

Northumberland National Park Local Plan, Inspector's Report June 2020

Appendix: Main Modifications

Ref	Policy/ Para.	Main Modification
MM1	ST1	<p><u>Policy ST1: Sustainable Development</u></p> <p>1. Northumberland National Park Authority will adopt a presumption in favour of sustainable development. Sustainable development in the Local Plan area is development that either achieves or does not prejudice the achievement of the following:</p> <ul style="list-style-type: none"> a) makes the National Park a high quality place to live and work – including: improving and supporting the use and retention of existing services, infrastructure and facilities (including the housing stock and workplaces); b) reduces the need to travel <u>and encourages sustainable modes of transport;</u> c) contributes positively to the built environment by having regard to the site context; d) conserves <u>protects</u> or enhances the landscape character of the National Park through use of high quality design, appropriate landscaping, and removal of unsightly development; e) improves biodiversity by enhancing <u>protecting</u> existing priority habitats and species or creates new priority habitat; f) conserves the quality and quantity of natural resources, including water, air, soils, <u>and</u> geodiversity and biodiversity; g) makes efficient use of land and infrastructure, in particular by prioritising the use of previously developed land and buildings; h) improves public access to, and enjoyment of, the National Park's special qualities; i) reduces waste and greenhouse gas emissions through improved energy efficiency and making full use of small-scale renewable energy; <u>j) protects and enhances habitats that provide important carbon sinks, including peat habitats and woodlands.</u> j) k) avoids development which increases <u>avoids increasing</u> flood risk, and allows for the natural drainage of surface water; k) l) <u>l)</u> conserves or enhances the historic environment and helps secure a sustainable future for the assets at risk; and, l) m) <u>m)</u> furthers the statutory National Park purposes and duty. <p>2. Development will be deemed to be unsustainable if it would harm:</p> <ul style="list-style-type: none"> a) the health and/or well-being of local communities;

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		<p>b) the diversity, quality and local distinctiveness of the natural and cultural landscape, wildlife, historic environment or other special qualities of the National Park; c) the local economy; d) the supply of housing to meet identified needs; e) access to local services and community facilities; and, f) the National Park statutory purposes.</p>
MM2	ST2	<p><u>Policy ST2: General Development Principles</u></p> <p>1. To maintain and enhance the distinctive character of the National Park, development will be permitted where:</p> <p>a) The special qualities of the National Park will be conserved or enhanced;</p> <p>b) The proposal is of a high quality design that will make a positive contribution to the National Park’s special qualities and the local environment incorporating high quality construction materials and design details that reflect or complement the local vernacular;</p> <p>c) The siting, orientation, layout, scale, height, massing and density of the proposal are compatible with existing buildings and the local built form;</p> <p>d) The proposal is located in an area identified as being at the lowest risk of flooding unless it satisfies relevant sequential and exception tests and it can be demonstrated that the development will remain safe for users without increasing the risk of flooding elsewhere;</p> <p>e) The proposal will not have an unacceptable adverse impact upon the amenities of adjoining occupiers;</p> <p>f) Sustainable design and construction techniques are incorporated in the proposal where proportionate including <u>design features to ensure that they provide resilience to climate change</u>, measures to minimise waste and energy use and where appropriate use energy from renewable sources;</p> <p>g) Where appropriate Incorporate a good quality landscaping and planting scheme <u>where appropriate</u>, which reinforces local landscape character, increases habitat connectivity and makes use of appropriate native species;</p> <p>h) Opportunities are taken to enhance local wildlife and biodiversity, <u>including providing net gain</u>, that are proportionate to the development proposed.</p> <p><u>i) Opportunities are taken to incorporate multi-functional green infrastructure as an integral part of the scheme design and commensurate with the scale of the proposal;</u></p> <p>i) j) The proposal ensures the proportionate creation of an accessible, safe and secure environment for all potential users with appropriate cycling facilities and car parking provision and without compromising local highway safety, <u>the local road network</u> or public rights of way;</p> <p>j) k) The proposal ensures the provision of appropriate and proportionate services and infrastructure to meet the needs of the development and that these are capable of being provided without compromising the quality of the landscape; and</p>

