

High Peak Local Plan Preferred Options

February 2013

Shaping the future



High Peak Borough Council
working for our community

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1.1 This High Peak Local Plan - Preferred Options document has been produced by the Borough Council as part of the second stage of preparing High Peak's Local Plan. The preferred options plan builds on the earlier options consultation held during September and October 2012. It contains policies and identifies sites for development⁽ⁱ⁾ or protection, setting out the Council's preferred options and explaining the reasons why these options are being suggested.

1.2 Local Plans are seen by Government as key to delivering sustainable development. They should, as far as possible, reflect the aspirations of local communities and should strive to contribute towards their wider social, economic and environmental objectives. The High Peak Local Plan also needs to be consistent with the Government's planning principles and policies as set out in the National Planning Policy Framework⁽ⁱⁱ⁾, see section 1.22.

1.3 To meet these objectives, this Preferred Options document covers a wide range of issues, including:

- **Housing** - setting the scale, distribution and mix of housing to be developed to support a changing population, identifying sufficient land to meet requirements and supporting policies
- **Business** - supporting the economy by providing sites for existing and new businesses, supporting the sustainability of town centres and specifying policies that address changing business needs
- **Environment** - helping to mitigate climate change and adapt to its effects and conserving the natural and historic environment
- **Health and well being** - supporting the needs of local people by enabling opportunities for leisure and recreation
- **Infrastructure** - enabling the provision of new infrastructure such as education, transport, health care and water supplies

1.4 This Preferred Options document is accompanied by a draft Sustainability Appraisal Statement, (the full report of which will incorporate an Equalities Impact Assessment), a draft Habitat Regulations Assessment Report and draft Proposals Maps. It is also intended to be accompanied by consultation on the draft Chapel-en-le-Frith Neighbourhood Development Plan, see section 1.12.

1.5 The accompanying Proposals Maps show the sites identified for development in this Preferred Options Local Plan and illustrates the implications of policies such as town centre boundaries - also by showing their location on the map.

i outside the Peak District National Park

ii www.communities.gov.uk/publications/planningandbuilding/nppf

Background

1.6 Preparation of the High Peak Local Plan is building on previous work undertaken in partnership with Derbyshire Dales District Council to prepare a Joint Core Strategy. Progress on this joint strategy has now ceased. In its place, High Peak Borough Council is working on a Local Plan, due to be adopted in 2014.

1.7 Initial consultation on options for the new High Peak Local Plan took place over a six week period in September and October 2012. Views were sought on a range of options for alternative housing targets for the Borough and for the Borough's three sub-areas of Buxton, Central and Glossopdale. Options also included a long list of potential housing sites and a list of questions concerning other development including employment and retail issues. A total of 1,146 respondents made comments in response to the consultation.

1.8 A report of the consultation feedback received by the Council is available on the Borough Council web-site. This feedback and other evidence was used as a basis for the next stage in the preparation of the Local Plan - the publication of this Preferred Option document.

1.9 This High Peak Local Plan - Preferred Options document sets out draft proposals and policies for consultation. It documents the Council's views on how best to shape the future development of High Peak up to the year 2028 and invites further public comment.

1.10 During spring and summer this year, the Borough Council will undertake further investigation work in relation to the sites and issues set out in this preferred options document, alongside any reasonable alternatives. The views expressed as part of this consultation and the one held in autumn 2012 will be considered and a final Local Plan published in autumn 2013.

1.11 The Local Plan will then be examined by an independent Inspector to ensure that it meets certain tests of soundness. This means that it must identify sufficient sites for development to meet the future needs of the area; these sites must be capable of being delivered and they must be the most suitable. Difficult decisions are being made – if the Council does not produce a plan which makes adequate provision for development in the right place, it will be unsound and the Council will not have full control over where future development takes place in the future.

Neighbourhood Planning

1.12 Neighbourhood planning⁽ⁱⁱⁱ⁾ enables members of a local community to take forward planning proposals for the area in which they live. Neighbourhood Plans are voluntary local planning policy documents that are written and developed by a community, usually led by a town or parish council. In areas without a town or parish council, a Neighbourhood Forum can be established to prepare a plan.

1.13 Once a neighbourhood plan is adopted, it will form part of the Development Plan for High Peak. This means that it will become a major consideration during the determination of planning applications.

iii www.highpeak.gov.uk/hp/council-services/local-development/neighbourhood-planning

1.14 Neighbourhood plans prepared in High Peak should be compliant with the strategic policies of the Local Plan and the National Planning Policy Framework. Strategic policies are those which are essential to delivering the overall planning and development strategy for the High Peak, such as those that set out the number of homes that should be built. Neighbourhood Plans cannot therefore plan for less development than is required by the Local Plan. However, they may be used to identify sites for development or protection, or provide guidance on matters such as design.

In the Parish of Chapel-en-le-Frith, a Neighbourhood Plan is already under preparation. The Chapel-en-le-Frith Neighbourhood Development Plan identifies sites for development and addresses other issues including countryside, infrastructure and transport. As a result, this High Peak Local Plan - Preferred Options document does not include development sites in Chapel-en-le-Frith Parish.

It is intended that consultation will take place on the draft Chapel-en-le-Frith Neighbourhood Development Plan, alongside this consultation on the High Peak Local Plan - Preferred Options.

Development sites identified in the Neighbourhood Plan need to be consistent with the development approach and strategy in the High Peak Local Plan and in particular with the strategy for the Central Area - of which which Chapel-en-le-Frith Parish is a part. This requirement for strategic conformity will apply to any future Neighbourhood Plans prepared in the High Peak.

Regional Planning

1.15 For planning purposes, High Peak Borough Council falls under the East Midlands Regional Plan (RSS8), published in March 2009.

1.16 It is the government's clear policy intention to revoke existing regional strategies outside London, but this is subject to the outcome of environmental assessments and will not be undertaken until the Secretary of State for Communities and Local Government and Parliament have had the opportunity to consider the findings of the assessments.

1.17 Until the East Midlands Regional Plan is revoked, it remains a formal part of the High Peak Development Plan and this Preferred Options document must be in general conformity with it.

Duty to Co-operate

1.18 Many social, environmental and economic issues can only be effectively addressed at a larger than local scale. This is because people and businesses do not confine their activities to one council area - for example, employees may live in one area and work in another; and a retail development may attract customers from across a wide catchment area. Similarly from an environmental perspective - surface water run-off in one location may present a flooding hazard to communities further 'downstream'; and water and air pollution may have a damaging impact on environmental assets some distance away.

1.19 In order to address such strategic planning issues in the absence of a regional planning function, Section 110 of the Localism Act set out a new "duty to co-operate". This duty applies to all local planning authorities in England and to a number of other public bodies. The new duty:

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council;
- requires that councils set out planning policies to address such issues;
- requires that councils and public bodies "engage constructively, actively and on an ongoing basis" to develop strategic policies;
- requires councils to consider joint approaches to plan making.

1.20 Paragraph 156 of the National Planning Policy Framework (NPPF) sets out the strategic issues where co-operation might be appropriate. Paragraph 179 of the NPPF requires councils to work together to address strategic priorities across boundaries and development requirements which cannot be wholly met within their own areas.

1.21 In order to satisfy the duty to co-operate, High Peak Borough Council has involved neighbouring authorities, along with Derbyshire County Council, and will continue to involve neighbouring authorities, both in considering options for the High Peak Local Plan and with discussion on the progress of the Plan's development.

National Planning Policy Framework

1.22 The Government published the National Planning Policy Framework (NPPF) in March 2012.^(iv) It replaced most of the previously existing national planning policy guidance and became effective immediately. NPPF policies are now material considerations to be taken into account in both decision taking and plan making. Policies in emerging plans - such as this High Peak Local Plan - Preferred Options document - will also be material considerations in planning decisions. The more closely a policy accords with the NPPF, the greater the weight to be accorded it.

1.23 The Framework aims to simplify planning policy with a view to promoting economic and housing growth and to ensure that decisions are made on the basis that there is a presumption in favour of sustainable development.

Supporting documents

1.24 This consultation is supported by a number of other documents that have helped to shape the options. They include:

- **Derbyshire Dales and High Peak Housing Target Options Paper** - background document considering potential housing targets in relation to household and population growth projections, housing need and land supply, the economy and environment, infrastructure and policy objectives.
- **Strategic Housing Land Availability Assessment** - an assessment of the availability of potential housing sites.

iv <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- **The Peak Sub Region Strategic Housing Market Assessment (SHMA)** - identifies key issues and solutions to housing in the area.
- **Strategic Housing Needs Survey** - provides information about affordable housing needs at the sub-regional and local authority level, and for urban and rural sub-areas.
- **Affordable Housing Viability Assessment** - an assessment of the viability of affordable housing provision in the High Peak.
- **Sustainability Appraisal and Scoping Report** - appraisal of the sustainability of the options subject to consultation.
- **Habitat Regulations Assessment** - to determine whether the draft plan could have significant effects on the conservation objectives of any European protected nature conservation site.
- **Infrastructure appraisals** - overview of infrastructure issues and potential needs in each sub-area.
- **Household and population forecasts** - projections of population growth and household formation in High Peak and each of its component sub-areas.
- **Peak Sub-Region Employment Land Review** - assessment of long term business needs, land requirements and employment land designations.
- **Peak Sub-Region Retail and Town Centre Study** - assessment of shopping patterns and long terms needs.
- **Peak Sub-Region Strategic Flood Risk Assessment** - to provide information and advice about flood risk to contribute to assessment of options for land allocation.
- **Peak Sub-Region Open Space, Sport and Recreation Study** - an assessment of the existing and future needs for open space, sports and recreational facilities.
- **Peak Sub-Region Climate Change study** - focusing on the capacity and potential for renewable and low carbon technologies.

1.25 These documents are available to read at Council offices and on the Local Plan options website at:

www.highpeak.gov.uk/hp/localplanoptions

1.26 In order to ensure that the Local Plan is based on the most up to date evidence, a number of the above studies are due to be revised and two new studies commissioned. The Retail and Town Centre Study and the Strategic Housing Market Assessment are both due to be updated before the next version of the Plan is published.

1.27 The Council will undertake a viability assessment of the housing and employment sites to be allocated through the emerging Local Plan. The aim of this study is to ensure that allocated sites satisfy the test of viability as set out in the NPPF.

1.28 The Council is also to commission a landscape impact appraisal of the emerging Local Plan. The aims of this study include to consider the sensitivity and capacity of the Borough's countryside (including its Green Belt) to housing development and to consider the impact of proposed levels of High Peak housing supply and distribution on the Peak District National Park and its purposes. The outcome of these studies will help inform the final version of the Local Plan.

Preferred Options maps

1.29 Maps of new development sites and proposed changes to the adopted Local Plan Proposals Map (2005)^(v) included in the Preferred Options are provided in the High Peak Local Plan Preferred Option Maps document. ^(vi) The maps should be viewed in conjunction with the relevant policies and supporting text included within this document.

Have your say

1.30 We would like to know your views on the draft plan by Wednesday 10th April. You may wish to comment on the overall strategy or consider specific elements of it, for example:

- **Vision and objectives** - setting out what the plan is seeking to achieve.
- **Strategic and general development policies** - proposals for development requirements and principles, plus design, protection, impact and infrastructure measures.
- **High Peak housing requirement** - proposal for the number of new homes to be provided across High Peak up to the year 2028.
- **Sub-area housing requirements** - proposed distribution of new homes between each of the Borough's three sub-areas: Buxton, the Central Area and Glossopdale.
- **Housing development sites** - the site options identified for new housing.
- **Other development issues** - proposals for the location of new businesses and areas identified for leisure or recreation. Plus areas to be protected from development for their environmental or social value.
- **Town centres** - proposals for town centres and key sites.
- **Implementation** - the infrastructure and services required to support the plan and how they might be delivered.

How to respond

1.31 If you responded to the consultation last autumn, those responses will be held and taken as responses to this consultation. If however you wish to change or update your response, a new response should be submitted.

v The adopted Local Plan Proposals Maps (2005) can be viewed at Council offices, local libraries and on the Council's website:

<http://www.highpeak.gov.uk/hp/council-services/local-development/adopted-local-plan>

vi The High Peak Local Plan Preferred Options Maps document (2013) can be viewed at Council offices, local libraries and on the consultation website:

www.highpeak.gov.uk/hp/preferred-options.

1.32 If you would like to send us your views on this High Peak Local Plan - Preferred Options document, you can do so by completing a questionnaire using one of the following methods:

- Online on the Local Plan consultation website <http://highpeak-consult.objective.co.uk/portal>
- Email to LDF@highpeak.gov.uk
- Post to the address given below

1.33 The submission of comments online or by email is considered to be the most efficient means of responding. Use of the consultation website provides several benefits and enables consultees to:

- Read the Local Plan - preferred options document and supporting information online.
- Submit comments online (registration required).
- Read all comments submitted by other consultees.

1.34 To respond by e-mail, a questionnaire can be downloaded from the web address below, completed electronically and returned to us by e-mail at: LDF@highpeak.gov.uk

www.highpeak.gov.uk/hp/preferred-options

1.35 Alternatively, paper questionnaires can be collected from Council offices and libraries, (or downloaded from the web address above), completed by hand and returned by post to:

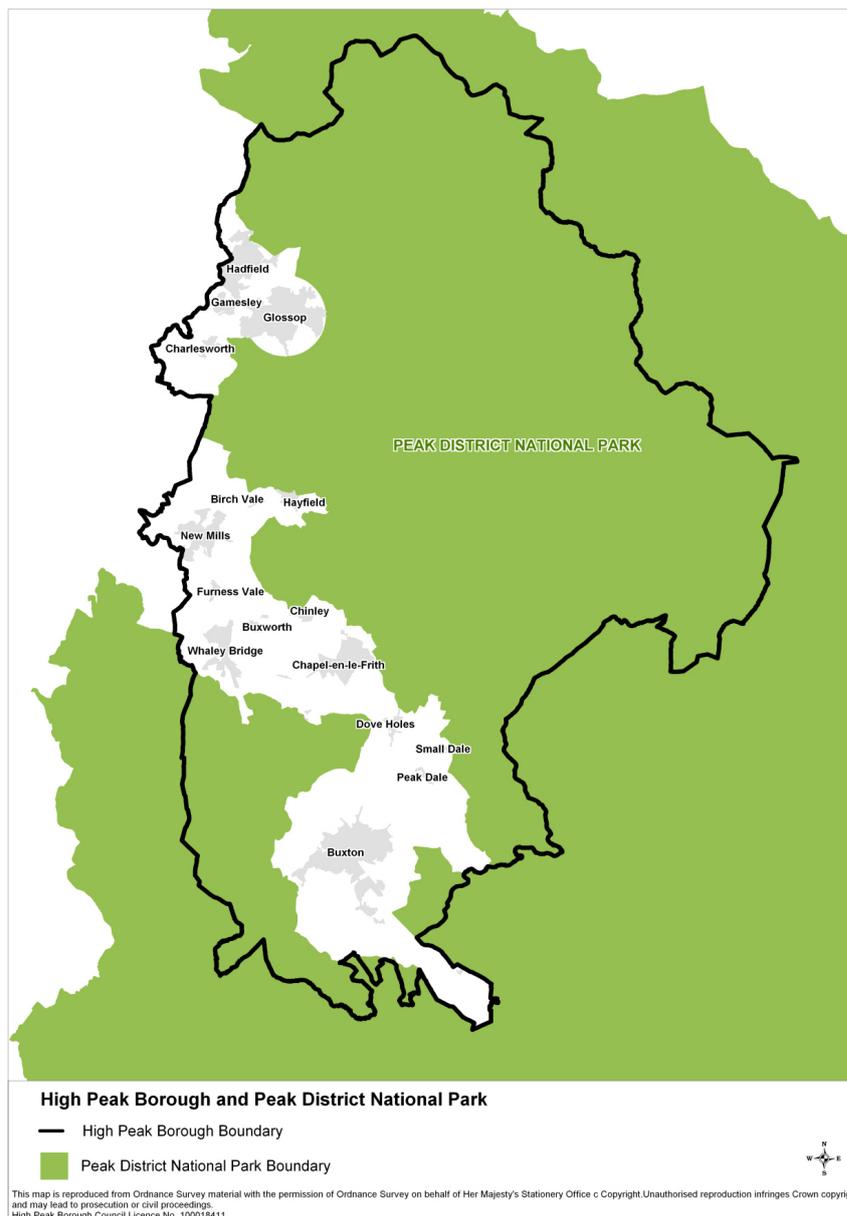
Regeneration
High Peak Borough Council
Town Hall
Buxton
Derbyshire SK17 6EL

Tel: 0845 129 7777 or 01298 28400

2 Key characteristics and issues

2.1 The High Peak Local Plan covers land on the edge of the Peak District National Park and is home to approximately 83,000 people who live primarily in the main market towns of Glossop, New Mills, Whaley Bridge, Chapel-en-le-Frith and Buxton.

Map 1 High Peak Local Plan area and Peak District National Park



2.2 Glossop is the largest town in the High Peak and is a former mill town. It lies within close proximity to Greater Manchester and also comprises the distinct settlements of Hadfield, Tintwistle, Simmondley, Charlesworth and Gamesley. It is a gateway to the National Park and due to the proximity of several national trails attracts many visitors. This area grew as a result of the 19th century textile industry in Derbyshire, and as such much of the area is characterised by rows of workers cottages and industrial mills spreading from an historic core and high street, which is home to a diverse range of independent retailers and an indoor and outdoor market. This has

been supported through the heritage led public realm improvements sought through the Glossop Townscape Heritage Initiative. Continued consideration of design and investment in the town centre environment will help to increase trade in Glossop town centre. Congestion on the infrastructure in and around Glossopdale is a major limiting factor in enabling growth and attracting investment to the area.

2.3 Buxton is the largest town centre in the plan area and generally provides a good range of local and national retailer shopping opportunities and services to the local community. A market is also held regularly in the town on the Market Place in Higher Buxton. The town also acts as a key service centre for visitors to the wider Peak District and provides an attractive environment with impressive architecture such as the Crescent, the University of Derby Campus, Pavilion Gardens and the Opera House. The Council's vision is for Buxton to be England's leading spa town. Recent and planned developments such as the University of Derby campus and the conversion of the Crescent to provide a spa hotel will play an important role in the continuing rejuvenation of the town centre. The Buxton Design and Place Making Strategy and Station Road Design Framework Supplementary Planning Documents elaborate further on the development and design aspirations for the town centre.

2.4 The town centres of New Mills, Chapel-en-le-Frith and Whaley Bridge each provide a traditional high street with their character protected by Conservation Areas. Smaller nearby settlements such as Hayfield, Chinley, Furness Vale and Dove Holes also provide some local shops and services.

2.5 The proximity of the National Park is reflected in the quality of the landscapes in which the towns and villages of the Local Plan are set. The dramatic Dark Peak landscape to the north with its imposing heather moorlands gives way to the gentle rolling pastures and dales of the White Peak further south. The landscapes of the High Peak are key to the fortunes of the area, attracting people to live and work in the area, as well as playing an important role for the economy both inside and outside the National Park.

2.6 The Peak District National Park Authority has a statutory duty to protect the natural beauty, wildlife and cultural heritage of the National Park, as well as promoting the recreation and enjoyment of the countryside within it. These duties are supported by High Peak Borough Council because of the benefits that they bring to the quality of life for residents of, and visitors to, the area.

2.7 The Landscape Character Assessment for Derbyshire published in 2003 identified nine landscape character areas and two landscape character types across High Peak. Each landscape type has its own distinct vegetation, topography, settlement pattern and biodiversity.

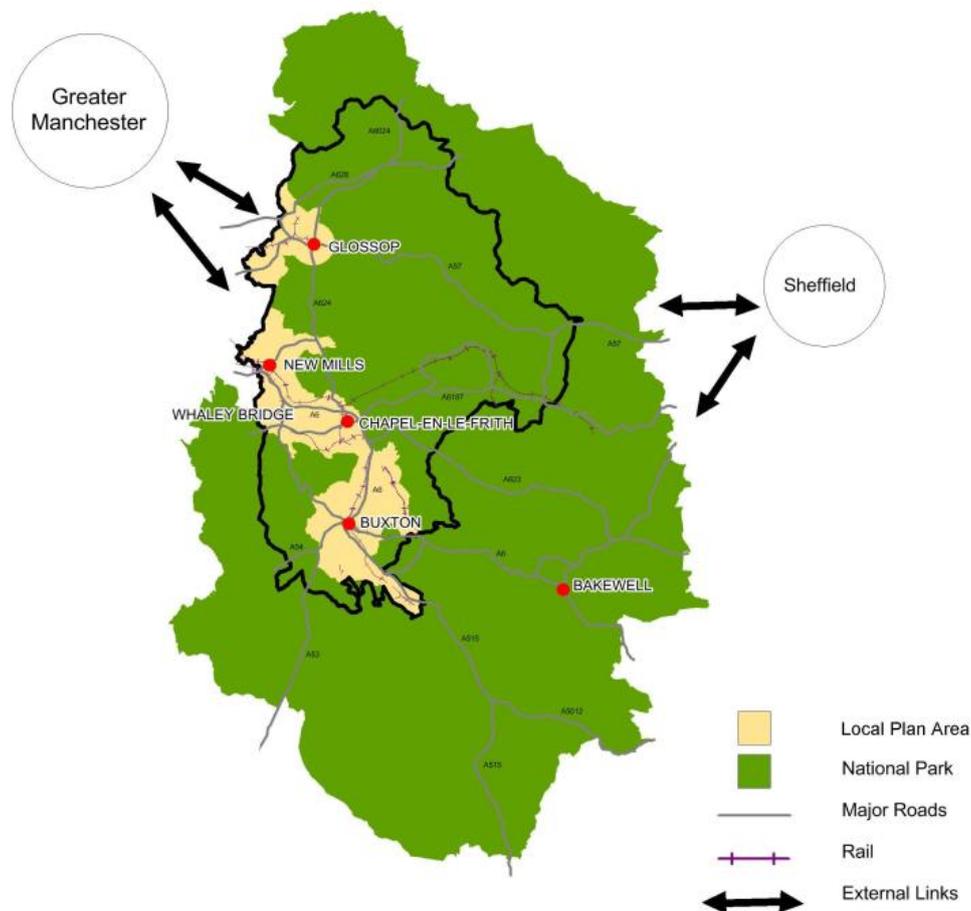
2.8 The distinct character of settlements within the High Peak has been shaped primarily by large scale industrial development of the 19th century, agricultural development in the countryside, the mining and quarrying of natural resources and the growth of towns as important centres for tourism. Each settlement has a unique heritage which is exhibited in the architecture, building materials, street pattern and functions of the towns and villages. The quality and distinctiveness of the towns, villages and countryside of the High Peak make an immeasurable contribution to the quality of life for residents and as such many heritage features and parts of the natural environment are protected with special national and international designations. There are 32 conservation areas in the plan area, a total of 398 listed buildings and many scheduled ancient monuments.

2 Key characteristics and issues

2.9 The Green Infrastructure Network comprises sites important for the protection and enhancement of biodiversity, outdoor recreation and cultural heritage. These are linked together by corridors including river valleys, long distance trails and canals to form a comprehensive network of green areas for the benefit of wildlife as well as the health and well being of local communities. The network within the plan area includes 3 historic parks and gardens, 8 sites of special scientific interest, over 960km of public rights of way and 3 sites of international conservation importance such as Special Areas of Conservation and Special Protection Areas.

2.10 The geographical position of High Peak and the close proximity to the major cities such as Manchester and Sheffield put much of the plan area within easy commuting distance of these major conurbations. This relationship affects the role and functions of the towns and villages, as well as the local housing market and the local economy of the plan area.

Map 2 Local Plan area showing linkages



2.11 There are six key sectors that account for the majority of employment in the area; Public administration, education and health, distribution, hotels and restaurants, manufacturing and banking. Although the number of people employed in manufacturing has fallen in recent years it still employs more in the area than the national average. 40% of the working age population also commute to work outside the plan area.

2.12 The plan area is home to large numbers of high earning employees who commute longer distances to employment outside of the plan area. Whilst many residents travel less than 2km to work, many of those that work locally are employed on low wages in sectors such as agriculture, and tourism. At the same time house prices in the area remain high and this has had the effect of squeezing local people out of the local housing market.

2.13 The influence of the major conurbations is also strong in terms of retail attraction. The majority of residents shop in the market towns for their main food shopping, however, with the exception of Buxton, a large proportion of residents travel to the surrounding towns and cities outside of the plan area for clothing and other non food items. Despite this, town centres across the plan area remain attractive, with generally lower shop vacancy rates than the national average and a reasonably broad range of local shops set within a high quality environment.

2.14 The outstanding countryside, diversity of landscapes, and the culture and history of the market towns and villages are attractive features that draw visitors in from the surrounding major conurbations. The tourism industry offers major economic benefits to the area with over 22 million day visits to the Peak District National Park every year. This makes it the second most visited National Park in the world, although visitor spend in the area remains the lowest in England and Wales. The settlements in the Local Plan area play an important role in supporting Peak District tourism by providing a range of tourist facilities and services, while the main market towns in particular provide a gateway to the National Park for people travelling by train from the surrounding cities. (Peak District Sustainable Tourism Strategy, 2000).

2.15 There is a need to diversify the local economy and attract a range of businesses to the area, to improve the local job offer and reduce the level of out-commuting to the surrounding major cities. Another important factor that is driving the need to diversify the economy is the ageing population. Although the population of the High Peak is set to grow, the size of the working age population is forecast to decrease and this could exacerbate future recruitment problems (ELR, 2008. Para 9).

2.16 There is a significant amount of employment land in the plan area much of which is dominated by factories, and warehousing premises. Much of the existing supply is not fit to meet the needs of modern businesses or the needs of the potential growth sectors in the area; creative industries, food and drink and tourism. In order to address this situation new employment sites may have to be identified and some of the existing sites redeveloped for other purposes.

2.17 The local housing market in the High Peak is influenced by a series of economic and demographic drivers. These have had a major impact on the demand for housing in the area and a consequential impact upon the ability of local residents to be able to afford property in the area. The evidence suggests that the plan area's ageing population is being driven by the inward migration of older families and the outward migration of younger people. In the 10 year period between 1995 and 2005, the highest growth was in the 75+ age group which accounted for 22.8% of growth in the High Peak (HMA, Page 51).

2 Key characteristics and issues

2.18 The ageing population and smaller household sizes overall has increased demand for smaller housing units in the plan area. Absolute household growth projections suggest that this trend is set to continue, with an 18% increase in the number of households in the High Peak predicted up to 2026. (HMA, page 67).

2.19 Analysis of the first release of 2011 Census data (which includes population data for Derbyshire by age and household data by district) shows that since the last Census in 2001, overall the rate of population growth in Derbyshire was 4.8% whilst the population of High Peak increased by 1.7%.

2.20 Population growth is the biggest driver of household growth. The number of households in Derbyshire at the 2011 Census has increased by 23,700 (7.7%). Across the county household growth varies considerably with South Derbyshire having the largest increase in households (18.2%) and High Peak the lowest (5.0%).

2.21 More detailed Census information will be made available as it is released by ONS. Analysis of the implications for the strategic policies of the emerging Local Plan will be included in the next stages of the Plan and taken into consideration in the preparation of the final published version of the Local Plan.

2.22 Whilst public transport links outside of the larger towns are more limited, there are relatively frequent and reliable, direct rail services that operate between High Peak and Manchester which are well used by residents commuting to work. Nevertheless, the Council is committed to working with partners to try and improve railway services for High Peak. In particular, improvements to the frequency and speed of services on the Buxton line would be of benefit to the area by encouraging greater use of rail by local commuters travelling towards Manchester and visitors coming into High Peak. Further consideration will be given to the potential to provide a station at Gamesley and to maximise the benefits to High Peak arising from planned investments to the Hope Valley line.

2.23 Traffic congestion is a significant issue within the market towns and this has the potential to restrict the level of growth. Ensuring that development takes place in locations readily served by public transport and that essential community facilities are accessible by sustainable means, will partially address this issue, and will also be beneficial in respect of reducing carbon emissions.

2.24 More sustainable transport patterns are supported at a local level by good access to safe routes for walking and cycling. Urban trails within settlements link residential areas with local recreation and shopping opportunities, while long distance trails such as the Trans-Pennine and Sett Valley Trails connect the urban centres with the surrounding countryside. These sustainable routes are highly valued and well used by local residents and make a contribution to sustainable tourism in the Peak District National Park. There are clear opportunities to extend the network of walking and cycling routes within the High Peak, particularly between tourism centres such as Buxton and the surrounding National Park. The completion of these routes will contribute to the expansion of the green infrastructure network for the benefit of biodiversity and the health of local communities.

2.25 The health and well being of residents in the High Peak is generally good, with the exception of some higher than national average levels of obesity and early deaths from smoking, heart disease and strokes. Although the provision of sport and recreation facilities across the Plan Area is adequate in most cases, there are some localised examples of under supply, particularly in play

provision for over twelves, football pitches, swimming pools and sports halls in Glossop. Improved provision of facilities for sport and recreation would address identified health inequalities. Higher demand for allotment sites in recent years has not been met with sufficient increases in supply which is reflected in the size of the waiting lists for such sites.

2 Key characteristics and issues

Key Issues for the Local Plan

2.26 It is clear from the evidence base and the spatial portrait of the plan area that there are a number of issues which must be addressed through the Local Plan, to ensure the sustainable development of the High Peak:

KI1 Protecting and Enhancing the Character and Distinctiveness of the Towns and Villages in the Plan Area.

2.27 The high quality natural and built environment attracts people to live and work in the plan area. The ongoing protection and enhancement of these key assets is essential for maintaining the quality of life for local residents, attracting continued economic investment and in promoting the sub region as an attractive tourist location.

KI2 Managing the Impact of Development on the Peak District National Park

2.28 Whilst the Peak District National Park Authority is responsible for protecting the special purposes ^(vii) of the Peak District National Park there is a duty on constituent authorities to ensure that nothing is done to harm the special purposes. Consequently given this requirement, development within the plan area should not have an adverse impact upon the Peak District National Park.

KI3 Addressing the Challenges of Climate Change

2.29 Given that the area has high levels of per capita carbon emissions and national targets are seeking an 80% reduction on 1990 levels by 2050 it is necessary to ensure that this issue is addressed.

KI4 Diversifying and Strengthening the Rural Economy and Responding to the Legacy of the Industrial Past

2.30 Continuing to diversify and strengthen the local economy is one of the key drivers for delivering sustainable development. The plan has therefore to ensure that land and premises are capable of meeting the needs of both the existing and the emerging growth sectors, are situated in sustainable locations, and do not have an adverse impact upon the character and appearance of the area.

KI5 Maintaining and Strengthening the Vitality and Viability of Town Centres

2.31 Sustainable town and village centres contribute to the quality of life for local residents by providing a diverse range of services in safe and attractive environments. Ensuring that towns and village centres within the plan area continue to be vibrant and attractive is therefore essential.

vii The Environment Act 1995 sets out two statutory purposes for National Parks in England and Wales: to conserve and enhance the natural beauty, wildlife and cultural heritage and to promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the Public. When National Parks carry out these purposes they also have the duty to seek to foster the economic and social well being of local communities within the National Parks.

KI6 Enhancing Tourism and Visitor Management

2.32 Tourism is as a potential growth sector across the Plan Area because of the proximity of, and accessibility to the Peak District National Park and the opportunities that this offers. Development across the plan area that benefits the local tourism economy should be supported. Similarly schemes that may have an adverse impact upon the tourism industry either directly or indirectly should be resisted.

KI7 Meeting Local Housing Needs

2.33 Meeting local housing needs is a challenge for the creation of sustainable communities. Providing an appropriate range of different sizes, types and tenures is essential for meeting the needs of all local residents and in creating healthy and mixed communities that people will want to live in both now and in the future. There is a particular need across the plan area to provide affordable housing, and address the needs of an ageing population.

KI8 Managing Travel Demand and Improving Accessibility

2.34 The location of new development is an important consideration in reducing travel demand and ensuring that services and facilities are accessible for local communities. For those in more remote locations it is however appropriate to ensure that measures are in place to improve accessibility to shops and services.

KI9 Protecting and Enhancing Community Infrastructure and Local Services

2.35 Sustainable communities require not only appropriate levels of residential and employment opportunities but also appropriate levels of community infrastructure. This includes schools, health care facilities, public transport, community buildings, places of worship, sport and recreation facilities, recycling facilities and open space. In taking forward the High Peak Local Plan it will be necessary for provision to be made for commensurate levels of community infrastructure, and appropriate in locations accessible by a variety of different transport modes.

KI10 Improving Leisure and Recreation Opportunities for Residents and Visitors

2.36 Ensuring that there are appropriate leisure and recreation opportunities will benefit the quality of life of both residents and visitors alike. The Local Plan should therefore ensure that there are appropriate levels of provision across the plan area.

2 Key characteristics and issues

2.37 The ten Key Issues identified above can be grouped together into three main themes that the Local Plan will seek to address:

- Protecting Peak District Character
- Enhancing Prosperity
- Promoting Healthy and Sustainable Communities

2.38 Figure 1 below show how the ten Key Issues relate to the three main themes.

Figure 1 Relationship between Key Issues and Themes in the Local Plan



3.1 This section outlines a spatial vision, which addresses the key issues and challenges in High Peak. The vision sets a direction for the long term, spelling out how the area and places within it will develop as well as setting the context for objectives and policies in the Local Plan.

Spatial Vision

3.2 The Sustainable Community Strategy 2009-2014 covers High Peak and neighbouring Derbyshire Dales. This was prepared by the Local Strategic Partnership following consultation with local communities and key stakeholders.

3.3 The overarching vision of the Sustainable Community Strategy is that:

The Peak District will be a distinctive high quality rural environment with...

- People of all ages who are healthy and safe
- High-wage, high-skill jobs
- Affordable, decent homes for local people
- Towns and villages that offer a high quality of life

3.4 The vision for High Peak builds on the Sustainable Community Strategy vision and looks beyond it to 2028. The overriding challenge is to achieve sustainable development that delivers the housing, employment, retail and community facilities that High Peak needs whilst ensuring the area's distinctive natural assets, built heritage and character are conserved and enhanced.

Spatial Vision for High Peak

Overall, High Peak will be widely recognised as a distinctive and successful rural area with vibrant market towns and villages, which reflect the special character and quality of the Peak District landscape. The area will complement and not compete with Greater Manchester and Sheffield with out-commuting reflecting a sustainable balance of living and working. New development will mitigate against and respond to the changing climate. Similarly, energy efficiency will increase, with much more energy coming from zero or low carbon sources.

The traditional **Peak District character** of Market Towns and larger villages serving the smaller settlements within their rural hinterland will be maintained with increasing emphasis on the promotion of sustainable communities.

High Peak's Market Towns will successfully respond to changing consumer habits and pressure from competing centres outside the area to strengthen the local economy, provide more choice and reduce the need to travel. Larger villages, such as Chinley and Hayfield, will benefit from development with an improved range of amenities and facilities while the areas of countryside and green space around the smaller villages will act as an important resource for recreational use.

The sustainability of our villages and countryside will be promoted through appropriate investment, including agricultural diversification, and affordable homes will be provided to help people remain in, or return to, their local communities according to local needs.

3 Vision and objectives

The landscape of High Peak is a rich combination of physical and cultural elements that has developed over centuries to produce a landscape of particularly high quality. This will be protected and enhanced. Multifunctional green infrastructure will be enhanced and expanded. Biodiversity in the Borough will be enhanced through habitat creation, restoration and the reconnection of isolated habitats.

The use of previously developed land will be maximised, although development will still be required on greenfield land. The protection and enhancement of areas of green space around settlements will seek to counterbalance the effects of larger housing developments on greenfield land. New and improved recreation opportunities will be identified and delivered to meet the needs of the population.

The Borough's townscape and landscape character will be protected and enhanced by taking care to ensure new development is well integrated with its surroundings. The integrity of our towns and villages will be maintained by ensuring that there is separation between settlements.

Prosperity will be enhanced through the growth of job opportunities across the borough. New higher-skill jobs will be created to complement the existing mix of job opportunities, securing a stronger economic base for the future. This will be facilitated through the planned development of new employment opportunities by providing high quality sites suitable for advanced manufacturing, environmental technologies, ICT and creative industries. Improved rail and other transport measures will enhance access to Manchester airport, universities and research facilities that will help High Peak businesses grow and increase the area's attractiveness to new investment.

