PROPOSALS FOR MOVING LOCAL PLAN POLICIES THROUGH TO DEVELOPMENT MANAGEMENT POLICIES DPD AND RELEVANT DRAFT NPPF PARAGRAPHS

Core Strategy Policy	Local Plan policies replaced by the Core Strategy	Local Plan policies replaced before the core strategy	Saved Local Plan policies with direct link to the core strategy policy	Proposal for development management	Where does the NPPF cover these things
GSP1: Securing national park purposes and sustainable development	none	none	LC1	*LC1: Conserving and managing the Natural Zone*. Retain the policy principle but review the exceptional circumstances in which development might be acceptable.	166... local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife sites or landscape areas will be judged.
GSP2: Enhancing the National Park	none	none	none	Design guidance and site briefs will provide additional guidance.	**Design Objectives** 114. The Government attaches great importance to the design of the built environment. Good design is indivisible from good planning and should contribute positively to making places better for people. The Government's objective for the planning system is to promote good design that ensures attractive, usable and durable places. This is a key element in achieving sustainable development. 116. Local Plans, including any neighbourhood plans, should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.

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					117. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally. 119. Although visual appearance and the architecture of individual buildings are important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

				--- *LH4: Extensions and alterations to buildings*, Part (I) is covered by GSP3A but the rest isn't covered and needs a DMP *LH5: Replacement dwellings* is not picked up by core strategy and needs its own DMP *LH6: Conversion of*	144. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. (it depends whether this is true for all protected landscapes but should be stronger for national parks ed.) Exceptions to this are: • buildings for agriculture and forestry • provision of appropriate

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				outbuildings within the curtilages of existing dwellings to ancillary residential uses. Experience of applying policies justifies a DMP	facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it • the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the **original** building • the replacement of a building, provided the new building is not materially larger than the one it replaces • limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or • limited infilling or the partial or complete redevelopment of previously developed sites (excluding temporary buildings), whether redundant or in continuing use, which

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					would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
GSP4: Planning conditions and legal agreements	none	none	none	The scope to levy charges on development through Community Infrastructure Level (CIL) means we need to make clear our approach to the application of CIL	40. ...... Where practical Community Infrastructure Levy charges should be worked up and tested alongside Local Plan. The Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place.
DS1: Development strategy	LC2	none	LC3, LC13, LC14, LC21, LC24, LC25, LH4, LU1, LU2, LU3, LU5, LU6	*LH3: Replacement of agricultural occupancy conditions*. Experience of applying policies shows that we need a DMP *LC13: Agricultural or forestry operation development*. Only very small bits of this policy are	NPPF silent on this matter --------------------------------- See nppf para 144 above for advice on such development in greenbelt but again we should apply a different

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				covered by the core strategy e.g. part (iii) by L1 in relation to valued characteristics. It still needs its own DMP to pick up the rest of LC13.	standard if we think it is necessary to uphold park purposes
				LC14: Farm diversification. Parts (c) and (d) are covered by core strategy E2 A but parts (a) needs to be carried forward and part (b) needs updating to reflect greater scope offered by core strategy E2 A and B.	**Support the rural economy** 81. Planning policies should support sustainable economic growth in rural areas by taking a positive approach to new development. Planning strategies should maintain a prosperous rural economy including policies to: • support the sustainable growth of rural businesses • promote the development and diversification of agricultural businesses
				LC21: Pollution and Disturbance. This policy needs to be pulled forward to DMP document	NPPF sections 171 -174 171. Local policies and

PROPOSALS FOR MOVING LOCAL PLAN POLICIES THROUGH TO DEVELOPMENT MANAGEMENT POLICIES DPD AND RELEVANT DRAFT NPPF PARAGRAPHS

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				LC24: Contaminated Land. This policy needs to be pulled forward to DMP document	decisions should ensure that: • new development is appropriate for its location, having regard to the effects of pollution on health, the natural environment or general amenity, taking account of the potential sensitivity of the area or proposed development to adverse effects from pollution; and • the site is suitable for its new use taking account of ground conditions, pollution arising from previous uses and any proposals for land remediation15. (15 As a minimum, the land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.) NPPF silent on this issue
				LC25: Unstable land. PPG 14	

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				was the driver for this policy. This has disappeared from guidance in the new planning policy framework, (NPPF) but the reasons for controlling development on unstable land still remain. This policy needs to be pulled forward to DMP document. *LH4: Extensions and alterations to buildings*, Part (i) is covered by GSP3A but the rest isn't covered and needs a DMP.	As above i.e. only reference is in relation to green belt.
				LU1: Development that requires new or upgraded utility service infrastructure. Part (i) is covered by core strategy L1 but part (ii) isn't. The safeguard provided by part (ii) should probably be retained to require infrastructure development before a new land use begins. *LU2: New and upgraded utility services*. The regional policy	*Infrastructure requirements* 31. Local planning authorities should work with other authorities and providers to: • assess the quality and capacity of transport, water, energy, telecommunications, utilities, health and social care, waste and flood defence infrastructure and its ability to meet forecast demands; and

