and design~~ are of a scale, design and method of fixing that do not detract from features of architectural or historic importance or other valued characteristics of the area; and-

(vii) conform to guidance set out in the Authority's Shop Fronts Supplementary Planning Document.

B. Internal illumination will not be granted consent (except for single illuminated pole signs)



essential to road safety at petrol stations on main roads). External illumination will not be granted consent unless it is during opening hours in predominantly commercial areas; or ~~is at~~ for public houses, restaurants or similar premises that are reliant on evening trade (open after dark) providing it does not adversely affect dark skies.

C. Signs or adverts more than 3.6 metres above ground level, or (if lower) above the bottom level of any first floor window on the same wall, will not be granted consent unless:

- (i) they are ~~projecting~~hanging- signs; or
- (ii) the building is a public house, hotel or restaurant that does not have a fascia and the ~~sign or advert has individual lettering attached to it so as to minimise any harmful visual impact and any damage to the stone or brickwork architecture of the building dictates that a sign would be better sited higher up on a property.~~

~~Advertisements for the purpose of announcement or direction will not be granted consent unless they are reasonably required having regard to the nature and location of that which they advertise.~~

DMT1 Cross-Park infrastructure roads

New roads ~~or railways~~ for cross-Park travel will not be supported, and ~~no~~ proposals for a major alteration to an existing road ~~or railway~~ will not be permitted, unless:

~~(i)A-T~~ there is a compelling national need which cannot be met by any reasonable alternative means; and

~~(ii)B-H~~ it is demonstrated to be in the overall public interest; and

~~(iii)C-H~~ it is demonstrated to provide long term local transport benefit; and

~~(iv)D-T~~ there is a demonstrable long term net environmental benefit within the National Park; and

~~(v)E-T~~ there is a demonstrable long term net economic benefit within for the National Park.



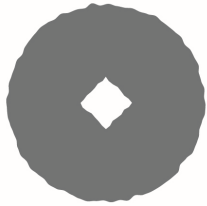
DMT2 Local road improvements

Local road schemes aimed at ensuring the safe operation of the highway network may be delivered either through the General Permitted Development Order or through a planning application. The approach to such proposals in both circumstances is provided below:

- A. Remedial road schemes aimed at addressing safety will be supported or permitted, provided that:
- (i) the National Park Authority receives early and appropriate consultation on any proposed scheme that falls under the General Permitted Development Order; and
 - (ii) the scale of schemes is kept to a minimum consistent with the need to address the required road improvement while ensuring that scale is appropriate to the landscape; and
 - (iii) they are designed in a manner appropriate to setting and any additional national or international designations; and
 - (iv) where the scheme is likely to have negative impacts on the valued characteristics of the National Park, that mitigation, and where possible enhancement measures, form part of the scheme design.
- B. Local road schemes with the sole purpose of increasing capacity on the network will not be supported.

DMT43 Railway construction

- A. New railways within the National Park, including those developed as tourist or heritage attractions must represent a sustainable transport solution ensuring that the benefits are weighed against any negative impacts on the landscape and existing recreational users of the Park.
- A-B. Any heavy rail, light rail or guided bus development must clearly demonstrate a net environmental benefit to the National Park.
- B-C. Any detrimental effects that a heavy rail, light rail or guided bus scheme may have on the National Park must be outweighed by significant benefits – including a demonstrable lasting removal of road traffic from parallel routes and the ~~mitigation of any habitat loss~~ provision of



passenger services to, from and between stations within the National Park.

D. Mitigation of any habitat loss must be included within any railway proposals, along with proposals for enhancement where possible.

~~G.E.~~ Any heavy rail, light rail or guided bus development that impinges on existing footpaths, bridleways or major trails must comply with the policy approaches in policy DMT 54A, ensuring equally good alternatives and maintaining their continuity.

~~D. New railways designed primarily as tourist or heritage attractions will not be permitted.~~

~~D.F.~~ The development of a new passenger railway station or terminus within the National Park must be able to demonstrate an overall environmental and economic benefit to the National Park. It will be permitted provided that:

(i) ~~it~~ it is the destination ~~end~~ of an acceptable Ppark and Rride scheme; or

~~(ii) It is a temporary part of a phased construction programme; or~~

~~(iii)(ii)~~ it is part of a traffic/visitor management project; or

~~(iv)(iii)~~ it is principally used for local purposes.

DMT76 Visitor parking

A. New or enlarged car parks will not be permitted unless a clear, demonstrable need, delivering local benefit, can be shown.

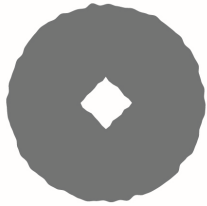
~~B. For visitor car parking additional off-street parking will normally only be permitted where it replaces equivalent on-street parking spaces. Where new or additional off-street visitor parking is permitted, an equivalent removal of on-street parking will usually be required. This will be delivered through Traffic Regulation Orders to restrict on-street parking.~~

C. In considering proposals for new or enlarged car parks in the Natural Zone and in Conservation Areas, the developer is expected to have assessed alternative sites located in a less environmentally sensitive location, capable of being linked to the original visitor destination either by a Ppark and Rride system or right of way.