Investment by the University of Derby and a range of high tech companies along the A6 corridor will prove the catalyst for further investment by innovative companies and institutions. New employment space will be created in older mill and industrial complexes alongside new homes, facilities and services that will breathe new life into these underutilised brown-field sites.

The historic and industrial legacy of the area will also be harnessed to bring about major growth of the sustainable tourism economy. Buxton will capitalise upon the regeneration of The Crescent to fulfil its potential as 'England's Leading Spa Town'. Glossop will build on its growing reputation as a destination for high-quality food and drink to provide a compelling mix of retail and leisure opportunities in an appealing town centre environment.

Residents will be happier, healthier and more active and will enjoy an improved quality of life. The promotion of **healthy and sustainable communities** will improve access to a wider range of local jobs, housing, high quality services and facilities, cultural and leisure opportunities.

Opportunities to secure improvements in accessibility to services and facilities throughout the rural area will be seized. Improvements to transport facilities in Glossopdale will be delivered in partnership with other authorities and agencies. There will be an emphasis upon minimising the adverse impacts of traffic on the adjoining Peak District National Park and finding more sustainable ways to reap the benefits of tourism in the towns and villages without increasing the use of the private car.

Strategic Objectives

3.5 The following strategic objectives will help deliver the spatial vision and guide development within the plan area to 2028. The objectives for the Local Plan create the links from the high level issues to the individual detailed Strategic and Development Management policies. They are grouped under the three themes identified at section 2.35:

Protecting Peak District Character

- SO1: To protect and enhance the Green Infrastructure Network
- SO2: To maintain, enhance and conserve the Borough's distinct landscape characteristics, biodiversity, and cultural and historic environment.
- SO3: To ensure new development is well designed, promotes local distinctiveness and integrates effectively with its setting.
- SO4: To protect and enhance the character, appearance and setting of the towns and villages
- SO5: To address, mitigate and adapt to the effects of climate change on people, wildlife and places; promoting the safeguarding and prudent sustainable use of natural resources.

Enhancing Prosperity

- SO6: To welcome development that supports the sustainable growth and diversification of the local economy, including the mixed-use development of industrial legacy sites.
- SO7: To further develop the Borough's tourism and cultural offer as part of a wider Peak District destination.
- SO8: To strengthen the vitality and viability of town centres by adapting to changing consumer habits in shopping and leisure.

Promoting Healthy and Sustainable Communities

- SO9: To provide an appropriate mix of housing types, sizes and tenures in sustainable and accessible locations that meets the needs of all residents in the Borough.
- SO10: To protect existing, and support the delivery of new services, facilities and infrastructure that improve accessibility and connectivity.
- SO11: To promote opportunities for healthy lifestyles and support developments that minimise risks to health.
- SO12: To prioritise the efficient use of previously developed land and buildings whilst minimising the use of greenfield land.

3.6 The Strategic and Development Management policies that follow provide the spatial planning framework to deliver the Strategic Objectives.

3.7 The identification of the Borough's key issues and the development of the spatial vision, objectives and resultant policies are closely aligned. The following table clearly demonstrates how these elements are interrelated and how they will be delivered through the implementation of Local Plan policies.

3 Vision and objectives

Table 1 Links between the Local Plan themes, key issues and objectives

Key issues	Themes	Objectives
<p>KI1 Protecting and Enhancing the Character and Distinctiveness of the Towns and Villages in the Plan Area.</p> <p>KI2 Managing the Impact of Development on the Peak District National Park</p> <p>KI3 Addressing the Challenges of Climate Change</p>	<p>Protecting Peak District Character</p>	<p>SO1: To protect and enhance the Green Infrastructure Network</p> <p>SO2: To maintain, enhance and conserve the Borough’s distinct landscape characteristics, biodiversity, and cultural and historic environment.</p> <p>SO3: To ensure new development is well designed, promotes local distinctiveness and integrates effectively with its setting.</p> <p>SO4: To protect and enhance the character, appearance and setting of the towns and villages.</p> <p>SO5: To address, mitigate and adapt to the effects of climate change on people, wildlife and places; promoting the safeguarding and prudent sustainable use of natural resources.</p>
<p>KI4 Diversifying and Strengthening the Rural Economy and Responding to the Legacy of the Industrial Past</p> <p>KI5 Maintaining and Strengthening the Vitality and Viability of Town Centres</p>	<p>Enhancing Prosperity</p>	<p>SO6: To welcome development that supports the sustainable growth and diversification of the local economy, including the mixed-use development of industrial legacy sites.</p> <p>SO7: To further develop the Borough’s tourism and cultural offer as part of a wider Peak District destination.</p> <p>SO8: To strengthen the vitality and viability of town centres by adapting to changing consumer habits in shopping and leisure.</p>

Key issues	Themes	Objectives
KI6 Enhancing Tourism and Visitor Management		
<p>KI7 Meeting Local Housing Needs</p> <p>KI8 Managing Travel Demand and Improving Accessibility</p> <p>KI9 Protecting and Enhancing Community Infrastructure and Local Services</p> <p>KI10 Improving Leisure and Recreation Opportunities for Residents and Visitors</p>	<p>Promoting Healthy and Sustainable Communities</p>	<p>SO9: To provide an appropriate mix of housing types, sizes and tenures in sustainable and accessible locations that meets the needs of all residents in the Borough.</p> <p>SO10: To protect existing, and support the delivery of new services, facilities and infrastructure that improve accessibility and connectivity.</p> <p>SO11: To promote opportunities for healthy lifestyles and support developments that minimise risks to health.</p> <p>SO12: To prioritise the efficient use of previously developed land and buildings whilst minimising the use of greenfield land.</p>

4 Spatial strategy and strategic policies

4.1 This section seeks to set out the long term planning framework for High Peak focusing on particular areas that are of strategic importance to the future growth and development of the area and the broad approach to the overall distribution of development across the plan area. More detailed information on the scale and location of new housing, employment and retail development is set out in subsequent sections.

4.2 Any Neighbourhood Plan prepared for areas within the High Peak will be required to be in general conformity with the strategic policies within this section, as well as other appropriate policies where these are considered to be essential to the overall delivery of the Local Plan - given the context of any given Neighbourhood Development Plan.

Achieving Sustainable Development

4.3 In determining the most appropriate strategy to take forward, account needs to be taken of National Planning Policy Framework (NPPF) and the East Midlands Regional Plan.

4.4 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development which gives rise to the need for planning to perform a number of roles – economic, social and environmental. For plan-making, this means that local planning authorities should positively seek opportunities to meet the development needs of their area with sufficient flexibility to adapt to rapid change, unless any adverse impacts of doing so would significantly outweigh the benefits or where the NPPF indicates development should be restricted.

4.5 For the High Peak this means ensuring the managed release of sufficient land to meet assessed needs which can realistically be delivered over the plan period, having regard to landscape and infrastructure capacity constraints across the plan area and making the best use of resources now and in the future.

Policy S 1

Sustainable Development Principles

The Borough Council will seek to ensure that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area.

This will be achieved by:

- Meeting most development needs within or adjacent to existing communities;
- Making effective use of land (including the remediation of contaminated land), buildings and existing infrastructure;
- Making efficient use of land by ensuring that the density of proposals is appropriate (and informed by the surrounding built environment);
- Taking account of the distinct Peak District character, townscape, roles and setting of different areas and settlements in the High Peak;
- Protecting and enhancing the natural and historic environment of the High Peak and its surrounding areas;

- Providing for a mix of types and tenures of quality homes to meet the needs and aspirations of existing and future residents in sustainable locations;
- Supporting the local economy and businesses by providing for a range of economic development that provide employment opportunities suitable for local people in sustainable locations, and generally encourage larger developments to incorporate mixed uses where possible so as to reduce the need to travel;
- Minimising the need to travel by promoting development in locations where there is access to a broad range of jobs, services and facilities which are accessible by foot, cycle or public transport with minimal reliance on the private car;
- Minimising the risk of damage to areas of importance for nature conservation and/or landscape value, both directly and indirectly and ensuring that there is suitable mitigation to address any adverse effects;
- Minimising carbon or energy impacts associated with development according to the principles of the 'energy hierarchy' by minimising the need for energy through the appropriate siting, orientation and design of new buildings; the use of non-renewable energy sources and ensuring building construction and other forms of development address the challenge of climate change by meeting high environmental standards with particular regard to energy efficiency, water efficiency, use of sustainable materials, encouraging waste reduction, recycling, including where appropriate the local- or on site-sourcing of building materials;
- Further mitigating the impacts of climate change by seeking reductions in greenhouse gas emissions across the High Peak; in particular through supporting the delivery of renewable and low-carbon forms of energy (either via stand-alone installations, or installations integrated within new/existing developments), where this is considered acceptable against all other Development Plan Policies as a whole;
- Requiring that all new development addresses flood risk mitigation/adaptation, ensuring for example that sustainable drainage systems are considered at the outset within proposals (and to comply with legislative requirements);
- Seeking to secure high quality, locally distinctive design in all development and a high standard of amenity for all existing and future occupants of land and buildings, ensuring communities have a healthy, safe and attractive living and working environment and the risks from potential hazards are minimised;
- Maintaining and where possible enhancing accessibility to a good range of services and facilities, and ensuring existing infrastructure and services have the capacity to support development when required.

In order to enable required development to take place, in some cases mitigation measures will be needed to address the impacts of new development on existing infrastructure and on nearby sensitive areas.

In all cases development should not conflict with the local planning policies, particularly the environmental policies. Development should be designed to be sustainable; seek to enhance the environment; have regard to both its direct and indirect cumulative impact over the longer term; and should provide any necessary mitigating or compensatory measures to address harmful implications.

New development should make the best use of previously developed land and buildings and follow a sequential approach to the sustainable location of development.

4 Spatial strategy and strategic policies

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Justification

4.6 This policy underpins the whole Local Plan and provides a fundamental set of criteria that will be applied to all development proposals to ensure that all development provides integrated solutions which meet social, economic and environmental objectives at the same time. It seeks to ensure that all new development within High Peak makes a positive contribution towards the sustainability of communities and to protecting and where possible enhancing the environment within the plan area. The policy sets out a framework for the planning of the area that addresses locally identified priorities and reflects its unique and distinct characteristics.

4.7 It is considered that the broad thrust of the policy is in line with the Council's Sustainable Community Strategy and the aims and objectives of the existing East Midlands Regional Plan. It also reflects the core planning principles of the NPPF (para. 17) which support sustainable economic development, high quality design, a transition to a low carbon future, the recognition of the different roles of different areas and settlements, promotion of mixed use developments and the effective use of land.

4.8 The policy also reflects the guiding aims of meeting the needs of our communities, creating sustainable, self-sufficient settlements; encouraging a strong, prosperous diverse economy; providing quality local services and maintaining a quality environment and distinctive places. The policy is therefore one which balances the need to make adequate provision for homes, jobs and services with the need to protect and enhance High Peak's considerable natural and heritage assets in the most sustainable way.

4.9 Detailed requirements concerning the control of development and specific designations will be subject to more detailed policies set out elsewhere in this Local Plan.

Supporting Guidance and Evidence

- National Planning Policy Framework: 2012
- East Midlands Regional Plan: 2009; Policy 1

Alternative Policy Options

The preferred policy approach is consistent with national and regional planning policies and provides sufficient detail to establish the principles of sustainable development and provide a framework for the Local Plan. An alternative approach would have been to either have a more prescriptive policy or no policy. A more prescriptive policy may result in repetition and overlap with some of the other Local Plan policies. It is crucial that an overarching policy on sustainable development is included, not including such a policy would not allow the Local Plan to provide guidance to those involved in the planning process on the underlying principles that would apply to all development within the Local Plan area.

The Preferred Development Approach

4.10 Regional Plan Policy 3 sets out the principles related to the distribution of new development across the East Midlands. Outside of the Principal Urban Areas and the Sub Regional Centres, new development should contribute to: maintaining the distinctive character and vitality of rural communities; shortening journeys and facilitating access to jobs and services; strengthening rural enterprise and linkages between settlements and their hinterlands; and respecting the quality of tranquillity, where that is recognised in planning documents.

4.11 Regional Plan Policy 3 further requires that, in assessing the suitability of sites for development, priority should be given to making best use of previously developed land and vacant or under-used buildings in urban or other sustainable locations, contributing to the achievement of a regional target of 60% of additional dwellings on previously developed land or through conversions.

4.12 The Housing Strategy priority as set out in the Regional Plan for the Peak Sub Region indicates that development should comply with the statutory purpose of the Peak District National Park; should consist of development that consolidates the market towns of Buxton and Glossop, and meet affordable housing needs in a way that promotes a more sustainable pattern of development. Furthermore, Policy 9 in the Regional Plan suggests that, in Buxton, care must be taken in relation to the quality of development to ensure that it respects and enhances the high quality environment of the area – most notably the built heritage.

4.13 Taking all these factors into account the highest priority will be to focus development on the Market Towns where access to services, facilities and employment opportunities are more readily available. Furthermore new residential development in the Market Towns will enable affordable housing to be provided in a way that promotes a more sustainable pattern of development. Any development outside of the Market Towns in Regional Plan terms should “*contribute to maintaining the distinctive character and vitality of rural communities*”. Development in the settlements outside the Market Towns can provide some support for the existing services and facilities that exist, but depending upon scale, and existing catchment population may not be able to add significantly to their viability. New residential development away from the Market Towns can also enable affordable housing to be provided to meet local needs.

4 Spatial strategy and strategic policies

4.14 In the light of consultation responses and evidence of development capacity and need, the strategic approach to development across the Plan Area will therefore be to:

Strategic approach to development

- Safeguard the sensitive boundaries of the National Park.
- Concentrate Development on the Market Towns – focusing primarily on previously developed sites.
- Provide modest development within the larger villages, of an appropriate scale, where opportunities exist to contribute towards the overall requirements.
- Encourage rural affordable and local needs housing in the smaller villages where there is limited access to services and facilities.

4.15 The preferred spatial strategy is balanced and recognises the needs of both the market towns, larger villages and rural area. This development strategy will help to ensure that rural settlements maintain services and facilities and ensure that the local needs of rural areas continue to be met. This approach is considered to be deliverable in light of evidence from the SHLAA and evidence that there are sufficient deliverable sites within these settlements. A key principle of the development approach is to seek opportunities to meet the development needs of the plan area having regard to landscape and infrastructure capacity constraints. This means recognising that not all of the assessed needs can be met within High Peak – a factor which has been accepted in the East Midlands Regional Plan and is supported by evidence of capacity.

4.16 In terms of the distribution of growth across the Borough, particularly housing, the preferred approach is to spread growth amongst all of the market towns - Buxton, Glossop, New Mills, Chapel-en-le-Frith and Whaley Bridge as, on balance, this represents a fairer, more even spread of growth which recognises infrastructure constraints in Glossop and Buxton and supports anticipated housing, jobs and service needs across all areas. This approach also better relates to the current population distribution.

Alternative Policy Options

A number of alternative development approaches have been considered, assessed and consulted on at various stages prior to the preparation of the preferred option Local Plan. This included concentrated growth in the market towns, semi-dispersed growth, and dispersed growth. A review of the development approach and sub-area strategies was undertaken in June 2012 which confirmed the overall development approach of concentrated growth in the market towns and larger villages but identified 3 alternative options for the distribution of that growth across the Borough: along the Buxton - Dove Holes - Chapel-en-le-Frith axis; focused growth in Buxton and Glossop; and growth spread amongst all of the market towns. This was subject to further assessment and consultation in September 2012.

The Spatial Strategy for High Peak

4.17 The Spatial Strategy is key to delivering the overall vision for High Peak. It seeks to achieve this through the three overarching themes of protecting the Peak District character; enhancing prosperity; and, promoting healthy and sustainable communities.

Protecting the Peak District Character

4.18 The High Peak landscapes are a defining characteristic of the plan area. They define a sense of place and strongly influence the area's identity and local distinctiveness. The landscapes within the Local Plan area are of exceptionally high value and share many of the characteristics of the neighbouring Peak District National Park and includes designated landscapes of national and international importance, such as Buxton's Pavilion Gardens, as well as those with strong and distinctive landscape characteristics such as the rolling moorlands of the Dark Peak. The landscapes establish the character of the area and are a key asset in attracting economic development, enhancing social well being as well as driving the local tourist economy.

4.19 The landscape character varies considerably across the plan area, these differences are documented within the distinct landscape character types identified in "The Landscape Character of Derbyshire" (Derbyshire County Council 2003). The Spatial Strategy places landscape character at the forefront of policy considerations and seeks to provide overall protection of the inherent landscape character of the plan area for its own intrinsic beauty and for the benefit of economic, environmental and social well-being. Given the nature of the plan area and its interrelationships with the Peak District National Park it is considered important that the Local Plan addresses the distinctive elements that make up the plan area's character.

4.20 The High Peak area also benefits from a rich biodiversity, primarily due to its rural character. Much of the plan area is covered by a raft of internationally, nationally, regionally and locally protected sites, designated for their nature conservation value and overall contribution towards the protection of priority species and habitats. As well as designations of European importance there are numerous SSSI's and Sites of County Importance for nature conservation, including local wildlife sites and nature reserves all of which play a crucial part in the rich biodiversity of the plan area.

4.21 Many of the plan area's designated sites for biodiversity are located close to centres of population, with the towns and villages themselves offering opportunities for biodiversity to extend into the urban area, through parks, gardens and river corridors. The Spatial Strategy seeks to provide a balance between positive management measures whilst ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.

4.22 To protect the Peak District character of the plan area it is also essential that new development achieves a high standard of design. A well designed development can enhance local distinctiveness, improve economic prospects and add to the general well-being of people and places. The Spatial Strategy seeks to ensure that all new development contributes to local distinctiveness and sense of place. Because the impacts of climate change have the potential to threaten the Peak District character of the plan area it seeks to ensure that new development, through sustainable design and construction methods, reduces the direct and indirect impacts on the natural environment. It also recognises that high quality design can make positive contributions to people's lives by protecting the amenity of an area and 'designing out crime'.

4 Spatial strategy and strategic policies

4.23 The built and historic environment is one of the plan area's greatest assets and is valued highly by local residents and visitors, comprising of numerous Listed Buildings, Conservation Areas, Archaeological Sites and Historic Parks and Gardens. Collectively these are important features within the landscape and make a particularly valuable contribution to local distinctiveness, something that the Local Plan should seek to reflect. The heritage assets of the High Peak and their relationship with the surrounding built environment make a significant contribution to defining the local characteristics and distinctiveness of the plan area. The Spatial Strategy therefore seeks to ensure that the character of the built and historic environment is protected and enhanced with particular protection being given to those sites and areas designated for their heritage. Development proposals will be required to contribute positively to the character of the built and historic environment, resisting inappropriate development but also promoting creative and sensitive design that reflects local context.

4.24 A significant characteristic of High Peak is its extensive 'green infrastructure'. The green infrastructure network of High Peak comprises areas important for the protection and enhancement of biodiversity, outdoor recreation and cultural heritage. These are linked together through green corridors including river valleys, long distance trails and canals to form a comprehensive network of green spaces of benefit not only to wildlife but also the health and well being of local residents and visitors and the attractiveness of the plan area. The coverage of green infrastructure across the plan area is generally good, although gaps have been identified in the provision of open space, sport and recreation facilities and green spaces and linkages. The Spatial Strategy therefore seeks to address these deficiencies whilst protecting and enhancing the existing green infrastructure of both local and strategic importance.

Enhancing Prosperity

4.25 A strong focus of the Spatial Strategy is supporting and enhancing in a sustainable manner the economy of the High Peak and meeting local employment needs in the Market Towns and the larger villages.

4.26 The Employment Land Review (ELR) recommended a number of considerations that the Local Plan should seek to deliver. The ELR also recommended an employment land requirement that broadly reflects past patterns of take-up as the basis for future planning and identified that whilst there is an 'oversupply' in the amount of employment land available, there is also a clear deficiency in the provision of good quality employment land and premises. The ELR was clear that an essential element of ensuring effective economic growth over the plan period was the provision of a broad portfolio of employment sites. This means that the highest rated sites should be protected, other sites redeveloped as appropriate to provide new and more appropriate employment premises and additional sites allocated as necessary to achieve the overall quantity, quality and distribution of employment opportunities required to meet future needs.

4.27 The Spatial Strategy therefore looks to maintaining and enhancing the economic base and to plan for the employment land requirements over the plan period by protecting, redeveloping and allocating the employment land recommendations set out in the ELR. This provides flexibility in meeting modern business needs by providing the balance of sites and premises recommended by the ELR. The redevelopment of existing sites within or adjacent to existing settlements brings the potential benefits of reducing journeys made by car and utilising brownfield sites.

4.28 In addition, the Spatial Strategy seeks to diversify the economic base and deliver the vision and relevant strategic objectives of a higher wage, higher skilled local economy by addressing deficiencies in modern office and workshop accommodation. Identifying new employment land has the benefit of allocating sites that are capable of meeting the needs of the emerging growth sectors, the growth of which is promoted by the Local Plan.

4.29 The Spatial Strategy also places strong emphasis on sustainable tourism as a key driver for diversifying the local economy. Tourism is already a major contributor to the local economy with a number of existing key attractions in the plan area include the Pavilion Gardens in Buxton and, given its strategic location near to the major centres of population and adjoining the Peak District National Park is well placed to play a major role in the sub-region for rural tourism.

4.30 The Spatial Strategy seeks to capitalise on the huge tourism potential of the plan area whilst not undermining other key themes of the Local Plan – the need to protect Peak District Character and achievable sustainable development. One of the key measures is to secure more overnight stays in an effort to raise the overall economic contribution of tourism. Planned developments such as the Crescent Spa Hotel in Buxton and the recently opened hotel in Glossop will help to address the situation.

Promoting Healthy and Sustainable Communities

4.31 Local communities are central to the special characteristics of the High Peak. It is important that their needs are adequately met to ensure that they continue to thrive and have a high quality of life.

4.32 One of the prime requirements in meeting the needs of our communities is ensuring there is sufficient provision of the right type of housing in the right places and that this is delivered at the right time. This is necessary both to retain existing households within the Borough and to provide opportunities for meeting the needs of future households to support local services and sustain economic growth. The need for homes will be defined by a number of factors:

- Population and household changes
- Affordable housing needs
- Local environmental issues and infrastructure provision
- The need to support the local economy
- The need to sustain local communities

4.33 The Spatial Strategy bases housing development levels on current evidence from a number of sources such as the Strategic Housing Market Assessment, the Housing Needs Survey, the Strategic Housing Land Availability Assessment, the Housing Target Options Paper, and the latest Census results. It seeks to represent a balanced approach which meets essential local needs and also recognises the restrictions on environmental and infrastructure capacity in the High Peak. At the same time it provides flexibility to respond to local circumstances and the detailed knowledge of the local housing markets. Phasing will be a key measure in the Local Plan to ensure appropriate sites come forward in the right locations and at the right time. Ensuring sites are economically viable is also a key consideration in the Local Plan to ensure development can be delivered having regard to the need for affordable housing and supporting infrastructure.

4 Spatial strategy and strategic policies

4.34 The Strategy requires that all new housing developments address the range of housing needs of local people by meeting the requirements for affordable housing, provide a mix of housing to contribute to sustainable communities and promotes the inclusion of a proportion of suitable housing to meet the needs of newly forming households. These policy elements reflect the evidence obtained from the Housing Market Assessment and Housing Needs Survey.

4.35 A major factor in achieving the Spatial Strategy is the delivery of the necessary social and physical infrastructure to support future development requirements. The Strategy seeks policy measures to protect services and facilities as well as development proposals to support them. With limited resources available to the Council, the implementation of infrastructure improvements is dependent on the successful delivery of physical development and regeneration schemes through developer funding and the plans and programmes of other service providers. Developers promoting development and regeneration schemes will be expected to contribute towards strategic and local infrastructure requirements, through both on-site facilities and financial contributions for off-site works and facilities, whether through section 106 agreements or the Community Infrastructure Levy.

4.36 The Spatial Strategy also recognises that the needs of residents will continue to be met from opportunities, experiences and services provided outside the Borough. It does not seek to compete with the larger health, educational, retail, leisure and recreational opportunities available elsewhere but to complement them and facilitate better access to them. Whilst the focus is therefore on meeting local needs, it will also seek to improve the infrastructure links to the sub-region and invest in improved public transport.

Settlement Hierarchy

4.37 A settlement hierarchy forms a useful basis for taking forward the principles of the plan's spatial strategy set out above. It allows for new development to be brought forward in a sustainable way, where local services are available and the need to travel is minimised. The towns and villages in the plan area have been classified into a settlement hierarchy on the basis of the availability of local services, local employment opportunities, and the ease of access to them.

4.38 The following policy defines the settlement hierarchy and the associated broad approach to development in each instance.

Policy S 2

Settlement Hierarchy

The settlement hierarchy provides a framework to manage the scale of development within the Plan Area and is defined as follows:

Market Towns

Buxton, Glossop, Chapel-en-le-Frith, New Mills and Whaley Bridge are defined as 'Market Towns' and will be the main focus for housing, employment and service growth, consistent with maintaining and where possible enhancing their role, distinctive character vitality and appearance.

Larger Villages

Charlesworth, Chinley, Dove Holes, Furness Vale, Hadfield, Hayfield, Peak Dale and Tintwistle are defined as 'Larger Villages' where a moderate scale of development may be acceptable, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing facilities and services.

Smaller Villages

Buxworth, Chapel Milton, Combs, Birch Vale, Padfield, Smalldale, Sterndale Moor, Thornsett and Tunstead Milton are defined as 'Smaller Villages' where only limited development to meet local rural needs may be acceptable consistent with maintaining and enhancing their distinctive character or appearance.

Settlement boundaries for the above settlements are defined in the Proposals Maps.

Other Rural Areas

In all other areas, outside of the settlement boundary of settlements, including those villages, hamlets and isolated groups of buildings in the Green Belt and the Open Countryside as defined on the Proposal Map, development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing in accordance with policies EQ3 and H6.

The Green Belt as defined on the Proposals Map, will be protected from inappropriate development and proposals will be considered in accordance with the provisions of national planning policy and in the light of other policies in this Local Plan.

The general extent of the Green Belt and the area defined as Open Countryside will be protected and maintained for the plan period but some land will be released from the Green Belt and Open Countryside in some locations on the edge of the Market Towns and Larger Villages to deliver the proposed development strategy and enable the sustainable growth of these settlements.

Town and Local Centres

The Council will seek to maintain and enhance the vitality and viability of town centres and local centres as defined on the Proposals Maps in accordance with their function and scale : based on the following hierarchy:

- Main Town Centres: Buxton and Glossop
- Small Town Centres: Chapel-en-le-Frith, New Mills, Whaley Bridge and Hadfield
- Larger Villages and Other Local Centres within the towns
- Other Settlements

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Justification

4.39 The **Market Towns** are the largest settlements in High Peak comprising of Buxton, Glossop, Chapel-en-le-Frith, New Mills and Whaley Bridge. These accommodate the majority of the Borough's population, services and facilities. The spatial strategy seeks to focus future growth in these settlements and to strengthen their role as service centres. These settlements will be defined by a Settlement Boundary within which development of an appropriate scale and nature will be allowed.

4.40 The **Larger Villages** are the most sustainable villages in the rural areas which generally have a good local social infrastructure, some local employment opportunities and good accessibility to the towns and larger centres. These villages also have an important role in terms of serving and supporting their immediate surrounding rural areas and smaller villages. The spatial strategy focuses the bulk of the rural development in these settlements and seeks to ensure that they are sustained and promoted as service centres. These settlements will be defined by a Settlement Boundary within which development of an appropriate scale and nature will be allowed. It is recognised that there is a significant range amongst these villages in terms of their size and facilities and it is proposed therefore that the scale of development in each area should be relative to their current size and infrastructure.

4.41 The **Smaller Villages** generally have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. Development on a large scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village and may undermine the spatial strategy. However, it is recognised that there is a need to meet local needs in these settlements for housing and other economic or community purposes. These settlements will also be defined by a Settlement Boundary within which limited development of an nature will be allowed.

4.42 The **Other Rural Areas** comprises of the open countryside and green belt outside of the market towns, larger villages and smaller villages where further development is generally inappropriate other than to meet essential local needs and for rural activities. Within these areas there are some groups of houses and hamlets which are not identified as 'smaller villages' because their predominantly open character and loose-knit nature makes infilling and the definition of a Settlement Boundary inappropriate. They also contain major developed areas which may be suitable for appropriate development or redevelopment.

4.43 The hierarchy of **Town and Local Centres** is derived from their current role and function and evidence from the Retail and Town Centre Study which highlights the importance of maintaining Buxton and Glossop as the principal centres for retail, services and leisure facilities. Other smaller town centres and local centres also have an important role in terms of supporting and meeting the needs of local communities and surrounding rural areas.

Supporting Guidance and Evidence

- National Planning Policy Framework: 2012
- East Midlands Regional Plan: 2009; Policy 3
- Peak Sub-Region Strategic Housing Market Assessment: 2008
- Peak Sub-Region Joint Housing Needs Survey: 2007

- Peak Sub-Region Employment Land Review: 2008
- Peak Sub-Region Retail & Town Centre Study: 2009

Alternative Policy Options

The settlement hierarchy is derived from the preferred development approach which focuses development in the market towns and larger villages and based on the particular level of services and facilities available in each settlement. An alternative hierarchy would not be consistent with this approach whilst having no hierarchy would make the delivery of the Spatial Strategy difficult at a local level.

Strategic Housing Development

4.44 The East Midlands Regional Plan (RSS) indicated the target for new homes from 2006 to 2006 for the Peak Sub Region and the Local Planning Authorities within it. The housing requirements were based on a policy of restraint due to the high quality environment and the need to support regeneration in the adjoining urban areas. The target for High Peak was 6000 new homes with an annual requirement of 300. Although the Regional Spatial Strategy is due to be abolished it is still currently part of the development plan and the Local Plan has to in general conformity with it. It is considered that the preferred option of an annual average requirement of 270 dwellings meets this requirement.

4.45 The Strategic Housing Land Availability Assessment (SHLAA) published in June 2009 has provided evidence about the extent to which capacity exists across the Plan area to accommodate the growth required by the Preferred Option plan. It indicates differing degrees of capacity to accommodate growth across the different settlements of the plan area without making any policy decisions or providing any indication of a willingness on the part of the Local Planning Authorities to grant planning permission.

4.46 The SHLAA indicates that, within the Local Plan area, there is a supply of land suitable for new homes within High Peak. Furthermore the SHLAA indicates that there appears to be potential within most of the main settlements in the Local Plan area. This document has been updated following the previous consultations to include additional areas of land. The preferred housing target has been informed by this document.

Policy S 3

Strategic Housing Development

Housing Land Supply and Distribution

Provision will be made for at least 5,940 additional dwellings over the period 2006 – 2028 at an overall average annual development rate of 270 dwellings. This will be phased at the average development rates to achieve the net dwelling completions set out below:

4 Spatial strategy and strategic policies

Table 2

Period	Average Annual Development Rate	Net Dwelling Completions
2006 – 2012	253	1520
2012 – 2018	220	1320
2018 – 2023	280	1400
2023 – 2028	340	1700

In order to meet this requirement sufficient land will be identified to accommodate up to 3,250 dwellings on new sites. This will be distributed across the Borough broadly as follows:

Table 3

Sub-Area	% of Borough Total	No. of Dwellings
Glossopdale	32%	1040
Central	33%	1070
Buxton	35%	1140

This will be met from sites allocated in policy H3 and in the Chapel-en-le-Frith Neighbourhood Plan and from small sites which accord with policy H1 as follows:

Table 4

How the Requirement will be met on new sites	
Sub-area	Number of Dwellings on new sites
Glossopdale	
- Glossop Small Sites	100
- Villages Small Sites	100
- Allocations	840
TOTAL TARGET PROVISION	1040
Central Area	
- Chapel Neighbourhood Plan	400

How the Requirement will be met on new sites	
- New Mills Small Sites	50
- Whaley Bridge Small Sites	50
- Villages Small Sites	100
- Allocations	470
TOTAL TARGET PROVISION	1070
Buxton	
- Buxton Small Sites	100
- Villages Small Sites	30
- Allocations	1010
TOTAL TARGET PROVISION	1140

Justification

4.47 Information has been gathered on population and household projections, infrastructure and other environmental constraints, responses to public consultations as well as the evidence in the evidence base, and it is considered that the Regional Plan housing target is not deliverable. This evidence has been used to establish an alternative housing target, which can be delivered and reflects the identified infrastructure and environmental constraints.

4.48 Due to current low levels of development across the Plan area, due to market and economic conditions a phasing development approach is included to enable the suggested housing target to be met across the plan period. This begins at 220 per annum raising to 340 per annum for the last 5 years of the plan period. Sites identified in policy H3 have been categorised as either early, middle or late phase relating to the time-frames in this policy. It is included to ensure that there is sufficient land supply to meet the requirements for the plan period. The phasing is indicative and may be amended following the forthcoming site viability assessment.

4.49 An allowance is made within the overall housing target, for unidentified small sites within the built up areas of the towns and villages of High Peak. Small sites are important to the housing supply in High Peak and make an important contribution to the overall level of housing supply. Monitoring of planning permissions indicates that there has been a constant supply of small, unidentified sites coming forward across all settlements in the Plan area and this is likely to continue.

4.50 In the Parish of Chapel-en-le-Frith, a Neighbourhood Plan is being prepared. The Chapel-en-le-Frith Neighbourhood Development Plan identifies sites for housing and employment development and addresses other issues including countryside, infrastructure and transport. As a result, this plan does not include development sites in Chapel-en-le-Frith Parish.

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4.51 The capacity of the sites identified in policy H 3 exceeds the numbers identified for each sub area in this policy. They are included in the plan for consultation in order to provide flexibility as further investigations into the sites development potential may result in reduced capacity of new homes.

Supporting Guidance

- National Planning Policy Framework
- Strategic Housing Land Availability Assessment
- Strategic Housing Market Assessment
- Strategic Housing Needs Survey
- Regional Spatial Strategy policy 13a

Alternative Policy options

The preferred spatial strategy is balanced and recognises the needs of both the market towns, larger villages and rural area. This development strategy will help to ensure that rural settlements maintain services and facilities and ensure that the local needs of rural areas are continued to be met. This approach is considered to be deliverable in light of evidence from the SHLAA and evidence that there are sufficient deliverable sites within these settlements.

Consultation was undertaken on three alternative housing options,

- 270 dwellings per annum
- 300 dwellings per annum
- 330 dwellings per annum

The overwhelming response, to the options consulted upon, was to take forward the lowest option as the preferred option. Reasons given for this were infrastructure constraints, loss of countryside, lack of jobs and the need to protect the character of the settlements within High Peak.

The advantages of this lower option, as identified in the sustainability appraisal, are an enhanced degree of environmental protection, positive impacts on townscape quality and heritage, least pressure for the release of greenfield or agricultural land. However, there are several disadvantages for this option which include a fall in the labour force, a least positive impact on town centres and the lowest ability to meet housing need and deliver affordable housing when compared to the other options.

Maintaining and Enhancing an Economic base

4.52 In order to sustain and grow the local economy, it is essential that sufficient land is available for businesses. Available land must also be of suitable quality and appropriately located to meet local needs and the objectives of the Local Plan. A range of sites must be therefore be made available to satisfy the different requirements of all sectors of the economy.

4.53 National guidance advises that where necessary to meet employment needs, land should be safeguarded for economic development purposes. It also advises that in bringing forward new employment related development the use of previously developed land should be prioritised.

4.54 In terms of identifying the amount of land required for economic development, the East Midlands Regional Plan does not specify employment land requirements unlike the housing targets set for districts. The Peak Sub-Region Employment Land Review was commissioned by High Peak Borough Council and the neighbouring authorities of Derbyshire Dales District Council and the Peak District National Park Authority to identify future employment land requirements based on a wider assessment of economic conditions, trends and land supply. It advised that the future employment land requirements (within Use Class B) for the Local Plan area were in the order of 35ha. The majority of this requirement will be for industrial land (26ha) with the remainder (9ha) providing for office and non-industrial developments during the period 2008 to 2026.

4.55 The average annual requirement for each type of employment land has been used to calculate land requirements for the Local Plan period which will extend up to 2028. From 2013 to 2028, around 29.2ha of land will be made available for employment development. 7.5ha will be for office / non-industrial use with 21.7ha made available for industrial, storage and distribution.