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				guidance that vindicated this policy has disappeared. The safeguards provided by LU2 are nonetheless still justified in a National Park and therefore the detail of LU2 should be carried forward to DMP document ***LU3: Development close to utility installations***. This is still a sensible policy and should be carried forward to DMP document ***LU5: Telecommunications infrastructure***. This policy is still sensible and should be carried forward to the DMP document	• take account of the need for nationally significant infrastructure within their areas.
				LU6: restoration of utility infrastructure sites. This policy is still sensible and should be carried forward to the DMP document	

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L1: Landscape character and valued characteristics	none	none	LC1, LC20, LC21	***LC1: Conserving and managing the Natural Zone.*** Re-draft this policy including a review of exceptional circumstances in which development might be acceptable. ***LC20: Protecting trees woodlands or other landscape features put at risk by development***. This policy is still relevant but perhaps needs expanding to link back to the landscape strategy (interests) as well as wildlife interests	173. Planning policies and decisions should aim to: identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason. ------------------------------------- 169. When determining planning applications in accordance with the Local Plan and the presumption in favour of sustainable development, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles: • if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused

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					• development proposals where the primary objective is to conserve or enhance biodiversity should be permitted • opportunities to incorporate biodiversity in and around developments should be encouraged • planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss --------------------------------------
				LC21: Pollution and Disturbance. This policy needs to be pulled forward to DMP document	NPPF sections 171 -174

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L2: Sites of biodiversity or geo-diversity importance	none	none	LC17, LC18, LC19, LC20, LC21	*LC17 : Sites, features or species of wildlife, geological or geomorphological importance.* The removal of PPS9 and the instruction, in the nppf, for local planning authorities to set detailed policies means that this policy should be pulled forward to DMP document	As for LC20 above i.e section 169 and Protect valued landscape 167. Local planning authorities should: • set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure
				LC18 : Safeguarding, recording and enhancing nature conservation interest when development is acceptable. This should be pulled forward for the same reasons LC17 should be pulled forward.	take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality, except where this would be inconsistent with other sustainability
				LC19 : Assessing the nature conservation importance of sites not subject to statutory designation. This policy closely follows the Defra 2006 National Biodiveristy Network Species	

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				Directory for red data books and the Guidance on Site selection identification and management. Its detail is not picked up by the nppf so it needs to be retained in the DMP document. *LC20: Protecting trees woodlands or other landscape features put at risk by development*. This policy is still relevant but perhaps needs expanding to link back to the landscape strategy (interests) as well as wildlife interests	considerations or the Local Plan's growth strategy and where poorer quality land is unavailable or unsuitable • give great weight to protecting landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads. Planning permission should be refused for major developments in designated areas except in exceptional circumstances where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of: —the need for the development, including in terms of any national considerations, and the

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					impact of permitting it, or refusing it, upon the local economy —the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and —any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated
				LC21: Pollution and Disturbance. This policy needs to be pulled forward to DMP document	NPPF sections 171 -174
L3: Cultural heritage assets of archaeological, architectural, artistic or historic significance	none	none	LC5, LC6, LC7, LC8, LC9, LC10, LC11, LC15, LC16	**LC5: Conservation Areas**. Whilst some parts of this policy are picked up by GSP3 A-F, and GSP2D the detail of parts (b) (c) (d) isn't picked up by the Core Strategy. The presence of 109 conservation areas; the nppf steer to planning authorities to find ways	NPPF sections 178 -190.

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				to enhance or better reveal the significance of Conservation Areas; the continued requirement to work within the Planning (Listed Buildings and Conservation Areas) Act 1990; and the removal of the detail of PPS5) means it is imperative to give clear policy guidance. LC5 should therefore be reviewed but definitely pulled forward in some shape or form as a DMP. _____ *LC6: Listed buildings*. The detail of this policy needs picking up for the same reasons as above. terms like *'clear and convincing justification'* (used in 183 to the right) might need to be expanded upon in policy	-------------------------------- 183. When considering the impact of a proposed development on a designated heritage asset, considerable importance and weight should be given to its conservation. The more important the asset, the greater the weight should be. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm

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					to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
L3 continued				***LC7: Demolition of listed buildings***. Whilst the nppf states that harm or loss to listed buildings should be exceptional or wholly exceptional depending on the status, the local planning authoroty is left to define exceptional reasons for harm or demolition.. The detail of this policy therefore needs picking up and LC7 should be pulled forward in some shape or form.	NPPF reference as above
				------------------------------ ***LC8: Conversion of buildings of historic or vernacular merit.*** The lack of detail in nppf and the need particularly in areas like	------------------------------ NPPF reference as above

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				National Parks to conserve the historic building stock means this policy should be pulled forward. -- ***LC9: Important Parks and gardens.*** The lack of detail in nppf means this policy also needs pulling forward.	------------------------------------ NPPF reference as above
L3 continued				***LC10: Shop Fronts***. This isn't covered in the new design guide with NPPF words to encourage development and modernisation it should be pulled forward as a DMP ------------------------------------ ***LC11: Outdoor advertising***. The current situation with advertising in Bakewell and the experience of clutter both in Bakewell and other large villages means there is still a	126. To deliver the facilities and services the community needs, planning policies and decisions should: ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; -------------------------------- No coverage in NPPF as too detailed