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		<p>k) l) The proposal will be served by appropriate and adequate storage, waste management and other infrastructure proportionate to the scale of development proposed; <u>and,</u> <u>m) the proposal will not give rise to unacceptable risks from contaminated or unstable land. If the proposal is located near to land known or suspected of being contaminated or unstable, an assessment shall accompany an application and shall include suitable remedial measures including timeframes for when such measures will be undertaken.</u></p>
MM3	ST3	<p><u>Policy ST3: Major Development</u> 1. Proposals for major development will only take place in exceptional circumstances and where it can be demonstrated that they are in the public interest. The applicant will be required to demonstrate: a) The need for the development including a national need and the contribution of the development to the national economy; b) The impact of permitting it, or refusing it, upon the local economy of the National Park; c) Whether, in terms of cost and scope the proposal cannot viably and technically be located elsewhere outside the National Park in a place that would avoid conflict with the National Park’s statutory purposes; or that the need for it cannot be met in some other way; d) The extent to which the proposal is designed and sited to respect the character of the landscape; and where appropriate, the settlement in which it lies; and e) Whether all possible measures have been taken to minimise <u>and mitigate any</u> adverse effects on; the special qualities of the National Park, the landscape and recreational opportunities <u>the ability for the public to understand and enjoy the special qualities; the setting of historic assets, natural resources and the transport network.</u></p> <p>2. When the activity for which the major development is required ceases the land will be required to be suitable restored or enhanced where it is appropriate to do so.</p>
MM4	ST4 supporting text (4.35-4.38)	<p>4.35 Local Centres <u>Named Settlements</u>: These settlements <u>named in Policy ST4 may</u> have a more ‘self-contained’ character, with some facilities serving the wider community. <u>Some settlements may not have facilities at all and they may be ‘shared’ amongst groups of settlements.</u> The Local Plan allows for small scale development in or adjacent <u>adjoining to</u> these areas to meet local housing, employment and community needs, including ‘principal residence’ housing on infill sites. No development boundaries or limits are defined and the suitability of a site for development will be defined on a case-by-case basis.</p> <p>4.36 Smaller Villages: The settlements included within this definition have more limited or no facilities at all, with any that are available often being ‘shared’ amongst groups of settlements and therefore a limited amount of new development may be forthcoming or is envisaged. The Local Plan allows for small scale development in or</p>

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		<p>adjoining these areas to meet identified needs. No development boundaries or limits are defined and the suitability of a site for development will be considered on a case-by-case basis considering relevant factors.</p> <p>4.37 Open Countryside: Outside of the <u>Named Settlements</u> Local Centres and Smaller Villages, the rest of the National Park is classed as ‘open countryside’ where development will not be permitted, save in a very few circumstances. Open countryside is defined as areas with no development, sporadic development or isolated buildings. Whether a building is isolated will be determined on a case-by-case basis considering relevant factors.</p> <p>4.38 The best location for most development is in or on the edge of settlements that already have a range of services and infrastructure, and that are more likely to offer access to public transport. The objective is to improve the long-term viability of local communities by supporting existing services through new development whilst protecting open countryside from development that does not need to be located there. Development will be permitted outside settlements where it supports farms and rural enterprises that derive their primary inputs from the land or where it provides public infrastructure, or would otherwise comply with specific policies in the Local Plan.</p>
MM5	ST4	<p><u>Policy ST4: Spatial Strategy</u></p> <p>1. Development will be guided in accordance with the following settlement hierarchy:</p> <p><u>Local Centres</u> <u>Named Settlements</u> (Alwinton, <u>Charlton</u>, Elsdon, Falstone, Greenhaugh, Harbottle, Holystone, <u>Ingram</u>, <u>Kirknewton</u>, Lanehead, Rochester, and Stannersburn <u>and Stonehaugh</u>.</p> <p><u>Smaller Villages</u> Charlton, Ingram, Kirknewton and Stonehaugh.</p> <p>2. 1. Development should support the service function of Local Centres and the sustainability of Smaller Villages <u>the Named Settlements</u> by providing additional small scale housing (principal residence or affordable) and employment premises, new facilities and services (including tourism and recreation) that would be proportionate to the size of each settlement.</p> <p><u>Open Countryside (including farmsteads and hamlets)</u></p> <p>3. 2. Development will only be permitted in Open Countryside in the following cases:</p>

