

Parish of Great Hucklow, Grindlow, Windmill, Little Hucklow and Coplowdale
The Old Methodist Chapel
Great Hucklow
Buxton
SK17 8RG

Ms Sarah Fowler
Chief Executive
Peak District National Park Authority
Alder House
Baslow Road
Bakewell
Derbyshire
DE45 1AE.

27 1 17

Dear Ms Fowler,

**Re: Peak District National Parks Authority Consultation
Development Management Policies**

I write to advise that the Parish Council fully supports the response made by the Peak Park Parishes Forum.

In addition, following consultation with parishoners, we have the following comments: -

General Comments

1. We are concerned with the general tone of the policies which seem to impose a common set of planning criteria across all the villages in a way that ignores the individual characteristics and history of each and could if imposed insensitively result in all villages becoming a pastiche of identical vistas, more like a television set than living villages. The Council therefore objects to policy DMC3 as far as it imposes a common set of design criteria that do not consider the individual characteristics of each village.
2. The Council is concerned about the comments on paras. 1.29 and 1.30 which assert (1.24) that 'there is minimal strategic infrastructure need' since there is a very clear need for better broadband and mobile infrastructure (as identified in Para. 4.49) and this should not just rely on national investment. The Council therefore objects to policies DMU1 and DMU4 where implementation of the policies would lead to a less effective service. Para. 4.49 illustrates a feeble approach to broadband provision on the part of PDNPA. Enhanced broadband facilities are already vital to the rural economy in many places, including within the Park, and the PDNPA should have a much stronger and more cogent policy to lobby the County Councils and government for support for the required investment in infrastructure. If the objectives for developing high grade employment opportunities are to be achieved it is essential that the communications infrastructure is enhanced to at least national levels without holes in the coverage.
3. The words "sustainable" and "affordable" are widely used in the document, therefore there is an urgent need for proper definitions of 'sustainable' and 'affordable housing'. These are defined (fairly tightly in the case of 'sustainable', less so in the case of 'affordable') in the

Parish of Great Hucklow, Grindlow, Windmill, Little Hucklow and Coplowdale
The Old Methodist Chapel
Great Hucklow
Buxton
SK17 8RG

National Planning Policy Framework and while there is nothing wrong with the PDNPA adapting these definitions if it can justify doing so, there is currently no proper basis for this in the document. In particular, it is clearly nonsense to define 'affordable' in anything other than purely financial terms, and given that lenders all have a reasonably uniform basis of affordability for borrowing, and income data for social groups is widely available, it should not be too complicated to come up with a justifiable benchmark figure which can be inflation adjusted over the life of the planning policy.

4. The word "sustainable" appears to be applied to developments that are restricted to younger people i.e. houses that are cheap enough for younger families to afford, provided they fulfill certain residential criteria. This ignores the fact that a viable, lively community needs a full range of ages, and experience. The retired are essential to a village because they have the leisure time, knowledge and experience to organise events yet in the policy new housing is restricted to those of age 40 or below. In our Parish there are several retired people who would like to downsize from their family house and build themselves a smaller environmentally sustainable house in their unnecessarily extensive gardens, which of course are in Conservation areas. They could then release their houses for use by people with children. However, this is not classed as 'sustainable' and leaves the elderly residents having to move out of the homes and villages they have occupied for many years, taking with them the valuable attributes required to engage with and help build/organise strong local communities.
5. We need to encourage high quality low impact jobs and ensure that there is suitable housing for the entrepreneurs and workers that will make these successful (i.e. families with principal earners in their 30s & 40s). PDNPA policy needs to encourage the appropriate provision of both domestic and commercial premises.

Specific Comments

1. DMC7 - Consent for alterations to listed buildings should take into account the original reasons for listing and should not unnecessarily prevent alterations which do not alter the characteristics on which listing was based.
2. DMC8(F) – we question if the requirement for a contract to be signed is actually enforceable in practice. Unless the PDNPA are sure that such a contract can be legally water tight and enforceable then an alternative way to achieve the required assurance that re-development will actually take place as proposed needs to be determined.

DMC8(G) - PDNPA need to more proactively encourage the timely replacement of selected older trees in such a way as to ensure that stands of trees with a significant amenity value do not all reach an age where they all become unsafe or unviable at about the same time.

DME3 - Cartledge Farm Business Park in Great Hucklow should be added to the list.

Parish of Great Hucklow, Grindlow, Windmill, Little Hucklow and Coplowdale
The Old Methodist Chapel
Great Hucklow
Buxton
SK17 8RG

3. Para. 4.49 illustrates a feeble approach to broadband provision on the part of PDNPA. Enhanced broadband facilities are already vital to the rural economy in many places, including within the Park, and the PDNPA should have a much stronger and more cogent policy to lobby the County Councils and government for support for the required investment in infrastructure.
4. DMT1: The policy should consider transport developments both inside and outside the park such as the Manchester Airport Relief Road and developments along the Woodhead route. Two cross park corridors pass through or close to the parish (the A263 and the B6049) and congestion on other routes is encouraging increased traffic on these more rural and less sustainable routes. The parish would like to see a coordinated policy that considers both local traffic needs and the effects of other developments. For example, the construction of a road tunnel under Woodhead is likely to reduce traffic on the A623 but the routing of the Manchester Airport Relief Road opening a far better corridor from the M56 to the A6 may well have the effect of increasing it. These developments may make it desirable for some enhancement of the routes in the park.
5. DMT3: The Parish would welcome further development of railway travel opportunities particularly along the Hope Valley route. It considers easy and frequent services connecting to HS2 when that opens to be essential to the envelopment of new and vibrant businesses. It would also welcome opportunities for development of regular services to Buxton and Matlock whether these are part of the national rail network or local heritage initiatives. It therefore objects to DMT3D.
6. DMMW1(v) appears to assume that stone is the only worthwhile mineral in the Park which is clearly not the case. The wording here needs to take account of other minerals.
7. DMMW3 needs to explicitly take account of the impact of development on underground features such as caves and historic mine workings.
8. DMMW5 should not eliminate the possibility that mineral development sites may have use as commercial or tourist facilities once mineral extraction has ceased.

The parish would wish to participate in the oral examination to present the issues above which it sees as crucial its development over the next ten years. It wishes to express its views on economic development, housing, transport and communications and minerals which are particular to its area and circumstances.

Yours sincerely

Deborah Stansfield
Clerk to the Parish Council
Email: parish.clerk@hucklow.net, tel: 07889 780283

Cc: Peak Park Parishes Forum
Brian Taylor, Policy Planning Manager, PDPNA