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Development Management Practice

Assessing planning applications

2.1 Proposals for development will be assessed against all relevant policies that constitute the Local Plan for the Peak District National Park, including the Core Strategy Development Plan Document adopted October 2011, this Development Management Policies Document and any other adopted Neighbourhood Plans. Other material considerations which will be taken into account where appropriate in determining applications include:

- The National Planning Policy Framework and Planning Practice Guidance and in particular paragraph 14 and paragraph 115. Paragraph 14 explains how sustainable development should be achieved in the context of policies for national parks. Paragraph 115 recognises the protected status of national parks and requires that great weight be given to conserving landscape, scenic beauty, wildlife and cultural heritage
- The English National Parks and the Broads: UK Government Vision and Circular 2010¹³ which explains the primary legislation¹⁴
- Supplementary Planning Documents published by the National Park Authority
- The Peak District National Park Landscape Strategy and Action Plan (Landscape Strategy and Action Plan)
- the views expressed by those consulted: local councils, statutory consultees and such other authorities and agencies as seem appropriate to the particular case
- the views expressed by neighbours and other third parties including individuals, organisations and interest groups
- the likely effects on nearby residents and users of the area
- the desirability of meeting special needs such as those of people with disability
- current best information on any matters of specific importance such as the conservation of wildlife sites and species, historic gardens and buildings, archaeological or geological sites.

2.2 Where development is not compatible with the suite of policies that form the Local Plan, either through its individual impact or through potential cumulative impact, planning permission will be refused unless material considerations indicate otherwise. Any appeal arising from refusal will be firmly contested.

Relationship to Validation process

2.3 The National Park Authority must make informed decisions on planning applications and to do this the right information needs to be submitted. Before an application can be determined the documents submitted must be validated. To ensure planning applications can be validated, applicants are advised to read the Authority's Validation Checklist document in order to understand the list of National and Local Requirements that are relevant to each application. It is recommended that applicants seek pre-application advice from the Authority to understand what is required before you submit your application.

¹³ NPPF para 115 ref 25

¹⁴ The National Parks and Countryside Act 1949 (as amended).