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				need for a policy such as this and it should be rolled forward as a DMP.	
				LC15: Historic and cultural heritage sites and features. The nppf offers less protection so LC15 needs to be pulled forward.	------------------------------- See NPPF section 178 –190
				LC16: Archaeological sites and features. The nppf offers less protection so this perhaps does needs to be pulled forward.	*Historic environment* 37. Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record. 180 …..with archaeological

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					interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. 189. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
RT1: Recreation, environmental education and interpretation	LR1	none	LR7	*LR7: Facilities for keeping and riding horses*. This policy is not picked up by the core strategy so need bringing forward as a DMP if felt to be still necessary. The trend towards this type of land management and the potential for incongruous development if it isn't controlled suggests it is still needed.	Nothing in the NPPF
RT2: Hotels, bed and breakfast and self catering	none	none	LR6	*LR6: Holiday occupation of self catering accommodation*. This policy relates to conditions on	Nothing in the NPPF

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accommodation				holiday accommodation occupancy both inside and outside villages. It remains valid and should be pulled forward as a DMP.	
RT3: Caravans and camping	LR4	none	LR5, LR3	**LR5: Holiday occupancy of camping and caravan sites.** This policy covers occupancy of such sites and is still required to prevent permanent year round occupation.	Nothing in the NPPF
CC1: Climate change mitigation and adaptation	none	none	none	DMP or SPD??	
CC2: Low carbon and renewable energy development	none	none	LU4, LC4	**LU4: Renewable energy generation**. CC2 does not cover the matter of undergrounding transmission lines and the need to consider these and other ancillary works when considering renewable energy development. This point should either be covered in the DMP document or the SPD.	

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				LC4: Design, layout and landscaping. The requirements cover all development and are mainly picked up by GSP2, GSP3. The coverage of part v. (nuisance and harm to rural character caused by lighting schemes) could merit a Development Management Policy (DMP) of its own.	
CC3: Waste management	LW3, LW4, LW5, LW6, LW7, LW8, LW9	LW1	LW2,	*LW2: Assessing and minimising the environmental impact of waste management facilities.* The detailed criteria of this policy need picking up in a DMP.	
CC4: On-farm anaerobic digestion of agricultural manure and slurry	LW3, LW4, LW5, LW6, LW7, LW8, LW9	LW1	LC13, LC14, LW2,	*LC13: Agricultural or forestry operation development*. Only very small bits of this policy are covered by the core strategy e.g. part (iii) by L1 in relation to valued characteristics. It still needs its own DMP to pick up the rest of LC13	

				LW2: Assessing and minimising the environmental impact of waste management facilities. The detailed criteria of this policy need picking up in a DMP	
CC5: Flood risk and water conservation	LC23	none	LC21 LC22	***LC21: Pollution and Disturbance***. This policy needs to be pulled forward to DMP document. ***LC22: Surface water run off***: This policy is covered by CC5 part C so doesn't need bringing forward as DMP	

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HC1: New dwellings	none	none	LH1, LH2, LH5, LH6	***LH1: Meeting local needs for affordable housing***. This policy expands on the HC1A, explaining the circumstances in which affordable housing will be permitted. Chapters 4, 5 and 6 of the SPG: meeting the local need for affordable housing in the Peak District National Park are also linked to this policy and need either updating as part of SPG review or bringing forward to DMP document supporting text (depending on what style and length of document the Authority asks us to produce)	40. Local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing 43 Any affordable housing or local standards requirements that may be applied to development should be assessed at the plan-making stage, where possible, and kept under review. **Deliver a wide choice of quality homes** 111. To deliver a wide choice of quality homes and widen opportunities for home ownership, local planning authorities should: • where they have identified affordable housing is required, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more

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					113. However, local planning authorities should avoid isolated homes in the countryside unless there are special circumstances such as: • the essential need for a rural worker to live permanently at or near their place of work in

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					the countryside; or • where development would ensure the future of buildings of special architectural or historic interest; or • where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or • the exceptional quality or the innovative nature of the design of the dwelling. Such a design should: —be truly outstanding or innovative, helping to raise standards of design more generally in rural areas —reflect the highest standards in architecture —significantly enhance its immediate setting; and —be sensitive to the defining characteristics of the local area. -------------------------------------

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				--- ***LH2: Definition of people with local qualification***. This policy and SPG chapter 4 need review to ensure members and stakeholders are comfortable with the criteria placed on people applying for an affordable home in the National Park. The Peak HMA strategic housing needs survey used as evidence for the core strategy was based on the Local Plan and SPG of 'local', and the policies adopted in the core strategy to address the indicative figures for need and delivery used to justify the core strategy have been accepted as sound. A tightening of the criteria for eligibility would move the Authority further away from criteria used by housing authorities just outside the Park, and have the effect of suppressing the eligible need for housing in the Park. A more relaxed definition of eligible local need would swell the need figures, with the effect that delivery	The NPPF is silent on this but the consultation on new rules for property management suggest more flexibility is needed to enable property owners to maximise possible revenues and avoid void times for example. Other parts of the current policy need tightening e.g. (ii) which has proved problematic to apply.