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		<ul style="list-style-type: none"> a) Where development reuses a building in a way that supports an economic use or meets the need for principal residence or affordable housing, and is also in accordance with Policy DM6; b) Where there is an essential need for development to meet the needs of farming, forestry, tourism, recreation and other rural enterprise or land management activities; c) Where it is essential to meet social or community needs and it can be demonstrated that there are no other suitable and available locations within the <u>Named Settlements Local Centres and Smaller Villages</u>; d) Where the proposal is supported by other relevant Local Plan policies.
MM6	4.45-4.51	<p>4.45 The need (both affordable need and market demand) for housing in the Northumberland National Park has been objectively assessed. The 2017 Northumberland National Park Strategic Housing Market Assessment (SHMA) provides evidence to underpin planning for the delivery of housing in the area over the Plan period. The objectively assessed housing need (OAHN) for Northumberland National Park is for up to approximately 160 units over the plan period (2017-2037)¹ with approximately 40 of these being affordable.</p> <p>4.46 <u>In terms of a housing requirement, the SHMA concluded that although low past completions would imply an upwards adjustment to the OAN, due to the physical and environmental constraints, the OAN of up to 8 dwellings per year would be acknowledged. Therefore, Northumberland National Park has a housing requirement of approximately 160 dwellings over the plan period (8 per year on average). This Plan will not allocate housing sites. Due to the very small requirement figure and reliance on windfalls, a housing trajectory was considered to have no practical purpose and has not been included in the plan.</u></p> <p>4.47 The National Parks and the Broads Vision and Circular states that National Parks are not suitable locations for unrestricted housing and general housing targets are not provided². Consequently the National Park Authority has taken account of statutory National Park purposes, the local socio-economic duty to National Park communities and concluded that the provision of open market housing development should be restricted. <u>However, it is intended that the housing requirement will be met in full through a combination of small windfall sites, affordable housing (including on exception sites), the conversion of buildings to residential use, custom and self-build housing and the delivery of dwellings built within the gateway settlements of Wooler, Rothbury, Bellingham and Haltwhistle. This is in accordance with the joint Statement of Common ground agreed with Northumberland County Council under the Duty to Cooperate³.</u></p>

¹ Northumberland National Park Strategic Housing market Assessment (SHMA) (2017)

² DEFRA (2010) English National Parks and the Broads UK Government Vision and Circular, London: Department for Environment, Food and Rural Affairs, para. 78.

³ NNPA/NCC Joint Statement of Common Ground (May 2019)

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		<p>Instead the Local Plan proposes to meet as much of the OAHN within the National Park as the identified constraints will allow (without harming the Park's special qualities) whilst also considering the lack of suitable housing sites and the difficulty of delivering viable affordable housing development without subsidy. This will be achieved by providing an appropriate amount of principal residence and affordable housing within identified settlements; allowing the conversion of buildings in the open countryside to residential use in very specific circumstances; allowing self and custom housebuilding in certain locations; and allowing 100% affordable housing developments in sustainable locations adjoining an identified settlement. This plan will not allocate housing sites nor will it contain a housing delivery target.</p> <p>4.48 The gateway settlements also provide an important source of housing for workers within the Park. It is considered that some of the National Park's housing need would be met by dwellings built within the gateway settlements of Wooler, Rothbury, Bellingham and Haltwhistle. This is in accordance with the joint Statement of Common ground agreed with Northumberland County Council under the Duty to Cooperate⁴.</p> <p>4.49 <u>4.48</u> The National Park Authority will positively encourage the delivery of custom and self-build housing and be proactive in exploring ways to approve plots in pursuit of the duty set out in the Self-Build and Custom Housebuilding Regulations.</p> <p>4.50 <u>4.49</u> It is considered that this approach is appropriate in a remote rural area, given the small size of Northumberland National Park's settlements, landscape sensitivity/capacity, anticipated SHLAA supply and that it is consistent with National Park purposes, the duty to local communities and national policy and guidance.</p>
MM7	ST5	<p><u>Policy ST5: New Housing</u></p> <p>1. Having regard to the existing housing stock in the locality, all new residential development (<u>of more than 5 dwellings</u>) will contribute towards the creation of sustainable, balanced and inclusive communities by ensuring a mix of dwellings (in terms of size, type and tenure), that will meet the needs of present and future generations.</p> <p>2. Development proposals will be assessed according to how well they meet the needs of those living in and seeking to move to Northumberland National Park, as identified in the most recent Strategic Housing Market Assessment <u>and other relevant guidance</u>.</p>