DMMW1 The justification for minerals and waste development

- A. Minerals and waste development will only be permitted where evidence is provided in relation to the viability and need for the development. This must include evidence, as appropriate, of:
- (i) the availability of other permitted or allocated mineral supply or the availability of secondary or recycled materials;
 - (ii) the availability of other permitted or allocated sites or developments, both within and outside the National Park;
 - (iii) ~~Evidence of~~ the proximity of the ~~mineral extraction to the end user market or~~ waste operation to the supply-chain;
 - (iv) ~~Evidence of~~ suitable geological and other information on the quality, availability and volume of the mineral reserves, ensuring that high quality materials are retained for appropriate end uses; and
 - (v) ~~Evidence of~~ the durability and aesthetic qualities of the building/roofing stone together with precise details of its compatibility with the any repair or restoration project it is proposed to supply.
- B. In order to demonstrate whether minerals development is in the public interest, consideration should include an assessment of:
- (iv) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, on the local economy;
 - (v) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
 - (vi) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which these can be moderated.



The need to demonstrate the requirements set out in B(i)-(iii) may vary in the case of applications for extensions to minerals workings, depending on their scale and nature.

DMMW4 –Waste mManagement fFacilities

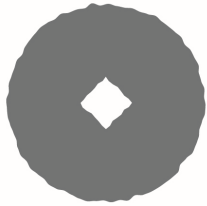
A. ~~A. In accordance with~~ Subject to conformity with Core Strategy pPolicies CC3, or CC4 of the Core Strategy, waste management facilities should be located in accordance with the following sequential approach having regard, where appropriate, to the relevant Municipal Waste Management Strategy:

- (i) existing authorised waste management sites located in Core Strategy policy DS1 settlements within the National Park;
- (ii) existing or allocated industrial land within Core Strategy policy DS1 settlements;
- (iii) previously developed land within Core Strategy policy DS1 settlements;
- (iv) industrial land or previously developed land outside Core Strategy policy DS1 settlements;
- (v) vacant or under-utilised agricultural buildings;
- (vi) greenfield sites or any other land.

and

B. Proposals for waste management facilities must:

- (i) bBe of appropriate scale, reflecting the needs of the local resident and business community to create and dispose of waste; and
- (ii) mMinimise the need for transportation of waste to the facility; and
- (iii) mMinimise and where possible avoid any requirement for the outside storage of waste; and



- (iv) ~~m~~Minimise and where possible avoid any adverse impact on the valued characteristics of the area; and
- (v) ~~m~~Minimise and where possible avoid any adverse impact on the amenity of resident and visitor communities; ~~;~~ and
- (vi) not involve land raising.

DMMW5 – Restoration and aAftercare

~~A~~Minerals development or the ~~development of waste management facilities disposal of waste by deposit or landfill~~ will only be permitted where the restoration and aftercare contributes to the enhancement of the National Park. All proposals must demonstrate that:

- (i) ~~r~~Restoration can be achieved in the timescale proposed; and
- (ii) ~~s~~Sufficient material is , or will be, available to achieve the levels proposed; and
- (iii) ~~n~~No future land stability or public safety issues will arise; and
- (iv) ~~A~~ll buildings, plant and machinery including bases, foundations and utilities will be removed; and
- (v) where appropriate ~~r~~Restoration will contribute to the enhancement of: biodiversity, geodiversity and amenity, and be acceptable within the context of the Landscape Strategy for the National Park; and
- (vi) aA comprehensive scheme for the aftercare of the restored land shall be implemented to bring the restored land to the required standard for use for agriculture, woodland, nature conservation or amenity within a five year aftercare period. If the required standard cannot be reached within a five year period, or the benefits of the restoration in contributing to the biodiversity, amenity or geodiversity of the National Park cannot be maintained without long term management, an extended period of aftercare should be secured.



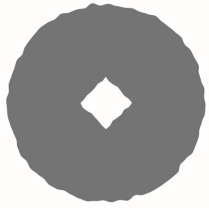
DMMW7: Safeguarding ~~local building and roofing mineral resources and safeguarding of existing permitted mineral operations from non-mineral development~~ gritstone resource

- A. ~~A selection of small individual areas for local small scale buildings and roofing stone for conservation purposes is safeguarded from non-mineral surface development through the definition of a Mineral Safeguarding Area on the Policies Map. The gritstone resource will be safeguarded from sterilisation by non-mineral surface development through the defined Mineral Safeguarding Areas on the Policies Map.~~
- B. ~~When considering applications for major non-mineral surface development in these safeguarded areas outside of existing settlements and the areas immediately adjacent to existing settlements, the prior extraction of minerals should be undertaken ahead of the non-mineral surface development where possible to prevent mineral sterilisation. Where prior extraction is not practical or economically feasible, applicants will be required to demonstrate that either 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.~~

DMMW8: Ancillary minerals ~~s~~ development

Ancillary ~~mineral related~~ development at mineral extraction sites will be permitted provided that:

- (i) ~~there are clear benefits in~~ is a close link between the ancillary development proposed industrial and mineral the existing winning and working on the site developments because the material to be used in the ancillary process is won and worked produced mainly on-site; and
- (ii) when planning permission for mineral working expires (or if the plant becomes redundant before the completion of mineral working) all plant, buildings and machinery will be removed, and the site will be satisfactorily reclaimed to an agreed after-use. This will be achieved by a legal agreement planning obligation or condition imposed at the time of the grant of planning permission.
- (iii) mineral related development (including processing, stocking, storage or sorting of minerals)



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will not be permitted on sites which are not operational mineral extraction sites.