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				would probably not go as near to addressing that need as anticipated by the Planning Inspectorate when it approved the Core Strategy as sound.	-------------------------------------
				LH5:Replacement dwellings. This policy is essential because of the demand to replace dwellings. Its application has proved difficult so LH5 needs to be reviewed for the benefit of applicants officers and members and a new policy brought into the DMP document	Paragraph 144 gives some guidance for green belt areas but the pressure to replace exisiting dwellings as a means to get a new building and the difficulty of applying he current policy LH5 means we need our own policy.
				LH6: Conversion of outbuildings within the curtilages of existing dwellings to ancillary residential uses. The application of this policy has proved difficult and feedback from colleagues is that this needs to be stronger and clearer. A reviewed LH6 therefore needs bringing forward as DMP	------------------------------------- 19. • planning policies and decisions should enable the reuse of existing resources, such as through the conversion of existing buildings, and encourage, rather than restrict, the use of renewable resources (for example, by the development of renewable energy)

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HC2: housing for key workers in agriculture, forestry, or other rural enterprises	none	none	LH3	***LH3: Replacement of agricultural occupancy conditions***. This policy is essential because of the number of applications the Authority receives for the removal of conditions. A reviewed LH3 should therefore be brought into A DMP document.	Nothing in the NPPF
HC3: Sites for gypsies, travellers or travelling showpeople	LH7	none	none	Unless evidence from stakeholders highlights issues not known to the Authority the proposal is that no other policy is needed.	Nothing in the NPPF
HC4: Provision and retention of community services and facilities	LR2, LS4,	none	LS5, LB11	***LS5: Safeguarding sites for community facilities***. This policy protects sites from development that might make harder or prevent entirely community uses. Its retention might be useful given the diminishing stock of sites that might be developable and might include land adjacent to	**Promote the vitality and viability of town centres** 76. Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. Local

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				community facilities ***LB11: Community, sports and arts facilities in Bakewell***. This policy gives a preference for development of facilities in or near to the town centre as opposed to the HC4 stipulation for inside or on the edge of locations for settlements named in DS1. Consideration should be given to development pressures for Bakewell and availability of sites for housing and community needs before a decision on the future of this policy is made.	planning authorities should: • recognise town centres as the heart of their communities and pursue policies to support the viability and vitality of town centres • define a network (the pattern of provision of centres) and hierarchy (the role and relationship of centres in the network) of centres that is resilient to anticipated future economic changes • define the extent of the town centre and the primary shopping area, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations • recognise that residential development can play an important role in ensuring the vitality of centres and set out

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					policies to encourage residential development on appropriate sites • allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, community services and residential development needed in town centres. It is important that retail and leisure needs are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites • allocate appropriate edge of centre sites where suitable and viable town centre sites are not available, and if sufficient edge of centre sites cannot be identified, set policies for meeting the identified requirements in other accessible locations;

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					and • set policies for the consideration of retail and leisure proposals which cannot be accommodated in or adjacent to town centres.
HC5: Shops, professional services and related activities	LB10	none	LS1, LS2, LS3, LB9	*LS1: Retailing and services in Local plan settlements*. HC5 A(i) picks up LS1 (a) (i) and HC5 C picks up LS1 (b) but there are other parts of LS1 that probably should be reviewed and if necessary brought forward to DMP document.	23. Local planning authorities should set out the **strategic priorities** for the area in the Local Plan. This should include strategic policies to deliver: • the provision of retail, leisure and other commercial development ---------------------------------
				LS2: Change of use from a shop to any other use. This policy protects community uses and is still necessary given the marginal nature of many shops. LS2 should be reviewed with an in principle presumption that DMP is needed	As above -----------------------------------
				LS3: Retail development outside Local Plan settlements:	78. Local planning authorities should prefer applications for retail and leisure uses to be

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				HC5 and linked policy E2 re-assert the basic position of requiring retail uses to be ancillary to existing agricultural or other primary business responsible for estate or land management or recreation and tourist facilities, and of needing retail business not to undermine retail facilities in local centres (particularly DS1 settlements) HC5 does not go into the detail on appropriate retail uses and the LS3 therefore needs reviewing and if necessary bringing forward to DMP document.	located in town centres where practical, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. In applying this sequential approach, local planning authorities should ensure that potential sites are assessed for their availability, suitability and viability and for their ability to meet the full extent of assessed quantitative and qualitative needs.
				LB9: Shopping in Bakewell. HC5 restricts shops, professional services and related activities to the central shopping area of Bakewell whilst LE5 restricts retail uses on business and employment sites. However LB9 restricts uses to those in Use Class A1, A2, A3 only. It further restricts retail uses outside the central area to those of appropriate scale to serve local	72. To help achieve sustainable economic growth, the Government's objectives are to:• promote the vitality and viability of town centres, and meet the needs of consumers for high quality and accessible retail services;**Promote the vitality and viability of town centres** 76. Planning policies should

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				residents. This level of detail might still be required and the policy should be reviewed and if necessary brought forward to DMP document	be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. Local planning authorities should:• recognise town centres as the heart of their communities and pursue policies to support the viability and vitality of town centres • define a network (the pattern of provision of centres) and hierarchy (the role and relationship of centres in the network) of centres that is resilient to anticipated future economic changes • define the extent of the town centre and the primary shopping area, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations • recognise that residential development can play an