4.56 The Employment Land Review advised that the strategy should be to maintain a portfolio of employment sites that broadly achieves this level of supply, consisting of sites which have a reasonable prospect of coming forward. The Employment Land Review advised that these estimates were not maximum requirements for employment land but represented that which is capable of being delivered over the plan period.

4.57 In terms of the current stock of employment land, the study found that much was heavily constrained and unsuitable for facilitating business growth. The study identified that this situation was most acute in the Glossopdale and Central Area and that generally there was a shortage of sites and premises suitable for modern business needs. It did however advise that there was a need to safeguard some sites that may appear to be poor quality and visually unattractive but that play a vital role in terms of meeting the demand for low rent business accommodation for small firms.

4.58 Although the majority of economic activity will continue to take place on existing sites through their re-use or re-development, in order to secure the continued growth and diversification of the local economy, and ensure that there is an appropriate level of employment land for all sectors of the local economy, the Local Plan also identifies new sites for business and industrial development.

4.59 The D2N2 Local Enterprise Partnership has a key role in supporting businesses and encouraging inward investment across Derbyshire and Nottinghamshire. The strategic priorities of the partnership include; developing business skills, supporting innovation, available finance and

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effective infrastructure. Six areas of economic focus are also identified by the partnership. Each area has been identified either because it has a strong presence in Derbyshire or Nottinghamshire, or it has the potential for growth. The areas are; advanced transport engineering, health & bioscience, food & beverage production, construction, the visitor economy and the low carbon economy. The Council will facilitate the delivery of the Local Enterprise Partnership's objectives and areas of focus and support development proposals accordingly.

Policy S 4

Maintaining and Enhancing an Economic Base

The Council will maintain and where possible, enhance the economic base of the Plan Area. This will be achieved by:

- Making provision for the following amount of employment land to be developed during the remainder of the plan period (2013-2028)

Type of employment land	Gross land requirement (Hectares)
Industrial land ^(viii)	21.7
Office / non-industrial	7.5
TOTAL ^(ix)	29.2

- Supporting proposals that help to deliver the areas of economic focus and strategic priorities of the Local Enterprise Partnership
- Encouraging a greater presence of high value and knowledge-based businesses in the Plan Area
- Encouraging small-scale and start-up businesses including, through the support of innovation centres and managed workspace
- Supporting the appropriate expansion of existing businesses
- Encouraging and making provision for office development within the Market Towns
- Supporting visitor-based service sector jobs within the local tourism industry
- Improve workforce skills by encouraging the provision of new training facilities on employment sites
- Encouraging flexible working practices via home-working where there is no adverse impact on residential amenities, and allowing the development of live-work units on residential and mixed use sites

viii Including manufacturing and distribution

ix These figures do not represent a maximum requirement and are likely to come forward through the development of newly allocated employment sites and the redevelopment of existing employment land and premises

- Protecting and promoting town centres as the focus for retail, leisure and office development
- Supporting the use of sustainably located agricultural or other rural buildings, including replacement buildings, for economic purposes

The provision of employment land and floorspace that meets the requirements of all local employment sectors which exist in the Plan Area will be monitored on an annual basis.

Justification

4.60 The amount of land likely to be required for employment purposes from 2008 to 2026 was identified in the Peak Sub-Region Employment Land Review (2008) in accordance with planning guidance. The land requirement now proposed updates the findings of the study to identify needs from 2013 to the end of the new Local Plan period - 2028. Other elements of the policy are intended to support existing and emerging sectors of the economy and working practises as identified by the Employment Land Review and Local Enterprise Partnership. In accordance with the National Planning Policy Framework, the policy is intended to provide sufficient flexibility to allow for changes to economic conditions during the plan period.

Supporting Guidance and Evidence

- Peak Sub-Region Employment Land Review (2008)
- D2N2 Local Enterprise Partnership Strategy and Areas of Focus
- National Planning Policy Framework
- Annual Monitoring Reports

Alternative Policy Options

An alternative approach that simply encouraged economic development without identifying the broad quantity and quality of employment land provision that could be accommodated over the plan period would not provide sufficient clarity to inform future decision making.

A further development of the preferred approach would be to breakdown the provision in the policy by sub-area. This would not be supported by any evidence currently available.

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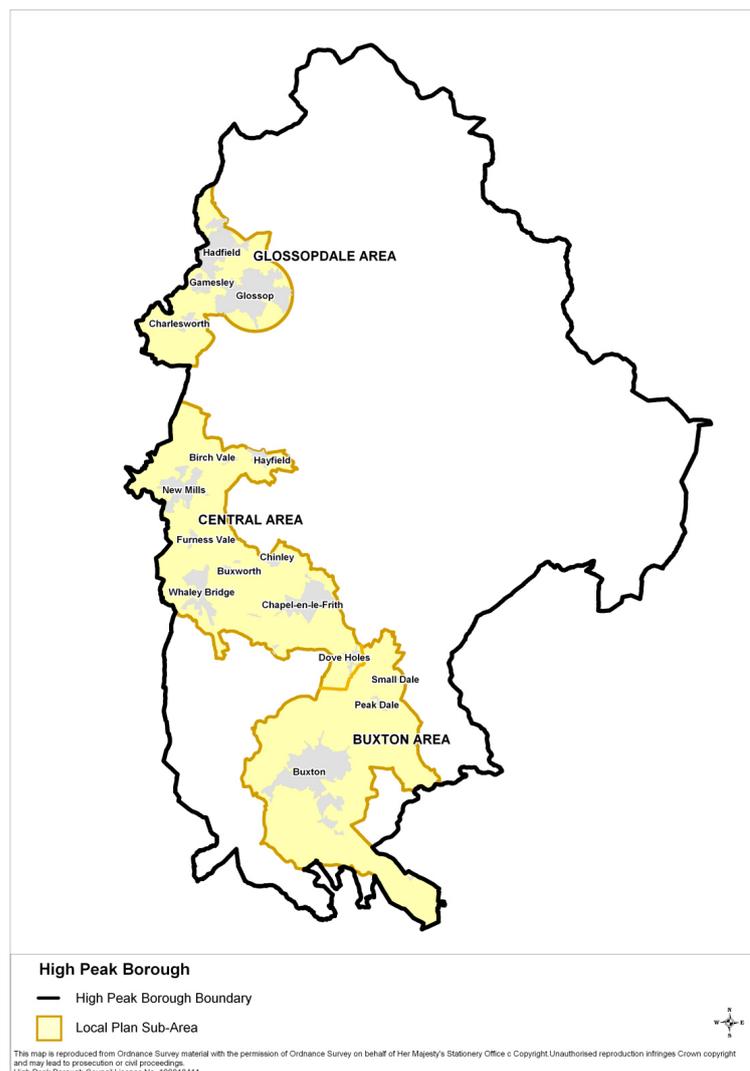
Sub-Area Strategies

4.61 The plan area has been divided into three sub areas that each have their own characteristics and features :

- Glossopdale
- Central Area
- Buxton

4.62 The definition of these sub-areas is based upon a number of factors such as labour and housing market areas, transport links, relationship to neighbouring areas and the boundaries of Parishes and the Peak District National Park. The use of sub-areas enables more locally relevant planning approaches to be taken to different parts of the Borough and facilitates managing housing provision at a local level. Where appropriate, monitoring of development will also be done at this level as well as for the Borough.

Map 3 Local Plan Sub-Areas



Glossopdale

4.63 Glossopdale is comprised of the distinct settlements of Glossop, Hadfield, Tintwistle, Simmondley, Charlesworth and Gamesley. Glossopdale is an area of contrasts with historic mill towns, rural villages and large residential areas all contained within the dramatic landscape of the Dark Peak.

4.64 It covers an area of 2,350 hectares and has a population of over 32,400 people, the majority of which live within Glossop. This area grew as a result of the 19th century textile industry in Derbyshire, and as such much of the area is characterised by rows of workers cottages and industrial mills spreading from an historic core and high street, which is home to a diverse range of independent retailers.

4.65 The character of each settlement within the sub area is a reflection of the growth and evolution of the area over time. The historic core of Old Glossop retains its narrow winding street pattern and dominant style of stone built cottages, workshops and farm houses, while Glossop itself is defined by the rows of terraced housing and prominent mill buildings which were built to accommodate the rapid expansion of the textile industry. This industrial heritage makes an important contribution to the local distinctiveness of Glossop and as such, large areas are covered by conservation area designations to protect buildings of architectural interest from harmful development. Gamesley to the west of Glossop was built during the 1960s as residential overspill development for Manchester. The character of this area is very different to that of the historic core with brick built detached and semi detached housing arranged around a central community centre and library, shops and a public house. The whole of Glossopdale has grown quite significantly since its rapid industrial expansion in the 19th century, but is now constrained by the sloping nature of the surrounding Peak District countryside. Much of the land surrounding the built up area of Glossopdale is defined as greenbelt to prevent the distinct settlements from joining up. This means that there are only limited opportunities for new greenfield development within Glossopdale.

4.66 The proximity of Glossopdale to Manchester was a major influence in the expansion of the sub area and it remains just as influential today. Glossop and Hadfield are largely commuter settlements with a large proportion of residents travelling to work outside of the High Peak, primarily to the main urban areas of Stockport, Tameside and Manchester. Public transport links to these areas are limited, although a direct rail link provides quick and direct access between Glossop, Hadfield and Manchester. The majority of commuters rely on the private car which has resulted in severe congestion, particularly through the town centre and on the A628 to the North. Problems are compounded by the large volumes of through traffic using the A57 and A628 to cross the Pennines between Manchester and South Yorkshire. Congestion on the infrastructure in and around Glossopdale is a limiting factor in enabling growth and attracting investment to the area and has a major impact on the quality of life and the environment in the sub area and neighbouring Tameside.

4.67 In response, Tameside Metropolitan Borough Council has consulted on options for addressing congestion in the area that would form the Longdendale Integrated Transport Strategy (LITS). Options included a bypass of Mottram, walking, cycling and public transport improvements and a combination of these measures. High Peak Borough Council will carefully consider further proposals as they emerge and is committed to working with partners to deliver suitable measures to help address congestion and improve accessibility in Glossopdale.

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4.68 Glossop was identified in the Peak Sub Region Retail and Town Centre Study Retail Hierarchy as one of the main retail centres within the Peak Sub Region having regard to the range of shopping and non-retail service facilities within each centre, the extent of its catchment and its current market share. Hadfield was identified as a small town and Charlesworth as a local village centre.

4.69 In Glossopdale around a fifth of the working age population are employed in the manufacturing sector. Although this level has decreased significantly in recent years (Employment Land Review 2008) there has been significant growth in service sector employment over the same time scale. Glossopdale still maintains much of its industrial land used for manufacturing, although there is now an excess of employment land of this type across the High Peak. Much of the existing employment estates, particularly those on Dinting Lane and Dinting Vale are of a poor quality with a high proportion of old and vacant premises. Employment land in Glossopdale requires modernisation to encourage the development of offices and work spaces to assist the diversification of the economy and support the transformation of the manufacturing economy.

4.70 Housing affordability is a key issue in Glossopdale - 19.9% of households in the area were unable to afford market housing according to the 2007 Housing Needs Survey and this has major implications for the housing types and tenures required in the area. Currently, the most prominent housing type in the area is terraced comprising 44% of the total housing stock.

4.71 Detached and semi detached properties account for 51% while only a small proportion of the population live in flats or converted houses (Hometrack, 2009). The majority of residents in the area are owner occupiers although there are significant concentrations of social rented housing, particularly in Gamesley where this accounts for more than 60% of the total stock. Gamesley is ranked within the 25% most deprived wards in Derbyshire with higher unemployment, (8.6% (August, 2009), poorer health and lower life expectancy than other wards in the sub-area. This is in stark contrast to the neighbouring ward of Simmondley which ranks amongst the 25% least deprived wards in the County. Any future development, particularly that for employment and community infrastructure should be aimed at reducing inequalities that exist over small spatial scales in Glossopdale.

4.72 Many residents choose to live in Glossop because of the high quality natural and historic landscape of the town and surrounding area. House prices are more affordable compared to Manchester while access to jobs in the city is good.

4.73 Consultation responses from the various options consultations highlighted the fact that Glossopdale is constrained by appropriate areas for development and congested roads. However, the studies undertaken (SHMA) suggest that there is a high level of housing need in the Glossopdale area.

Policy S 5

Glossopdale Sub-area Strategy

The Council will seek to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its settlements, provide an increasing range of employment opportunities, promote the growth of a sustainable tourist economy and meet the housing needs of the local community. This will be achieved by:

1. Promoting and maintaining the distinct identity of the settlements which make up Glossopdale by:

- The protection of the designated Green Belt
- Ensuring the redevelopment of industrial legacy sites reflects their historic character
- Supporting the vitality and viability of Glossop Town Centre through the delivery of the Glossop Design and Place Making Strategy, the refurbishment and enhancement of Glossop Market Hall and Town Hall and traffic management measures for George Street
- Supporting the vitality and viability of Hadfield Town Centre
- Protecting sites designated for environmental or historic value
- Redeveloping the Woods Mill area for a mixed use regeneration scheme
- Maintaining a strategic gap between Glossop and Hadfield
- Identifying Local Green Spaces at George Street, Glossop and Padfield.

2. Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by:

- Identifying sufficient housing land to meet the needs of the community, including the delivery of appropriate levels of affordable housing
- Supporting the development of new housing primarily on brownfield sites within the built-up area boundary
- Supporting the development of new housing within the mixed redevelopment of industrial legacy sites
- Ensuring that residential development avoids adverse impact on the integrity of the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area

3. Encouraging the growth of local employment opportunities and supporting the diversification and growth of local business by:

- Identifying suitable land allocations for industrial and business use to meet the economic needs of the area
- Supporting the mixed redevelopment of the industrial legacy sites
- Encouraging the growth of tourism
- Safeguarding existing employment sites for industrial and business use.

4. Supporting enhancements to key community services and infrastructure and connectivity to meet the needs of the local population by:

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- Enabling improvements to school capacity in the area. In particular the following sites will be safeguarded for educational purposes:
 - Replacement Primary School and Nursery – Rhodes Street, Padfield
 - New County Primary School and Nursery – Roughfields, Hadfield
 - Replacement Primary School and Nursery for Glossop All Saints – Church Street, Old Glossop
 - Replacement Primary School – Church Fold/Long Lane, Charlesworth
- Working with partners to reduce congestion along the A57 and to improve transport links to surrounding area
- Planning for improvements to the range and quality of town centre retail and services in Glossop
- Protecting land for Gamesley Station

Justification

4.74 There are several distinct settlements which make up Glossopdale, each with its own community. Maintaining these separate settlements is important both in landscape and community terms. Existing Green Belt helps to do this and it is not the intention of this Local Plan to amend any of the Green Belt boundaries in Glossopdale. Between Glossop and Hadfield, where there is no green belt, the definition of a strategic gap is necessary to maintain in the long term the separation between the two settlements.

4.75 The need for new homes in Glossopdale is necessary to meet future population and household changes and affordable housing needs. In Glossopdale past policies of housing restraint have not diminished the supply of housing, a testament to the large ‘pipeline’ of planning permissions built up in the area over several years. Glossopdale is the area of High Peak that is most widely influenced by Greater Manchester – with strong links to neighbouring areas of Tameside and Stockport, as well as Manchester City Centre. Despite a frequent and well patronised rail service, traffic congestion in the area remains acute, exacerbated by the trans Pennine A628 trunk road.

4.76 Collectively these constraints militate against significant development in the area. However the prevalence of old mill sites provides some additional opportunity for house building, especially where these are sites are no longer required for employment. The options consultations suggested that some growth on the edges of Glossop and in the Gamesley area could also be the best location for any modest greenfield development. The consultation also revealed very clearly the desire to see any housing in Glossopdale matched by improvements in transport infrastructure.

4.77 The most appropriate locations for future development, following the consultation exercises have been identified as:

- Land within the urban area
- Mixed-use redevelopment of poor quality employment areas such as Charlestown Works, Woods Mill, Hawkshead Mill
- Small urban extensions

4.78 Glossopdale has the capacity to capitalise on tourism because of its location on the edge of the Peak District and its heritage assets. A new hotel has recently been opened in Glossop which will help attract longer stay visitors. Woods Mill is a large area of underused land which has potential for a mixed use scheme to include leisure, retail, employment and housing. An Interim Planning Statement has been prepared for this area. The retail study indicates that there is capacity within Glossop for an additional convenience (food) store to increase the competition within the town.

4.79 Glossopdale has several heritage buildings which are in need of refurbishment. This includes the Market Hall and Town Hall. Proposals are currently being worked up to redevelop and refurbish these areas. It has long been recognised that design and materials are important elements to any development which takes place, so that new development sits comfortably with the traditional building in the area. The Glossop Design and Place Making Strategy SPD sets out the vision for the town centre. The document was prepared in close consultation with the local community and has identified the following distinct quarters of the town centre. Future planning decisions and investments should accord with the strategy.

Norfolk Square

A distinctive quarter at the heart of the town centre focused on the cross roads and civic life with high quality service businesses, restaurants, bars and public facilities.

High Street

To the east and west of Norfolk Square, 'a village' of independent shops and businesses to serve Glossop and the surrounding area set in an attractive and convenient environment.

Old Glossop / Manor Park

A heritage / leisure area attractive to residents and visitors alike to be protected, enhanced and linked to the rest of the town centre along Glossop Brook.

Harehills

Parkland area adjacent to the heart of the town centre focusing on Glossop Brook with the riverside walkway and George Street with its interesting mix of independent shops.

Wren Nest

An attractive gateway to the town centre with a mix of residential properties and national brand shops creating a good first impression for visitors from the west.

Howard Town

A creative mixed use area with an interesting variety of businesses, along with residential development.

Supporting Guidance and Evidence

- National Planning Policy Framework: 2012
- East Midlands Regional Plan: 2009; Policies 3 and 8
- Peak Sub-Region Strategic Housing Market Assessment: 2008
- Peak Sub-Region Joint Housing Needs Survey: 2007
- Peak Sub-Region Employment Land Review: 2008
- Peak Sub-Region Retail & Town Centre Study: 2009
- Glossop Design & Place Making Strategy

Alternative Policy Options

This policy reflects the Preferred Development Approach and the Spatial Strategy and therefore alternative policy options are not considered appropriate other than varying the actions and measures to reflect other issues and requirements. No other significant alternative areas for major regeneration or infrastructure improvements have been identified.

Central Area

4.80 The Central Area is more rural in character than Glossopdale and covers an area of 5,275ha. It comprises three main towns New Mills, Whaley Bridge and Chapel-en-le-Frith and a number of smaller settlements including Hayfield, Chinley and Dove Holes. Approximately two thirds of the 32,893 population live in the main towns, each of which has its own distinct character, and can be largely attributed to 19th century industrial development.

4.81 The functions of the main towns differed during the industrial revolution and this is reflected in the historic character that defines large parts of these towns today. Early growth in Whaley Bridge occurred around the basin of the Peak Forest Canal as the town became an important junction for railways and waterways, transporting coal and cotton for the textile industry.

4.82 The main ribbon development of shops and services along Market Street is where many of the towns historic buildings are focused and this stretches south away from the canal basin. Although the canal is now largely redundant as a means of transporting freight, it remains an important asset to the town and makes a valuable contribution to the tourist economy. New Mills was developed as an industrial centre for textile production due to the abundance of fast flowing water through the Goyt Valley, which was used to power the mills. Many of the mills stand as icons of the industrial heritage in New Mills along the banks of the rivers Sett and Goyt. Residential and other development is situated high above the river. Chapel-en-le-Frith developed as a coaching and market town due to its central location in the area and its origins as the “Capital of the Peak”.

4.83 The main settlements are located across the lower slopes of the landscape which is predominantly characterised as Settled Valley Pastures. The Green Belt surrounds New Mills, parts of Whaley Bridge and some of the smaller settlements.

4.84 The main industry in the Central Area is manufacturing. Smaller settlements in the Central Area include Chinley, Dove Holes and Hayfield which have a slightly higher incidence of other employment types including agriculture, quarrying and other business activities. The Central area has benefited from a noticeable increase in high technology employment in recent years, particularly around Chapel-en-le-Frith.

4.85 Transport links to Manchester, Stockport and Sheffield are good with direct rail routes from New Mills, Chapel-en-le-Frith and Whaley Bridge. Although direct rail links are available within the central area, most of those working in neighbouring districts choose to travel to work by car. New Mills and Whaley Bridge are on the western edge on High Peak Borough in close proximity to adjacent conurbations.

4.86 Chapel-en-le-Frith is more centrally located and potentially is more self contained. Commuting by car has a significant impact on congestion in the area, particularly along parts of the A6 which is used to access Stockport and Manchester from Whaley Bridge, Chapel-en-le-Frith and New Mills. Town centres also act as bottle necks for through traffic. This has obvious implications for accessibility, air pollution and quality of life for local residents.

4.87 The proximity of the Peak District National Park gives certain locations, particularly Whaley Bridge and Hayfield, important roles in supporting the tourist industry as they offer good access into the National Park and areas designated as recreation zones within the Peak District. The historic character of the towns in the central area make them attractive tourist destinations in their own right.

4.88 Housing affordability is a major issue in the Central Area. Many residents in the sub area cannot afford to buy market housing which is a particular issue for those in problem housing that need to move. (Housing Needs Survey 2007).

4.89 Access to services and facilities in the central area is generally good with most essential services such as GP's surgeries, schools and supermarkets within 20 mins travel time, as these are predominantly located within the main market towns, around which most of the residential population is focused. The Central Area also retains over 69% of it's main food market share, losing only a small proportion to stores outside of the sub region. Although convenience retail provision in the Central Area is accessible, many people travel between towns within the sub-area to obtain their main food shopping. This is particularly the case in New Mills which loses over 58% of its retail expenditure to Whaley Bridge and Chapel-en-le-Frith (Retail and Town Centre Study, 2009)

Policy S 6

Central Sub-area Strategy

The Council will seek to promote the sustainable growth of the Central Area such that it reflects the historic character of the settlements, provides increasing range of employment opportunities, promotes the growth of a sustainable tourist economy and meets the housing needs of the local community. This will be achieved by:

1. Promoting and maintaining the distinct identity of the market and mill towns by:

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- The protection of the designated Green Belt but supporting minor green belt boundary changes at Furness Vale and Whaley Bridge to allow for limited growth
- Ensuring the redevelopment of the industrial legacy sites reflects their historic character
- Protecting sites designated for environmental or historic value
- Maintaining the open character of the green wedges in New Mills as identified on the proposals map
- Working with partner organisations to develop the Peak Forest tramway as a multiuser trail

2. Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by:

- Identifying sufficient housing land to meet the needs of the community across the Central Area, including the delivery of appropriate levels of affordable housing
- Supporting the development of a range of new housing sites both within the built-up area boundary and on land adjacent to the urban area primarily in Chapel-en-le-Frith, New Mills and Whaley Bridge
- Supporting the development of new housing within the mixed redevelopment of industrial legacy sites including Britannia Mill at Buxworth
- Ensuring that residential development avoids adverse impact on the integrity of the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area

3. Encouraging the growth of local employment opportunities and supporting the diversification and growth of local business by:

- Identifying suitable land allocations for industrial and business use to meet the economic needs of the area
- Supporting the creation of higher technology businesses
- Supporting the mixed redevelopment of the industrial legacy sites
- Encouraging the growth of tourism including protecting and promoting the Peak Forest Canal and its associated infrastructure, the Buxworth Basin and the Peak Forest Tramway
- Safeguarding existing employment sites for industrial and business use

4. Supporting enhancements to key community services and infrastructure and connectivity to meet the needs of the local population by:

- Supporting the provision of new healthcare facilities in the area
- Enabling improvements to school capacity in the area. In particular, the following sites will be safeguarded for education purposes:
 - Replacement Primary School for Thornsett – Hayfield Road, Diglands, New Mills
 - School playing fields for New Mills Primary School – Eaves Knoll, New Mills
 - New building for Furness Vale Primary – Park Avenue, Furness Vale
- Planning for improvements to the range and quality of town centre retail and services in Chapel-en-le-Frith, New Mills and Whaley Bridge

4.90 The main approach to development in the Local Plan is to focus growth in the Market Towns and identified larger villages where access to services, facilities and employment opportunities are more readily available. The Central Area contains a number of Market Towns and larger villages which have important roles in terms of serving and supporting their immediate surrounding rural areas.

4.91 Within the central area new development is to a large extent constrained by existing land designations and topography, and the potential for large scale new development in New Mills and Whaley Bridge is restricted. Both New Mills and Whaley Bridge are heavily constrained by the Green Belt, location of flood plains and potential high visual impact of development.

4.92 Chapel-en-le-Frith lies outside the Green Belt and surrounded by relatively flat countryside and has correspondingly fewer constraints for new development. It is also further from the nearby conurbations and has new and potential employment land with good transport links to the wider area and a range of services and facilities including a secondary school and health care facilities. Development in the Parish of Chapel-en-le-Frith will be managed through a new Neighbourhood Plan for the area. This plan will identify sites for development and address other issues such as the countryside, infrastructure and transport. As a result this Local Plan does not make specific allocations of designations for the Parish of Chapel-en-le-Frith.

4.93 Throughout the central area, particularly in the New Mills - Chapel-en-le-Frith locality, there are a number brownfield sites, mainly 19th century mill sites. Many of these sites are currently allocated as Primary Employment Zones due their traditional employment use but now no longer meet the requirements of modern employment uses and are in many instances constrained by their location and poor access.

4.94 The Employment Land Review Land found that High Peak had a surplus of poor quality industrial sites with the majority of these being located in the central area. These industrial sites have the potential to form part of the housing supply and can be reused for mixed use development without adversely affecting the employment opportunities in the plan area.

4.95 The preferred approach is therefore to develop land in the built up area boundaries, enable the redevelopment of constrained employment sites for housing, employment and other potential uses and to allocate greenfield sites in sustainable locations to meet housing needs.

4.96 Although the central part of the High Peak is treated as one sub area, it is important to recognise that it comprises three main towns each with distinct characteristics and history. Each of these towns has distinctive characteristics and features which the Local Plan shall seek to promote and enhance.

4.97 The distinctive characteristics and features of the three towns amongst the major tourist attractions in the sub area. The Peak Forest Canal and associated infrastructure including Buxworth Canal Basin and the Peak Forest Tramway are key attractions in the area and the Local Plan will seek to protect and enhance these important heritage features and help promote the area as a visitor destination. The Tramway and Peak Forest Canal also provide an important sustainable transport route for visitors and local residents alike. They link the main towns and a number of the smaller settlements in the sub area. Many of the mill sites are located on the route of the Tramway and protecting and enhancing the Tramway will be important to ensuring the sustainable redevelopment of the mill sites. The Tramway runs from Buxworth Basin to Dove Holes and it is

4 Spatial strategy and strategic policies

currently possible to walk it from Buxworth to the outskirts of Chapel-en-le-Frith. A feasibility study was carried out by Entec in 2004 which considered with appropriate investment it would be possible to reinstate the full length of the tramway as a sustainable transport route. The Study has not been implemented although some interpretation has been carried out on the stretch of the Tramway from Buxworth to Chapel-en-le-Frith.

4.98 Whaley Bridge is one the main settlements in the sub area. The Bingswood Industrial Estate is located close to Whaley Bridge town centre and public transport and is adjacent to the Peak Forest Canal. It is one of the principal employment areas in the town and is an important part of the local economy, although the Employment Land Review (2008) identifies the site as being of relatively poor quality. Access to the industrial estate is currently through the town centre via a tortuous route through the canal basin in the Conservation Area and along narrow residential streets. Further development of the site is dependent on the construction of a new access bridge and associated access road into the industrial estate. The proposed new access, the Goyt Bridge, will connect from the existing Tesco service road and via a new access bridge and road connect into the northern edge of the Estate. The new access will create a number of opportunities for the area including removal of industrial traffic from the town centre and adjoining residential streets, opening up employment land to the north of the existing industrial estate and improving the town centre environment in particular around the Canal Basin.

Supporting Guidance and Evidence

- National Planning Policy Framework: 2012
- East Midlands Regional Plan: 2009; Policies 3 and 8
- Peak Sub-Region Strategic Housing Market Assessment: 2008
- Peak Sub-Region Joint Housing Needs Survey: 2007
- Peak Sub-Region Employment Land Review: 2008
- Peak Sub-Region Retail & Town Centre Study: 2009

Alternative Policy Options

This policy reflects the Preferred Development Approach and the Spatial Strategy and therefore alternative policy options are not considered appropriate other than varying the actions and measures to reflect other issues and requirements. No other significant alternative areas for major regeneration or infrastructure improvements have been identified.

Buxton Area

4.99 The town of Buxton is home to over 21,000 people in an area covering 5,275ha to the south of the High Peak Borough. Standing at approximately 1000 feet above sea level, the town is the cultural heart of the Peak District. The Spa town of Buxton became established as an important tourist destination following its expansion as a resort during the 19th century, when great numbers of people arrived in the town to take advantage of the natural thermal spring water and the

recreational opportunities available in the surrounding countryside. As a result of this expansion, the form and look of the town was firmly established by the end of the 19th century and this is demonstrated in the wealth of historic Georgian architecture that exists in the town today.

4.100 Buxton is relatively well self-contained in comparison with other towns in the High Peak. Local industries employ a substantial proportion of residents within the town and so the pattern of out commuting to surrounding conurbations is less acute. Significant employers include the Health and Safety Executive and Nestle, while tourism continues to play an important role in sustaining the local economy. Approximately 6% of residents in employment work in hotels and restaurants (ONS 2007) making hospitality one of the largest employment types in the town after manufacturing, retail and health care. The University of Derby also performs a key role in the local economic structure both in terms of education and local employment. It also supports the local tourism industry by providing a range of hospitality and outdoor sports and recreation courses.

4.101 The relative self-containment evident in Buxton is backed up by the quality of the retail offer in the town. Buxton has a high quality retail offer with the majority of residents undertaking their main food shopping within the town. The town also attracts spending from residents in the High Peak Central Sub-Area as well as the surrounding Peak District National Park both for convenience retail and bulkier comparison type shopping. As a result, the town contains a significant mix of different uses including shops and businesses, hotels and leisure attractions. The concentration of retail at both Spring Gardens and Higher Buxton creates a perception of a 'two centre town'.

4.102 The quality of the townscape and the countryside that surrounds Buxton make a valuable contribution to the quality of life and enjoyment of people living in and visiting the town and wider sub area. Buxton town centre has a strong traditional townscape, with many listed buildings and other historic features adding to the distinctive character of the sub-area. Significant features include the Grade 1 listed Crescent building, the Pavilion Gardens and Slopes historic parks, the Opera House and the former Devonshire Royal Hospital which is now houses the University of Derby. These buildings have received significant investment in recent years to maintain their prominence at the centre of the town. The Borough Council is working with partners to deliver the Buxton Crescent and Thermal Spa project. Upon completion, the scheme will provide a new hotel, retail units and a spa facility utilising the natural baths. The project will significantly strengthen Buxton's role as a tourist centre and act as a catalyst for further investment and improvements in the town.

4.103 The White Peak landscape that surrounds the town is also highly attractive and good access to this important natural resource is provided from the town centre amenities via a network of footpaths and bridleways. Sustainable linkages could be improved however, to enhance the role that Buxton plays in supporting sustainable tourism in the Peak District National Park. (Greenways Strategy).

4.104 Congestion is a key constraint in Buxton. The A6 corridor and A54 Macclesfield Road draw large volumes of traffic through the town centre including many heavy industrial vehicles which operate in the local quarrying industry. Rail services in the town only operate to the north in the direction of Manchester and so anyone accessing the town from the south is largely dependant on private transport. Bus services in the town are focused around the Market Street area creating

4 Spatial strategy and strategic policies

two separate transport hubs for public transport. The volume of traffic passing through the town has a detrimental impact on environmental quality and general amenity for residents and visitors to the town and also restricts the ability of the town to grow.

4.105 The Buxton Sub-Area is comprised of 7 wards with distinct variations in demographic structure and social inequalities between them. There is a distinct difference in the age profile for instance between Corbar where the median age is 48-53 years and Stone Bench where it is 29-34 years. Parts of the Stone Bench Ward, particularly Fairfield are where the highest levels of social deprivation in Buxton are concentrated. Index of Multiple deprivation scores which are calculated on the basis of access to housing and services, education, training and health deprivation indicate that Stone Bench is within the top 25% most deprived wards in Derbyshire.

4.106 There are opportunities for regeneration and renewal in the town, particularly where they may address inequalities that exist between wards. There are also many instances where investment could strengthen the role that Buxton plays, in providing services and facilities, including those for health and leisure to local communities within the sub-area. The topography of the town means that there are many changes in level across the town centre, creating barriers to access in key areas. Accessibility for local residents could be improved by ensuring that essential services are located within the most accessible locations.

4.107 Any new development within Buxton should also have regard to the Buxton Mineral Water catchment area, to ensure that the quality and quantity of mineral water is not adversely affected by new development, particularly where SUDS (Sustainable Urban Drainage Schemes) are being proposed.

4.108 The relative self-containment of Buxton and the provision of accessible services and facilities within the town, make it a sustainable location for accommodating a proportion of the Local Plan housing growth. There are substantial areas of land within the town which can accommodate new development and contribute to sustainable economic growth within the town and support the regeneration of certain areas.

4.109 There are also important Heritage features in Buxton of National Importance that are to be protected. The Crescent was built as the centrepiece of the Fifth Duke of Devonshire's plans to establish a fashionable Georgian spa town in Buxton. To this day, it probably provides the single most lasting image of any visit to the town and, as a grade 1 listed building, is one of the most architecturally significant buildings in the country. The Borough Council is keen to see the potential of Buxton's Spa heritage developed through the restoration and reuse of historic Spa buildings and investment in new Spa-related activities in a way which will perpetuate and enhance this important legacy. It is within this context that the Buxton Crescent and Spa Project has been prepared. This is a joint initiative by the Borough and County Councils to bring the Crescent, Natural Baths and Pump Room back into active use.

Policy S 7

Buxton Sub-area Strategy

The Council and its partners will seek to establish Buxton as England's leading spa town and consolidate its role as the principal service centre for the Peak District. This will be achieved by:

1. Protecting and enhancing the unique character of Buxton's spa heritage, townscape and natural environment to maintain the quality of life and act as a catalyst for tourism by:

- Supporting the Crescent Spa Hotel project
- Implementing the Buxton Design and Place Making Strategy to support the distinctiveness of the following quarters of Buxton town centre: Higher Buxton, Spring Gardens, the Station, the Quadrant, the Crescent and the Pavilion Gardens. Development within these quarters should accord with the specific development principles and design guidance specified in the Design and Place Making Strategy
- Protecting the quality and supply of natural mineral water. Development, including proposals for Sustainable Drainage Systems (SuDS) should have regard to the Buxton Mineral Water Catchment Area, and Nitrate Vulnerable and Groundwater Source Protection Zones
- Protecting sites designated for their environmental or historical value
- Supporting proposals to improve connectivity by public transport, walking and cycling to and from the Peak District National Park

2. Providing for the housing needs of the community by planning for sustainable housing and mixed-use developments by:

- Identifying sufficient housing land to meet the needs of the community, including the delivery of appropriate levels of affordable housing
- Supporting the development of a range of new housing sites both within the built-up area boundary and on land adjacent to the urban area supported by improvements to local infrastructure and community services
- Ensuring that residential development avoids adverse impact on the integrity of the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area

3. Encouraging the growth of local employment opportunities and supporting the diversification and growth of the local economy by:

- Identifying suitable land allocations for industrial and business use to meet the economic needs of the area
- Supporting the needs of local businesses and employers
- Encouraging the growth of tourism including the provision of additional visitor accommodation and facilities that reflect Buxton's status as a spa town at the heart of the Peak District
- Safeguarding existing employment sites for industrial and business use

4 Spatial strategy and strategic policies

4. Supporting enhancements to key community services, infrastructure and connectivity to allow Buxton to consolidate its role as a self-contained service centre by:

- Supporting plans to provide new healthcare facilities in Buxton
- Enabling improvements to school capacity in Buxton. In particular, land will be safeguarded off Green Lane, Buxton to provide additional capacity to Buxton Community School
- Planning for improvements to the range and quality of town centre retail and services
- Working with partner organisations and developers to improve transport links to the town and increase accessibility to the town centre

Justification

4.110 Buxton is not constrained by green belt outside the built up area boundary so there is some potential for urban extensions to be built to accommodate housing growth within the town. The quality of the landscape in the surrounding countryside and the close proximity of the Peak District National Park are important factors however, which will have an effect on the design and scale of any such development.