⁴ NNPA/NCC Joint Statement of Common Ground (May 2019)

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		<p>3. New housing will be permitted:</p> <p>a. Within Named Settlements Local Centres and Smaller Villages where it comprises conversion of an existing building or a small infill development providing principal residence or affordable housing.</p> <p>b. In Open Countryside, providing Principal Residence occupancy:</p> <p>i. where there is an essential need for a new dwelling to support established farming, forestry or other land management activities; or</p> <p>ii. Where the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or</p> <p>iii. the development would re-use redundant or disused buildings and enhance its immediate setting; or</p> <p>iv. the development would involve the subdivision of an existing residential dwelling; or</p> <p>v. the design is of exceptional quality; or</p> <p>vi. where an existing dwelling needs to be replaced; or</p> <p>vii. where a building is being converted in accordance with Policy DM6.</p> <p>c. The replacement of an existing dwelling in the open countryside will only be permitted where:</p> <p>i. Residential use has not been abandoned;</p> <p>ii. The dwelling is not of architectural or historic importance;</p> <p>iii. If the replacement dwelling is not in the same position as the existing building, provision shall be made for the removal of the redundant building in a timely manner where it is appropriate to do so.</p> <p>4. Custom and self-build Self-build and custom housebuilding housing may be approved in accordance with other relevant housing policies, and as either:</p> <p>a) affordable housing: where the house would be restricted to occupation by an eligible household and the value discounted by 25% in perpetuity; or</p> <p>b) principal residency local needs custom and self-build housing: where occupancy of the house would be restricted to a Local Person in perpetuity.</p> <p>5. Affordable housing will be permitted in accordance with Policy DM3.</p>
MM8	DM1	<p><u>Policy DM1: Community Facilities and Infrastructure</u></p> <p><u>Community Facilities</u></p>

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		<ol style="list-style-type: none"> 1. Proposals that would result in the loss of or an unacceptable adverse impact on a community facility will not be permitted, unless it can be demonstrated that the facility is no longer suitable or viable in that location or that it is no longer needed. 2. Applications for the loss of community facilities must be supported by appropriate and proportionate independent evidence, including appropriate financial, business planning, options appraisals, marketing and community engagement evidence. 3. The provision of new community facilities will be permitted: <ol style="list-style-type: none"> a) Within one of the <u>Named Settlements</u> Local Centres or one of the Smaller Villages; b) In other locations, as an exception to Policy ST4, where it can be clearly demonstrated that there are no suitable sites in a <u>Named Settlement</u> Local Centre or Smaller Village and that this would be in accordance with other relevant local plan policies. 4. Improvements to existing, community facilities, will be supported where it would be in accordance with other relevant local plan policies. <p><u>Infrastructure</u></p> <ol style="list-style-type: none"> 5. Proposals that would result in the loss of infrastructure will not be permitted, unless it can be demonstrated that the infrastructure is no longer suitable or required. 6. Proposals for new, improved or supporting infrastructure will be permitted where: <ol style="list-style-type: none"> a) They represent the least harmful option reasonably available having regard to any operational requirements and technical limitations that are applicable; b) The design minimises impact on visual amenity, including the character and appearance of the locality and the wider landscape; c) There are no unacceptable adverse impacts on the National Park's special qualities; d) They will not have a harmful impact on the wider environment particularly in relation to flood risk. 7. When no longer required for its approved purpose all infrastructure shall be removed and the site suitably restored to its former condition where it is appropriate to do so.
MM9	DM3	<u>Policy DM3: Affordable Housing</u>