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					important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites

• allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, community services and residential development needed in town centres. It is important that retail and leisure needs are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites

• allocate appropriate edge of centre sites where suitable and viable town centre sites are not available, and if sufficient edge of centre sites cannot be identified, set policies for meeting the |

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					identified requirements in other accessible locations; and • set policies for the consideration of retail and leisure proposals which cannot be accommodated in or adjacent to town centres.
E1: Business development in towns and villages	LE1,	none	LC13, LC14, LE2, LE3, LE4, LE5, LE6, LB6, LB7, LB8	***LC13 : Agricultural or forestry operation development***. Only very small bits of this policy are covered by the core strategy e.g. part (iii) by L1 in relation to valued characteristics. A DMP is needed to pick up the rest of LC13. ***LC14: Farm diversification***. Parts (c) and (d) are covered by core strategy E2 A, but parts (a) needs to be carried forward and part (b) needs updating to reflect greater scope offered by core strategy E2 A and B.	See nppf para 144 above for advice on such development in greenbelt but again we should apply a different standard if we think it is necessary to uphold park purposes **Support the rural economy** 81. Planning policies should support sustainable economic growth in rural areas by taking a positive approach to new development. Planning strategies should maintain a prosperous rural economy including policies to: • support the sustainable

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					growth of rural businesses
					• promote the development and diversification of agricultural businesses
				--- ***LE2: Exceptional development for Class B1 employment uses.*** This policy allows, in exceptional circumstances, business use that would not, ordinarily, be acceptable. It was intended to enable conservation of buildings and development of businesses linked to appreciation of the Natural Park as a special place. Whilst the need to enable business diversification is understood, and the core strategy encourages this, there is still for parameters so LE2 should be reviewd and if necessary brought forward to DMP document.	2. The Government expects the planning system to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs, while protecting and enhancing the natural and historic environment 19. planning should proactively drive and support the development that this country needs. Every effort should be made to identify and meet the housing, business, and other development needs of an area, and respond positively to wider opportunities for growth.
				LE3: Home working. For similar reasons of flexibility to enable the rural economy to diversify this	73. Investment in business should not be over-burdened by the combined requirements of planning policy

Core Strategy Policy	Local Plan policies replaced by the Core Strategy	Local Plan policies replaced before the core strategy	Saved Local Plan policies with direct link to the core strategy policy	Proposal for development management	Where does the NPPF cover these things
				policy sets the parameters for permitting development associated with home working. Whilst E1 states that development of appropriate scale will be encouraged, LE3 gives more criteria against which to make this judgement. It should be reviewed and if necessary brought forward as a DMP	expectations. Planning policies should recognise and seek to address potential barriers to investment, including poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should ensure that they: • facilitate new working practices such as live/work.
				LE4 : Industrial and business expansion. This policy offers detailed criteria on which to determine applications for expansion of business sites. It is essential to have such guidance because of the potential for business sites to detract from the built environment. Therefore policy LE4 should be reviewed and brought forward as a DMP. *LE5 : Retail uses in industrial and business areas.* This policy prevents retail shops on industrial	2. The Government expects the planning system to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs, while protecting and enhancing the natural and historic environment. 19 : • planning should proactively drive and support the development that this country needs. Every effort should be made to identify and meet the housing, business, and other development needs of an area, and respond positively

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				and other business sites in most cases, and specifies, in supporting text, some examples where an exception might be made. This is done in part to safeguard busines sites. We still safeguard employment sites but some will be unviable and the Authority can decide to release them to mixed use schemes. In such cases, retail uses might be appropriate, particularly where the site is in a DS1 settlement. Any decision to continue to prevent retail development on business sites must take this qualified safeguarding position into account.	to wider opportunities for growth. **Support economic development** 73. Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should ensure that they: • support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate requirements not anticipated in the plan and to allow a rapid response to changes in economic circumstances

PROPOSALS FOR MOVING LOCAL PLAN POLICIES THROUGH TO DEVELOPMENT MANAGEMENT POLICIES DPD AND RELEVANT DRAFT NPPF PARAGRAPHS

Core Strategy Policy	Local Plan policies replaced by the Core Strategy	Local Plan policies replaced before the core strategy	Saved Local Plan policies with direct link to the core strategy policy	Proposal for development management	Where does the NPPF cover these things
				LE6: Design layout, and neighbourliness of employment sites, including haulage depots. Whilst it is unlikely that many new sites will be established, they can still be permitted. In such cases a policy such as LE6 is essential to control the detail of site design screening, access etc. LE6 should be reviewed and brought forward as a DMP. *LB6: Sites for general industry or business development in Bakewell.* The lack of development on the Cintrides Site means this policy should be refreshed to remove the Ashford Road site (which has been developed). In light of the need for housing sites in Bakewell and the lack of business take up for Cintrides this may be a site on which a policy presumption in favour of mixed use development	2. The Government expects the planning system to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs, while protecting and enhancing the natural and historic environment. 19 • planning policies and decisions should take into account local circumstances and market signals such as land prices, commercial rents and housing affordability. Plans should set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community

