

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

Brian Taylor
Head of Policy and Communities
Peak District National Park Authority
Aldern House
Baslow Road
Bakewell DE45 1AE

12th January 2018

Dear Mr Taylor,

Re: Modifications to the Publication Version of the Development Management Policies Document

The council has reviewed the objections made by the Peak Park Parishes Forum and agrees with them. It welcomes the modifications made but considers that they are insufficient to meet its original objections:

In particular it wishes to lodge the following objections:

DM1: SUSTAINABLE DEVELOPMENT

The Council's view is that no change has been made for a proactive approach to Sustainable Development and continues to object to the policy as drafted. We repeat that we wish to see a positive adoption of the presumption in favour of sustainable development that conserves or enhances the National Park, reflecting the approach of the National Planning Policy Framework ("NPPF"), coupled with a requirement that other policies of the Local Plan (such as local affordable housing) must be addressed unless for viability or physical reasons they cannot be met.

DMC5: IMPACT ON HERITAGE ASSETS

It seems our comments have been overlooked with regard to:

It would have been helpful if the preamble were to outline the criteria that the National Park Authority will use to identify non-designated heritage assets and how local communities can be involved in this.

In Part C it is unclear how an applicant would identify "potential interest"

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DMC8: CONSERVATION AREAS

We believe our comments on Part C are valid and should be addressed.

DMC13: TREES ETC

We restate our original comment that we would like to see a commitment to ensuring that layouts avoid future threats to trees in the future, e.g. because of root damage, boundary issues, proximity to buildings etc.

DMR4: HORSES

We stand by our previous objection to Parts A and B.

DMT4D: PUBLIC RIGHTS OF WAY

We still believe that there should be an additional criterion that ensures that the enjoyment of an existing public footpath by walkers will not be detrimentally affected by the introduction of new users, particularly cyclists.

HOUSING

We acknowledge that this is an extremely complex matter not helped by confusing government intervention. However we feel strongly about the points made in our earlier response and hope these will be teased out by the Planning Inspector.

DMH6: REDEVELOPMENT OF PREVIOUSLY DEVELOPED LAND

We are not convinced our original views have been taken into account and stand by them.

DMH11: S106 AGREEMENTS

We continue to object to the Authority's stance on this and hope the Inspector will see the unfairness of the Authority's continuing misinterpretation for using these agreements.

DMT6: VISITOR PARKING

We believe our comments with regards to both Parts A and B are appropriate and should be acted on.

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DMT7: RESIDENTIAL OFF-STREET PARKING

We continue to object to Part B.

In addition

Telecommunications and Internet Access

We do not believe that the modifications proposed are sufficient or flexible enough to provide the rapidly developing needs of businesses and families to encourage high quality employment within the Park.

Transport

The Parish welcomes the changes to DMT3 but considers that it does not go far enough in supporting potential opportunities to develop new transport links both within and into and out of the National Park. These would be of great benefit to visitors and residents and this should be included in the assessment criteria. The Council continues to object to this policy, particularly with respect to the upgrading and development of new railway links.

Yours sincerely

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

Cc: Peak Park Parishes Forum