4.111 There is scope for development to the North of Buxton in the areas of Hogshaw and Fairfield which will contribute to the mix of housing types and tenures in the area, with the potential to address existing social and economic inequalities that exist within the town. The Fairfield Link Road would be required to provide suitable access to development opportunities in Fairfield. This road would also address the environmental and traffic problems currently caused by heavy goods and other commercial vehicles which pass through the residential streets to serve the Tongue Lane Industrial Estate. The road would enable housing growth and the extension of the industrial estate. A new road is also required to provide suitable access to the housing development opportunity at Hogshaw. Both new roads would link to the A6 at Fairfield Common. Both new roads will be funded by developers.

4.112 The historic character and distinctiveness of Buxton are key to the success of the town as a thriving tourist destination. The Buxton Design and Place Making Strategy Supplementary Planning Document sets out a framework for development within the town centre, indicating the types of uses that are appropriate within certain areas and key considerations for potential developers that will aid the regeneration of the town. The overarching vision of the Place Making Strategy is for Buxton to become England's leading spa town at the heart of the Peak District, offering an experience to local people and visitors alike that is consistent with that reputation. The Design and Place Making Strategy also identifies distinct quarters within Buxton town centre, each with their own unique character and junction. Their distinctiveness should be reinforced and nurtured to help achieve the vision for the town as follows:

Higher Buxton

An independent 'village' within the town centre with a diverse and interesting range of businesses including shops, galleries, cafés, bars and restaurants.

Spring Gardens

A 'smart high street' area that contains a number of national multiples, as well as local retailers, to serve Buxton and its hinterland.

The Station

A 'green gateway' to the town centre, both in terms of landscape and sustainable transport, where change has the potential to create a high quality new piece of town.

The Quadrant

A 'cosmopolitan' area with an interesting high quality mix of businesses including independent and branded shops, restaurants and bars.

The Crescent

A 'premium' area at the heart of the town centre focused on the Crescent and new spa, with links to both the University and Palace Hotel.

Pavilion Gardens

A 'green' leisure and cultural area focused on the Pavilion and the Opera House within an historic park setting.

Supporting Guidance and Evidence

- National Planning Policy Framework: 2012
- East Midlands Regional Plan: 2009; Policies 3 and 8
- Peak Sub-Region Strategic Housing Market Assessment: 2008
- Peak Sub-Region Joint Housing Needs Survey: 2007
- Peak Sub-Region Employment Land Review: 2008
- Peak Sub-Region Retail & Town Centre Study: 2009
- Buxton Design & Place Making Strategy

Alternative Policy Options

This policy reflects the Preferred Development Approach and the Spatial Strategy and therefore alternative policy options are not considered appropriate other than varying the actions and measures to reflect other issues and requirements. No other significant alternative areas for major regeneration or infrastructure improvements have been identified.

Environmental Quality

The strategic objectives that this section address are as follows:

- SO1: To protect and enhance the Green Infrastructure Network
- SO2: To maintain, enhance and conserve the areas distinct landscape characteristics, biodiversity, and cultural and historic environment
- SO3: To ensure that design is well designed, promotes local distinctiveness and integrates effectively with its setting
- SO4: To protect and enhance the character, appearance and setting of the towns and villages
- SO5: To address and mitigate the effects of climate change on people, wildlife and places; promoting the safeguarding and prudent sustainable use of natural resources

5.1 High Peak Borough Council is preparing a Local Plan that interprets and delivers guidance set out in the National Planning Policy Framework in a way that ensures the Council is able to deliver development that meets the specific needs, character and distinctiveness of the Local Plan area.

5.2 The spatial portrait identifies those unique elements of the plan area that the development strategy needs to address. One of the three main strategic themes is protection of the area's distinct landscape, cultural and historic environment described by the term - its Peak District Character. This section of the Local Plan sets out the preferred approach to delivering development that reflects, maintains and enhances the Borough's Peak District Character - with regard to climate change, landscape character, biodiversity, design, the built and historic environment and Ecological and Green Infrastructure Networks.

Climate Change

5.3 In 2009, High Peak Borough Council collaborated with Derbyshire Dales District Council and the Peak District National Park to commission a feasibility study to assess the potential for renewable and low-carbon technologies (including micro-generation) across the Peak Sub-Region. The Peak Sub-Region Climate Change Study concluded that there was potential for a range of different types of renewable/low carbon technologies to be used across the area, with heat pumps being the most suitable technology for High Peak. The study was updated in 2011 by the report: Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands: Final Report; Prepared for East Midlands Councils by Land Use Consultants, Centre for Sustainable Energy and SQW.

5.4 In line with the DECC (Department of Energy and Climate Change) methodology and Natural England advice, the assessment of technical potential for the above study involved a landscape sensitivity assessment for wind. This identified the sensitivity of each landscape character area within the Peak District National Park and the remaining areas (ie outside of the National Park) of High Peak and Derbyshire Dales to wind developments. The potential for commercial scale wind energy within High Peak is heavily constrained by legislation to conserve and enhance the National Park and the need to protect its special qualities. The high quality landscapes within High Peak and outside the Park also result in reducing the potential for wind technology and bio-energy crops.

5.5 The Peak District National Park Authority's Landscape Strategy and Action Plan 2009 will be used to help assess any impact of a proposed development on the setting of the National Park and where harm to the National Park's landscape setting is identified, the Strategy will be taken into account when determining the application.

5.6 The Peak Sub-Region Climate Change Study suggested that an alternative approach to using targets for renewable energy consumption or CO₂ reductions was the development of a policy based upon achieving set levels in the Code for Sustainable Homes (CSH) for new domestic development or BREEAM (Building Research Establishment Environmental Assessment Method) for new non-domestic development. However it is recognised that such a policy approach for climate change, whilst having the benefit of drawing in wider environmental issues, will involve higher development costs - especially at CSH Level 3 and above.

5.7 The approach in the Local Plan will seek to reflect the energy hierarchy set out below:

- Reduce the need for energy
- To use energy more efficiently
- To use renewable energy
- Any continuing use of fossil fuels to be clean and efficient for heating and co-generation

5.8 Taking these factors into account the strategic approach is to work with developers to bring forward new residential development to the highest level of the CSH as viably possible and to require as a minimum that new residential development achieves the level of the CSH in accordance with the building regulations at the time.

5.9 A similar approach will be taken in relation to commercial development. Non residential developments will be expected to achieve a very good or above assessment using the BREEAM standards.

5.10 To ensure these requirements do not affect the viability of new developments, or they do not adversely affect the deliverability of other objectives of the Local Plan, such as affordable housing, they will only apply to residential development of five dwellings or more and for non domestic development over 1,000m².

5.11 Pre-assessment certificates that set out the estimated performance of the development against the CSH or BREEAM will be required to be submitted for applications involving new residential or commercial development.

5.12 The strategic approach will therefore be to address climate change - without adversely affecting the quality and distinctiveness of the local environment by:

- Directing development to sustainable locations.
- Promoting low carbon, sustainable development.
- Maximising carbon reductions in new build by reducing the need for energy.
- Using energy more efficiently; and
- Generating energy from low carbon or renewable sources.

Policy EQ 1

Climate Change

The Council will adopt strategies to mitigate and adapt to climate change. In addressing the move to a low carbon future for High Peak, the Council will plan for new development in locations and ways that reduce greenhouse gas emissions and adopt the principles set out in the energy hierarchy.

The Council intends to meet part of its future energy needs through renewable or low carbon energy sources and will therefore encourage and support the provision of renewable and low carbon technologies, including both stand-alone installations, and micro-renewables integrated within new or existing development.

A low carbon future for High Peak will be achieved by:

- Requiring new development to be designed to contribute to achieving national targets to reduce greenhouse gas emissions by using land-form, layout, building orientation, tree planting, massing and landscaping to reduce likely energy consumption and resilience to increased temperatures
- Supporting opportunities to deliver decentralised energy systems, particularly those which are powered by a renewable or low carbon source
- Requiring connection to an existing decentralised energy supply system where there is capacity to supply the proposed development, or design for a future connection where there are firm proposals for such a system
- Ensuring that renewable / low carbon energy generation developments and associated infrastructure are supported through a requirement for proposals to be accompanied by an environmental impact assessment, identifying how any impacts upon the environment, including cumulative landscape, noise and visual impacts, can be avoided and/or mitigated through careful consideration of location, scale, design and other measures
- Requiring new homes in residential developments of five dwellings or more achieve the highest viable Code for Sustainable Homes rating which would at least meet or exceed the requirements of the current Building Regulations
- Requiring that commercial developments over 1,000m² are built to the highest viable BREEAM rating, at least meeting the BREEAM good standard
- Promoting energy efficiency and the use of renewable / low carbon energy in new development and through retro-fitting of existing buildings
- Supporting sustainable waste management by provision of space for recycling and composting
- Promoting the use of sustainable design and construction techniques including the use of recycled materials in construction, including where appropriate the local or on-site sourcing of these building materials
- Promoting high water efficiency standards and measures to recycle and minimise water consumption

Justification

5.13 Tackling climate change is a national priority. The long-term aim is to reduce carbon dioxide emissions by 80% below the 1990 baseline by 2050 and this is now a statutory duty embedded in the Climate Change Act 2008. The National Planning Policy Framework asserts that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure.

5.14 This policy approach is designed to deliver carbon reductions without prescribing renewable energy targets or methods of delivery for developers and in the simplest way for the Council to monitor energy outcomes.

5.15 By meeting levels of the Code for Sustainable Homes that meet building regulations standards current at the time of application, developers will be required to deliver the following CO₂ reductions:

- Code level 3 (energy standards meet Part L Building Regulations 2010), delivers an energy efficiency improvement of 25% compared with 2006 Building Regulations.
- Code level 4 (energy standards meet Building Regulations 2013), delivers an energy efficiency improvement of 44% compared with 2006 Building Regulations.
- Code level 6 (energy standards meet Building Regulations 2016), delivers zero carbon homes.

5.16 In this way, high levels of carbon reduction will be achieved without the need for Council Officers to request and validate an energy statement with applications, in order to verify a carbon reduction target. A final Code for Sustainable Homes certificate issued at the post construction stage will verify that the required carbon reductions have been reached, alongside other environmental performance measures.

5.17 Requiring certification of new non-residential developments using BREEAM to achieve a minimum standard of "good" will deliver overall environmental performance improvements including measurable carbon reductions. The Council will work with developers to achieve higher levels of BREEAM, in particular verification to the standard: "very good".

5.18 Model Planning Inspectorate conditions are available to condition compliance with requirements to meet specific Code for Sustainable Homes and BREEAM ratings.

5.19 To ensure these requirements do not affect the viability of new developments, or they do not adversely affect the deliverability of other objectives of the Local Plan, such as affordable housing, they will only apply to residential development of five dwellings or more and for non domestic development over 1,000m².

Supporting Guidance and Evidence

- National Planning Policy Framework
- East Midlands Regional Plan Policies 39 and 40
- Climate Change Act 2008
- Renewable Energy Directive 2009
- Flood and Water Management Act 2010
- Peak Sub-Region Climate Change Study
- Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands: Final Report
- Planning for Climate Change - guidance for local authorities; April 2012
Landscape Strategy and Action Plan; Peak District National Park Authority; 2009

Alternative Policy Options

Alternative policy options would be to:

- Specify a required Code for Sustainable Homes or BREEAM rating for new developments, (in place of the preferred "highest viable" wording).
- Specify a required Code for Sustainable Homes standard along with specific and higher levels of achievement among the energy issues of the Code.
- Specify that in meeting a required standard of BREEAM, sufficient credits are achieved to reduce the total carbon emissions from the development by a certain percentage through the use of renewable or low carbon energy technologies.
- Move away from national standards and set a local target for required energy efficiency improvement for both residential and non-residential developments.

Insufficient evidence is available currently to support these alternatives.

Landscape Character

5.20 The High Peak landscapes are one of the defining characteristics of the plan area. They define the sense of place, have a strong influence on local distinctiveness, and have been instrumental in shaping local settlement patterns. Local communities value their beauty, their variety, their tranquillity, their accessibility and the contribution they make to the quality of life. They are an important resource in attracting people to live and work in the area as well as driving the local tourist economy.

5.21 Landscape Character is defined as the distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It is based on the premise that the combination and arrangement of the physical attributes of the landscape such as scale; geology and land-form; soils and land-use; ecology and tree cover; settlement pattern; the degree of enclosure and the nature of the highways network, be they natural or man-made - give different areas a distinctive character. However non-physical attributes such as tranquillity and low levels of light pollution, leading to dark skies, also form part of the character of the landscape.

5.22 Landscape Character varies dramatically across the plan area and there are significant differences between each of the three Borough Sub-Areas. These differences are described, and distinct landscape character types identified in: 'The Landscape Character of Derbyshire', (Derbyshire County Council; 2003).

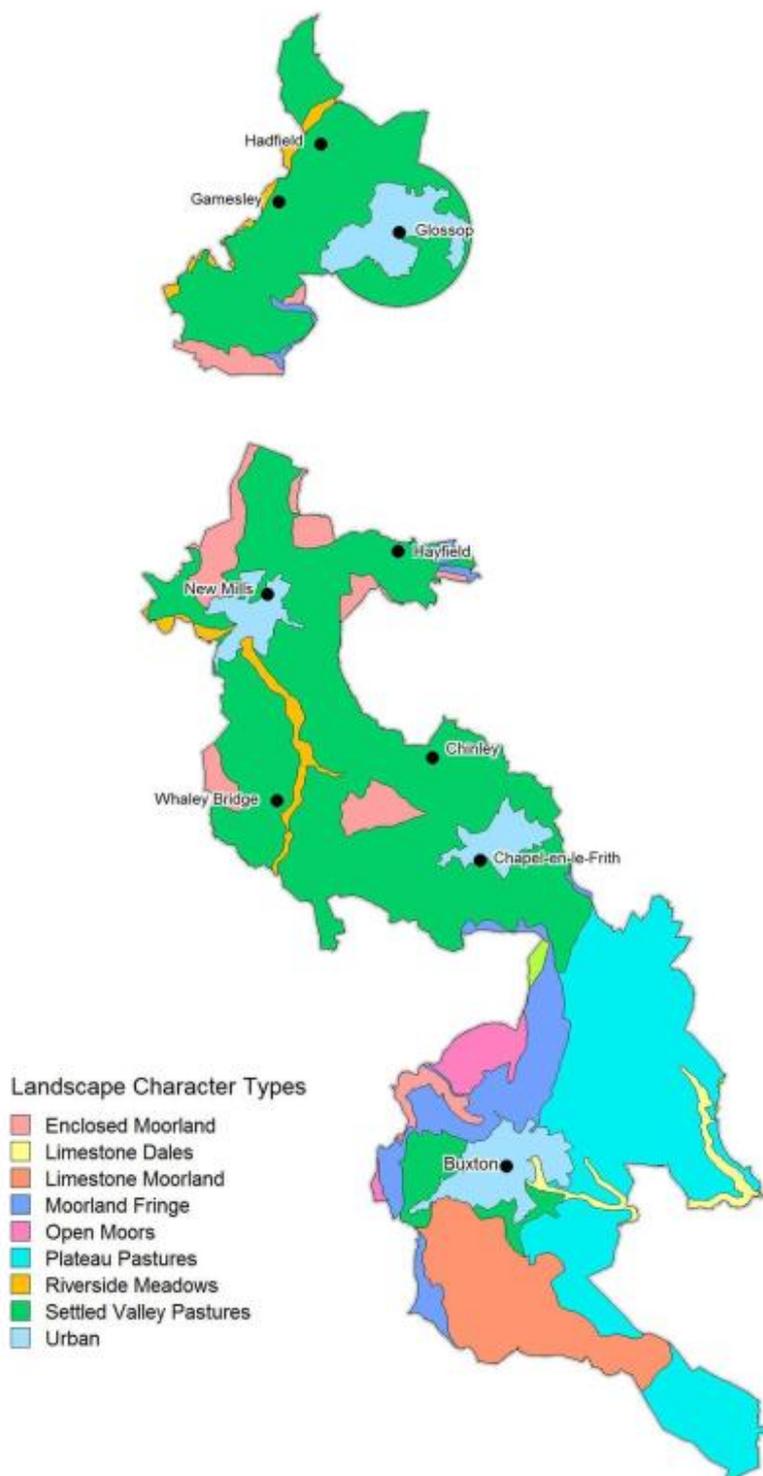
5.23 There are nine landscape character types - as marked on the proposals maps - distributed across two landscape character areas, as shown in the Table below:

Table 5 Landscape Character Types in High Peak

Character Map of England- Landscape Character Areas	High Peak Landscape Character Type
The Dark Peak	Open Moorland
	Settled Valley Pastures
	Enclosed Moorland
	Riverside Meadows
	Moorland Fringe
The White Peak	Limestone Slopes
	Plateau Pastures
	Limestone Dales
	Limestone Moorland

5.24 The Map below shows the landscape character types in the High Peak.

Map 4 Landscape Character types in the High Peak



5.25 The Council has adopted a Landscape Character Supplementary Planning Document. It is a material planning consideration and provides guidance on how measures to ensure the protection and enhancement of the landscape should be included as part of proposals for new development. The current Supplementary Planning Document will be reviewed to ensure that it is in accordance with policy EQ2.

5.26 Where the Peak District National Park's landscape setting is impacted by a proposal in the plan area, the Park Authority's Landscape Strategy and Action Plan 2009 will be taken into account when determining an application.

Policy EQ 2

Landscape Character

The Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.

This will be achieved by:

- Ensuring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers or other topographical features
- Ensuring that development has due regard to the relative tranquility of the landscape and to maintaining dark skies by limiting light pollution
- Ensuring that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document and also taking into account other evidence of historic characterisation and landscape sensitivity and the setting of the Peak District National Park
- Ensuring that development proposals preserve or enhance the character, appearance and local distinctiveness of the landscape

Justification

5.27 The quality of much of the landscape in the Local Plan area is equivalent to that in the neighbouring National Park, yet the pressure to accommodate economic and social development is much greater. In order to protect, and where possible enhance, landscape character - development brought forward should as a minimum both assimilate into the landscape, and avoid adverse impact on landscape quality.

5.28 To achieve this, and to improve the flexibility of planning in rural areas, the Council's preferred option is to pursue a landscape character based approach to managing development in the countryside.

Supporting Guidance and Evidence

- National Planning Policy Framework
- East Midlands Regional Plan Policy 31
- The Landscape Character of Derbyshire; Derbyshire County Council; 2003
- Landscape Character Supplementary Planning Document; High Peak Borough Council; adopted March 2006
- Landscape Strategy and Action Plan; Peak District National Park Authority; 2009

Alternative Policy Options

The alternative policy option would be to limit development in the countryside, allowing only such development as considered to be integral to the rural economy. This would be a more inflexible approach than that presented by the preferred option, potentially restricting the Council's ability to help meet local need.

Countryside development

5.29 Land within the plan area that lies outside the settlement boundaries - as marked on the proposals map - is considered countryside.

5.30 The detailed boundaries of the Green Belt around High Peak - as marked on the proposals map - were laid down in the North West Derbyshire Green Belt Local Plan, adopted in December 1990. The Belt here is defined as the area northwards from Whaley Bridge between the boundaries of the Peak District National Park, Cheshire, Stockport and Tameside. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

5.31 Agriculture has experienced considerable changes in recent years and many farmers are looking to diversify their operations to generate additional income. Proposals for the diversification of farm businesses - including the re-use of farm and other buildings in the countryside - will therefore generally be supported, provided that proposals do not have an adverse impact upon the character and appearance of the surrounding area.

5.32 New housing in the countryside will generally not be supported. There are however a few exceptional circumstances where housing in the countryside is the only way to address a particular need. These exceptions include when accommodation is required for an agricultural worker to live in the immediate vicinity of their place of work, and homes designed to meet an identified need for affordable housing in a rural area. All development proposals for housing in the countryside must be rigorously justified.

5.33 Wherever development is permitted in the countryside, particular care will be needed to ensure that it is integrated sympathetically into the landscape and that its impact on landscape quality and the setting of the Peak District National Park is minimised. Development, both individually and the cumulative impact of successive small developments, thus needs to be viewed in the context of landscape character in accordance with Local Plan Policy EQ2.

Policy EQ 3

Countryside Development

The Council will seek to ensure that new development in the open countryside and the green belt is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness in accordance with Local Plan Policy EQ2 and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development.

This will be achieved by :

- Encouraging the conversion and re-use of appropriately located buildings of a permanent and substantial construction without extensive alteration, rebuilding or extension for tourism facilities and economic development, unless it can be demonstrated that such a use would not be viable or suitable. In such cases a residential use will only be acceptable where the building is suitable and worthy of conversion for residential use, it would meet an identified local need and it is in a sustainable location
- Supporting the provision and expansion of tourist and visitor facilities in sustainable locations where identified needs are not met by existing facilities
- Supporting rural employment in the form of home working, small-scale and medium-scale commercial enterprises and live-work units where a rural location can be justified
- Resisting new buildings in the countryside unless required in conjunction with an existing tourism facility or constitute development that is associated with supporting a rural workforce such as agriculture, or other rural based enterprise that can justify a countryside location
- Allowing only the following forms of new residential development:
 - a replacement dwelling provided it does not have a significantly greater impact on the existing character of the rural area than the original dwelling nor result in the loss of a building which is intrinsic to the character of the area
 - affordable housing in accordance with Local Plan Policy H6
 - to meet an essential local need, such as a farm worker's or rural enterprise dwelling, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere
 - the redevelopment of a previously developed site in a sustainable location which will meet a local need
- Supporting equestrian development where it does not have an adverse impact upon the character and appearance of the area

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- Supporting development associated with recreational and open space uses in accessible and least environmentally sensitive locations
- Supporting proposals for agriculture and related development which help sustain existing agricultural enterprises, including small scale farm shops selling local produce, complementary farm diversification and new agricultural buildings that maintain the landscape quality and character of the countryside

Justification

5.34 The landscape of the plan area is a complex combination of physical and cultural elements, developed over centuries to produce a landscape of particularly high quality. This policy is designed to protect and enhance High Peak's exceptional landscape character by exercising strict controls over development in the countryside, including the Green Belt, in order to maintain the quality of life for local residents, attract continued economic investment and to help promote the plan area as an attractive tourist location.

Supporting guidance

- National Planning Policy Framework; 2012
- East Midlands Regional Plan Policies 9, 26 and 31
- The Landscape Character of Derbyshire; Derbyshire County Council; 2003
- Landscape Character Supplementary Planning Document; High Peak Borough Council; adopted March 2006
- Landscape Strategy and Action Plan; Peak District National Park Authority; 2009

Alternative Policy options

This policy reflects national planning guidance and the overarching Spatial Strategy and Settlement Hierarchy policies contained within the Local Plan. Alternative policy options would include varying the types of acceptable development within the countryside, or having no policy.

A more permissive approach to development in the countryside may assist the rural economy, but may not provide sufficient protection for the environment and risks leading to conflict with national and regional advice on sustainable development. A less permissive approach restricts the Council's ability to support development of the rural economy in appropriate circumstances.

Having no policy on countryside development would restrict the Council's ability to address specific local issues and would fail to provide a policy context for development outside the defined settlement boundaries.

Biodiversity

5.35 The Plan Area has a rich biodiversity, primarily due to its rural nature. The countryside surrounding the Borough's towns and villages and bordering the Peak District National Park, comprises a patchwork of internationally, nationally, regionally and locally designated sites important for their nature conservation value.

5.36 The High Peak Plan area includes part of three nature conservation sites of international importance - as shown on the proposals map - designated either as a Special Protection Area (SPA) under the EC Directive on the conservation of wild birds, or as a Special Area of Conservation (SAC) under the European Union's Habitats Directive. These together are known as European Sites. There are also eight Sites of Special Scientific Interest (SSSIs) within the Plan Area - as shown on the proposals map - these are nationally recognised for their wildlife and geological interest.

5.37 The Local Plan provides an opportunity to deliver some of the targets set out in the local Biodiversity Action Plan (BAP). High Peak Borough Council is a partner organisation helping to deliver the Peak District BAP which includes actions to address the needs of UK priority species and habitats, as well as plans for other habitats of local importance or interest.

5.38 There are a number of locally important wildlife or geological sites and local nature reserves dispersed throughout the plan area that are valued by local communities for their natural beauty and biodiversity value. High Peak has seven sites of importance for their geology and seven statutory Local Nature Reserves - as shown on the proposals map. In addition there are 106 High Peak Local Wildlife Sites included on the Derbyshire Wildlife Sites Register - as shown on the proposals map. Although much of the remaining countryside has no formal designation, the contribution that the wildlife and habitats within it make, to both biodiversity and the quality and distinctiveness of the landscapes of the area, is equally important.

5.39 Opportunities for biodiversity to extend into the urban areas will be sought. In particular via parks and gardens where there is space for vegetation and wildlife to thrive, and via river corridors and trails that link habitats together. The continued development of the Green Infrastructure Network will provide opportunities for links between the urban areas and the surrounding countryside to be developed. The impact of climate change on biodiversity will also be addressed by improving connectivity between habitats.

5.40 The Peak District National Park Authority has been awarded Local Nature Partnership (LNP) capacity building funding for the Peak District - including the Borough of High Peak. The Council will support the work of the partnership and assist with the delivery of its goals.

5.41 The Dark Peak Nature Improvement Area (NIA) covers 25,000 hectares of the Peak District National Park around the High Peak Plan Area. The Council will support the work of the NIA partnership, in particular with the development of long-term landscape-scale masterplans and improvements to "people corridors" - better access routes linking High Peak settlements into the surrounding countryside of the Dark Peak.

Policy EQ 4

Biodiversity

The biodiversity and geological resources of the Plan Area and its surroundings will be conserved and where possible enhanced - by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.

This will be achieved by:

- Resisting any proposed development that could have an adverse effect on the integrity of a European site alone or in combination with other plans or projects unless it can be demonstrated that the legislative provisions to protect such sites can be fully met
- Conserving and enhancing any Sites of Special Scientific Interest. The Council will not permit any development proposal which would directly or indirectly (either individually or in combination with other developments) have an adverse effect on a Site of Special Scientific Interest
- Conserving and enhancing regionally and locally designated sites. The Council will not permit any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, including ancient woodland, unless it can be demonstrated that:
 - there is no appropriate alternative site available; and
 - all statutory and regulatory requirements relating to any such proposal have been satisfied; and
 - appropriate conservation and mitigation measures are provided;
 - or if it is demonstrated that this is not possible;
 - the need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented
- Encouraging development to include measures to contribute positively to the overall biodiversity of the Plan Area
- Working with partners to help meet the objectives and targets in the Peak District Biodiversity Action Plan or its successor
- Working with partners to protect and enhance watercourses
- Identifying local ecological networks and supporting their establishment and protection in accordance with Local Plan Policy EQ6, preferentially creating biodiversity sites where they have the potential to develop corridors between habitats (both terrestrial and freshwater)
- Working with partners in the public, private and voluntary sectors to develop and secure the implementation of projects to enhance the landscape and create or restore habitats of nature conservation value, and to secure the more effective management of land in the Plan Area and its surroundings

Justification

5.42 The Natural Environment White Paper published in June 2011 considers that a healthy, properly functioning natural environment is the foundation of sustained economic growth, prospering communities and personal well-being. The Government is committed to halting the overall loss of England's biodiversity by 2020 and to taking a more integrated, large-scale approach to conservation, including by supporting the creation of Nature Improvement Areas, such as the Dark Peak NIA that borders the north east boundary of the plan area.

5.43 This policy is designed to contribute to the above aims by minimising the potential impacts of development on biodiversity and geodiversity and to provide net gains in biodiversity where possible. By working with partners through the Local Nature Partnership and Dark Peak NIA, the Council will help plan for biodiversity at a landscape scale across local authority boundaries.

Supporting Guidance and Evidence

- Our life insurance, our natural capital: an EU biodiversity strategy to 2020
- Convention on Biological Diversity strategic plan for 2011 - 2020
- Biodiversity 2020: a strategy for England's wildlife and ecosystem services; 2011
- Making Space for Nature: A review of England's Wildlife Sites and Ecological Network; 2010
- Natural Environment White Paper: The Natural Choice: Securing the value of nature; 2011
- Natural Environment and Rural Communities Act; 2006
- National Planning Policy Framework; 2012
- East Midlands Regional Plan Policies 26 and 29
- Peak District Biodiversity Action Plan

Alternative Policy Options

This policy establishes a balanced, broad range of practical measures reflecting national planning advice and local actions and strategies. Alternative options would be to reduce or increase the range of measures, or to have no policy on biodiversity in the Local Plan.

Reducing the range of measures and controls would be likely to undermine efforts to protect and enhance the Borough's biodiversity and geodiversity; increasing them risks the Council being unable to respond flexibly to meeting local needs.

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Having no policy - and relying on national policies - would restrict the Council's ability to address specific local issues and be pro-active in helping to manage the local landscape.

Design and Place Making

5.44 Well-designed buildings respond to the character and setting of their surroundings and make a positive contribution to making places better for people. Towns and villages in the High Peak have a distinct local character which has been defined by their architectural and historic development as well as by the use of natural materials such as stone. The distinct sense of place and high environmental quality of the towns and villages is a major factor in attracting people to live and work in the area. It is important that any new development in the Plan Area is capable of achieving a high standard of design - by reflecting the locally distinct character and features of the area. Development will be encouraged to enhance local character, for example through use of dry stone walls or hedge planting where appropriate, instead of post and rail fencing.

5.45 There is the opportunity for new development on the edge of settlements to improve the urban / countryside interface. Development here will be required to reflect this in its design and to respect and enhance landscape character.

5.46 The rich variety of architectural styles and historic features in the Local Plan area needs to be protected and enhanced. Alterations to existing buildings and new development should be designed to complement the local distinctiveness of the area and make a positive contribution to the quality of the environment. A balance must be sought however, between protecting historic development and allowing new development that satisfies modern design requirements and contributes to the economic and social well being of communities.

5.47 Sustainability is at the heart of the Council's design policies. The Council supports use of sustainable design and construction methods and is committed to delivering new homes with environmentally sustainable design that helps to save the environment, energy, water and money. New development must also be durable and should take account of the challenges of climate change and natural hazards such as flood risk.

5.48 The Code for Sustainable Homes is the national standard for the sustainable design and construction of new homes. The Code aims to reduce carbon emissions and create homes that are more sustainable - using a one to six rating system to communicate a new home's overall sustainability performance. The Building Research Establishment Environmental Assessment Method (BREEAM) sets the standard for best practice in sustainable building design, construction and operation and is one of the most comprehensive and widely recognised measures of a non-residential building's environmental performance.

5.49 The Council requires all new homes in residential developments of five dwellings or more to achieve the highest viable Code for Sustainable Homes rating which would at least meet or exceed the requirements of the current Building Regulations. Non-residential developments over 1,000m² are required to be built to the highest viable BREEAM rating, at least meeting the BREEAM good standard.

5.50 Building for Life is a national standard for well designed homes and neighbourhoods. Building for Life 12 (BfL12) is an assessment method based on 12 questions designed to consider whether a proposed housing development will create an attractive, functional and sustainable place. The Council supports use of BfL12 to help structure pre-application discussions between local communities, the Council and the developer of a proposed scheme.

5.51 The Lifetime Homes Design Guide describes the design requirements for accessible homes that will meet the differing and changing needs of households as they experience life events. With an ageing population and increasing numbers of people working from home, High Peak is committed to the provision of new homes that are designed with flexibility to respond to future social, technological and economic needs. The Council will be supportive of developments that achieve the Lifetime Homes standard.

5.52 Secured by Design is the official UK Police initiative supporting the principles of "designing out crime" by focusing on crime prevention of homes and commercial premises. To help ensure the design of safer places, all new development should follow the Secured by Design principles.

5.53 Development of key sites in the Borough should be undertaken in accordance with Strategic Development Sites policies 1 to 17 which set out the sense of place that new development should create. These policies explain how the objectives of the Local Plan will apply to a specific site in order to deliver the best possible economic, social and environmental benefits.

5.54 A Residential Design Guide Supplementary Planning Document was adopted in 2005. The Council operates a design review panel and to help ensure high standards of design are achieved, proposed developments of local significance will be referred to this panel as part of the application process. Permission will be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy EQ 5

Design and Place Making

All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

This will be achieved by:

- Ensuring that development is well designed to respect the character, identity and context of High Peak's townscapes and landscapes
- Ensuring that development on the edge of settlement is of high quality design that respects and enhances landscape character
- Ensuring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features
- Ensuring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking,

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shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity

- Ensuring that public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees
- Ensuring that developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities
- Ensuring that developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments
- Promoting developments that are accessible to all users
- Requiring new homes in residential developments of five dwellings or more achieve the highest viable Code for Sustainable Homes rating which would at least meet or exceed the requirements of the current Building Regulations, in accordance with Local Plan Policy EQ1
- Requiring that commercial developments over 1,000m² are built to the highest viable BREEAM rating, at least meeting the BREEAM good standard, in accordance with Local Plan Policy EQ1
- Ensuring that development accords with national design guidance and Supplementary Planning Documents

Justification

5.55 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

5.56 High Peak is committed to planning positively for the achievement of high quality and inclusive design for all development. A high quality, well designed, development can enhance the sense of place and identity of an area and can bring significant benefits to the local environment and economy. Through high quality design, new development can have a positive impact on the lives of local people and visitors to the Borough.

Supporting Guidance and Evidence

- National Planning Policy Framework; 2012
- East Midlands Regional Plan Policy 2
- High Peak Borough Council Residential Design Guide Supplementary Planning Document; 2005
- Code for Sustainable Homes: technical guidance
- Building Research Establishment Environmental Assessment Method (BREEAM)

- Building for Life 12
- Lifetime Homes Design Guide
- Secured by Design - Design Guides
- Buxton Design and Place Making Strategy
- Glossop Design and Place Making Strategy
- Station Road Design Framework, Buxton
- Woods Mill Interim Planning Statement

Alternative Policy Options

The policy reflects a range of national planning guidance that seeks to promote high standards of sustainable design. Alternative options would be to reduce or increase the range of measures and controls; require specific design standard awards to be achieved or to have no policy on design in the Local Plan.

Reducing the range of measures and controls would be likely to undermine efforts to improve design quality; whilst increasing them risks the Council losing the flexibility to facilitate development that can respond to local needs and conditions.

Requiring all developments to achieve specific design standard awards, such as Lifetime Homes or Secured by Design - in addition to the preferred option of following the principles of their good practice - may impose an unnecessary burden on developers.

Having no design policy, and relying on national planning policy alone, would prevent the Council from ensuring the delivery of locally distinctive development.

Built and Historic Environment

5.57 Heritage assets are valued components of the historic environment; an asset could be a building, monument, site, place, area, or landscape. The Council recognises that heritage assets are irreplaceable resources and - through conservation measures - will maintain and manage change to assets, in ways that sustain and where appropriate, enhance their significance. In so doing, the Council will help maintain the local distinctiveness and Peak District character of the plan area, helping people to enjoy the Borough's historic environment.

5.58 The Local Plan area has a rich built heritage with 398 listed buildings. There are also 32 Conservation Areas - as shown on the proposals map - for which there is a long-term programme of Conservation Area Character Appraisals. Three historic parks and gardens in the High Peak - as shown on the proposals map - are included on the register of Parks and Gardens, and the

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area contains many Scheduled Ancient Monuments - as shown on the proposals map. The Historic Environment Record (HER) database for Derbyshire is the main source of information on the area's heritage assets and is partly searchable online through the Heritage Gateway.

5.59 In addition to designated assets, the Plan Area contains numerous other examples of buildings, monuments, archaeological remains and sites that provide important information on the past. These un-designated heritage assets are often fragile and also represent a non-renewable resource warranting material consideration in the planning process.

5.60 Some of the Borough's un-designated heritage assets make a significant contribution locally or regionally towards the quality of the environment. These assets deserve special consideration and recognition when making planning decisions. The Council is consequently drawing up a list of such un-designated "special cases": buildings, structures, parks and gardens, cemeteries and archaeological sites considered to be of special local significance.