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				would help enable the proper planning of the site.	
				LB7: Redevelopment of Lumford Mill. Permission has not been granted to redevelop this site but refusal of an application is subject to appeal. The outcome of the appeal will determine the need to bring LB7 forward. If it is brought forward, the same point about policy, in principle, permitting mixed use applies.	As above
				LB8: Non conforming uses in Bakewell. This policy still has relevance given the scarcity of good housing sites. The recent re-location of midco and the release of the site for housing illustrates the point. LB8 should therefore be brought forward.	As above

				LC14: Farm diversification. Part (a) of this policy is not covered by the E2 but the rest is covered by E2 parts A and B. LC14 Part (a) allows use to be restricted to a range of uses rather than a Use Class. It is probably still necessary so should be brought forward as a DMP.	**Support the rural economy** 81. Planning policies should support sustainable economic growth in rural areas by taking a positive approach to new development. Planning strategies should maintain a prosperous rural economy including policies to: • support the sustainable growth of rural businesses • promote the development and diversification of agricultural businesses
				LE2: Exceptional development for Class B1 employment uses.	2. The Government expects the planning system to deliver the homes, business and

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				This policy allows, in exceptional circumstances, business use that would not, ordinarily, be acceptable. It was intended to enable conservation of buildings and development of businesses linked to appreciation of the Natural Park as a special place. Whilst the need to enable business diversification is understood, and the core strategy encourages this, there is still a need to have parameters to such business diversification so LE2 should be reviewd and if necessary brought forward to DMP document. \n\n---\n\n***LE3: Home working***. For similar reasons of flexibility to enable the rural economy to diversify this policy sets the parameters for permitting development associated with home working. Whilst E1 states that development of appropriate scale will be encouraged, LE3 gives more	industrial units, infrastructure and thriving local places that the country needs, while protecting and enhancing the natural and historic environment \n\n19. planning should proactively drive and support the development that this country needs. Every effort should be made to identify and meet the housing, business, and other development needs of an area, and respond positively to wider opportunities for growth. \n\n\n73. In drawing up Local Plans, local planning authorities should ensure that they: \n\n• facilitate new working practices such as live/work.

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				criteria against which to make this judgement. Itshould be reviewed and if necessary brought forward as a DMP

LE4 : Industrial and business expansion. This policy offers detailed criteria on which to determine applications for expansion of business sites. It is essential to have such guidance because of the potential for business sites to detract from the built environment. Therefore policy LE4 should be reviewed and brought forward as a DMP | 2. The Government expects the planning system to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs, while protecting and enhancing the natural and historic environment.
19 : • planning should proactively drive and support the development that this country needs. Every effort should be made to identify and meet the housing, business, and other development needs of an area, and respond positively to wider opportunities for growth.

Support economic development
73. Investment in business |

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					should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should ensure that they: • support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate requirements not anticipated in the plan and to allow a rapid response to changes in economic circumstances
				LE6: Design layout, and neighbourliness of employment sites, including haulage depots. Whilst it is unlikely that many new sites will be established, they can	2. The Government expects the planning system to deliver the homes, business and industrial units, infrastructure and thriving local places that

PROPOSALS FOR MOVING LOCAL PLAN POLICIES THROUGH TO DEVELOPMENT MANAGEMENT POLICIES DPD AND RELEVANT DRAFT NPPF PARAGRAPHS

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				still be permitted. In such cases a policy such as LE6 is essential to control the detail of site design screening, access etc. LE6 should be reviewed and brought forward as a DMP.	the country needs, while protecting and enhancing the natural and historic environment.
MIN1: Minerals development	LM2, LM10	LM3, LM4, LM5, LM6	LM1, LM9	***LM1: Assessing and minimising the environmental impact of mineral activity***. This policy specifies criteria to be met before mineral activity is permitted. It is essential to retain such detail given the economic value of the mineral resource and the operators desire in some cases to work the mineral in the most economical but not the most environmentally sensitive way. LM1 Should be reviewed with a presumption that it should be brought forward in some shape or	102. Local planning authorities should: • as far as is practical, ensure sufficient levels of permitted reserves are available from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage sites. ……… • set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse

					• ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and bear in mind the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality
				LM9: Ancillary mineral development. This policy enables and can help keep mineral 'plant' in uses ancillary to mineral working, by requiring the removal	Nothing in the nppf to say this is necessary or unnecessary so we should keep it

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				of buildings once the mineral working ceases where there is no ancillary use. It helps us prevent the development of new business sites, unrelated to mineral working, in unsustainable countryside locations (mineral sites by contrast are not subject to tests for sustainability since the mineral can only be worked where it occurs) A DMP is essential as pressure is brought to bear on members to allow industrial activity unrelated to mineral working on some sites (e.g. Cavendish Mill)..	
MIN2: Fluorspar proposals	LM7	none	LM8	***LM8: Small scale calcite workings***. This policy has proved essential to control working of calcite and the overall impact on the landscape (the Longstone Edge case is the classic example of what can happen if operators take huge amounts of aggregate to get the calcite) Without it we would have had no 'leg to stand	103 When determining planning applications, local planning authorities should: • give significant weight to the benefits of the mineral extraction, including to the economy