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		<p>1. In order to meet specifically identified local affordable housing needs, the development of 100% affordable dwellings will be permitted as an exception to policy on appropriate sites <u>adjoining a Named Settlement</u>; a) Adjoining a Local Centre; b) Adjoining a Smaller Village; provided a Sustainability Appraisal demonstrates that the homes will contribute to the environmental, social and economic sustainability of the settlement <u>where appropriate</u>.</p> <p>2. Proposals on exceptions sites will only be permitted where: a) The need for the proposed number, type, size and tenure of affordable dwellings is supported by an up-to-date local housing needs assessment and the proposed rent and/or mortgage costs are affordable for local people; b) The number, design, materials and proposed layout of the dwellings are appropriate to the size, form and character of the settlement; c) There is no conflict with the NNP Landscape Character Assessment and the proposal is supported by an up-to-date visual impact assessment; d) Robust arrangements are put in place to ensure that the dwellings remain affordable to the community in perpetuity; e) Effective community engagement has been undertaken.</p> <p>3. Within a Local Centre <u>Named Settlement</u> (where the site is capable of accommodating more than five dwellings) 50% of dwellings provided will be affordable.</p> <p>4. Where a scheme is proposed within a Local Centre <u>Named Settlement</u> and there are exceptional circumstances which demonstrate that the delivery of the required <u>proportion of</u> affordable housing would not be financially viable, the Authority will consider an element of <u>a larger proportion of</u> principal residence housing as part of a revised proposal.</p> <p>5. On sites within a Local Centre <u>Named Settlement</u> where between 6 and 10 dwellings would be provided, the Authority will accept the payment of a commuted sum in lieu of the on-site delivery of the relevant proportion of affordable housing required provided that it is demonstrated that on-site delivery (including any element of principal residence housing) would not be viable.</p> <p>6. The occupancy of all affordable dwellings will be restricted to those in need of affordable housing who also have a local connection in accordance with the criteria set out in this Local Plan.</p>
MM10	DM5	<p>Housing for Gypsies, Roma, Travellers and <u>Travelling Showpeople</u></p> <p><u>DM5: Accommodation for Gypsies, Roma, and Travellers and Travelling Showpeople</u></p>

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		<p>1. Proposals for permanent sites within the National Park to meet the identified accommodation needs of Gypsies, Roma, and Travellers <u>and Travelling Showpeople</u> will only be permitted if it can be demonstrated that:</p> <p>a) There is a proven permanent need as evidenced by a Gypsy, Roma, and Travellers <u>and Travelling Showpeople</u> Accommodation Assessment;</p> <p>b) There are no alternative suitable sites outside the National Park boundary to meet that need;</p> <p>e) <u>b)</u> It can be demonstrated that National Park purposes will not be compromised;</p> <p>d) c) <u>c)</u> The proposed site is in close proximity to the highway network in a position that is appropriate to the locality with existing screening;</p> <p>e) <u>d)</u> Essential infrastructure and services can be provided at the site without there being a harmful impact on the surrounding area;</p> <p>f) e) <u>e)</u> <u>The site is</u> reasonably accessible to local services, including schools and has sufficient space for vehicle parking and manoeuvring.</p>
MM11	DM6	<p><u>Policy DM6: Conversion of Buildings</u></p> <p>1. Proposals for the conversion of buildings within the settlements identified by Policy ST4 will be permitted.</p> <p>2. Proposals for conversion of buildings in Open Countryside will be permitted where:</p> <p>a) The building makes a positive contribution to the landscape and special qualities of the National Park;</p> <p>b) The building is structurally sound and capable of conversion without substantial rebuilding, as demonstrated by a suitably qualified structural engineer's report;</p> <p>c) The building is of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings;</p> <p>d) The proposal is of an exceptional <u>high</u> quality design which retains existing features which contribute significantly to the character of the building or its setting;</p> <p>e) The proposed use does not lead to changes in the building's curtilage or the creation of any new vehicular access or parking area that would unacceptably affect the character and appearance of the building or the surrounding landscape;</p> <p>f) The requirements of Policy DM14 are also met.</p> <p>3. The proposed new use must be compatible in nature, scale and level of activity with the surrounding locality and any neighbouring buildings. Acceptable new uses for rural buildings that may be permitted under this policy are:</p> <p>a) Employment, education or training use;</p>