Policy EQ 6

Built and Historic Environment

The Council will safeguard and enhance the built and historic environment, areas of historic landscape character and interests of acknowledged importance and will ensure that development proposals contribute positively to the character of the built and historic environment. Particular protection will be given to designated heritage assets including:

- Listed Buildings
- Conservation Areas including their setting
- Historic Parks and Gardens
- Scheduled Ancient Monuments
- Archaeological Sites or heritage features
- Heritage trees and woodlands

This will be achieved by:

- ensuring that development proposals affecting heritage assets are assessed so as to minimise the impact on their significance. The Council will require all works proposed to heritage assets, or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence
- resisting development which would harm or be detrimental to the special character and historic heritage of the Borough's towns and villages and those interests of acknowledged importance
- promoting development which sustains, restores or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance, particularly those most at risk
- preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development,

including enabling development, unless their retention is not viable or there would be substantial planning benefits to outweigh the loss

- minimising the loss and disturbance of historic materials, encouraging the use of appropriate materials, and ensuring reversibility of change

Justification

5.61 The Local Plan sets out a positive strategy to ensure that character of the built and historic environment across the plan area is protected and wherever possible enhanced. The heritage assets of the Local Plan area, and their relationship with the surrounding built environment, make a significant contribution towards the defining the area's local distinctiveness; as well as making it an attractive place in which people want to live and work. Conservation of the Borough's built and historic environment also makes the area attractive for tourists and has considerable benefits for the local economy.

Supporting Guidance and Evidence

- National Planning Policy Framework; 2012
- East Midlands Regional Plan Policy 27
- Derbyshire Historic Environment Record Database
- Heritage at Risk Register 2012 East Midlands
- Buxton Design and Place Making Strategy
- Glossop Design and Place Making Strategy
- Torr Vale Development Brief
- Conservation Area Character Appraisals

Alternative Policy Options

The policy reflects national planning guidance that seeks to protect and enhance the built and historic environment, areas of historic landscape character and interests of acknowledged importance. Alternative options would be to reduce or increase the range of measures and controls; or to have no policy on the built and historic environment in the Local Plan.

Reducing the range of measures and controls would be likely to undermine efforts to protect and enhance the Borough's heritage assets; whilst increasing them risks the Council losing the flexibility to respond to local needs and conditions.

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Having no policy on the built and historic environment, and relying on national planning policy alone, risks preventing the Council from addressing specific local issues.

Green Infrastructure

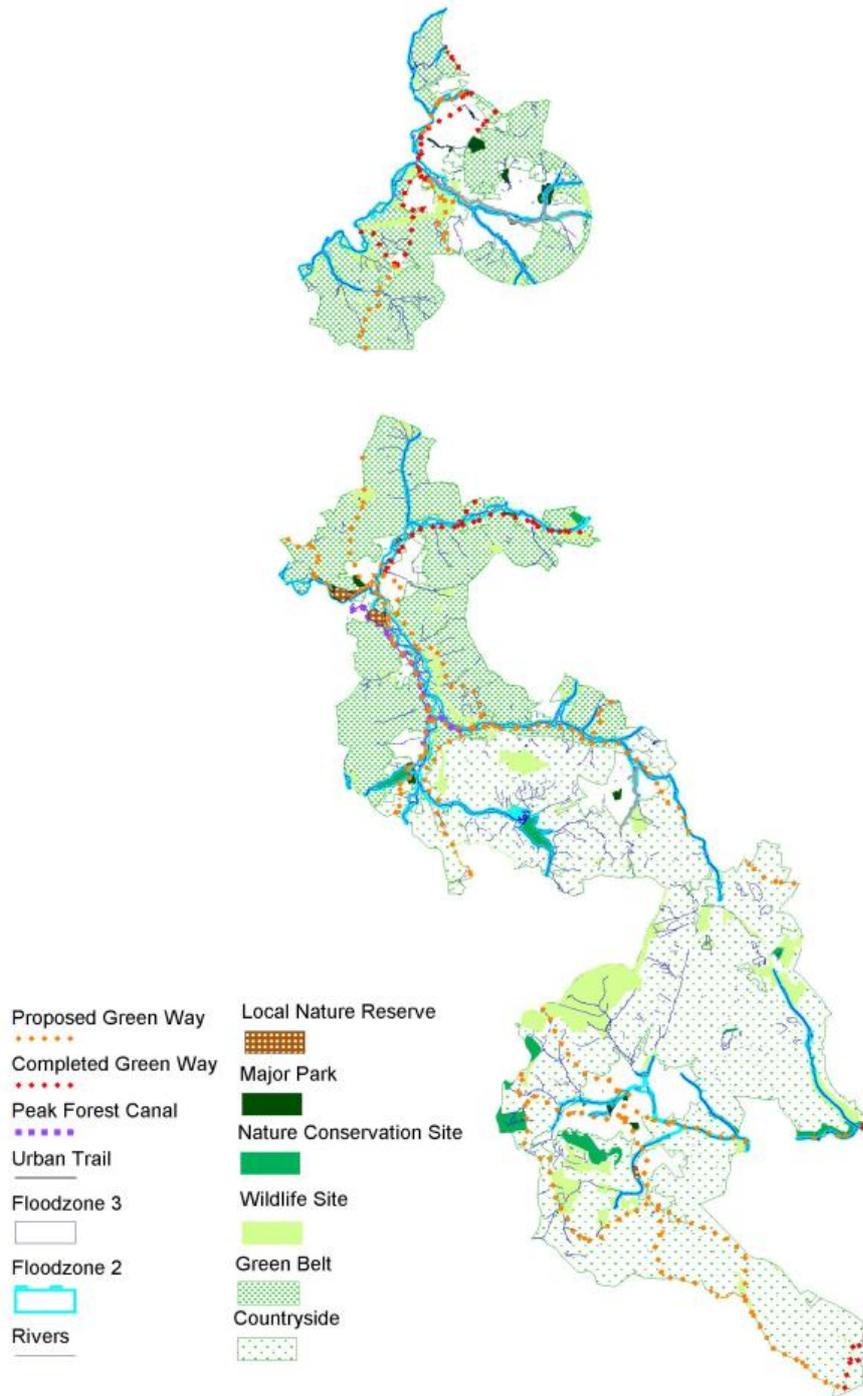
5.62 The Green Infrastructure Network of High Peak comprises sites important for the protection and enhancement of biodiversity, outdoor recreation and cultural heritage. These are linked together by corridors including river valleys, long distance trails and canals to form a comprehensive network of green areas for the benefit of wildlife as well as the health and well-being of local communities.

5.63 The network within the Local Plan area, shown in the map below, includes three historic parks and gardens, eight sites of special scientific interest, 106 Local Wildlife Sites, over 960km of public rights of way and parts of three sites of international conservation importance known as Special Areas of Conservation and Special Protection Areas.

5.64 The Council will act to help create, protect, enhance and manage networks of biodiversity and green infrastructure as part of the Council's strategy for the development of sustainable and inclusive communities. Ecological and green infrastructure networks have a key role to play in providing opportunities for outdoor recreation and social interaction, improving accessibility through safe and attractive routes for walking and cycling and supporting local biodiversity.

5.65 The Table and Map below set out details of the multi-functional corridors and trails that link green spaces, residential areas and town centres together across the Local Plan area.

Map 5 Green Infrastructure Network



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Table 6 Long Distance and Local Trails in the High Peak

Route	Type	Sub Area
Trans Pennine Trail	Long Distance Trail	Glossopdale
Midshires Way	Long Distance Trail	Central Area - Buxton
Pennine Cycleway	Long Distance Trail	Glossopdale - Central Area - Buxton
Pennine Bridleway	Long Distance Trail	Glossopdale - Central Area - Buxton
Peak Forest Canal	Canal	Central Area
Sett Valley Trail	Local Trail	Central Area
Goyt Way	Local Trail	Central Area
High Peak Trail	Local Trail	Buxton
Warmbrook Footpath	Local Trail	Central Area
Lyme to Longdendale Link	Local Trail	Central Area
Peak Forest Tramway	Local Trail	Central Area
Glossop Trail	Local Trail	Glossopdale

5.66 Although there is an existing green infrastructure network across the Local Plan area - gaps have been identified that if addressed, could strengthen the current network. The implementation of the West Derbyshire and High Peak Greenway Strategy and the completion of the Matlock to Buxton Cycle Trail (in partnership with Derbyshire County Council and the Peak District National Park) both provide opportunities to achieve improvements in the Borough's green infrastructure network.

5.67 In addition, the Council will work with partners to identify and map further components of the Borough's ecological networks, including wildlife corridors and stepping stones that connect designated nature conservation sites, along with areas identified by local partnerships for habitat restoration or creation.

Policy EQ 7

Green Infrastructure

The Council will, through partnership working, develop, protect and enhance networks of Biodiversity and Green Infrastructure.

This will be achieved by:

- Ensuring that development will not have a detrimental effect on the amount or function of existing green infrastructure unless replacement provision is made that is considered to be of equal or greater value than that lost through development
- Ensuring that development proposals, where appropriate, contribute towards the creation of new or enhancement of existing green infrastructure, including public and private open space, recreation areas, parks and pitches, local nature reserves, wildlife sites, woodlands, allotments, bridleways, cycle ways and local green spaces
- Ensuring that through its layout and design, new development responds to the location of existing green infrastructure and ecological networks, supporting their appropriate uses and functions
- Where appropriate, ensuring that green infrastructure helps mitigate the effects of climate change including through management of flood risk and waterways
- The protection and extension of existing long distance trails and development of a network of Greenways in accordance with the West Derbyshire and High Peak Greenway Strategy
- Working with the Dark Peak Nature Improvement Area and other partners to help create better access routes linking High Peak settlements into the surrounding countryside for tourism and recreation
- Identifying and protecting key wildlife corridors and stepping stones that connect sites of importance for biodiversity, including creating or restoring habitats of nature conservation value, in accordance with Local Plan policy EQ3

Justification

5.68 Development of high quality and comprehensive networks of biodiversity and green infrastructure will deliver a range of sustainable development objectives by improving opportunities to walk and cycle and to enjoy the natural assets of the Local Plan area; improving the health and well-being of local communities; helping mitigate the impacts of climate change and supporting the Borough's wildlife.

Supporting Guidance and Evidence

- National Planning Policy Framework; 2012
- East Midlands Regional Plan Policy 28
- West Derbyshire and High Peak Greenway Strategy; 2008

Alternative Policy Options

The policy reflects national planning guidance and enables the Council to plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Alternative options would be to reduce or increase the range of measures and controls; or to have no policy on ecological networks and green infrastructure in the Local Plan.

Reducing the range of measures and controls would be likely to undermine efforts to protect and enhance the Borough's biodiversity and green infrastructure networks; whilst increasing them risks the Council losing the flexibility to respond to local needs and conditions.

Having no policy on green infrastructure, and relying on national planning policy alone, risks preventing the Council from addressing specific local issues.

Trees, Woodlands and Hedgerows

5.69 Woodlands and trees are important to the quality of life and environment of the Borough. Woods, and the trees that make up a vital component of them, are essential to life. They have a myriad of different benefits for both wildlife and people. They stabilise the soil, generate oxygen, store carbon, play host to a wide variety of wildlife, as well as providing us with raw materials.

5.70 Ancient woodland, usually defined as land that has been continually wooded since at least 1600AD, is the jewel in our woodland crown. They are our richest sites for wildlife (including more threatened species than any other UK habitat). Nationally, nearly 50% of the ancient woodland that survived until the 1930s has since been lost or damaged by agriculture, development or planting by non-native conifers.

5.71 Ancient or veteran trees are special trees because of their history and longevity. The term "veteran tree" encompasses:

- Trees of interest biologically, aesthetically or culturally because of their great age.
- Trees in the ancient or third and final stage of their life.
- Trees that are old relative to others of the same species.

5.72 In order to protect trees in the interest of amenity, particularly when they are considered to be at risk, the Council can make a Tree Preservation Order (TPO). The Borough Council has made over 250 such orders.

Policy EQ 8

Trees, woodland and hedgerows

The Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration.

This will be achieved by:

- Ensuring that existing woodlands, healthy, mature trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss.

- Requiring new developments where appropriate to provide tree planting and soft landscaping, including the replacement of any trees that are removed.
- Resisting development that would directly or indirectly damage existing mature or ancient woodland, veteran trees and ancient or species-rich hedgerows.

Justification

5.73 Ancient and semi-natural woodlands are not re-creatable within any practical time frame as the ecological and physical features of a site will have developed over hundreds of years. Mature and ancient woodland are an essential part of the Borough's natural capital and a significant source of biodiversity. Ancient semi-natural woodland is a priority habitat in the Peak District Biodiversity Action Plan. Trees can play a role in mitigating the effects of climate change through carbon storage and shading. They are also an important feature in creating a high quality local environment.

Supporting Guidance and Evidence

- National Planning Policy Framework; 2012
- East Midlands Regional Plan Policy 30
- Ancient Woodland Inventory; Natural England
- Protecting Trees: A guide to tree preservation procedures; 2012
- Peak District Biodiversity Action Plan
- Natural Environment and Rural Communities Act; 2006

Alternative Policy Options

The policy reflects national planning guidance and enables the Council to protect trees and resist development that would result in the loss or deterioration of irreplaceable habitats. Alternative options would be to reduce or increase the range of measures and controls; or to have no policy on trees and woodlands in the Local Plan.

Reducing the range of measures and controls would be likely to undermine efforts to protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows; whilst increasing them risks the Council losing the flexibility to respond to local needs and conditions.

Having no policy on trees and woodlands, and relying on national planning policy alone, risks preventing the Council from addressing specific local issues.

Pollution and flood risk

5.74 The High Peak Local Plan area has no Air Quality Management Areas. The Council gives high priority to the control and prevention of pollution due to the negative impact it can have on human health, quality of life and the natural environment. Pollution can take the form of radiation, fumes, smoke, dust, ash, grit, litter, noise, vibration, light, heat, odour, or liquid discharges. This policy aims to protect the Plan Area's environment from the introduction of polluting activities or developments.

5.75 The Council will ensure that new development is appropriate for its location. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and /or landowner. Known landfill sites are marked on the proposals map. A Level 1 Strategic Flood Risk Assessment (SFRA) has been undertaken to assess and map all forms of flood risk from groundwater, surface water, sewer and river sources, taking into account future climate change predictions. The study is used as part of the evidence base to help ensure development is directed away from areas at highest flood risk. Flood Zones are shown on the proposals map. A Level 2 SFRA is due to be undertaken to help ensure that where development is necessary within Flood Zones 2 or 3, it is safe and will not increase flood risk elsewhere.

5.76 Lead Local Flood Authorities (LLFAs) have been established under the Flood and Water Management Act 2010. LLFAs are responsible for local flood risk management, including surface water, and in Derbyshire this function is the responsibility of the Strategic Flood Board, chaired by the County Council's Strategic Director of Environmental Services.

5.77 Derbyshire's Strategic Flood Board has examined the possible impacts of climate change on future flood risk within the County. Using United Kingdom Climate Projections 2009 (UKCP09) the Preliminary Flood Risk Assessment for Derbyshire^(x) concludes that an increase in surface water flooding is expected - due to increased levels of rainfall. This policy aims to safeguard people and property from the risks of flooding.

5.78 Sustainable Urban Drainage Systems (SUDs) are designed to limit the flooding and pollution problems associated with conventional drainage schemes and have a part to play in reducing flood risk to and from new development. SUDs are made up of one or more structures designed to drain surface water in a manner that will provide a more sustainable approach than the conventional practice of routing run-off through a pipe to a watercourse. SUDs can include permeable surfaces, green roofs, filter strips and swales, infiltration devices and basins or ponds.

5.79 Derbyshire's Strategic Flood Board is responsible for the preparation of a surface water management plan for the County - a requirement of the Flood Risk Regulations 2009. The Plan will need to be taken into account in development proposals.

x Preliminary Flood Risk Assessment for Derbyshire; Derbyshire County Council; May 2011

Policy EQ 9

Pollution and Flood Risk

The Council will protect people and the environment from unsafe, unhealthy and polluted environments.

This will be achieved by:

- Refusing schemes which are deemed (individually or cumulatively) to cause unacceptable noise, nuisance or light pollution or other unacceptable amenity impacts
- Refusing schemes that cause unacceptable impact on the integrity of watercourses (rivers, canals, reservoirs, streams, ditches, ponds and wetland areas) or on air quality
- Refusing polluting schemes adjacent to pollution sensitive areas
- Ensuring that sites are suitable for their proposed use taking account of ground conditions and land instability, including from natural hazards such as radon gas, former activities such as mining, or pollution arising from previous uses

The Council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere, where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development. When considering planning applications the Council will also have regard to all relevant Catchment Flood Management Plans affecting the Plan Area and the Derbyshire Surface Water Management Plan.

Management of flood risk will be achieved by:

- Taking a risk based sequential approach to determining the suitability of land for development
- Permitting development within areas at risk of flooding only where:
 - a flood risk assessment has demonstrated that the development will be safe, without increasing flood risk elsewhere
 - It can be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk
 - The development is on previously developed land; or there are no reasonable alternative sites on viable previously developed land
- Requiring new development to incorporate Sustainable Urban Drainage Systems (SuDS) to manage surface water drainage, unless it can be demonstrated that it is not practicable to do so

5 Development management policies

Justification

5.80 This policy is needed to safeguard people, property and the environment from the risks of flooding and from the introduction of polluting activities or developments.

Supporting Guidance and Evidence

- National Planning Policy Framework; 2012
- Technical Guidance to the National Planning Policy Framework; 2012
- East Midlands Regional Plan Policies 32, 35 and 36
- Strategic Flood Risk Assessment, Level 1; 2008
- Catchment Flood Management Plans
- Preliminary Flood Risk Assessment for Derbyshire; 2011
- High Peak Air Quality Monitoring Report

Alternative Policy Options

The policy reflects national planning guidance and enables the Council to protect people, property and the environment from the risks of flooding and from the introduction of polluting activities or developments. Alternative options would be to reduce or increase the range of measures and controls; or to have no policy on pollution and flood risk in the Local Plan.

Reducing the range of measures and controls would be likely to undermine efforts to protect people and the environment from unsafe, unhealthy and polluted environments and to manage flood risk; whilst increasing them risks the Council losing the flexibility to respond to local needs and conditions.

Having no policy on pollution and flood risk, and relying on national planning policy alone, risks preventing the Council from addressing specific local issues and conditions.

Economy

The strategic objectives that this section address are as follows:

- SO6: To welcome development that supports the sustainable growth and diversification of the local economy, including the mixed-use development of industrial legacy sites
- SO7: To further develop the Borough's tourism and cultural offer as part of a wider Peak District destination.

5.81 A diverse and growing local economy is an important element required for achieving sustainable development throughout the plan area. However despite the current economic downturn, the percentage of the working age population currently unemployed in High Peak (3.3%) is below the regional (4%) and national (4.1%) averages. The area also has a highly skilled workforce with High Peak residents exceeding regional and national averages for the percentage of the population educated to NVQ Level 4 and above. The proportion of people employed in the knowledge-based sectors is also now above the regional average.

5.82 However, High Peak is considered to be "economically lagging" in the Government's Rural Strategy. The average salary of residents people employed within the plan area is lower than that of people who live in High Peak, but work elsewhere. This indicates that many residents commute outside of the area to seek high wage job opportunities, particularly to neighbouring urban areas such as Manchester, Tameside and Stockport.

5.83 In recent years the number of people employed in manufacturing has declined whilst at the same time employment in services, tourism, hotels, distribution and warehousing, finance and business services has grown.

5.84 Small businesses, self-employment and home-working are an important part of the local economy. Although there has been modest business growth across the plan area new business start ups have been low in comparison with the regional average.

5.85 A priority challenge for the Derbyshire Dales and High Peak Sustainable Community Strategy and this Local Plan is to develop an economy that provides high-wage, high-skill jobs for local people. The Employment Land Review has identified several potential growth sectors for the area; creative industries, knowledge-based industries, tourism and food & drink.

5.86 Furthermore given the scale of the agriculture industry in the area, the Employment Land Review also indicates that sustainable farm diversification schemes should be supported as a means of achieving a broader economic base.

5.87 To achieve the Sustainable Community Strategy objectives, and help improve the range of local job opportunities and reduce the need to travel long distances to work, the strategy of the plan is to complement existing employment opportunities by supporting the emerging growth sectors. The availability of suitable land for development is therefore essential.

5 Development management policies

5.88 Research undertaken as part of the Peak Sub-Region Employment Land Review indicates that the local environment and quality of life offered by the area is a key locational advantage for local businesses. Consequently the retention of what makes the Peak District unique is essential for both its environmental and economic wellbeing. The location and design of new economic development should therefore ensure that it is well related to the character and appearance of the surrounding area.

5.89 The availability of broadband is a significant issue in many of the more rural areas of the plan area. Where broadband is available, the level of service provided and speed of connection is often poor in comparison to urban areas. The lack of broadband is a significant deterrent to new businesses establishing in these areas, and in encouraging home working. Enhancements to broadband provision and ICT infrastructure will be pursued with partners. Support for home-working arrangements and ICT improvements will contribute towards the aim of reducing long distance commuting and relieve pressure on transport networks.

New Employment Development

5.90 New business and industrial developments will primarily be focused on designated employment sites in close proximity to other employment premises. Such locations provide better infrastructure and services for employers and are likely to have less impact on residential amenity. Business and industrial developments elsewhere within the built-up-area will also be supported to encourage economic growth, subject to the impact of the proposal on the local area. Development within the countryside will be supported in exceptional circumstances to maintain an appropriate balance between the Local Plan objectives to both support the local economy and protect the environment.

5.91 In order to maximise the benefits for the local economy gained through new employment development, the Council has adopted a Local Employment and Skills Charter. This Charter aims to ensure that local people - especially those who are unemployed or potentially disadvantaged - as well as local businesses, can access opportunities for jobs, on-going training, or local contracts as part of major developments within the Borough. The Council will work collaboratively with applicants and shareholders to ensure that the aims of the charter are achieved for relevant proposals.

Policy E 1

New Employment Development

New business and industrial developments in sustainable locations that contribute towards the creation and retention of a wide range of jobs, education and training opportunities will be supported. This will be achieved by:

- Supporting the development of sites allocated for future employment
- Encouraging the redevelopment, intensification and more efficient use of Primary Employment Zones where they are either not fully utilised or unsuited to modern employment requirements, particularly those sites located within the main towns and those with good access by a variety of transport modes

- Protecting employment allocations, Primary Employment Zones and non-designated employment premises to ensure that development would not result in the loss of land or buildings from employment use unless the proposals accord with Local Plan Policy E4 - Change of Use on Existing Business Land and Premises
- Supporting business development outside of allocated employment sites or Primary Employment Zones but within the built up area when it would not create undue harm to the character, appearance or amenity of the area.
- Supporting business development within the countryside that accords with Local Plan Policy EQ3 - Countryside Development

To increase opportunities for local employment and to ensure that the Borough's workforce is suitably skilled, the Council will, where appropriate, seek to enter into agreements with developers to contribute towards training programmes and employment support and employment access schemes.

Justification

5.92 This policy is required to specify the approach that will be taken by the Council in determining applications for new employment development. The approach is to focus such development within sites designated for employment purposes where the principle for business or industrial development is established. The approach also seeks to provide some flexibility by permitting employment developments elsewhere that would not cause undue harm to the character, appearance or amenity of the area.

5.93 The requirement for some applicants to discuss entering into an agreement with the Council in relation to the Local Employment and Skills Charter is intended to maximise the benefit to the local economy from new developments that would result in the creation of new permanent or temporary jobs. Whilst signing up to the charter is voluntary, it is envisaged that the potential benefits to employers will further encourage up take.

Supporting Guidance and Evidence

- Peak Sub-Region Employment Land Review (2008)
- Sustainable Community Strategy
- High Peak Local Employment and Skills Charter

Alternative Policy Options

Alternative policy options include:

- A requirement that all new employment development is located within designated sites. This option is considered to be too restrictive and inflexible.
- A policy that does not focus employment development on designated sites. This option does not provide sufficient clarity in order to inform future decision making. Focusing employment development into established clusters of similar uses is also considered to be the most appropriate approach.

Employment Land Allocations

5.94 To enable the development of future business and industrial premises and meet identified requirements, new land is allocated for economic purposes across High Peak. The majority of employment land allocations included in the previous Local Plan adopted in 2005 are carried forward. These include Waterside and land off Wren Nest Road in Glossopdale, Hoffman Quarry, and extensions to Staden Lane and Tongue Lane industrial estates in Buxton.

5.95 Two new employment land allocations are also now included in the Buxton area. An extension to Waterswallows industrial estate is proposed to reflect the recent development of the Nestle Waters bottling plant. The designation enables appropriate proposals to improve the capacity of the plant should the demand arise. A new allocation off Ashbourne Road is also proposed. This site lies opposite the established Staden Lane industrial estate and will form part of a mixed-use development at Foxlow Farm. Given the prominence of this site on a key gateway into the town, sensitive design and landscaping will be an essential requirement for the development of this site.

Policy E 2

Employment Land Allocations

The following sites as identified on the Proposals Map will be allocated for employment (use class B1, B2 & B8). The Council will work with developers, landowners and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.

GlossopdaleWaterside, Hadfield (1.6ha gross)

The developer will be required to provide landscape screening to the frontage with Waterside, and an easement for the section of the Trans-Pennine Trail within this site. An archaeological desk-based assessment will be required to support proposals.

Land off Wren Nest Road, Glossop (2.5ha gross)

The developer will be required to provide a landscaping strip along the northern site boundary. An archaeological survey will be required to support proposals.

Central Area

Sufficient employment land should be allocated by the Neighbourhood Plan for Chapel-en-le-Frith Parish to support the Borough wide identified need for employment land.

BuxtonHoffman Quarry, Harpur Hill (3.6ha gross)

Developers will be required to provide vehicular access to the site via the Harpur Hill Industrial Estate, access for pedestrians and cyclists, and appropriate landscaping. Careful consideration should be given to the design and setting of proposals to avoid harm to the setting of the nearby scheduled ancient monument.

Staden Lane extension (1.6ha gross)

Developers will be required to provide access to the site via the existing estate and appropriate landscaping. Applications should be supported by an archaeological desk-based assessment and field evaluation that considers the impact on the setting of the nearby scheduled ancient monument.

Tongue Lane extension (4ha gross)

Development of the site should not prejudice the construction of the Fairfield Link Road. The developer will be required to undertake an Environmental Assessment to show that any proposals will not affect the integrity of the Peak District Dales Special Area of Conservation. The assessment should identify potential air quality effects and mitigation measures, if required. Applications should also be supported by an archaeological evaluation. Policy DS16 provides further detail regarding the development of this site along with the adjacent housing allocation and associated infrastructure requirements.

Waterswallows extension (5.2ha gross)

Developers will be required to provide access to the site and appropriate landscaping.

Land off Ashbourne Road (2ha gross)

5 Development management policies

This development will form part of a wider mixed-use scheme including housing, community facilities and open space at Foxlow Farm. Developers will be required to provide access to the site and appropriate landscaping that takes the prominent location and amenity of residential properties into account. Applications should be supported by an archaeological assessment that considers the impact on the setting of the nearby scheduled ancient monument. Policy DS15 provides further detail regarding the development of the wider mixed-use allocation at Foxlow Farm.

Justification

5.96 The identification of sites for local and inward investment to match the anticipated needs of the economy over the plan period is supported by the National Planning Policy Framework. Employment land allocations are proposed in order to maintain a supply of suitable and sufficient supply of land for new employment developments over the plan period. The allocations proposed have been informed by the Employment Land Review, subsequent update to its site assessment (2013) and feedback from the Local Plan Options Consultation (September 2012).

Supporting Guidance and Evidence

- National Planning Policy Framework
- Peak Sub-Region Employment Land Review (2009)
- Employment Land Review site assessment update (2013)

Alternative Policy Options

Alternative policy options include:

- A policy that does not identify specific employment land allocations. This approach is unlikely to provide an adequate supply of land for business or industrial development.
- A policy with different employment land allocations. However, the sites proposed for allocation are considered to be appropriate in the light of feedback from the Local Plan Options Consultation (September 2012) and the site assessments from the Peak Sub-Region Employment Land Review site assessment update (2013).

Primary Employment Zones

5.97 To maintain the widest possible range of jobs and employment premises throughout the Borough, the Plan has defined a number of areas as 'Primary Employment Zones' (PEZs) which will be kept for employment uses. PEZs have been defined as industrial areas which currently provide a significant number of local jobs, or have recently done so; or have planning permission

for industrial or business development; and present no serious environmental problems, either at present, or which would result from the redevelopment of the site for new industrial or business use. PEZs are defined on the Proposals Map.

5.98 Proposals for business, industry and other employment generating uses will be supported. In order to maintain and enhance the vitality and viability of the Borough's town centres, applications for town centre uses will not normally be approved and should comply with relevant policies relating to the impact on town centres and the sequential test. Along with the employment land allocations, Primary Employment Zones will be a focal point for the majority of new industrial and business developments and activity during the plan period. Within Primary Employment Zones, this may take the form of the development of vacant land, the redevelopment of existing land and premises or the occupation of land or premises by alternative businesses.

5.99 The proposed Primary Employment Zones are currently designated as such in the adopted Local Plan Saved Policies (2008). To reflect proposals in the Local Plan Proposed Options, changes to the Primary Employment Zone boundary at Turnlee Road / Charlestown Road, Glossop, Newtown, New Mills and Furness Vale Industrial Estate will be made. The former employment land allocation adjoining Thornsett Industrial Estate will also be re-designated to form part of the Primary Employment Zone and reflect its planning history.

Policy E 3

Primary Employment Zones

Planning permission will be granted for employment developments within Primary Employment Zones, including proposals within use classes B1, B2 and B8 and other employment generating uses.

Primary Employment Zones will generally be retained for business, industry and other employment generating uses. Applications for other uses should accord with Local Plan Policy E4 - Change of Use on Existing Business Land and Premises. Applications for town centre uses should accord with relevant policies relating to the impact on town centres and the sequential test.

The following sites are identified as Primary Employment Zones on the Proposals Map:

Glossopdale

Brookfield Industrial Estate

Dinting Lane Industrial Estate

Dinting Lodge

Dinting Vale Industrial Estate

Dover Mill

Etherow Industrial Park (Graphite Way)

5 Development management policies

Hadfield Mill

Logwood Mill

Shepley Street, Old Glossop

Surrey Street

Turnlee Road / Charlestown Road

Waterside, Hadfield

Woolley Bridge Road, Hadfield

Central Area

Birch Vale Industrial Area

Botany Works, Whaley Bridge

Furness Vale Industrial Estate

Knowles Industrial Estate, Furness Vale

Land off Church Road, New Mills

New Mills Road, Hayfield

Newtown, New Mills

St. Georges Mill, New Mills

Stephanie Works, Chinley

Thornsett Industrial Estate

Watford Bridge Industrial Estate, New Mills

Buxton

Staden Lane Industrial Estate

Harpur Hill Industrial Area

Smalldale Road, Smalldale

Tongue Lane Industrial Estate

Waterswallows Road

Justification

5.100 The identification of sites for local and inward investment to match the anticipated needs of the economy over the plan period is supported by the National Planning Policy Framework. Primary Employment Zones are proposed in order to maintain a supply of suitable and sufficient supply of land for new employment developments over the plan period. The sites have been informed by the Employment Land Review, subsequent update to its site assessment (2013) and feedback from the Local Plan Options Consultation (September 2012).

Supporting Guidance and Evidence

- National Planning Policy Framework
- Peak Sub-Region Employment Land Review (2009)
- Employment Land Review site assessment update (2013)

Alternative Policy Options

- A policy that does not identify Primary Employment Zones. This approach is not considered to provide sufficient clarity in guiding new employment developments towards suitable sites.
- A policy with alternative Primary Employment Zones. However, the sites proposed for designation are considered to be appropriate in the light of feedback from the Local Plan Options Consultation (September 2012) and the site assessments from the Peak Sub-Region Employment Land Review site assessment update (2013).

Change of Use Proposals on Existing Business Land and Premises

5.101 The Council will seek to retain employment land and premises that are required to support the local economy. Nevertheless, it is recognised that there will be circumstances during the plan period that will require the redevelopment of some employment land for other beneficial uses. Such circumstances may include changes to the financial or commercial viability of the employment use or premises that indicate that the continued employment use of the site by any business is no longer feasible. In such instances, applicants will be required to demonstrate that there no market demand for the land or premises for employment use by conducting a comprehensive marketing exercise.

5.102 The business or industrial use may also no longer be compatible with neighbouring properties or uses such as housing in terms of its impact on the local environment or amenity for example.

5 Development management policies

5.103 Where a change of use on an employment site is proposed, preference will be given to mixed-use schemes that retain an element of employment uses. In particular, it is acknowledged that in some cases, some higher value enabling development may be required to support investment in buildings or infrastructure for business use.

Policy E 4

Change of Use on Existing Business Land and Premises

Development proposals involving the redevelopment or change of use of existing business or industrial land or premises (falling within Use Classes B1, B2 or B8) for non-employment uses will only be permitted where:

1. The continuation of the land or premises in industrial or business use is no longer financially or commercially viable as demonstrated by a comprehensive marketing assessment and marketing exercise and;
2. the current use is incompatible with the surrounding properties and land uses or;
3. the site is identified for redevelopment for non-employment uses in the Local Plan

In considering proposals involving the loss of existing business or industrial land or premises preference will be given to mixed-use development over that involving the total loss of business land or premises. Regard will also be given the need to support improvements to employment premises and infrastructure through the provision of an appropriate level of enabling development.

Proposals that would result in an under-supply of employment land in relation to identified needs will not be permitted.

Justification

5.104 This policy is required in order to ensure that the Local Plan provides sufficient flexibility to address changing business needs and issues on employment sites over the plan period. The policy accords with the National Planning Policy Framework requirement for proposals for a change of use from employment to have regard to market signals and the relative need for developments.

Supporting Guidance and Evidence

- National Planning Policy Framework
- Peak Sub-Region Employment Land Review (2009)

Alternative Policy Options

Alternative policy options include:

- The removal of the policy to inform decision making on applications for a change of use from employment. This approach would not enable the Council to manage and maintain a sufficient supply of employment land to meet identified needs.
- A more restrictive policy approach that prohibited changes of use would not be appropriate with regards to the National Planning Policy Framework requirement to have regard to market signals and the relative need for development.

Regenerating an Industrial Legacy

5.105 Some employment sites and premises in High Peak, particularly Glossopdale and the Central Area are the legacy of a bygone era. The majority of industrial and business premises across High Peak were constructed before 1940 when the economy and infrastructure requirements were greatly different from today. Consequently, some of the existing stock is heavily constrained by poor access, conflicts with adjacent land uses, contamination, environmental issues and buildings in poor condition or even obsolete.

5.106 The sites identified below are currently constrained in terms of their ability to support business needs and would benefit from investment. The mixed-use regeneration of these sites that supports local economic growth sectors, retain or create employment opportunities will be encouraged. Historic industrial sites often contain buildings or features of heritage value. These should be retained where viable.

Policy E 5

Regenerating an Industrial Legacy

The Council will seek to maximise the potential of constrained employment sites where their infrastructure and/or premises are no longer suited to meeting the needs of modern businesses.

This will be achieved by:

- Encouraging proposals for the redevelopment or reuse of the following sites which are no longer conducive to meeting the needs of modern businesses in their present form

5 Development management policies

- Stimulating investment on constrained sites in order to encourage their beneficial re-use
- Encouraging mixed-use developments, which support local economic growth sectors and retain or create employment opportunities
- Ensuring that any buildings or features of acknowledged heritage value are retained or reused where viable and feasible

The development of the following sites as identified on the Proposals Map will be supported:

Central Area

- Bingswood Industrial Estate, Whaley Bridge
- Land at Furness Vale Business Park
- Torr Vale Mill, New Mills
- Britannia Mill, Buxworth

Glossopdale

- Woods Mill, Glossop
- Charlestown Works, Glossop
- Ferro Alloys, Glossop

Detailed policy requirements associated with the above sites are provided via Strategic Development Site Policies in the Plan.