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				on' LM8 should be brought forward as a DMP despite the tone of nppf paragraph 103.	
MIN3: Local small-scale building and roofing stone	none	none	none	The core strategy policy contains criteria for working of building and roofing stone which is in line with the nppf so there is no need for a follow up DMP policy	103 When determining planning applications, local planning authorities should: consider allowing small-scale extraction of building stone at, or close to, relic quarries where it would contribute to the repair of historic buildings without compromising the requirement to protect designated sites.
MIN4: Mineral safeguarding	none	none	none	The limestone areas have been indicated on a map in the core strategy and there is a new policy., There is no such indication of areas to be safeguarded for building and roofing stone extraction (which are included by the list in nppf paragraph 102) Evidence is needed in order to indicate areas in which this resource should be safeguarded	102. Local planning authorities should • define Minerals Safeguarding Areas in order that proven resources are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked. This should include known locations of specific minerals of local and national importance, such as aggregates, brickclay

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				and this will result in mapped areas in the DMP document.	(especially Etruria Marl and fireclay), silica sand (including high grade silica sands), salt, fluorspar, coal, kaolin, ball clay, potash and local minerals of importance to heritage assets
T1: Reducing the general need to travel and encouraging sustainable transport	none	none	LT5, LT7, LT8, LT23	**LT5: Public transport**: route enhancement. This policy is no longer needed as the points in it are covered by T1 and will be given detail by the Authority's transport action plan. **LT7: Public transport and patterns of development.** This policy is now replaced by T2F and linked policy DS1. **LT8: Improving public transport to Bakewell and Chatsworth**. This policy is now replaced by T7A. **LT23: Air transport**. The issue of	------------------------------ This is not covered in the

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				aircraft take off and landing sites (in the case of the National Park this is usually helicopter sites but there could be demand for other types of powered aircraft) was covered by preferred approaches for core strategy but was not brought forward as core strategy policy. If the Authority still feels strongly about this issue and there is evidence that without it there would be adverse impact on landscape character, it should be brought forward to DMP. The preferred option is the same as LT23.	Transport chapter of the nppf but it is necessary to back up L1 in respect of valued characteristics. It is probably not justified as a transport policy but might be a part of a dmp policy to back up L1 for all such known threats to valued characteristics shown in core strategy paragraph 9.15.
T2: Reducing and directing traffic	LT4	none	LT1, LT2, LT3, LT13	*LT1: Implementing the road hierarchy*: *the main vehicular network*. Preferred approaches T2 plus LT18 (b and c) and LT19 would cover this if they are retained. If they are retained, LT1 does not need to be brought forward. *LT2: Implementing the road hierarchy*:very minor roads. This	NPPF Objectives for Transport paragraph 82: the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. 83. Where practical,

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				is covered by T1 and T2E so doesn't need bringing forward

LT3: Cross Park traffic: road and rail. Preferred approach T3 would cover part (a) and Core Strategy T5 covers part (b). there is no need to bring this policy forward.

LT13: Traffic restraint measures. This policy says we will seek traffic management measures to achieve a general reduction in speed across the Park. The issue will be covered by the Transport Action Plan so there is no need for the policy | encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. The planning system should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.

84. To this end, the objectives of transport policy are to:

• facilitate economic growth by taking a positive approach to planning for development; and

• support reductions in greenhouse gas emissions and congestion, and promote accessibility through planning for the location and mix of development.

Support reductions in greenhouse gas emissions |

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					and congestion 88. Planning policies and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas. 89. Planning strategies should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to: • accommodate the efficient delivery of goods and supplies • give priority to pedestrian

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					and cycle movements, and have access to high quality public transport facilities • create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians • incorporate facilities for charging plug-in and other ultra-low emission vehicles; and • consider the needs of disabled people by all modes of transport.
T3: Design of transport infrastructure	none	none	LT18, LT19, LT20, LT21, LT22	**_LT18: Design criteria for transport infrastructure._** Part (a) of this policy was covered by preferred approach T2 and core strategy T3. The preferred approach could be brought forward as part of a new DMP. The remainder of this policy (b) and (c) which covers the specific details is not picked up by the core strategy or the preferred approaches so needs bringing	Nothing specific in the nppf, and this is like the policy for air transport i.e. it is more about mitigating threats to valued characteristics rather than being a design principle specific to transport infrastructure.

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				forward. ***LT19: Mitigation of wildlife severance effects.*** This is covered in general in T3 but more specifically in LT19 for SPAs or SACs. If this level of detail is still justified the policy should be rolled forward as DMP. NPPF doesn't refer to mitigation of severence directly but the general principles recognise that it is valid to recongnise the value of land for various uses and this hints that mitigation is a good thing.	**Core Planning principles** 19 • planning policies and decisions should make effective use of land, promote mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production) Protect valued landscape 167 • give great weight to protecting landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