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		<ul style="list-style-type: none"> b) Holiday accommodation or tourism facilities c) Principal residence housing, provided that: <ul style="list-style-type: none"> i. The building is located within an existing group of buildings that have a close physical and visual relationship to each other and also include an existing residential unit within that group; ii. the building is redundant or disused and the conversion would enhance its immediate setting; and iii. it is not in an isolated location. d) Where the building is within the immediate curtilage of an existing dwelling, purposes incidental to the residential use of the dwelling.
MM12	5.62 (DM9)	<p>New para between paras 5.62 and 5.63 stating:</p> <p><u>5.63 The National Park Authority consults with the Highway Authority (Northumberland County Council) on all developments where access and transport is a relevant planning consideration. Where planning for car parking to serve residential development, it is recognised that car ownership varies most directly in relation to dwelling size. This is reflected in the parking standards for residential development which require variable provision based on the number of bedrooms in the dwelling. The Authority will refer to the parking standards in the Northumberland County Council Local Plan Appendix which sets out the level of off-street car parking in new development. As with Northumberland County Council standards, in relation to non-residential development, the standards are not expressed as either a maximum or a minimum. Instead, they provide an indication of the appropriate level of parking for different uses. With regard to residential development, parking requirements are expressed as the minimum level that would normally be required. Cycle parking will be required at new and extended Community Facilities, Leisure facilities, visitor facilities and tourist accommodation.</u></p>
MM13	DM9	<p><u>Policy DM9: Transport and Accessibility</u></p> <p>1. In order to maximise accessibility and minimise the environmental and health impacts of traffic when assessing planning applications the National Park Authority will seek to:</p> <ul style="list-style-type: none"> a) Protect and where appropriate enhance existing networks of Public Rights of Way, National Trails, open access land and other access routes for use by pedestrians, cyclists and equestrians; b) Encourage the creation of new access routes particularly when they create links between existing routes and local services; c) Encourage small scale developments and facilities that contribute to the safe use of the right of way network;

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		<p>d) Minimise the overall need for journeys, whilst seeking to maximise the proportion of journeys made by: public transport, bicycle, and walking;</p> <p>e) Ensure that proportionate appropriate transport and accessibility needs are incorporated into new development proposals (including the provision of cycling facilities car and cycle parking and supporting infrastructure;</p> <p>f) Promote good design principles in respect of inclusive access; and</p> <p>g) Where appropriate support the delivery of reliable, safe and efficient transport networks, in partnership with other organisations, service providers and developers.</p> <p>2. New transport or access routes should take account of existing ecological networks and green corridors and where appropriate include measures to facilitate the safe movement of species across open spaces.</p>
MM14	DM10	<p><u>DM10: Habitats, Biodiversity and Geodiversity</u></p> <p>1. Habitats, Biodiversity and Geodiversity in-The conservation and enhancement of wildlife, habitats and sites of geological interest within Northumberland National Park will be given great weight in decision-making.</p> <p>2. All developments and activities should:</p> <p>a) Maintain and where appropriate enhance features of ecological value and recognised geodiversity assets;</p> <p>b) Maximise opportunities to strengthen the integrity and resilience of habitats and species within the National Park and provide a net gain in biodiversity where possible; including those priority species for which the National Park supports a significant proportion of the regional or national populations and those found at the edge of their range; and</p> <p>c) Maintain and where appropriate enhance existing wildlife connections and landscape features such as water courses, disused railway lines, hedgerows and tree lines for biodiversity as well as for other green/blue infrastructure and recreational uses.</p> <p>3. Development proposals that are likely to have a harmful impact on protected or valuable sites or species will only be permitted where it can be demonstrated that:</p> <p>a) There are no alternative options that would avoid or reduce the harm to the protected or valuable interest;</p> <p>b) Suitable mitigation measures to avoid or reduce the harm have been incorporated into the proposals and will be maintained in order to retain their biodiversity or geodiversity benefits;</p> <p>c) Any residual harmful impacts have been offset through appropriate habitat enhancement, restoration or creation on site 53 or in another appropriate location within the National Park;</p> <p>d) The wider sustainability benefits of the development outweigh the harm to the protected or valuable interest.</p> <p>4. Proposals will be considered in accordance with the following hierarchy:</p>