Justification

5.107 The industrial legacy sites designations is supported by evidence from the Peak Sub-region Employment Land Review which identified an oversupply of employment land in High Peak and the scope to develop some sites for alternative uses. The study also identified the need to stimulate investment in constrained employment sites make them more attractive to businesses through improvements such as new premises and upgraded infrastructure.

Supporting Guidance and Evidence

- National Planning Policy Framework
- Peak Sub-Region Employment Land Review (2009)
- Employment Land Review site assessment update (2013)

Alternative Policy Options

An alternative policy approaches include:

- A policy that sought to safeguard all existing employment land and premises. This would not be deliverable as many existing sites, particularly those in constrained locations and with poor access and outmoded premises are commercially unviable.
- The allocation of alternative sites. However, the sites proposed for designation are considered to be appropriate in the light of feedback from the Local Plan Options Consultation (September 2012) and the site assessments from the Peak Sub-Region Employment Land Review site assessment update (2013).

Employment Land Supply

5.108 Table 7 below outlines the supply of employment land as proposed in the High Peak Local Plan Preferred Options (2013). The supply is comprised of undeveloped sites allocated for future business or industrial developments and plots within Primary Employment Zones that are undeveloped or where redevelopment is likely. An estimate of the potential amount of business / industrial development that may come forward as part of the re-development of the industrial legacy sites is also included. The exact amount of business / industrial land available on the industrial legacy sites will be determined through the planning process, taking account of current development viability and needs.

5.109 The supply of employment land, commitments and completions will be monitored annually to ensure that a sufficient supply of employment land is available during the plan period to meet the identified need. Policy S4 identifies a need for 29.2ha from 2013 to 2028. 21.7a is estimated to be needed for industrial, storage and distribution. 7.5ha is required for office developments.

5 Development management policies

Table 7 Employment net land supply in High Peak (2013)

Sub-Area	Land available within proposed allocations (Ha)	Est. land available within Primary Employment Zones (Ha)	Est. land available within industrial legacy sites (Ha)	Total
Glossopdale	Waterside - 1.6 Wren Nest Road - 1.5 SUB-TOTAL - 2.1	9.71	1.65	13.46
Central Area (excl. Chapel-en-le-Frith Parish)	No allocations	1.69	1.6	3.29
Buxton	Hoffman Quarry - 2.2 Staden Lane - 1.6 Tongue Lane - 4 Waterswallows - 4.16 Ashbourne Rd - 1.2 SUB-TOTAL - 13.16	3.51	No allocations	16.67
TOTAL	16.26	14.91	3.25	34.42

Promoting Peak District Tourism

5.110 Tourism already makes a significant contribution to the local economy with approximately 4.4 million visitors to High Peak during 2011 spending £211 million.^(xi) This is reflected by the Local Enterprise Partnership's identified areas of economic focus - with the visitor economy being highlighted as a key driver for the economy of Derbyshire and Nottinghamshire. Tourism also impacts on other businesses vital to the area including, retail, food and drink, creative industries and agriculture. Consequently, the sector is expected to provide an increasingly vital role in the local economy.

5.111 Much of existing visitor spending in High Peak is within the National Park. However, the main towns outside of the National Park should also support the tourism industry by acting as service centres through the provision of complementary accommodation, attractions and other facilities. Many of the towns and villages within the Plan Area also provide important transport links to and from the National Park in the form of public transport services, highways and trails.

5.112 The Visit Peak District & Derbyshire Destination Management Partnership (DMP) has as its overall aims to:

xi STEAM 2011 data

- **INCREASE** the tourism spend in our region every year through attracting more visits and increased per capita spend per head from domestic and overseas markets.
- **IDENTIFY and EVALUATE** market opportunities and work with our industry partners to showcase and develop outstanding tourism products to attract markets and their high yielding segments.
- **PROTECT** our tourism businesses from external threats that potentially impact upon their fortunes through creative and dynamic marketing solutions that make us stand out from the crowd.
- **ENCOURAGE** residents who live within our area to support their own tourism economy by visiting and experiencing our world-rated attractions and facilities.
- **DELIVER** a world class welcome, outstanding value for money and the highest possible standard of service to our partners and visitors.

5.113 In 2007 the Derby and Derbyshire Economic Partnership commissioned a Hotel Demand Survey for Derbyshire and the Peak District. This found that the Peak District suffered from a lack of serviced accommodation, and that this was restricting the growth in overnight stays and the potential increase in the level of visitor spending. Whilst developments such as the Crescent Spa Hotel in Buxton and Travel Lodge in Glossop will help to address the situation the study suggests that Buxton and Glossop would be suitable locations for additional hotels.

5.114 Consequently any development proposals that improve the attractiveness of the area to tourists and deliver the DMP's aims will generally be supported.

Policy E 6

Promoting Peak District Tourism and Culture

The Borough Council will support the development of Peak District tourism and culture.

This will be achieved by:

- Strengthening the tourism role of the Plan Area by supporting and supplementing the tourism offer of the Peak District National Park
- Encouraging tourism and provision for visitors which is appropriate to the settlements and countryside and consistent with environmental objectives
- Retaining and enhancing existing serviced accommodation and supporting the provision of new serviced accommodation in towns and villages in order to encourage overnight visitor stays
- Maintaining and where possible enhancing existing tourist and visitor facilities
- Encouraging the provision of new visitor and cultural attractions and facilities that expand the breadth and quality of the tourism offer without prejudice to the character of the Peak District
- Encouraging the development of Buxton as England's Leading Spa town
- Encouraging proposals that support the creative and independent town centre of Glossop that will aim to be the first stop for visitors to the Peak District from the Manchester area

5 Development management policies

- Supporting new tourist provision and initiatives in towns and villages, and in the countryside through the reuse of existing buildings or as part of farm diversification, particularly where these would also benefit local communities and support the local economy
- Supporting measures within the Plan Area which would relieve tourist pressures on the most sensitive areas of the Peak District National Park and which would protect and enhance vulnerable habitats and landscapes
- Ensuring that caravan, camping and chalet sites are sited in locations so as not to be prominent in the landscape and can be accommodated without adverse impact upon the character or appearance of the landscape

Justification

5.115 The tourism sector is already an important sector of the local economy as recognised by the Local Enterprise Partnership. The policy approach seeks to capitalise on the potential for further sustainable growth in this sector whilst not undermining other key themes of the Local Plan.

Supporting Guidance and Evidence

- National Planning Policy Framework
- Buxton Design and Place Making Strategy
- Glossop Design and Place Making Strategy
- Visit Peak District and Derbyshire Destination Management Partnership
- Local Enterprise Partnership Areas of Focus

Alternative Policy Options

The policy establishes a range of measures reflecting national planning advice. An alternative approach would be to have no local policy, but this would not be a satisfactory response to the feedback gathered through the issues and options consultation. A more detailed policy which identifies specific requirements for each of the sub-areas could be an alternative approach but this is likely to be in conflict with other policy and would be difficult to justify from the current evidence base.

Chalet accommodation, caravan and camp site developments

5.116 A wide range of tourist accommodation is required to provide choice for visitors to the Plan Area. Government advice is for planning authorities to support the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres. Whilst hotels and bed and breakfast facilities will generally be supported in appropriate locations camping, caravan and chalet development will need to be carefully controlled to ensure that they do not have adverse impact upon the character and appearance of the landscape within which they are proposed.

Policy E 7

Chalet Accommodation, Caravan and Camp Site Developments

Development proposals involving chalet accommodation, caravan and camp sites will only be permitted where:

1. the development would not have a prominent and adverse impact on the character and appearance of the immediate or wider landscape and;
2. any visual impact would be well screened by existing landscape features for the whole of its proposed operating season and;
3. any permanent structures would not be visible even during winter months when viewed from areas outside the site to which the public has access.

Justification

5.117 Policy E7 is specifically aimed at ensuring that the local character is not adversely affected by the high levels of demand for new caravan and chalet development. More spatially specific proposals are also contained in the sub-area policies elsewhere in the Local Plan.

Supporting guidance

- National Planning Policy Framework
- Landscape Character Assessment

Alternative Policy options

The policy establishes a range of measures reflecting national planning advice. An alternative approach would be to have no local policy, but this would not be a satisfactory response to the feedback gathered through the issues and options consultation. A more detailed policy which identifies specific requirements for each of the sub-areas could be an alternative approach but this is likely to be in conflict with other policy and would be difficult to justify from the current evidence base.

Housing

The Strategic Objectives that this section address are as follows:

- SO9: To provide an appropriate mix of housing types, sizes and tenures in sustainable and accessible locations to meet the needs of all residents in the Borough
- SO10: To protect existing, and support the delivery of new services, facilities and infrastructure that improve accessibility and connectivity
- SO11: To promote opportunities for healthy lifestyles and support developments that minimise risks to health
- SO12: To prioritise the efficient use of previously developed land and buildings whilst minimising the use of greenfield land

5.118 The Spatial Strategy sets out the broad approach to the distribution of development across the plan area. This section seeks to set out how the housing needs of the plan area are to be met, whilst at the same time addressing the challenges of climate change, seeking to ensure that communities have appropriate access to services, facilities, community infrastructure and are able to keep healthy and safe.

Location of Housing Development

5.119 The provision of sustainable, decent and affordable housing is one of the key aims of National Planning policy and a priority locally.

5.120 The following policies outline the locational requirements for new homes, phasing to ensure a continuous supply of homes throughout the plan period, the sites allocated for residential or mixed use, levels of affordable housing required, rural exception sites and requirements for gypsy, traveller and travelling show people sites.

Policy H 1

Location of Housing Development

The Council will ensure provision is made for housing by:

- Promoting the development of specific sites through new site allocations in the Local Plan or a Neighbourhood Plan
- Prioritising new housing development on previously developed land in preference to greenfield land. Development on greenfield land, other than the sites allocated in the plan, will not normally be permitted unless:
 - it is for affordable housing
 - it is a home for a rural worker where there is a clear functional need for the person to be readily available on the site at all times.
 - it involves the conversion of a rural building which is located within, or on the edge of a settlement

- it involves development within the defined settlement boundary to meet a local housing need and is on land which has no local amenity or recreational value and will not have a detrimental impact on the character and appearance of the area
- it is identified for development through a Neighbourhood Plan or Community Right to Build Order
- Encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose taking into account the other policies in this Local Plan,
- Allowing housing development on small unallocated sites up to an indicative maximum of 9 dwellings within defined settlement boundaries of the towns and larger villages and up to an indicative maximum of 5 dwellings within defined settlement boundaries of the smaller villages. Exceptionally larger unallocated schemes may be permitted where it would provide over-riding affordable housing, regeneration, conservation or infrastructure benefits and would not undermine delivery of the spatial strategy.
- Encouraging the inclusion of housing in mixed use schemes where housing can be accommodated in an acceptable manner without compromising other planning objectives

The Council will monitor actual and forecast provision through the Annual Monitoring Report and its housing trajectory. If necessary it will review the Strategic Housing Land Availability Assessment and/or review the Local Plan to bring forward additional sites for housing in locations consistent with the spatial strategy and policies of the Plan.

Supporting guidance

- National Planning Policy Framework
- Strategic Housing Land Availability Assessment
- Strategic Housing Market Assessment
- Strategic Housing Needs Survey
- Regional Spatial Strategy Policy 13a

Alternative Policy options

The preferred spatial strategy is balanced and recognises the needs of both the market towns, larger villages and rural area. This development strategy will help to ensure that rural settlements maintain services and facilities and ensure that the local needs of rural areas are continued to be met. This approach is considered to be deliverable in light of evidence from the SHLAA and evidence that there are sufficient deliverable sites within these settlements.

5 Development management policies

Phasing Housing Development

5.121 The National Planning Policy Framework expects Local Plans to set out a clear strategy of allocating land suitable for development in there area. Phasing will ensure that developments takes place in a controlled manner.

5.122 Due to current low levels of development across the Plan area, due to market and economic conditions a phasing development approach is included to enable the suggested housing target to be met across the plan period. This begins at 220 per annum raising to 340 per annum for the last 5 years of the plan period

Policy H 2

Phasing Housing Development

The release of land for housing will be phased to ensure a continuous supply of housing land throughout the plan period, and in order to minimise the impact upon infrastructure.

Land for residential development will be allocated, phased and released to ensure that the delivery of new housing broadly accords with the level of dwellings and annual rates of delivery identified in Policy S3, and with the time-scales for the delivery of infrastructure required to support development.

The broad approach towards the phasing and time of release of allocated sites will be established within Policy H3 and kept under review through the production of the Annual Monitoring Report and the Strategic Housing Land Availability Assessment.

If actual and forecast rates of delivery indicate that the number of new dwellings will exceed or fall below the target figure by 20% over an extended period, consideration will be given to amending timescales for the release of allocated sites or controlling development.

The Council will undertake 5 yearly reviews to assess the effectiveness of this policy.

Supporting guidance

- National Planning Policy Framework
- Strategic Housing Land Availability Assessment
- Strategic Housing Market Assessment
- Strategic Housing Needs Survey
- Regional Spatial Strategy Policy 13a

Alternative Policy options

The alternative of not having a phasing policy could lead to underdelivery of housing targets over the early parts of the plan period.

Housing allocations

5.123 In order to meet the housing target outlined in Policy S3, the following sites have been identified as suitable for development. In some cases this will be housing but in others the site may be more suitable for a mix of uses.

5.124 The issues and options consultation included a longer list of sites, and using the feedback from that consultation and other information this has been reduced to those sites which are most appropriate for development.

5.125 The capacity of the sites identified in Policy H3 exceeds the numbers identified for each sub area in this policy. They are included in the plan for consultation in order to provide flexibility as further investigations into the sites development potential may result in reduced capacity of new homes.

5.126 The phasing is indicative and will be dependent on viability study to be undertaken which will inform the submission version of the plan. In the policy below the sites have been categorised as either early (E), middle (M) or late (L) phases. These correspond with 5 year periods 2012-2018, 2018-2023 and 2023-2028 as described in Policy S3.

Policy H 3

Housing Allocations

The following sites will be allocated for housing or mixed use development. The Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.

Glossopdale

Location	No of dwellings	Phase
<i>Paradise Street Hadfield (G2)</i>	28	L
<i>North Road (G6)</i>	60	L
<i>Land off Woodhead Rd (G8)</i>	63	E
<i>Land off Woodhead Road (G9)</i>	13	L
<i>Land off Woodhead Road (G10)</i>	25	M

5 Development management policies

Location	No of dwellings	Phase
<i>Hawkshead Mill Old Glossop (G13)</i>	31	<i>E</i>
<i>Hope Street Old Glossop (G14)</i>	19	<i>L</i>
<i>York Street Depot Glossop (G15)</i>	25	<i>E</i>
<i>Woods Mill High St East (G16)</i>	104	<i>E</i>
<i>Bank Street Glossop (G18)</i>	16	<i>M</i>
<i>Dinting Road/Dinting Lane (G19)</i>	64	<i>M</i>
<i>Dinting Lane (G20)</i>	50	<i>L</i>
<i>Land off Dinting Road Glossop (G21)</i>	13	<i>M</i>
<i>Former railway museum (G23)</i>	89	<i>L</i>
<i>Land off Melandra Castle Road (G25)</i>	35	<i>M</i>
<i>Land adj to Gamesley Sidings (G26)</i>	38	<i>M</i>
<i>Charlestown Works Glossop (G31)</i>	76	<i>E</i>
<i>Adderley Place</i>	130	<i>L</i>

Central

Location	No of dwellings	Phase
<i>Hayfield Road Hayfield (C1)</i>	10	<i>E</i>
<i>New Mills Road (C2)</i>	17	<i>M</i>
<i>Derby Road New Mills (C3)</i>	170	<i>L</i>
<i>Ollersett Lane/Pingot Road New Mills (C5)</i>	146	<i>M</i>
<i>Laneside Road New Mills (C6)</i>	78	<i>L</i>
<i>Woodside Street New Mills (C7)</i>	25	<i>E</i>
<i>Wharf Road Whaley Bridge (C8)</i>	40	<i>E</i>
<i>Buxton Road Chinley (C13)</i>	13	<i>E</i>
<i>Between Old Road and Buxton Road WB</i>	16	<i>L</i>
<i>Opp Tesco along railway embankment</i>	15	<i>L</i>
<i>Britannia Mill</i>	50	<i>E</i>

Location	No of dwellings	Phase

Buxton

Location	No of dwellings	Phase
<i>Batham Gate Road Peak Dale (B1)</i>	25	<i>E</i>
<i>Land at Batham Gate Peak Dale (B2)</i>	18	<i>E</i>
<i>Land at Hogshaw (reserve land) Buxton (B3)</i>	31	<i>L</i>
<i>Land at Hogshaw (B4)</i>	93	<i>L</i>
<i>Ambulance Station The Glade Buxton (B5)</i>	11	<i>E</i>
<i>Hardwick Square South Buxton (B6)</i>	30	<i>E</i>
<i>Market Street Depot Buxton (B7)</i>	24	<i>E</i>
<i>West of Tongue Lane Fairfield Buxton (B8)</i>	215	<i>L</i>
<i>Land off Dukes Drive Buxton (B10)</i>	338	<i>L</i>
<i>Sherbrook Lodge Harpur Hill Rd Buxton (B11)</i>	13	<i>E</i>
<i>Land off Ashbourne Road Buxton (B20)</i>	250	<i>M</i>
<i>Land at Foxlow Farm Buxton (B21)</i>		
<i>Foxlow Farm Ashbourne Road Buxton (B22)</i>		
<i>Harpur Hill College campus (B27)</i>	105	<i>E</i>
<i>Leek Rd/ Macclesfield Rd former car showroom</i>	10	<i>E</i>
<i>Frontage to Cavendish Golf club Manchester Rd</i>	15	<i>E</i>

Justification

5.127 The sites identified in the Preferred Options document for development have been selected from the longer listed of sites which were subject to public consultation as part of the issues and options document. Consultation responses and other evidence from landowners and statutory consultees, have been used to establish those sites most likely to be able to be developed during the plan period and those which help deliver the spatial strategy and objectives of the plan.

5 Development management policies

5.128 There are more sites listed than are needed to meet the housing target. This consultation may bring to light other issues which may mean that some sites cannot go forward into the final plan.

Supporting guidance

- National Planning Policy Framework
- Strategic Housing Land Availability Assessment
- Strategic Housing Market Assessment
- Strategic Housing Needs Survey
- Regional Spatial Strategy Policy 13a

Alternative Policy options

The sites proposed for the Preferred Option have been included from the long list of sites which were subject to public consultation. They are the sites with the greatest probability of being delivered in the required timeframe. Including other sites may lead to the identified housing targets not being met and the plan becoming unsound.

New Housing Development

5.129 Meeting the assessed housing needs of local people is an important consideration in the plan. This is not only new homes, but the type, location and the mix of house types to create vibrant and inclusive communities

Policy H 4

New Housing Development

The Council will require all new residential development to address the housing needs of local people by:

- a) Meeting the requirements for affordable housing within the overall provision of new residential development as set out in Policy H5
- b) Providing a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types including for the elderly and people with specialist housing needs, based on evidence from the Strategic Housing Market Assessment or successor documents

- c) Providing a mix of housing that contributes positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock in the surrounding locality
- d) Ensuring new residential development includes a proportion of housing suitable for newly forming local households
- e) Requiring dwellings, including small dwellings, to be designed to provide flexible accommodation which is capable of future adaptation to meet the criteria in Lifetime Homes or successor documents.

Justification

5.130 This policy will ensure that an appropriate range and mix of new homes are provided, including affordable housing for the needs of the current and future population. This can include flats, apartments, first time buyer and family homes and will be informed by the Housing Needs Survey.

5.131 As the population is ageing, consideration will need to be given to the needs of the elderly and this may mean sheltered, extra care or supported housing is required.

5.132 In order to address the changes in population structure, new homes should seek to meet the criteria for Lifetime homes (or successor documents)

Supporting guidance

- National Planning Policy Framework
- Strategic Housing Land Availability Assessment
- Strategic Housing Market Assessment
- Strategic Housing Needs Survey
- Regional Spatial Strategy Policy 13a

Alternative Policy options

This policy reflects National Planning Policy guidance to meet the housing needs for the current and future population. If these requirements were not included in the policy there would be potential for any new homes built to not meet the identified need of the community.

Affordable Housing

5.133 The National Planning Policy Framework sets out that local planning authorities can seek the provision of affordable housing through the planning system where there is strong evidence on need. To demonstrate the need for affordable housing within the Peak Sub Region High Peak Borough Council and Derbyshire Dales District Council, along with the Peak District National Park Authority commissioned a Joint Housing Needs Survey, a Strategic Housing Market Assessment, and an Affordable Housing Viability Assessment.

5.134 Affordable Housing is a key issue in the Local Plan area due in part to the high cost of houses, and the relative low incomes of resident based employment. Both the Housing Needs Survey and the Housing Market Assessment suggest that there is a need to increase the overall level of affordable housing provision. The Housing Needs Survey indicated a need of between 443 and 591 per annum for new affordable dwellings to meet backlog and emerging needs. Affordable Housing is also recognised as an important issue within the Regional Plan, which sets a target for the delivery of 6,100 affordable homes across the whole of the Peak Sub Region for the period up to 2026. This equates to approximately 61% of the total housing numbers for the whole of the Peak Sub Region as set out in the Regional Plan.

5.135 Although the private sector remains the largest house builder in the Peak Sub Region it is recognised that the provision of affordable housing can affect the profitability and, ultimately, the viability of housing development. The Affordable Housing Viability Assessment has sought to demonstrate the levels at which housing development is capable of being delivered profitably and at the same time providing an appropriate level of affordable housing.

Policy H 5

Affordable Housing

The Borough Council will seek to maximise the delivery of affordable housing across the plan area by working in partnership with the Homes and Community Agency, Registered Social Landlords, Developers and Local Communities.

In order to address the need for affordable housing, residential developments should ensure that at least the following proportions of residential units are provided as affordable housing as follows:

30% affordable housing on sites of 25 units or more

20% affordable housing on sites of 5-24 units

Where the provision of affordable houses proposed is below the requirements set out above, the Council will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision.

The affordable housing provision should seek to achieve a target of 80% social rented accommodation with the balance being provided as intermediate housing. These proportions may be varied where justified and with agreement with the local planning authorities.

Where appropriate for specific sites, criteria setting out variations in the form the contribution should take, including tenure will be provided in the Site Allocations policy. Additional detail will be provided in the Affordable Housing SPD.

Affordable housing provision should normally be provided within the development site itself and in perpetuity. In exceptional cases, the Council may allow provision off-site or a financial contribution of broadly equivalent value.

In determining applications for residential development below the above thresholds, that would increase the net overall stock of unrestricted market housing, the local planning authorities will seek to negotiate a financial contribution towards the provision of affordable housing on suitable sites elsewhere within the plan area.

Justification

5.136 There are several types of affordable housing, however the predominant tenures are either social rented or shared ownership. The Housing Needs Survey indicated that the predominant need was for social rented units rather than shared ownership, and that 80% of all new affordable housing should be social rented and 20% shared ownership. Whilst the delivery of higher proportions of social rented properties can have an impact upon the viability of sites for developers, the availability of funding for shared ownership, both for Registered Social Landlords and potential purchasers has been restricted in the current economic climate. Consequently the local planning authorities will seek to ensure that the mix of affordable housing brought forward on each site is appropriate to meet local needs, and does not have an adverse effect upon the viability of sites.

5.137 Detailed guidance on the affordable housing policies set out below will be included within an Affordable Housing Supplementary Planning Document.

Supporting guidance

- National Planning Policy Framework
- Strategic Housing Market Assessment
- Affordable Housing Viability Assessment
- Regional Spatial Strategy Policy

Alternative Policy options

This policy seeks to deliver increased amounts of affordable housing to meet identified local needs through a variety of requirements appropriate to the specific area and scale of development. Lowering the requirements for affordable housing would not deliver sufficient

5 Development management policies

housing to meet local needs whilst increasing may result in development becoming unviable. The preferred policy provides the most suitable strategic approach to ensure the delivery of affordable housing.

Rural Exception Sites

5.138 The past delivery of affordable housing across the plan area has occurred by negotiation with private sector housing developers, and by way of “rural exceptions”, whereby sites have been brought forward solely for affordable housing when in normal circumstances they would not have been appropriate locations for new open market housing, much of which has been pro-actively been facilitated by the Rural Housing Enabler. Affordable Housing provided on rural exception sites deliver much needed housing to those in local need. The local planning authorities will continue to support the provision of affordable housing on rural exception sites.

Policy H 6

Rural Exception Sites

In exceptional circumstances, proposals for affordable housing on rural sites that would not normally be released for housing development will be supported provided that:

- The development is of a size and type which can be justified by evidence of need from a local housing needs survey
- The affordable housing would meet a genuine local need as defined in the Local Plan
- Appropriate safeguards are put in place that ensure that the housing will remain affordable for successive occupiers in perpetuity
- The site is located within or adjoining the settlement boundary of a village and is adequately served by existing services and facilities
- The development takes full account of environmental considerations
- The development provides all affordable housing unless it can be demonstrated that an element of market housing is required to deliver a significant amount of affordable housing

Justification

5.139 In smaller settlements, which may have an identified need for affordable homes, but no appropriate sites within the built up area, there may be small areas of land well related and immediately adjoining the built up area which would not normally be appropriate for development. If other requirements of the plan can be met, then in exceptional circumstances, planning permission will be granted for affordable homes in these areas.

Supporting guidance

- National Planning Policy Framework
- Strategic Housing Market Assessment

- Affordable Housing Viability Assessment
- Regional Spatial Strategy Policy

Alternative Policy options

This policy seeks to deliver increased amounts of affordable housing to meet identified local needs through a variety of requirements appropriate to the specific area and scale of development. Lowering the requirements for affordable housing would not deliver sufficient housing to meet local needs whilst increasing may result in development becoming unviable. The preferred policy provides the most suitable strategic approach to ensure the delivery of affordable housing.

Gypsies, Travellers and Travelling Show People

5.140 A Derbyshire Gypsy and Traveller Accommodation Assessment (GTAA) was completed in 2008. The study looked at the pitch provision and requirements of gypsies, travellers and travelling show people across the County. It found there were a total of 93 authorised pitches in the County largely concentrated in North East Derbyshire and South Derbyshire. In the plan area it found that there were no authorised pitches and only a sporadic history of unauthorised encampments.

5.141 The Study assessed pitch requirement for the five years from mid 2007 and identified that there was the minimum requirement of 58 pitches in Derbyshire although none were required in the High Peak area

5.142 The strategy will therefore be to work in partnership with the Gypsy community and other relevant agencies to facilitate the provision of the identified need, and any future need beyond 2012. Any sites that come forward outside of this partnership working will be determined by reference to a criteria based policy that seeks to ensure an appropriate balance is achieved in relation to protecting the landscape character of the area, providing adequate amenities for occupants and not having an adverse impact on residential amenity of existing properties.

Policy H 7

Gypsies, Travellers and Travelling Show People

Where there is an identified need for pitch provision for gypsies, travellers and travelling show people within the Plan Area, the Council will work with the Peak District National Park Authority, Derbyshire County Council, Derbyshire Gypsy Liaison Group and other stakeholders to ensure that the need is met.

The provision of sites for Gypsy, Traveller and Travelling Show People sites, to meet a proven need will be supported provided that:

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- The development does not have an adverse impact upon the character or appearance of the landscape or sites/areas of nature conservation value
- The site should be well located on the highway network and provide safe and convenient vehicular and pedestrian access and adequate parking, and not result in a level of traffic generation which is inappropriate for roads in the area
- The site must provide adequate on site facilities for parking, storage, play and residential amenity (including basic essential services such as water and sewage disposal)
- In the case of permanent sites, there should be reasonable and convenient access by foot, cycle or public transport to schools, medical services, shops and other community facilities
- The site should not be visually intrusive nor detrimental to the amenities of adjacent occupiers
- Adequate levels of privacy and residential amenity for site occupiers should be provided

Justification

5.143 As there is currently not identified need for a Gypsy, traveller and travelling show people site, there is no requirement for this Local Plan to allocate a site. However, if a proposal for a new site is received this policy will be used to help determine the application.

Supporting guidance

- National Planning Policy Framework
- Strategic Housing Market Assessment
- Gypsy and traveller Viability Assessment
- Regional Spatial Strategy Policy
- Gypsy and traveller guidance

Alternative Policy options

Whilst reliance could be made on the Government Circulars (01/06 and 04/07) and guidance in the Regional Plan, such guidance makes clear that the inclusion of a specific policy and the identification of sites is appropriate for the LDF to help guide determination of these important and often contentious issues. Alternative options would be to identify sites but not have criteria for determining an application. In the absence of an allocated site this may create uncertainty in determining applications that may come forward in the meantime.

Community Facilities and Services

The strategic objectives that this section address are as follows:

- SO1: To protect and enhance the Green Infrastructure Network
- SO4: To protect and enhance the character, appearance and setting of the towns and villages
- SO8: To strengthen the vitality and viability of town centres by adapting to changing consumer habits in shopping and leisure
- SO10: To protect existing, and support the delivery of new services, facilities and infrastructure that improve accessibility and connectivity
- SO11: To promote opportunities for healthy lifestyles and support developments that minimise risks to health

Retail and Town Centres

5.144 The town, local centres and village shops in the plan area provide a focus for a range of shopping facilities and services. The availability of shops and services within the area is important to the sustainability of communities and the quality of life overall. The retail sector makes an important contribution to the local economy in terms of local business and investment opportunities. It is important that there are a range and choice of shops and services to meet all needs of the local community and visitors alike.

5.145 The Sustainable Community Strategy Economy Action Plan identifies the need to support micro businesses, including retailers in both the market towns and villages where the local village shop provides essential services for isolated rural communities. The impact and location of proposals for new development will therefore have to be carefully considered.

Hierarchy of Centres and Requirements

5.146 An analysis of the role and function of the town centres in High Peak was undertaken in the Peak Sub-Region Retail and Town Centre Study (2009). The performance and health of these centres and the need for additional retail floorspace or improvements were also considered. The location, scale and type of future retail and leisure developments should reflect the defined hierarchy of centres in High Peak.

5.147 The conclusions of the study are summarised below along with adjustments made to reflect retail completions or commitments since the completion of the study:

Glossop

5.148 Glossop town centre is placed within the highest tier of the hierarchy of centres across High Peak. The town centre offers a comparatively broad range of shops of services and has benefited from significant public and private sector to improve the town's shopping experience. The range of comparison retailers present in the town also help to distinguish it from the smaller

5 Development management policies

centres elsewhere in High Peak. Given the role and function of Glossop as the main town centre within the north of High Peak, it offers scope for future enhancements to its convenience and comparison retail offer.

5.149 The catchment area of Glossop town centre currently retains the majority of its convenience expenditure, however, a significant proportion of this trade occurs outside of the town centre and is dominated by a single retailer. A need for a new foodstore has been identified to provide competition with out-of-centre retailers, additional choice in a central location and encourage linked trips. The Woods Mill area has been identified as the preferred location for a new foodstore. Further enhancements to Glossop's non-food retail offer may also be achievable if regeneration projects at Howard Town Mill and Woods Mill are fully realised and improve the town's market share. A sizeable proportion of residents spending on non-food goods is currently made in the neighbouring centres of Ashton-under-Lyne, Stockport and Manchester.

5.150 Hadfield's centre is classified as a small town centre along with other similar settlements elsewhere in High Peak. The town centre plays an important role in serving the local community and supports the larger centre of Glossop. Significant retail developments within Hadfield town centre are not anticipated. Elsewhere, villages and neighbourhoods such as Charlesworth, Tintwistle, Simmondley and Gamesley provide a small number of services and local shops for daily top up needs that should be retained when possible.

Central Area

5.151 The Central Area includes the three small town centres of Chapel-en-le-Frith, New Mills and Whaley Bridge. The town centres generally provide a good range of convenience retail but have a limited comparison goods offer in relation to the main town centres of Glossop and Buxton.

5.152 The area as a whole retains the majority of convenience retail expenditure with large foodstores in Whaley Bridge and Chapel-en-le-Frith. However, New Mills currently lacks a mainstream foodstore offering a full range of products. Consequently, large numbers of residents travel to foodstores in Whaley Bridge or elsewhere for their main food shopping. Additional convenience retail floorspace within, or well related to, New Mills town centre, that would help to reduce expenditure leakage to other centres and increase opportunities for linked trips with other local traders will be supported. No site has been identified to accommodate additional development and opportunities are limited.

5.153 The majority of non-food shopping is conducted outside of the Central Area in larger centres such as Buxton, Stockport and Manchester. However, given the size of the towns in the Central Area, and their close proximity to higher order centres, there is not scope for a significant increase the amount of non food floorspace. The focus will therefore be on consolidating the existing comparison offer.

5.154 Villages in the Central Area, including Chinley and Hayfield provide important services and small shops to meet local needs that will be protected where possible.

Buxton

5.155 Buxton town centre is placed within the highest tier of the hierarchy of centres across High Peak. The town centre offers a comparatively broad range of shops of services that serve the town and wider area. The range of comparison retailers present in the town also helps to attract

shoppers from elsewhere, including the Central Area. Buxton functions as the main town centre within the south of High Peak and it has the potential for future enhancements to its convenience and comparison retail offer.

5.156 Buxton retains much of its convenience retail expenditure, albeit outside the town centre. The town also currently has a relatively strong comparison goods offer with around half of local expenditure retained within the town. Planned retail developments in Macclesfield and Stockport may threaten Buxton's current position and draw trade away from the town. Although Buxton is a relatively successful centre in terms of non-food shopping, support will be given for some additional non-food floorspace within the town and for qualitative enhancements to the non-food retail offer to help maintain its vitality and viability. The need for a new foodstore in the town centre has been identified to enhance competition with out-of-centre retailers, provide additional choice and provide the town centre with a mainstream anchor foodstore. The preferred location for this additional floorspace will be focused in the Station Road / Spring Gardens area. Further consideration will be given to retail needs in Buxton and potential development sites as the plan moves forward.

Table 8 Convenience retail floorspace capacity - 2011 to 2026 (excluding commitments)

Town	Floorspace (m ² gross)	Year			
		2011	2014	2017	2026
Buxton	Medium / discount operator ^(xii)	3789	3827	3875	4007
	Large operator ^(xiii)	320 ^(xiv)	336	356	411
Central Area (Chapel-en-le-Frith, New Mills & Whaley Bridge)	Medium / discount operator	3708	3883	3959	4341
	Large operator	291 ^(xv)	343	465	554
Glossop	Medium / discount operator	462 ^(xvi)	566	673	995
	Large operator	1226	1269	1314	1448

xii Including Aldi, Co-op, Netto & Lidl

xiv Excluding 1253m² commitment for Morrison's extension

xiii Including Tesco, Asda, Sainsbury's & Morrison's

xv Excluding 1549m² commitment for Tesco extension, Whaley Bridge

xvi Excluding 1921m² completion, M&S and 570m², Iceland

Table 9 Comparison retail floorspace capacity - 2011 to 2026 (excluding commitments)

Town	Floorspace (m ² gross)	Year			
		2011	2014	2017	2026
Buxton	Non-bulky goods ^(xvii)	2271	3125	4028	7068
	Bulky goods ^(xviii)	708	1463	2270	5035
Central Area (Chapel-en-le-Frith, New Mills & Whaley Bridge)	Non-bulky goods	135	278	429	937
	Bulky goods	283	586	909	2016
Glossop	Non-bulky goods	119 ^(xix)	671	1256	3225
	Bulky goods	512	1059	1643	3645

Policy CF 1

Retail and Town Centres

The Council will seek to maintain and enhance the vitality and viability of town centres and local centres as defined on the Proposals Map in accordance with their function and scale as identified in Policy S2 (Settlement Hierarchy) and identified development needs:

This will be achieved by:

- Permitting appropriate retail, leisure, cultural and business development in centres of a scale and type appropriate to the role and function of that centre
- Strengthening the vitality and viability and enhancing consumer choice in town and local centres by supporting the provision of new retail floorspace consistent with their function and scale in accordance with identified needs:
 - Station Road / Spring Gardens, Buxton - additional convenience and comparison retail floorspace to meet identified needs will be supported within the Station Road / Spring Gardens Regeneration Area. Relevant applications should be supported by an impact assessment and a sequential site assessment. Policy DS17 specifies the detailed policy requirements for this site.
 - Land at Woods Mill, Glossop - a new foodstore will only be supported as part of the mixed-use redevelopment of Woods Mill. Additional comparison retail will also be

xvii Including clothing, personal & luxury goods

xviii Including DIY, furniture, & floor coverings

xix Excluding 2428m² completion at Howard Town Mill

supported. Relevant applications should be supported by an impact assessment. Policy DS1 specifies the detailed policy requirements for this site.