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				LT20: Public rights of way. Core Strategy policy T6 covers LT20 (i) but the rest of the detail of LT20 is not picked up. If the criteria are still appropriate they need bringing forward as a DMP.	**Deliver open space, sports and recreational facilities** 128. Planning policies should protect and enhance rights of way and access.
				LT21: Provision for cyclists, horse riders and pedestrians. This policy related to specific projects. The policy is no longer relevant in its current form because most of the schemes listed have been implemented but the general issue is still relevant, and they will be picked up in the Transport Action Plan with feed into Local Transport Plans as appropriate. If however stakeholder demand creates pressure for other such schemes as those listed in LT21, the Authority would need to consider a new DMP.	**Core planning principles** 19. • planning policies and decisions should actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable

89. Planning strategies should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to:

• give priority to pedestrian and cycle movements, and have access to high quality |

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					public transport facilities • create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians
				LT22: Access to sites and buildings for buildings with a mobility difficulty. This policy ensures that in so far as it can be achieved without damaging the valued characterisitics of the Park, there is no disadvantage to those with a mobility difficulty. Bringing this issue into planning policy gives a level of control necessary given the sensitivity of the landscape. The policy should therefore be retained and rolled forward as a DMP.	Not covered by the nppf other than in the context of new housing. Other than that there is a requirements to consider needs of different groups when deciding whether a location is suitable for a development.
T4: Managing the demand for freight transport	none	none	LT9	*LT9: Freight transport and lorry parking.* T4 does not pick up the detail and the same issues regarding use of roads (and often small roads) by freight transport	Nothing in the nppf

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				still exist. Therefore if the policy is still felt to be useful it should be rolled forward as a DMP	
T5: Managing the demand for rail, and reuse of former railway routes	none	none	LT3, LT6	***LT3: Cross-Park traffic: road and rail***. Part (a) which conveys cross park infrastructure projects, is not picked up by T5 or any other core strategy policy. The rest of LT3 is covered. Part (a) needs to be brought forward if thought to be important. NPPF paragraph 86 sets the context for any such policy of caveats	**Facilitate economic growth** 86. All developments that generate significant amounts of movement, as determined by local criteria, should be supported by a Transport Statement or Transport Assessment. Planning policies and decisions should consider whether: • the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure.
				LT6: Railway construction. This policy allows for a terminus in the National Park and gives criteria under which such a facility could be done. If we still want to make it known that such a facility is OK in	**Objectives** 82. Transport policies have an important role to play in facilitating development but also in contributing to wider sustainability and health

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				principle we should retain this policy as a DMP.	objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. 89. Planning strategies should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.
T6: Routes for walking, cycling, and horse riding, and waterways	none	none	LT17, LT20, LT21	**LT17: Cycle parking**. This policy adds useful detail and isnt covered by the core strategy. It is still needed but could be a design DMP rather than a transport policy **LT20: Public rights of way**. This part covers situations where	89. Planning strategies should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to:

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				development affects a public right of way. Only part (i) of LT20 is covered by T6. Parts (ii) to (v) need to be brought forward as DMP. **_LT21: Provision for cyclists, horse riders and pedestrians._** This policy related to specific projects. The policy is no longer relevant in its current form because most of the schemes listed have been implemented but the general issue is still relevant, and they will be picked up in the Transport Action Plan with feed into Local Transport Plans as appropriate. If however stakeholder demand creates pressure for other such schemes as those listed in LT21, the Authority would need to consider a new DMP.	• give priority to pedestrian and cycle movements, and have access to high quality public transport facilities • create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians
T7: Minimising the adverse impact of motor vehicles and managing the demand for car and	none	none	LT10, LT11, LT12, LT13, LT14, LT15, LT16,	**_LT10: Private non residential parking_**. The principle behind, and some of the detail of this policy (i.e. part (b)) is still relevant and	93. When setting local standards for residential and non-residential development, local planning authorities

PROPOSALS FOR MOVING LOCAL PLAN POLICIES THROUGH TO DEVELOPMENT MANAGEMENT POLICIES DPD AND RELEVANT DRAFT NPPF PARAGRAPHS

Core Strategy Policy	Local Plan policies replaced by the Core Strategy	Local Plan policies replaced before the core strategy	Saved Local Plan policies with direct link to the core strategy policy	Proposal for development management	Where does the NPPF cover these things
coach parks				should be brought forward to supplement T7C. The requirement to finance off-site parking or public transport facilities where it is not possible to do so on site could be a subject for Community Infrastructure Levy. ***LT11: Residential parking***. This issue is dealt with by T7B so LT11 doesn't need to be rolled forward ***LT12: Park and Ride***. The detail of this policy is not picked up by T7E so needs to be rolled forward as a DMP ***LT13: Traffic restraint measures***. This issue is to be covered in the Transport Action Plan so LT13 does not need to brought forward as a DMP ***LT14: Parking strategy and parking charges.*** Whilst we do not anticipate a demand for new car parks it would be good planning to have a policy in place to deal with any applications. LT14 is not picked up by the core strategy so needs	should take into account: • the accessibility of the development • the type, mix and use of development • local car ownership; and • an overall need to reduce the use of high-emission vehicles.

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				rolling forward as DMP. *LT15: Proposal for car parks*. We see no specific need for car parks anywhere so this policy (which specified locations where they would be acceptable in principle and sdafeguarded land suitable for that purpose) is no longer needed. *LT16: Coach parking*. This policy is still relevant and should be roleed forward as a DMP.	