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		<p><u>International Sites and Protected Species:</u></p> <p>5. <u>a)</u> Proposals that have a likely significant effect on European sites (comprising Special Areas of Conservation, Special Protection Areas and Ramsar sites) will be subject to an appropriate assessment in accordance with the Habitats Regulations. Where the assessment indicates that it is not possible to ascertain that the proposal, either on its own or in combination with other plans or projects, would have no adverse effect on the integrity of the site, development will only be permitted in exceptional circumstances where there are no alternative solutions, there is an imperative over-riding public interest and compensation measures are secured. This protection will be extended to proposed or potential European sites and significant weight will be given to this policy in areas where the presence of internationally important features is recognised but no formal designation process has begun. Species protected under international legislation will also receive this highest level of protection.</p> <p><u>National Sites and Protected Species:</u></p> <p>6. <u>b)</u> Proposals that would adversely affect the notified special interest features of an existing or proposed Site of Special Scientific Interest, National Nature Reserve or the nature conservation interest of nationally protected species will only be permitted where the benefits of the development clearly outweigh the impact on the protected interest <u>it has been demonstrated that all opportunities to reduce harm have been included within scheme design. Any residual harm must be mitigated through an appropriate strategy. Where mitigation is not possible, compensation may be acceptable in exceptional circumstances.</u></p> <p><u>Regional and Local Sites and other valuable habitats and species:</u></p> <p>7. <u>c)</u> Proposals that would adversely affect any existing or proposed locally designated site such as a Local Nature Reserve, Local Wildlife Site, Regionally Important Geological or Geomorphological Site or other valuable habitat or species will only be permitted where the benefits of the development clearly outweigh the impact on the protected interest</p> <p>8. <u>5.</u> Where a proposed development would attract a significant number of additional visitors to an area or facility, it should be demonstrated how any potential impact upon the area or feature of biodiversity interest will be managed as part of the new development.</p>
MM15	5.118 (DM16)	The following policies will be used to decide applications for minerals development in the National Park. Importantly, whilst this section constitutes the Minerals Local Plan for the National Park, these policies are not the only considerations for minerals applications, and a range of other policies in this Plan will likely be relevant, this includes in particular those policies relating to landscape, biodiversity, geodiversity, heritage, tranquillity, traffic, and

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		<p>amenity. Major minerals development applications would be considered to be major development and have to comply with Policy ST3. <u>Small scale minerals development (as referred to in parts 2 and 3 of Policy DM16) is considered to be any 'non-major' minerals development or the extension of time for major sites.</u></p>
MM16	DM16	<p><u>DM16: Minerals Development</u></p> <ol style="list-style-type: none"> 1. Proposals for major minerals development will not be permitted in considered under the terms of Policy ST3. other than in exceptional circumstances and where it can be demonstrated that the proposal is in the public interest. In assessing proposals the National Park Authority will consider: <ol style="list-style-type: none"> a) the demonstrable wider need for the development; b) an objective assessment of alternatives outside the National Park; c) the impact upon the special qualities of the National Park; and d) strategic aims and objectives for the management of the National Park⁵. 2. The small scale expansion of existing quarries, or extension of time for minerals operations, will be permitted where it can be demonstrated that the socio-economic benefits of the development outweigh any impact upon the National Park's Special Qualities and where the proposal would accord with other relevant local plan policies. 3. Small scale quarrying of traditional building stone will be permitted where it is demonstrated that there is an identified local need for the stone which will conserve, maintain or enhance the fabric or character of the National Park. 4. In all minerals development applications reasonable mitigation measures must be provided for in the proposal, in order to minimise negative environmental and socioeconomic impacts and ensure the proposed operations do not have unacceptable adverse effects on the natural and historic environment or human health. 5. For all proposals for new or extended mineral operations, planning applications must be supported by: <ol style="list-style-type: none"> a) evidence of the presence of the mineral; b) Information relating to the need for the mineral, at a local, regional and/or national level; c) Details of the proposed working methods; d) Details of any proposed mitigation measures; and e) An assessment of the effects of the proposal on:

Ref	Policy/ Para.	Main Modification
		<ul style="list-style-type: none"> i) assets of natural or cultural value; ii) levels of noise, dust and vibration; iii) amenity and a loss of privacy; iv) dark night skies and tranquillity; v) landscape character and visual intrusion; vi) habitats and species and geodiversity; vii) traffic and air quality; viii) water quality, quantity, flood risk and drainage; ix) land resource, including agricultural land, access land and public rights of way; x) soil, contamination and land instability; and xi) the economy. <p>6. Applications must include a proposed restoration and aftercare strategy which sets out:</p> <ul style="list-style-type: none"> a) how the proposed after-use responds to the site and its surroundings; b) the removal of plant and other infrastructure, final landform and retained features, reinstatement of soils, and landscaping and planting proposals; c) here applicable, any use of waste or other imported materials for restoration purposes; d) phasing arrangements including avoidance of sterilisation of remaining resources; and e) a programme of aftercare and monitoring of the site for a minimum of five years following completion of restoration.