- Requiring major town centre developments (including large extensions to existing stores) of 500m² or more outside the defined centres of Buxton, Glossop Chapel-en-le-Frith, New Mills, Whaley Bridge and Hadfield to comply with the sequential approach to site selection. Preference will be given to accessible, edge-of-centre sites that are well related to the town centre. In the consideration of retail proposals, the Primary Shopping Areas of the main town centres will form the centre for the purposes of sequential assessments. Elsewhere, sequential assessments should have regard to the town centre boundary.
- Requiring proposals for town centre uses of 500m² or more outside the defined centres of Buxton, Glossop, Chapel-en-le-Frith, New Mills, Whaley Bridge and Hadfield to be supported by an impact assessment. Developer contributions may be sought to mitigate identified impacts on defined centres where appropriate
- Creating safe, attractive and accessible town and local centres, providing a good range of shopping, food and drink uses, services, offices, and entertainment and leisure facilities, and high quality public spaces
- Ensuring that there are adequate parking facilities in suitable locations to serve town centre developments and they are accessible by public transport, walking and cycling. Suitable and safe provision should also be made for servicing and deliveries
- Supporting proposals that seek to deliver qualitative environmental improvements and support the local distinctiveness of town centre environments through high quality design.
- Supporting proposals that would help to deliver regeneration programmes and implement relevant town centre
- Active ground floor frontages should be maintained and created within town centres with appropriate town centre uses.
- Protecting the vitality and viability of the small town centres, larger villages, other settlements and other local centres within the towns by supporting proposals for town centres uses, including retail leisure and office development. Applications for a change of use from A1 retail within these centres should demonstrate that the current use is no longer required to serve the local community and is not viable
- The vitality and viability of the main town centres will be supported by the designation of Primary Shopping Areas and frontages within Glossop and Buxton town centres.

Justification

5.157 The National Planning Policy Framework provides support for policies that are designed to protect and enhance town centres, including those that are intended to control uses within centres and the threshold for requiring the impact of proposals on centres.

5.158 The Framework also requires Local Plan to allocate sites to meet identified needs for development. The Peak Sub-Region Retail and Town Centre Study (2009) provides evidence of the need for land allocations to enable future retail developments in Glossop and Buxton.

5 Development management policies

5.159 The proposed designations have been identified on the basis of consideration by Peak Sub-Region Retail and Town Centre Study which highlighted the potential for Woods Mill, Glossop and Spring Gardens, Buxton to support future retail development. Further support to retail development at Woods Mill as part of a mixed-use scheme is provided by the Glossop Design and Place Making Strategy. Similarly, the Design and Place Making Strategy for Buxton highlights the “Station” area, including land around Station Road, including the Spring Gardens car park and former Nestle bottling plant as place where change through development of a mix of uses, public realm works and improved links with the town centre would be beneficial.

Supporting Guidance and Evidence

- National Planning Policy Framework
- Planning for Town Centres: practice guidance on need, impact and the sequential approach (2009)
- Peak Sub-Region Retail and Town Centre Study (2009)
- Glossop Design and Place Making Strategy (2011)
- Buxton Design and Place Making Strategy (2009)

Alternative Policy Options

The proposed policy reflects the spatial strategy and evidence contained within the retail study and national and regional guidance. It is deemed essential for the Local Plan to provide guidance on the future role and function of the plan areas centres and how new retail floor space

is to be planned for to 2028. Having no retail policy would not provide the local guidance to ensure that identified needs are met and the local distinctiveness of the town centres are maintained an enhanced

Primary Shopping Areas and Frontages

5.160 As the two main town centres in High Peak, Glossop and Buxton provide greater range of shops, services and other complementary uses. Each centre contains a core of retail that should be preserved and enhanced to support their viability and vitality. The primary frontage designation identifies areas with a high proportion of properties in A1 retail use. Changes of use away from retail will not normally be granted in such areas.

5.161 Frontages within the Primary Shopping Area that are not identified on the Proposals Map as primary are deemed to be secondary in nature. These frontages contain a more diverse variety of uses such as leisure, tourism and office space which are interspersed with retail to complement the town centre as a destination for residents and visitors from further afield. Proposals within the secondary frontage area that accord with this trend will be supported.

5.162 Combined, the primary and secondary frontages help to define the Primary Shopping Areas for Glossop and Buxton. In Glossop, the Primary Shopping Area is largely linear spanning sections of High Street West and High Street East. Sections of George Street, Henry Street, Norfolk Square, Victoria Street and the recent development at Howard Town Mill are also included. In Buxton, the Primary Shopping Area is centred around the retail cluster at Spring Gardens.

5.163 Whilst outside of the Primary Shopping Area, particular consideration should also be given to proposals to support Higher Buxton which has a key role to play in the town centre. With the Market Place at its heart, Higher Buxton is a focal point for independent shops and other town centre uses such as restaurants, bars and civic buildings. Proposals should accord with the Design and Place Making Strategy's vision for Higher Buxton which is to create "an independent 'village' within the town centre with a diverse and interesting range of businesses including shops, galleries, cafés, bars and restaurants".

Policy CF 2

Primary Shopping Areas and Frontages

Primary and secondary frontages are designated within the main town centres of Glossop and Buxton. The primary and secondary frontages combined form the **Primary Shopping Areas** as identified on the Proposals Map. Proposals within these areas will be controlled to ensure that there is a healthy retail core and a vibrant mix of uses in the main town centres.

In the **primary frontage area**, proposals for changes of use to A1 retail will be supported. Changes of use proposals from A1 retail to other town centre uses will only be permitted where it will not create a concentration of non-shopping uses and result in an unacceptable change in the retail character of the immediate area or have an adverse effect on the vitality or viability of the town centre.

Proposals for residential use at ground floor level in primary frontages will not be supported. Any non-A1 use must be complementary to adjacent shopping uses in terms of its operational characteristics and retain a display frontage appropriate to a shopping area.

Within the **secondary frontage area**, a broader mix of uses will be supported that help to contribute towards the vitality and viability of the town centre, including; retail, financial and professional services, leisure, tourist facilities and office use.

Justification

5.164 The National Planning Policy framework requires Local Planning Authorities to define the extent of town centres and Primary Shopping Areas and set policies that make it clear which uses will be appropriate within them. The definition of the designations has been informed by consultation feedback and survey data of the uses of town centre premises.

Supporting Guidance and Evidence

- National Planning Policy Framework
- Peak Sub-Region Retail and Town Centre Study (2009)
- Buxton Design and Place Making Strategy (2009)
- Glossop Design and Place Making Strategy (2011)

Alternative Policy Options

Alternative approaches may have been to increase the range of measures to control uses within shopping frontages or have no policy protecting the retailing role of primary shopping areas.

Reducing or increasing measures may be likely to undermine the efforts to strengthen the town centres and provide appropriate flexibility to facilitate development that can respond to changing market conditions.

Local Infrastructure Provision

5.165 The approach towards infrastructure is to make the most of the capacity of existing infrastructure, encouraging behavioural change where this will enable more efficient use of the existing infrastructure, remedying any major deficiencies in existing infrastructure and providing new infrastructure that is needed to serve the new development proposed in the Local Plan.

Policy CF 3

Local Infrastructure Provision

The phased release of land for development will be informed by capacity in the existing local infrastructure to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve infrastructure, services and community facilities, where necessary.

This will be achieved by:

- Providing for health and social care facilities, in particular supporting the proposals that help to deliver the Derbyshire Health and Wellbeing Strategy and other improvements to support local Clinical Commissioning Groups.

- Ensuring that new development will not harm or be prejudicial to improving educational attainment, accessibility to services and jobs, and the health and well-being of local communities
- Facilitating enhancements to the capacity of education, training and learning establishments throughout the Plan Area
- Securing new transport infrastructure that help to address traffic congestion issues and encourage modal shift
- Providing for strategic enhancement of the energy and utilities networks
- Supporting improvements to telecommunications and high speed broadband infrastructure that does not have an inappropriate impact on the landscape or townscape

New development will only be permitted where the utility, transport and community infrastructure necessary to serve it is either available, or where suitable arrangements are in place to provide it. Arrangements for the provision, or improvement of infrastructure directly related to a planning application will be secured by planning obligation or, where appropriate, via conditions attached to a planning permission. This will ensure that the necessary improvements can be completed prior to occupation of development, or the relevant phase of a development.

Subject to development viability and further consideration by the Council, infrastructure required to support the cumulative impact of household and population growth in High Peak will be supported by investment from a Community Infrastructure Levy. Funding from the levy will also be allocated to communities in support local infrastructure improvements.

The Council will work with service and infrastructure providers with the aim of ensuring the delivery of adequate infrastructure and services, to serve the development needs of the Plan Area. Consideration will be given to ensuring that any adverse impacts arising are minimised, and that decisions on the provision of such infrastructure are taken on the basis of environmental sustainability as well as cost. Particular attention will be given to addressing the needs of those areas which experience economic and/or social deprivation. The adequacy of infrastructure provision throughout the Plan Area will be the subject of regular monitoring and review to ensure that the sites and policies of the Local Plan remain deliverable.

Justification

5.166 The policy is intended to outline the strategic approach to infrastructure provision in High Peak and enable necessary infrastructure improvements to support High Peak. The policy provides for sufficient flexibility to allow for changing circumstances over the plan period. As required by the National Policy Framework, the policy and supporting Infrastructure Delivery Plan have been informed by an assessment of the quality and capacity of infrastructure with input from relevant providers.

Supporting Guidance and Evidence

- National Planning Policy Framework
- Infrastructure Delivery Plan

Alternative Policy Options

This policy could set out the infrastructure requirements of individual sub-areas and settlements. However, it is believed that this is better dealt with through the sub-area strategy policies and the Infrastructure Delivery Plan.

Provision of Open Space and Recreation Facilities

5.167 Access to high quality open spaces can make an important contribution to the health and well being of communities, providing a range of benefits including biodiversity, visual amenity and opportunities for sport and recreation.

5.168 A High Peak and Derbyshire Dales Open Space, Sport and Recreation strategy was adopted by the Council in 2012. Taking into account the research underpinning the strategy, the following local accessibility standards have been set, establishing maximum distances that typical users of open space can reasonably be expected to travel to each type of open space provision, using different modes of transport.

Table 10 High Peak local open space and sports facility accessibility standards

Typology	Settlement hierarchy classification	Accessibility standard
Parks and gardens	All settlements	All residents to live within 20 minute drive of high quality strategic park provision
	Market towns	All residents to live within 15 minutes walk of high quality district park provision; and / or All residents to live within 10 minutes walk of high quality local park provision
Provision for children and young people	Market towns	All residents to live within 10 minutes walk of at least a LEAP (Local Equipped Area of Play) sized, high quality equipped play area (including youth provision); and / or All residents to live within 10 minutes drive of at least a NEAP (Neighbourhood Equipped Area of Play) sized, high quality equipped play area
	Larger and smaller villages	All residents to have access to at least informal provision

Typology	Settlement hierarchy classification	Accessibility standard
Natural / semi-natural green-space	Market towns	All residents to live within 20 minutes walk of natural / semi-natural provision
	Larger and smaller villages	All residents to live within 10 minutes drive of either natural / semi-natural or amenity green-space provision
Amenity green-space	Market towns	All residents to live within 10 minutes walk of amenity green-space provision
	Larger and smaller villages	All residents to live within 10 minutes drive of either natural / semi-natural or amenity green-space provision
Outdoor sports facilities (grass pitches)	Market towns	All residents to live within 20 minutes walk of provision available for community use
	Larger and smaller villages	All residents to live within 10 minutes drive of provision available for community use
Outdoor sports facilities (bowling greens and tennis courts)	Market towns	All residents to live within 20 minutes walk of provision available for community use
	Larger and smaller villages	All residents to live within 10 minutes drive of provision available for community use

5.169 The High Peak local open space and sports facility accessibility standards are used to determine deficiencies in the provision of open space. The Peak Sub-Region Open Space, Sport and Recreation Study identified no current significant deficiencies for settlements in the plan area - hence improving the quality and value of existing provision is the priority over making new provision.

5.170 However, if as a result of any new residential development, application of the accessibility standards set resulted in identification of a provision gap, the identified deficiency would need to be met.

5.171 The Peak Sub-Region Open Space, Sport and Recreation Study also identified quantity standards for open space, designed to identify how much open space provision per 1,000 people is needed to strategically serve the plan area in the future. These High Peak local open space and recreation provision standards are included in Local Plan Policy CF4 and will be used to calculate developer contribution to the maintenance, enhancement and where necessary provision of new open space, sports and recreation facilities. This contribution may be made via the Community Infrastructure Levy if the levy is adopted by the Council.

5.172 Where possible, the Council will expect developers to arrange for the management of new areas of open space to be undertaken by community owned and run trusts.

5 Development management policies

5.173 High Peak will support local communities - through this Local Plan and any Neighbourhood Development Plans prepared - to identify and protect green areas of particular importance to them. Land designated as Local Green Space in this way, will receive the level of protection consistent with that for Green Belts.

Policy CF 4

Provision of Open Space and Recreation Facilities

The Council will seek to protect, maintain and where possible enhance existing open spaces and recreation facilities in order to ensure their continued contribution to the health and well being of local communities.

This will be achieved by:

- Ensuring that there is a presumption against any development that involves the loss of a sport, recreation, play facility or amenity green-space except where it can be demonstrated that alternative facilities of equal or better quality will be provided in an equally accessible location as part of the development or the loss of open space would be outweighed by the public benefits of the development, or an assessment has been undertaken to demonstrate the facility is surplus to requirements and imposing conditions or negotiating a section 106 Obligation to ensure that replacement provision is provided at the earliest possible opportunity
- Encouraging improvements to existing recreation, play and sports facilities within communities and providing new opportunities in accordance with the aims of the Peak Sub Region Open Space, Sport and Recreation Study
- Improving the quantity, quality and value of play, sports and other amenity green-space provision through requiring all new residential developments to make provision for appropriately designed green-space and recreation facilities:
 - where local accessibility standards are met by the development - by financial contribution to enhance delivery and management of off-site provision commensurate with the size and scale of the development and in accordance with the local provision standards set out below; or
 - where local accessibility standards are not met by the development, by requiring on-site provision commensurate with the size and scale of the development and, in accordance with the local provision standards set out below

High Peak local open space and recreation provision standards

Nature of open space or recreation facility	Hectares per 1,000 population	Space requirement per dwelling in m ²	Cost of developing and maintaining space*
Equipped children's play	0.11	2.55	£11.50

Nature of open space or recreation facility	Hectares per 1,000 population	Space requirement per dwelling in m ²	Cost of developing and maintaining space*
Amenity green-space	0.44	10.21	£4.50
Outdoor sports facilities	1.05	24.36	£2.50
Allotments	0.22	5.10	£4.50

*The Council reserves the right to review and update these costs periodically.

- Requiring all major residential developments to design into schemes growing areas for residents and where this is not feasible, requiring a contribution to allotment provision off-site, in accordance with the local provision standards set out above
- Collecting financial contributions towards the delivery, improvement and management of off-site provision of open space and recreation facilities will be through Section 106 agreement or via the Community Infrastructure Levy if this is adopted.
- Exploring options for the management of new areas of open space to be undertaken by community owned and run trusts
- Designating land as Local Green Space in accordance with the Local Plan sub-area strategies, Policies S3 to S5.

Justification

5.174 The aim of the policy is to ensure that open spaces and sports and recreation facilities are protected and enhanced, contributing to the development of sustainable communities. Open space is important to the plan area as a whole - in terms of its character, biodiversity value and sports and recreation provision.

Supporting Guidance and Evidence

- National Planning Policy Framework; 2012
- East Midlands Regional Plan Policies 28 and 41
- Peak Sub-Region Open Space, Sport and Recreation Study - Open Spaces Assessment Report; 2009
- Peak Sub-Region Open Space, Sport and Recreation Study - Sports Assessment Report; 2009
- Peak Sub-Region Open Space, Sport and Recreation Study - Standards paper; 2009

5 Development management policies

- Peak Sub-Region Open Space, Sport and Recreation Strategy; 2011

Alternative Policy Options

Alternative policy options would be to:

- Adopt national standards for the provision of open space and outdoor recreation, such as the Fields in Trust (Planning and design for outdoor sport and play) - revised “six acre standard”.
- Have no standards for the provision of open space and outdoor recreation.
- Reduce or increase the measures designed to protect existing open spaces and recreation facilities.
- Have no policy on open space and recreation facilities in the Local Plan.

Use of national or no standards for guiding the provision of open space and recreation facilities would represent a failure to act on local evidence of need.

Reducing the measures proposed to protect existing open spaces and recreation provision would be likely to undermine efforts to protect and enhance the plan area’s open space network; increasing them risks the Council being unable to respond flexibly to meeting local needs and conditions.

Having no policy - and relying on national guidance - would restrict the Council's ability to address specific local issues and be pro-active in helping to protect, maintain and enhance open spaces and recreation facilities.

Provision and Retention of Local Community Services and Facilities

5.175 The availability of local services and facilities is an important factor in ensuring the sustainability and vitality of communities. The loss of such facilities can have severe consequences, particularly when there is no alternative provision nearby. This issue is particularly pertinent in rural areas where presence of services may be sparse.

5.176 The Local Plan seeks to ensure that facilities and services such as community/village halls, village shops, post offices, schools, nurseries, places of worship, health services, care homes, convenience stores, libraries, public houses and other facilities that support local communities are retained when possible. Proposals for a change of use that would lead to the loss of a community facility should be justified by evidence that the current use is no longer viable and that the service cannot be retained in another form elsewhere. Consideration will also be given to the availability of comparable facilities that are accessible to the community in question.

Policy CF 5

Provision and Retention of Local Community Services and Facilities

The Council will seek to maintain and improve the provision of local community services and facilities. This will be achieved by:

- Supporting proposals which protect, retain or enhance existing community facilities (including multi use and shared schemes) or provide new facilities. New facilities should preferably be located within defined built up areas where they are most accessible. In exceptional cases facilities may be located adjacent to these areas where it can be demonstrated that this is the only practical option and where a site is well related to the existing settlement.
- Safeguarding land required for the provision of facilities to meet existing and future community needs, as identified by service providers.
- Proposals involving the loss of community assets and facilities including land in community use, community/village halls, village shops and post offices, schools, nurseries, places of worship, health services, care homes, convenience stores, libraries, public houses and other community facilities will not be supported unless it can be demonstrated that the existing use is no longer financially or commercially viable and there are no other means of maintaining the facility or an alternative facility of the same type is available or can be provided in an accessible location. If permission is granted for a change of use or redevelopment, preference will be given to premises remaining in some form of community or employment use so long as this does not result in traffic, amenity, environmental or conservation problems.

Justification

5.177 The policy is intended to protect, retain or enhance important community facilities when it is viable. The loss of such facilities can have a significant on local communities, particularly in rural areas where there may be no alternative provision within the immediate vicinity. The requirement to consider viability issues allows for sufficient flexibility to enable a change of use to occur where retention of the community facility is not an option. This approach accords with the policy guidance contained within the National Planning Policy Framework relating to supporting a prosperous rural economy.

Supporting Guidance and Evidence

- National Planning Policy Framework

Alternative Policy Options

An alternative would be not to include a policy to protect community facilities. However, this approach would risk undermining the sustainability of local communities and is not considered to be consistent with the National Planning Policy Framework.

Accessibility and Transport

5.178 High Peak sits between two important national corridors; the M1 and M6. The A6 forms the main route along which many of the settlements in the Buxton and Central Area have developed. To the north, the A57 provides connectivity from Glossopdale to Sheffield, with the A628(T) also providing connections to South Yorkshire and Manchester for the Glossop area. The A57 and A628 in Glossopdale are heavily used trans-Pennine routes. These routes and surrounding networks suffer from traffic congestion and associated environmental, economic and social problems. Evidence indicates that development within High Peak will further increase traffic on these routes.

5.179 The distribution of settlements across High Peak means that access to some services is a issue, particularly in the villages. By shaping patterns of future development and influencing the location, scale, density and mix of land uses, the Local Plan can help reduce the need to travel, reduce the length of journeys, congestion and make it safer and easier for people to access jobs, shops, leisure facilities and services by means of transport other than by private car.

5.180 The development of major sites within the Local Plan should be supported by Transport Assessments to determine the full impact of proposals. Travel Plans to improve access to development sites by sustainable means should be prepared and implemented where appropriate. Where appropriate, specific access issues and solutions are addressed in the relevant sub-area strategies.

5.181 However improving accessibility to key services and facilities is not something the Local Plan can achieve on its own. Effective partnerships with organisations such as Derbyshire County Council, the Highways Agency, Network Rail, public and community transport operators and the High Peak and Hope Valley Community Rail Partnership will be required.

5.182 Derbyshire County Council has a particularly critical role to play, not just as the local highways and public transport authority but by taking the lead on matters such as public rights of way, leisure routes, cycleways and accessibility. The Derbyshire Local Transport Plan outlines the broad transport strategy for Derbyshire up to 2026. The plan's five goals are; Supporting a resilient local economy, Tackling Climate Change, Contributing to Better Safety, Security and Health, Promoting Equality of Opportunity and Improving Quality of Life and Promoting a Healthy Natural Environment. The Local Plan and the wider planning process also has a key role to play in delivering these goals.

Policy CF 6

Accessibility and Transport

The Council will seek to ensure that development is managed in order to minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.

This will be achieved by:

- Ensuring that additional growth within the Market Towns and Larger Villages is managed and where possible, accompanied by accessibility improvements
- Promoting a balanced distribution of housing and employment
- Promoting the introduction of appropriate facilities for new cycling development, the use of local cycleway and pathway networks to improve choice of travel and ensuring safe access to developments on foot and by bicycle
- Encourage and promote improvements to public transport networks in association with the Local Highway Authority and where possible, secure infrastructure improvements including contributions levied from significant developments
- Supporting the use of rail for the transportation of freight wherever feasible to do so
- Ensuring the development of social, cultural and community facilities in locations that allow for ease of access by multiple methods of transportation
- Ensuring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development
- Ensuring that new development can be integrated within existing or proposed transport infrastructure to further ensure choice of transportation method and enhance potential accessibility benefits
- Providing support to demand-responsive public transport as part of the wider strategy to improve accessibility, particularly in the rural areas
- Supporting proposals for new community assets and facilities where these are required to meet the needs of the Plan Area or lead to the provision of additional assets that improve community well-being
- Ensuring that facilities are well related to public transport infrastructure and provide high standards of accessibility to all sectors of the community
- Supporting innovative schemes to secure the local delivery of public services in rural communities and other areas with poor public transport, in particular the delivery of some services through the use of mobile services and technology will be encouraged where this results in better local provision
- Ensuring that development satisfies appropriate local parking standards as required by the Highways Authority
- Requiring applicants to submit Travel Plans (or Travel Plan Statements) and Transport Assessments to support relevant proposals, as advised by the Highways Authority.

5 Development management policies

Justification

5.183 The National Planning Policy Framework supports the promotion of sustainable transport measures. However, recognition is given to the different transport needs and realities of rural areas where public transport, walking and cycling may not always be a viable option. Support is also given in the Framework to the use of Transport Assessment and Travel Plan to determine and address the transport impact of development proposals.

Supporting Guidance and Evidence

- National Planning Policy Framework
- Derbyshire Local Transport Plan (2011-2026)

Alternative Policy Options

Alternative options would be to further strengthen the range of measures and requirements employed, although this would be very difficult to achieve given the generally dispersed character of much of the plan area. Weakening the policy approach would mean that the issue of accessibility, which is a key issue in the plan area, would not significantly improve over the life-time of the plan.

Planning Obligations and Community Infrastructure Levy

5.184 Developer contributions will have a significant role to play in infrastructure delivery, including contributions towards affordable housing (on-site or off-site) and other measures required to make developments acceptable in planning terms. Standard formulae used to secure infrastructure provision used by the Local Planning Authorities and its partners may also be applied where appropriate.

5.185 The Community Infrastructure Levy could also provide an important funding source for infrastructure required to support the cumulative impacts of growth across High Peak. An assessment of the viability of development in High Peak and the scope for potential rates to be charged on developments is ongoing. Subject to the findings of this study and further consideration by the Council, a levy could be pursued in High Peak. Any levy would be subject to public consultation and an examination prior to adoption. The levy cannot be adopted prior to the new Local Plan.

5.186 The Infrastructure Delivery Plan that supports the Local Plan identifies the types of infrastructure or specific projects that are expected to be funded either by planning obligations or a levy along with phasing requirements when necessary. This document will be updated to reflect changing circumstances during the plan period.

Policy CF 7

Planning Obligations and Community Infrastructure Levy

Development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure, facilities and/or mitigation necessary to make a development acceptable in planning terms through the appropriate use of planning obligations and/or conditions. Standard formulae will be applied when applicable.

Provision will be required for subsequent maintenance where contributions are secured for facilities which are predominantly for the benefit of users of the development concerned.

Subject to an assessment of development viability and further consideration by the Council, infrastructure requirements related to the cumulative impact of development in High Peak will generally be supported by the Community Infrastructure Levy. The Infrastructure Delivery Plan that supports the Local Plan provides further clarification on infrastructure needs and sources of funding. The Infrastructure Delivery Plan will be reviewed regularly to ensure that it remains up-to-date.

In implementing this policy regard will be had to economic viability considerations, consistent with meeting the Local Plan objectives.

Justification

5.187 The preferred policy approach is secure investment for identified essential infrastructure to support growth in line with statutory guidance. Should the Community Infrastructure Levy be implemented in High Peak, the approach will also provide greater capacity to pool funding to address some of the strategic infrastructure requirements. A levy would also provide a new source of funding for local communities to invest in infrastructure to support their area.

Supporting Guidance and Evidence

- National Planning Policy Framework
- Infrastructure Delivery Plan
- Community Infrastructure Levy Regulations (2010) and amendments

Alternative Policy Options

The use of planning obligations to make development acceptable in planning terms is a long established planning tool. Should a levy not be adopted, the alternative approach would be to collect funding through planning obligations for strategic infrastructure, however, from March 2014, due to changes in the regulations, the scope to pool S106 funding will be restricted.

6 Strategic Development Sites

6.1 Several of the sites allocated for housing, mixed-use or other types of development in the Local Plan are strategic in nature and require detailed consideration of the complex planning issues related to each site. These may include environmental, design, heritage, transport or other matters that warrant attention.

6.2 To ensure that the best possible development is delivered on each site, bespoke policies are provided in this chapter to identify the specific requirements for planning applications. Each Strategic Development Site Policy should be read in conjunction with relevant policies elsewhere in the Local Plan.

Glossopdale

Woods Mill, Glossop

6.3 Woods Mill (G16) is one of the last areas in Glossop requiring extensive regeneration. It lies partly within the town centre and adjacent to Howard Town Mill, at which work on a major redevelopment is nearly complete. The 4ha site extends from Howard Town Mill in the west to Easton House in the east, and includes two prominent multi-storey mill buildings Woods Mill and Eastern Mill, formerly in business use but now vacant. The west part of site contains a number of commercial properties, unused land, and derelict buildings. There are further derelict former mill buildings to the south and east. The Council owns land within the site, including Easton House and the Glossop Leisure Centre.

6.4 It is proposed that Woods Mill is allocated as a regeneration area to secure the comprehensive redevelopment of this site. The Council's vision is that the Woods Mill Regeneration Area will be a vibrant mix of uses which will complement existing development and contribute to the viability and vitality of the town centre. It will be seen as part of a larger town centre, rather than as a destination in itself. The mix of uses will include housing to the east and retail and employment to the west of the site, and an improved or relocated leisure centre. Existing mill buildings will be re-used wherever possible. Design will be of high quality and reflect the local context. This will include strong visual and physical links to town centre shops, car parks and the rail station, and along Glossop Brook.

6.5 The design principles of the development were established by the Council after extensive public consultation which resulted in the Glossop Design and Place Making Strategy^(xx). This has now been adopted as planning policy.

6.6 The western part of the site lies within the former Howard Town Mills regeneration area, and part also falls within the Town Centre boundary. Much of the east part of the site lies within the Howard Town Mills Primary Employment Zone. However, it is proposed to extend the town centre boundary to Milltown (see Policy CF1) and to re-designate all this area as regeneration area.

6.7 Policy guidance for this area was set out in the Interim Planning Statement^(xxi). However, this was a non-statutory document and the Council was concerned that it required updating to take account of changed market conditions. The Council therefore commissioned a study, Viability

xx (2011)

xxi (IPS) (2009)

Assessment for Woods Mill, Glossop^(xxii), to assess the proposals within the IPS and to advise on commercially viable schemes, including housing provision, the qualitative grounds for retail development and uses appropriate for the heritage elements.

6.8 The findings were that the development mix suggested in the IPS was unlikely to be commercially viable, and that for a scheme to be commercially viable, it must be retail-based. The study also concluded that there was a qualified case for new additional food floor-space, and that there were other possible options within a retail-based scheme which could achieve greater commercial viability, but these were still likely to be difficult to achieve largely because of the high cost of conversion of the former mill buildings for housing, employment and tourism uses, and the lack of market appetite for such uses.

6.9 The Strategic Housing Land Availability Assessment^(xxiii) indicated that the site could accommodate 104 dwellings. These dwellings are likely to be located on land to the east of the site, and as a result of conversion of existing buildings.

6.10 Following the Viability Assessment study, the Council commissioned a further retail study, the Woods Mill Retail Impact Assessment^(xxiv), to identify and assess the potential impacts arising from the development of a new foodstore as part of a wider mixed-use scheme on the Woods Mill site in Glossop. This study updated the Peak Sub-Region Retail and Town Centre Study^(xxv), and incorporated the latest developments coming on-stream. These included M&S Simply Food and Iceland in Glossop, and Tesco at Hattersley. The conclusions of the study were that:

- With qualification, a food-store could be accommodated at Woods Mill without significant adverse effect;
- There are many positives to such a development, including job generation and redressing the retail balance towards the town centre;
- Equal weight should be given to ensuring that the vitality and viability of the town centre is maintained;
- The Council should monitor the vitality and viability of the town centre to assess the impact of current commitments, and take additional measures to mitigate any adverse impacts.

6.11 If the Leisure Centre is required to provide main road frontage or access within a comprehensive development, any re-provision will require that:

- The replacement Leisure Centre should be within walking distance of town centre rail and bus services;
- There should be continuous service i.e. the new centre must be opened before the old one closes;
- There should be sufficient 'spill-over' car-parking adjacent.

6.12 There is current deficit in provision amounting to a quantitative shortfall equivalent to one badminton court. In order to maintain and enhance the usage and attraction of the facility, the Council will seek to provide this shortfall through planning obligations.

xxii (*Gerald Eve, 2011*)

xxiii (2009)

xxiv (GVA, Nov 2011)

xxv (2009)

6 Strategic Development Sites

6.13 The site lacks visual and functional connections between the site and adjacent surroundings. Currently, there are no formal thoroughfares within the site and this creates a relatively isolated environment. New development offers the opportunity to provide an additional access to link the development to the adjacent Howard Town Mill development.

6.14 The site lies within a Conservation Area. Woods Mill is a dominant feature within the site, due to its massing, height, scale and materials. The architectural style and character is typical of its period and locality, and it is one of only three remaining multi-storey Mill buildings in Glossop. Design guidance for the site is set out in the Glossop Design and Place Making Strategy.

6.15 The main constraints to development have been ownership, and the viability of proposals to convert the former mill buildings in current market conditions. The site is in multiple ownership, and land assembly has proved difficult. However, land-owners are actively working to bring a scheme forward, masterplans have been prepared, and pre-application discussions have been held with the Council.

Policy DS 1

Woods Mill, Glossop

Land amounting to 4 hectares is designated as Regeneration Area and identified for mixed use retail, commercial, and residential development of up to 104 dwellings. Appropriate uses for the site will include:

- a new Class A1 foodstore;
- Non-food comparison retail floorspace (Class A1);
- Food and Drink (A3 and A4);
- Business (B1);
- Residential (C3);
- Leisure (A3, A4, C1 or D2);
- Non-residential institutions (D1);
- Open space and landscaping; and
- New public realm

Development will be in compliance with adopted Local Plan policies, including on-site provision of the required proportion of affordable housing (currently 30%) and contributions towards infrastructure, services and other community needs as required. A financial appraisal will be required to justify a reduced provision of affordable housing.

The size of the retail development will not be specified. While part of the site lies within the adopted town centre boundary, applications for new development not within the town centre will be required to demonstrate a sequential approach to location, the quantitative and qualitative need for the development, and the impact on the vitality and viability of Glossop town centre. In addition:

- Applicants will be required to demonstrate the regeneration benefits of proposals, including phasing. The Council will resist incremental development which would undermine a comprehensive approach;
- The Council will seek to retain the existing multi-storey mill buildings of Woods Mill and Eastern Mill, and that these are refurbished and brought back to beneficial use. Any scheme proposing their whole or partial demolition will be subject to a heritage assessment and independent viability assessment;
- Development and public realm should be of high quality that enhances the character of the Conservation Area;
- Business uses should include, wherever possible, the relocation of existing uses within the site;
- Vehicular and pedestrian access will be required from both the town centre via Victoria Street and from High Street East;
- Open space should include amenity space, and should reinforce linkage to the town centre; it should improve access to the waterside, including a riverside path along Glossop Brook with linkage to both the town centre and Manor Park, and to existing footpaths;
- A Transport Assessment and Travel Plan will be required;
- The development should include adequate car-parking on-site.

Former Dinting Railway Museum, Dinting Road, Glossop

6.16 This elevated site (G23) was formerly the site of the Dinting Railway Museum. The railway forms the north boundary, with the south boundary sloping steeply to grazing land and hence to the Dinting Lane Industrial Estate, housing on Dinting Lane, and the Lancashire Chemicals factory.

6.17 The site comprises a largely flat area of approximately 3 hectares containing some mature trees, and a number of former railway buildings together with track bed. There is likely to be some contamination from the former use.

6.18 The main constraints to development are highways, and a desire to maintain a 'strategic gap' between Glossop and Hadfield, see Policy S5.

6.19 Access to the site is via Dinting Lane, which is inadequate to serve this development. A possible alternative access has been suggested but, this access would depend on an employment allocation to the rear of Tesco being taken up, and a suitable layout being agreed. In any event, such an access would involve a distributor standard road of ~250m from the boundary of the employment site to the east point of this site. Further investigation of this access is therefore required.

6.20 The site lies within a largely undeveloped area between Glossop and Hadfield, part of which has been identified for consultation as a strategic gap.

6.21 It is believed the site owner is keen to develop and has previously suggested various schemes. However, the site cannot be delivered without a new access on land not in the owner's control.

Policy DS 2

Former Railway Museum, Dinting Road, Glossop

Land amounting to 3.95 hectares is allocated for residential development of approximately 89 dwellings. Development will be subject to compliance with adopted Local Plan policies, including on-site provision of the required proportion of affordable housing (currently 30%) and contributions towards infrastructure, services and other community needs as required, and:

- Provision of new access;
- Contamination and ground condition survey;
- Provision of a comprehensive landscaping plan, including the retention of mature trees.

Charlestown Works, Charlestown Road, Glossop

6.22 This 3.9ha brownfield site (G31) contains a large number of redundant mill buildings. It lies on either side of Charlestown Road within current built-up area boundary of Glossop, and forms a key 'gateway' site to the town.

6.23 The site is now considered to be unsuited to modern employment use in its present form, and it is currently subject to a planning application for new residential and business development.

6.24 The site is estimated to be 75% developable due to topography, woodland and other constraints. Part of the site is also subject to flood risk (Flood Zone 2 and 3)

6.25 The site is considered to be deliverable in the short-term.

Policy DS 3

Charlestown Works, Charlestown Road, Glossop

Land amounting to 3.9 hectares is allocated for business / industry and residential development of approximately 76 dwellings. Development will be subject to compliance with adopted Local Plan policies, and:

- Provision of new access;
- Provision of the required proportion of affordable housing (currently 30%);
- Contributions towards infrastructure, services and other community needs as required;

- Contamination and ground condition survey;
- Provision of a comprehensive landscaping plan, including the retention of mature trees;
- Provision of flood mitigation measures in consultation with the Environment Agency.

Adderley Place, Glossop

6.26 This 6.3ha greenfield site adjoins existing housing development at Simmondley. It is largely flat, but slopes steeply on the northern boundary down to the A57. Access to the site is via an unadopted road off Simmondley Lane. This road currently serves a limited number of houses, and formerly served a tip which is part of the site and which would require remediation in any development.

6.27 If the site was to be allocated, it would require substantial access improvements on to the A57. The land is also close to the proposed Gamesley station and could contribute to its construction.

Policy DS 4

Adderley Place, Glossop

Land amounting to 6.3 hectares is allocated for residential development of approximately 130 dwellings. Development will be subject to compliance with adopted Local Plan policies, and:

- Provision of new access;
- Provision of the required proportion of affordable housing (currently 30%);
- Contributions towards infrastructure, services and other community needs as required;
- Contamination and ground condition survey;
- Provision of a comprehensive landscaping plan, including the retention of mature trees.

Former Ferro Alloys site, Glossop

6.28 The former Ferro Alloys site on Surrey Street is a derelict area of some 0.85ha. It has largely been cleared of development, although a substantial steel chimney remains. The site is extensively contaminated from its former use.

6.29 The football ground lies to the west, the Surrey Street employment area to the north, and residential land to the east. The Wren Nest Mill retail area and Glossop Brook lie at a lower level on the south boundary.

6 Strategic Development Sites

6.30 The site lies outside the town centre boundary, and currently falls within the Wren Nest Regeneration Area in the adopted Local Plan. This encourages comprehensive redevelopment for retail, office, business, leisure, tourist accommodation or limited residential development as part of a comprehensive mixed-use scheme.

6.31 The site lies to the northwest of the town centre, and its continued designation for retail use would serve to move the centre of gravity of the shopping centre away from the established primary high street shopping area toward the out-of-centre shopping area at Tesco and Wren Nest.

6.32 In 2012, a bid was made to the Local Enterprise Partnership to help deliver business units through the Growing Places Fund. The units were proposed to help provide start-up premises which are in short supply in the area. The outcome of the bidding process is yet to be determined.

6.33 It is proposed, therefore, to re-designate the site for mixed use development, including industrial, office or business use, and to include an additional area of 0.2ha to the south-east also currently within the Wren Nest regeneration area. Limited residential development may be permitted on this site as part of a comprehensive scheme to cross-subsidise business development and remediation works.

6.34 This site is considered to be deliverable in the short-term.

Policy DS 5

Former Ferro Alloys site, Glossop

Land amounting to 1.05ha is allocated for business and industrial use, and for limited residential development to the south and east of the site as part of a comprehensive scheme. Development will be subject to compliance with adopted Local Plan policies, and:

- Preparation of a comprehensive site remediation and development plan, and phasing programme;
- Provision of the required proportion of affordable housing (currently 30%). Any reduction in this amount will be subject to financial assessment;
- Contributions towards infrastructure, services and other community needs as required;
- Provision of a comprehensive landscaping plan;
- Contamination and ground condition survey.

Central Area

Land off Derby Road, New Mills

6.35 This relatively flat (C3) site is currently used for open grazing. It is adjacent to existing housing, but the west part is crossed by pylons. There is no vehicular access at present, but the site has frontage to High Hill Road to the north, and Hayfield Road to the south. The latter, however, is about 10-12m higher than the site. There is also the possibility of access from Derby Road which serves the existing development to the west.

6.36 The Highways Authority advise that there is likely to be an impact on the wider highway network if access is from High Hill Road only, especially at the junction of High Hill Road and Batemill Road, and at Watford Bridge Road.

6.37 The site is relatively remote from New Mills centre, but close to existing residential areas with limited local services. There are bus routes on Hayfield Road and High Hill Road which may require additional stops and a possible link into the site.

6.38 There are a number of constraints to development. The capacity of site is likely to be reduced by the presence of pylons, and further investigation is needed to assess this. However, if a gap of 25m is left between the line of the pylons and any new housing (this is the same gap as between the pylons and existing housing curtilages), site size is reduced to 3.2ha. In addition, Thornsett Primary School cannot expand further, and can accommodate only limited development of up to 100 dwellings.

6.39 The site is within the shallow coal reserve area and in an area that has the potential to be affected by mining legacy issues, and it will be necessary to investigate the mining position and ground conditions. The site is also affected by flood zone 1 (low risk).

6.40 The site is considered to be deliverable in the medium-term. The site is believed to be in single, private ownership with a willing owner, but further investigation is required to confirm capacity.

Policy DS 6

Land off Derby Road, New Mills

Land amounting to 5.5 hectares is allocated for residential development of up to approximately 170 dwellings. Development will be subject to compliance with adopted Local Plan policies, and:

- The required proportion of affordable housing (currently 30%);
- Developer contribution towards the provision of infrastructure, services and other community needs as required;

- A Traffic Assessment;
- Coal mining and ground conditions survey.

Land at Ollersett Lane/Pingot Road New Mills

6.41 This site (C5) is adjacent to existing housing, but development would extend the built-up area into open countryside to the east. The site slopes from east down to west. A stream runs along the south boundary, with marshy ground and a pond on the west part of the site adjacent to Hayfield Road. It is currently used for rough grazing. The site is relatively distant from New Mills town centre facilities, although a bus route passes it.

6.42 Access to the site currently via Ollersett Lane, which is a single track un-made road with very little prospect of being made up to a satisfactory standard due to poor junction and adjacent dwellings. The site fronts onto Hayfield Road, however, additional land would be required to increase the roadside frontage to create an access with appropriate visibility sightlines. A right turn harbourage may also be required. This additional land is not believed to be in the control of the owner. There is also the possibility of access from Pingot Road to the south, but this is also not within the site boundary.

6.43 In addition, the Highways Authority considers that development of the site could cause an adverse impact on the surrounding highway network.

6.44 The site is within the shallow coal reserve area and in an area that has the potential to be affected by mining legacy issues. It will be necessary, therefore, to investigate the mining position and ground conditions.

6.45 The site is in close proximity to the Dark Peak/South Pennine Moor SAC and SPA which is notified for its habitat and species importance. Nature England would require confirmation that there would be no adverse impact on the designated areas through increased recreational use.

6.46 The site is considered to be deliverable in the medium-term. The site is believed to be in single, private ownership with a willing owner, but further investigation is required to establish the feasibility of providing access.

Policy DS 7

Land at Ollersett Lane/Pingot Road New Mills

Land amounting to 6.5 hectares is allocated for residential development of up to approximately 146 dwellings. Development will be subject to compliance with adopted Local Plan policies, and:

- The required proportion of affordable housing (currently 30%);

- Developer contribution towards the provision of infrastructure including highway improvements, services and other community needs as required;
- A Traffic Assessment;
- Coal mining and ground conditions survey.

Britannia Mill, Buxworth

6.47 The site comprises former mill buildings and adjacent land. There is an access from New Road down to the mill, which is at a significantly lower level. It is currently used for employment, including as a transport depot.

6.48 The Black Brook forms most of the west and south boundary, and a mill stream crosses the site. Total site area of the former mill complex is approximately 1.5ha, with an adjacent greenfield area of some 3.5ha. The site lies within the Green Belt.

6.49 The site is relatively isolated, being some 1/2km from the centre of Buxworth where there is a primary school and limited local services, and approximately 1km from Whaley Bridge.

6.50 The proposal is for the use of the brownfield part of the site, ie. the existing mill complex, for residential development of approximately 50 dwellings, and for this development to cross-subsidise the use of 3.5ha adjacent land for business and tourism uses associated with the nearby Buxworth Basin canal basin.

6.51 The main constraints to development are highways, existing uses and planning policy, in that the site lies wholly within the Green Belt.

6.52 Although formal comments are not available from the Highways Authority, it is likely that development would have an adverse effect on the surrounding highway network, in particular the junction of New Road with the A6.

6.53 Development of the brownfield area of the site would involve the demolition or conversion of a number of former mill buildings on the site, and the extinguishment or relocation of all businesses which would be incompatible with housing.

6.54 The residential part of the proposal is considered to be deliverable in the short to medium-term. The site is believed to be in single, private ownership with a willing owner and with developer interest. However, the market appetite for the tourism and employment uses proposed in this location is not known, and approval of the greenfield element would be contrary to established Green Belt policy. A masterplan for any development, including details of phasing, would be required to assess the overall viability of this proposal.

Policy DS 8

Britannia Mill, Buxworth

Land amounting to 5 hectares is allocated for mixed use development and residential development of up to approximately 50 dwellings. Development will be subject to compliance with adopted Local Plan policies, and:

- Preparation of a comprehensive masterplan and phasing programme;
- The required proportion of affordable housing (currently 30%);
- Developer contribution towards the provision of infrastructure, services and other community needs as required.

Bingswood, Whaley Bridge

6.55 Bingswood is an existing employment site comprising an industrial estate on an area of 4ha containing a mixture of former textile mill buildings largely unsuited to modern business use, with some later development. North of the industrial estate is an undeveloped, brownfield area of 1.1ha on which there is currently an embargo on new development because of inadequate access. This was allocated for employment use, subject to a new access. The site also includes Hogs Yard, a 1.7ha greenfield site to the north of the River Goyt and east of the Tesco store, formerly allocated as a regeneration area. Part of this area has an unimplemented planning consent for mixed use development of retail, business and restaurant use.

6.56 The industrial estate is a major employment site for Whaley Bridge, but it has only a single, sub-standard bridge access. In addition, the route from the main road to the estate runs through the Canal Basin and historic core of the town along narrow roads. It has been a long-standing aim of both High Peak Borough Council and Whaley Bridge Town Council to create a new access to the estate in order to protect existing jobs, allow expansion of the site to create new jobs, and take HGVs and industrial traffic out of the historic core of the town in order to allow that area to be regenerated.

6.57 A largely publicly-funded scheme to provide a new bridge access to undeveloped land to the north of the site was agreed in 2009, but could not be delivered at that time because of a shortfall in the funding needed to assemble the land.

6.58 With the current shortage of public funding, a new comprehensive approach is required to attract private sector funding. This would require flexibility in the uses and layout of the site to add sufficient value to pay for the necessary infrastructure. It is thought that up to half the site would need to be developed for new uses to achieve this. For residential use, this would equate to approximately 75 dwellings.

6.59 It is proposed, therefore, to relax the existing employment designation to allow other uses on the site, including housing but not retail, as part of a comprehensive redevelopment. Any scheme should provide a new access to the site, new business units, and retain existing jobs.

6.60 There are a number of further constraints on development: part of the site is likely to require remediation due to past uses; it lies partly within a flood risk zone 2; there are mature trees to the east; and development is restricted along the river banks.

6.61 The site is considered to be deliverable in the medium term. The greenfield area adjacent to Tesco is in single ownership, as is the brownfield area to the north of the industrial estate. There is a majority landowner within the industrial estate. All owners have been willing to promote development. However, the remainder of the industrial estate is in multiple ownership, so any scheme requiring the relocation of existing businesses for land assembly may prove problematic. An agreed masterplan and phasing programme will be required to ensure that the benefits of the development are achieved.

Policy DS 9

Bingswood, Whaley Bridge

Land amounting to 6.8ha is allocated for business and mixed use development subject to compliance with adopted Local Plan policies.

The majority of the area to the south and east of the River Goyt, comprising the existing industrial estate and undeveloped brownfield area to the north of the estate, should be developed for business use. Residential development of up to 75 dwellings may be permitted on the south part of this area, subject to:

- Provision of new access to the Bingswood Industrial Estate. This access to be constructed before any further development of the site;
- Preparation of a comprehensive masterplan and phasing programme;
- Provision of the required proportion of affordable housing (currently 30%). Any reduction in this amount will be subject to financial assessment;
- Contributions towards infrastructure, services and other community needs as required;
- Provision of a comprehensive landscaping plan, including the retention of mature trees;
- Contamination and ground condition survey;
- Provision of flood mitigation measures in consultation with the Environment Agency.

Appropriate uses for the area to the north and west of the River Goyt (Hogs Yard) include business, hotel, assembly and leisure, food and drink, tourist accommodation and facilities, and non-food retail development, provided that:

- The retail floorspace does not exceed 2500 square metres;
- An amount of business and non-retail floorspace equal to the retail floorspace is developed;
- The retail floorspace is not occupied until the non-retail floorspace is substantially complete;
- Any retail floorspace is for the sale of non-food bulky goods in the following categories only: DIY products, hardware, garden products, furniture, carpets and floor coverings, and electrical goods.

The proposal should be accompanied by a retail impact study to assess the likely effects on the vitality and viability of Whaley Bridge town centre and other central area town centres.

Within any development, land will be reserved to allow for the construction of an access road and new bridge over the River Goyt to the Bingswood Industrial Estate and adjoining land.

Furness Vale Industrial Estate, Calico Lane, Furness Vale

6.62 This 3.1ha site lies between the River Goyt and Peak Forest canal. The site is on three levels, with the highest level adjacent to the canal and with extensive mature tree cover to the south and west. The Furness Vale Industrial Estate and associated car-parking currently occupy the two lower levels. The existing access is along Calico Lane.

6.63 The site is adjacent to the Green Belt, and part is designated as Countryside. The existing Estate is currently designated as a Primary Employment Zone in the Local Plan, with the adjacent land to the south-west allocated for new employment use.

6.64 The Estate largely comprises former mill buildings now unsuited to modern business or industrial uses. It is proposed therefore to relax the existing employment designation as part of a comprehensive redevelopment. Any scheme should retain existing employment, refurbish existing buildings where appropriate and provide new employment units, and improve the existing access to the site.

6.65 To add sufficient value to cross-subsidise the employment development and necessary infrastructure, it is proposed that new residential development of approximately 26 dwellings is provided on 0.7ha, together with tourism and leisure uses in the form of holiday chalets on a further 0.9ha. An agreed masterplan and phasing programme will be required to ensure that the benefits of the development are achieved.

6.66 The site is considered to be deliverable in the short-term. It is in single ownership, with the owner promoting a masterplan and comprehensive development.

Policy DS 10

Furness Vale Industrial Estate, Calico Lane, Furness Vale

Land amounting to 3.1 hectares is allocated for business, tourism and leisure uses, and residential development of up to 26 dwellings. Development will be subject to compliance with adopted Local Plan policies, and:

- Preparation of a comprehensive masterplan and phasing programme;
- Provision of an improved access;
- Provision of the required proportion of affordable housing (currently 30%). Any reduction in this amount will be subject to financial assessment;
- Contributions towards infrastructure, services and other community needs as required;
- Provision of a comprehensive landscaping plan, including the retention of mature trees;
- Provision of flood mitigation measures in consultation with the Environment Agency;
- Contamination and ground condition survey.

Torr Vale Mill, New Mills

6.67 Torr Vale Mill is currently designated as a Regeneration Area which encourages a comprehensive redevelopment of the area to provide education, office and business use, leisure and tourism facilities and residential development necessary to enable the conversion of the mill to mixed use. The mill is Grade II* Listed.

6.68 The Mill occupies a dramatic location within the meander of the River Goyt at the bottom of the Torrs, a sandstone gorge close to the centre of New Mills. It is the last mill in the Torrs. The site was in continuous use from the 1790s until its closure in early 2000. This is thought to be the longest period of continuous use of a cotton mill site in England.

6.69 The site includes approximately 0.3 hectare unused and undeveloped land adjacent to the Mill buildings, and an area of approximately 0.1 hectare used for car parking for the Mills.

6.70 The mill buildings now occupy about 4000 square metres on up to 5 floors. Most of the surviving stone-built buildings date from the second half of the 19th century, and a significant amount dates from the original 1790 mill. There may also be archaeological deposits relating to the site's earliest history.

6.71 The mill is separated from New Mills town centre by the river, but closely related to it.

6.72 The key objective is to preserve its character as an important listed building and provide it with a viable future. There is strong local support for a mix of new uses to include employment, educational and training opportunities, and leisure and visitor facilities.

6.73 Any proposals for residential development within the mill or on associated should be justified in line with English Heritage guidance^(xxvi).

6.74 Given the nature of the site, the Council recognises that the viability of a mixed-use scheme will be marginal. It is unlikely, therefore, that a contribution for affordable housing or open space will be required. However, the onus will be on the developer to justify the economic viability of the project.

6.75 The site is considered to be deliverable in the medium to long-term. It is largely in single ownership, and the owner is promoting its development.

Policy DS 11

Torr Vale Mill, New Mills

Torr Vale Mill and associated land is allocated for a mixed use redevelopment, including

- Education use;
- Office and business use;

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- Leisure and tourism facilities;
- Residential development necessary to enable the conversion of the mill to mixed use development.

Development will be subject to compliance with adopted Local Plan policies, and:

- Preparation of a comprehensive masterplan, viability assessment and phasing programme;
- Contributions towards infrastructure, services and other community needs as required, subject to a viability assessment.

Buxton Area

Land at Hogshaw

6.76 This site (B3 & B4) contains the only significant area of brownfield land adjacent to the urban area in Buxton, comprising former railway sidings and a refuse tip to the north of the site. A survey has shown that these areas are extensively contaminated. The playing field to the south is located on the site of a former refuse tip but is excluded from the development area. Part of the site is designated as a Wildlife Site.

6.77 Hogshaw also includes a 2ha greenfield site to the north-east which it is considered can be developed for 31 units. Development of this land will be permitted as part of a phased approach to contribute to making the scheme economically viable. However, Natural England would not support the allocation of this area or its development unless a suitable replacement site of sufficient quality can be found, and unless it can be demonstrated that its development would not harm any ecological features of importance.

6.78 The site lies in a shallow valley between existing areas of housing. It is visible from Brown Edge and Combs Edge to the west, but not from the A6 to the east. The topography is such that it can be developed without adverse impact on the landscape of the Peak District.

6.79 The site lies within the built-up area boundary, just north of the town centre. Most of the site is within 1km walk of the town centre facilities. There are extensive footpaths within the site, but these will need improving, and cycle ways included, within the first phase of development.

6.80 The site lies within the normal area for Fairfield Infants and Fairfield Junior School. There are rising numbers from within the existing population which will fill the existing surplus accommodation at the Infants school, but the site can accommodate an extension. The junior school can accommodate additional numbers from within its current capacity.

6.81 The main constraint to development of this site is developer phasing, specifically the need to provide a new access, to remediate contamination, and to undertake compensatory ecological measures before the site can be developed.

6.82 Currently, there is only limited access to the site. An unadopted vehicular access from Hogshaw Villas serves garages, allotments and the playing field. To the north, the site abuts both Nunsfield Road and Glenmoor Road, although neither would be suitable to cater for the increased level of traffic as a result of development. Overall, the existing road network is incapable of improvement to provide anything but an access for emergency vehicles. Therefore, a new access to the site is required from the A6, which is congested for much of the day.

6.83 The local plan proposes a new roundabout at Fairfield Common which lies within the Fairfield Conservation Area. Potentially, this roundabout would serve both the Hogshaw development, and further development in Fairfield. There is currently an outline permission for this roundabout as part of a residential development at Fairfield. A recent renewal application has been made for the same scheme. However, there is no agreed programme for this scheme. Consequently, provision of the roundabout would fall to the developer of Hogshaw, if this came

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forward first. A local distributor standard road of approx 265m from this roundabout would also be required to access the greenfield part of the site, with a further 150m and a bridge required to cross the Nun Brook before accessing the remainder of the site.

6.84 A contaminated land study undertaken in 2003 showed extensive contamination of the site. However, the full cost of remediation will not be known in detail until further investigation is undertaken as part of the development.

6.85 The former refuse tip (3.9ha) at the north part of the site is extensively contaminated and unsuitable for residential development. To make best use of the land resource and to enable the remediation of the whole site, it is proposed that it is developed for recreation and amenity use.

6.86 Part of the former railway land within the allocation is also designated as a Derbyshire Wildlife Site. However, it is proposed to include most of this area within the development. To compensate for the loss of the nature conservation interest, the development should incorporate appropriate compensatory measures. This should include the translocation of the best areas of grassland, and recreation of this habitat within a further 1.2ha open space along the river valley and within the allocated recreational land to the north. The stream corridor should be restored and enhanced through an agreed management plan. Benefits would include the elimination and subsequent control of invasive alien species, management of the woodland, grassland and tall herb communities alongside the stream and potential restoration of a culvert section of the stream.

6.87 Part of the site is also covered by Tree Preservation Order and the affected trees should be included in a comprehensive landscaping scheme.

6.88 The site also lies within an area of past archaeological finds, and will require appropriate investigative measures.

6.89 A small part of the site near the Nun Brook is affected by Flood Zone 1 (low risk) and will require appropriate alleviation measures in consultation with the Environment Agency.

6.90 In addition, the site boundary includes Network Rail land. The developer should liaise with Network Rail to provide a 2m gap between any building and structure on site and the Network Rail boundary, and a minimum 1.8m high trespass proof steel palisade fence to prevent trespass by any users/residents of the site onto the railway. The land at Hogshaw is to the south of the Bull Farm Foot Level Crossing and if there is a material increase in the type or volume of traffic using the crossing then Network Rail would in the first instance seek closure of the crossing with a developer funded alternative method of crossing the railway, e.g. footbridge, subject to Network Rail approval.

6.91 The deliverability of this site is problematic. Part of the site is owned by the Borough Council, but there has been little pressure from other land-owners to deliver this site and phasing is the major issue which may hinder developer interest. Major works are required to provide vehicular access before any development can start on the greenfield part of the site, and to provide all services.

6.92 Initial estimates indicate that there is insufficient value in the first phase to meet land and necessary infrastructure costs, and to fund the remediation of the contaminated area ahead of any development of the brownfield area. Consequently, the first phase of the development does not appear to be viable without substantial additional funding, including the provision of the junction with the A6 from other development.

6.93 Therefore, further study is required to assess the extent and phasing of the works required. It is expected that this will be undertaken by the Council in 2013.

Policy DS 12

Land at Hogshaw, Buxton

Land amounting to 12.3ha is allocated for residential development of approximately 124 dwellings including 1.2ha of public open space, and 3.9ha for recreation and amenity space. Development will be subject to compliance with adopted Local Plan policies, and subject to:

- Full investigation and remediation of existing contamination and ground conditions;
- Agreement with the Council of a full phasing programme covering the entire site, such a programme to ensure completion of all remediation works before the completion of the residential development of the greenfield part of the site, or other phasing as agreed;
- Provision of a new vehicular access from the A6 at Fairfield Common and highway improvements as required, including a bridge crossing of the Nun Brook;
- Provision of emergency access via Hogshaw Villas;
- Provision of cycle and pedestrian routes to the town centre and schools;
- Ecological survey and management plan to conserve and enhance the ecological interest of the site, including the provision of a 1.2ha open space along the river valley and within the allocated recreational land to the north ;
- Provision of an agreed landscaping scheme, including retention of protected trees and existing landscape features where appropriate;
- Approval of a scheme to mitigate flooding;
- Archaeological desk-based assessment and field evaluation pre-application.

Land west of Tongue Lane, Fairfield, Buxton

6.94 This is a large greenfield site (B8) lying to the east of a site on Granby Road with planning consent for housing which includes a proposed layout allowing full access to this site. It is well related to the existing settlement, and has good access to amenities and employment in Fairfield and to local and district bus routes.

6.95 The site is currently mostly rough grazing, comprising historic landscape (ancient enclosures) with a landscape character type of plateau pastures. The site lies close to Fairfield Low barrow. It is relatively exposed, with few natural features apart from strip field limestone walls, although it contains a number of trees and ponds. The stone from these walls should be retained and re-used within the site wherever possible as walling or other design features. There are some young trees established on the site. Again, these should be kept wherever possible and reinforced by further planting.

6.96 The poor standard of layout and design on much of the adjacent housing at Fairfield, and the open nature of this site, require that a high standard of design is required in accordance with the Council's 'Residential Design' SPD and 'Designing Out Crime' document.

6.97 The main constraint to the development is access, although educational provision is also a factor.

6.98 Tongue Lane is an unadopted non-classified highway, single vehicle width and not suitable in its current form to cater for any increase in vehicular traffic. The Highways Authority considers that development of the site would cause an adverse impact on the surrounding highway network. The existing residential estate streets and the A6 already suffer from frequent congestion, and the Highways Authority does not consider it to be feasible to provide meaningful mitigating improvements to offset additional impact. Consequently, it considers that the provision of the Fairfield link road is essential. The latter would link Granby Road and Victoria Park Road to the A6 via a new roundabout junction. Therefore, a developer contribution to the Fairfield roundabout would be required.

6.99 The site is relatively distant from the town centre, but close to schools, shops and bus routes at Fairfield. Fairfield has a strong community spirit and local organisations provide many essential services. The site lies within the normal area of Fairfield Infant and Nursery School which may need additional on-site capacity to accommodate development.

6.100 The site is close to Cuning Dale - part of the Peak Dales Special Area of Conservation. Hence, English Nature would require Appropriate Assessment of the site to be undertaken.

6.101 The site is considered to be deliverable in the long-term. It is owned by High Peak Council which is promoting its development, and it has public support. However, access is dependent firstly on implementation of the adjacent development site, and secondly on the construction of the Fairfield link road. The site is therefore likely to be delivered only later in the plan period.

Policy DS 13

Land west of Tongue Lane, Fairfield, Buxton

Land amounting to 7.16 hectares is allocated for residential development of approximately 215 dwellings. Development will be subject to compliance with adopted Local Plan policies, and to:

- The required proportion of affordable housing (currently 30%);
- Developer contribution towards the provision of infrastructure, in particular, the new Fairfield Link road, public transport provision, commuted sum to Education Authority, and other community services and needs as required;
- A Traffic Assessment;
- Design of open spaces, boundary treatment and hard landscaping in accordance with the Landscape Character SPD;
- Building design in accordance with 'Residential Design' SPD and 'Designing Out Crime';
- An archaeological evaluation pre-application;
- Habitat Regulations Assessment.

Land off Dukes Drive, Buxton

6.102 This large greenfield site (B10) is currently designated as Countryside. It is relatively close to the town centre. The centre of the site is approximately 1km from Harpur Hill Primary School. It is currently used for rough grazing, and includes a playing field. The site is bounded by Dukes Drive to the north and south. The west side is bounded by the railway and allotments.

6.103 The north and south boundaries of the site are relatively steep-sided, leaving a developable area of approximately 12ha. The site is not visible from the two main access roads to Buxton from the south – the A515 and A6. The site has few landscape features apart from limestone field walls and is relatively exposed. The stone from these walls should be retained and re-used within the site wherever possible as walling or other design features.

6.104 The majority of the site lies in the Buxton Water Catchment area (see Policy S7), and there are historic lime kilns adjacent to the site. There have also been prehistoric finds in the vicinity.

6.105 The site adjoins Network Rail land in the southern section of the site. A 2m gap is required between any building and structure on site and the Network Rail boundary, and a minimum 1.8m high trespass proof steel palisade fence would be required to prevent trespass onto the railway by any users/residents of the site.

6 Strategic Development Sites

6.106 The main constraint on development is the provision of access to the site and a shortfall in educational facilities to meet the development.

6.107 Currently, the only access to the site is via Byron Street. An unmade road off Byron Street crosses the railway and leads to the allotments but the Highways Authority do not consider that it would be feasible to upgrade this road to a standard suitable to serve a development of this scale.

6.108 The Highways Authority also considers that the scale of development proposed would have impacts at both the A6 and A515 junctions, both of which have existing limitations. At the north of the site, there is a roundabout on the A6 with junctions to Dale Road and to a supermarket and petrol filling station. While it may be possible to obtain an access from this point, this would be subject to the capacity and configuration of the roundabout, and being able to achieve the required gradient and alignment (there is about 20m difference in height between the centre of the site and surrounding roads). There is no scope for creating another access elsewhere from the A6, as this is significantly lower than Dukes Drive. In addition, there are highway constraints on Dukes Drive which would require substantial works along a minimum length of approximately 400m, together with junction improvements to the A515 to create an alternative access to the site to the required standard.

6.109 The site lies within the catchment areas of both Harpur Hill School, and Buxton Infant and Junior schools. While it would be possible to expand Harpur Hill School on the site with an appropriate developer contribution, there are significant constraints on the expansion of the infant school. Buxton Junior School could accommodate the numbers of pupils generated by the development.

6.110 Further information is required from the water and sewerage authorities regarding capacity for this development.

6.111 The site is considered to be deliverable in the long-term. There is strong land-owner (Chatsworth Settlement Trustees) support. However, a full highways design study is required to demonstrate that access can be achieved to the standard required.

Policy DS 14

Land off Dukes Drive, Buxton

Land amounting to 15.5 hectares is allocated for residential development of approximately 338 dwellings. Development will be subject to compliance with adopted Local Plan policies, and subject to:

- The required proportion of affordable housing (currently 30%);
- Developer contribution towards the provision of infrastructure, a commuted sum to the Education Authority, and other community services and needs as required;
- A Traffic Assessment, including full highways design and phasing scheme;
- Design reflecting the landscape character SPD;

- An archaeological desk-based assessment and field evaluation pre-application;
- Ecological assessment.

Land off Ashbourne Road and Foxlow Farm, Buxton

6.112 This site comprises 21.5ha of farmland on the slopes of Fox Low, a scheduled monument, to the south east of the town. To the north-east, the site is bounded by the Ashbourne Road and Staden Lane Industrial Estate. The site adjoins housing on the north-west, and extends over the ridge to adjoin housing on Harpur Hill Road to the west, and at Harpur Hill to the south. The south-east boundary adjoins open countryside designated as Special Landscape Area.

6.113 The site is proposed for a mixed use development of business and residential. There is a shortage of quality employment sites in Buxton, and an allocation of 2ha (gross) of employment land fronting Ashbourne Road can provide such a site for a high quality business park or site for a major employer. Development should be set back from the road to provide a substantial landscaped frontage lying between the two existing copses, which are a historic feature of this entrance to the Buxton. A high standard of design, landscaping and layout will be required throughout the site.

6.114 The main constraints on development are the landscape impact of such a large development in a prominent site, and a shortfall in educational facilities to meet the needs of the development.

6.115 This is an elevated site which is characterised as limestone plateau pastures, and hence sensitive to development. Fox Low is a prominent hill and the site of an ancient monument. Development of the whole site would have a significant effect on the landscape, especially when viewed from approaches to the south and the nearby National Park. In addition, particular consideration should be given to the design and layout in order to avoid the appearance of urban sprawl and the merging of development between Harpur Hill and Buxton. It is proposed therefore to restrict development to approximately the 350m contour

6.116 The Highways Authority considers that given the proposed number of units a right turn harbourage may be required to serve a development of this scale, in-line with that implemented at the Staden Lane junction, or possibly two points of access. However sufficient frontage to Ashbourne Road is likely to be available to provide a satisfactory means of access.

6.117 The Highways Authority also considers that there may be a cumulative adverse impact on the wider highway network of this and other developments in the Ashbourne Road corridor. To address this issue, significant highways improvements may be required at the fiveways junction in Harpur Hill, the Harpur Hill Road / Ashbourne Road junction, and the A515 junction in the town centre which already exceeds capacity. The former would require property beyond highway boundary.

6.118 The site is on an existing bus route. A district centre in Harpur Hill would help to provide a range of local services and reduce the need to travel by car, together with bus service improvements.

6 Strategic Development Sites

6.119 The site is within normal area of Harpur Hill Primary School, and it would be possible to expand the school on the site with an appropriate developer contribution. There is a potential to improve pedestrian and cycle movements to Harpur Hill.

6.120 The area is also of archaeological interest. Fox Low is the site of an ancient monument and the area has been investigated for Roman remains. An archaeological assessment would therefore be required.

6.121 The site is considered to be deliverable in the medium-term. There is strong land-owner (Heathcote/Hallam Land) and developer interest. The site is available and owned by one party who is very keen to deliver the scheme. The land is being promoted by a developer with significant experience in delivering well designed, sustainable extensions to settlements. A masterplan will be required to be produced for this area with the involvement of the local community.

6.122 The site is relatively flat with few physical constraints and with good access of the A515 Ashbourne Road. There are no known constraints that would prevent a viable development from coming forward to deliver a wide range of tenure and house types.

Policy DS 15

Land off Ashbourne Road and Foxlow Farm, Buxton

Land amounting to 21.5 hectares is allocated for residential development of approximately 250 dwellings including landscaping and amenity, and 2ha business development. Development will be subject to compliance with adopted Core Strategy policies, and subject to:

- Preparation of a comprehensive masterplan, including the impact of the development on Harpur Hill;
- Development restricted to below the 350m contour;
- The required proportion of affordable housing (currently 30%);
- Business use within Use Class B1 for a high quality business park or site for a major employer located along the frontage to Ashbourne Road;
- Developer contribution towards the provision of infrastructure, educational services and other community needs as required, e.g. District Centre;
- Provision of a comprehensive landscaping scheme, to include the safeguarding of up to 1.9ha from development along the frontage to Ashbourne Road;
- Traffic Assessment, including full highways design and phasing scheme;
- Design reflecting the limestone peak landscape character SPD;
- An archaeological desk-based assessment and field evaluation pre-application;
- Ecological assessment.

Tongue Lane (land south of Tongue Lane Industrial Estate), Buxton

6.123 This 4.3ha site lies to the south of the Tongue Lane Industrial Estate and is currently allocated as an extension to this estate. It is currently used for rough grazing, and contains sheds formerly used for poultry farming and other mainly agricultural buildings.

6.124 The site slopes significantly up from Wye Dale in the east to Tongue Lane in the west, and contains limestone walls reflecting historic strip farming patterns. It is adjacent to a Wildlife Site, and close to the Cuningdale Special Area of Conservation.

6.125 The route of the proposed Fairfield Link Road follows Dale Lane to the north-east of the site, then runs along the north boundary and south to meet with the line of the extension of Granby Road. It is therefore a key development site in the overall delivery of this road. However, this route terminates at a T-junction in the existing Estate, and because of the topography of the land to the north of this site, an essential link of approximately 230m may be difficult to support by business development. Further investigation of the possibility of using the existing industrial estate road is required.

6.126 The north of this site adjoins the Flowflex factory. The site is also contiguous with the site to the south off Tongue Lane which is proposed for housing. However, it is proposed that it remains allocated for employment use, and that this will be reviewed following the completion of the site viability and deliverability assessment later this year. If the study concludes that additional investment is needed to fund the link road, a revised allocation may be brought forward to develop part of the site for housing.

Policy DS 16

Tongue Lane (land south of Tongue Lane Industrial Estate), Buxton

Land amounting to 4.3ha is allocated for business and industrial use. Development will be subject to compliance with adopted Local Plan policies, and:

- Provision of the Fairfield Link Road through the site;
- Contributions towards infrastructure, services and other community needs as required;
- Provision of a comprehensive landscaping plan;
- An archaeological evaluation pre-application.

Station Road and Spring Gardens Regeneration Area, Buxton

6.127 This proposed regeneration site of 3.34ha comprises areas to the north and south of Station Road within Buxton town centre.

6.128 Most of the site is within the current regeneration area and is suitable for retail and office development, and tourist accommodation. Part of the site has now been developed with a food store, and the opportunity to redefine the area has arisen from the relocation of the Nestle bottling plant to Waterswallows.

6.129 The area to the south of Station Road consists primarily of the service yard and public car park of the Spring Gardens Shopping Centre. To the west is Station Approach, which provides access to a service yard and to the east is Wye Street, which is largely used as a service road for shops in Spring Gardens. The River Wye runs through the site and is open at two points in the car park before it is culverted beneath the shopping centre. A University of Derby hall of residence lies to the east of the site.

6 Strategic Development Sites

6.130 Station Road is approximately 13 metres above the service yard of the shopping centre. There is a substantial concrete retaining wall along the northern boundary.

6.131 Buxton is a historic Spa town and Buxton mineral water is a key part of the local economy. Buxton is also the site of many archaeological finds.

6.132 Although there are no listed buildings within the site and it is not within a Conservation Area, it does fall within the settings of the adjacent Buxton Conservation Area and a number of important listed buildings. Proposals would therefore need to be of a high quality design and adhere to the guidance set out in both the Buxton Design and Place Making Strategy and Station Road Design Framework, both of which identify this site as an area of potential change.

6.133 Given its current use, town centre parking would be a key consideration for any development, and so options such as undercroft or deck parking may have to be considered. Pedestrian links to existing facilities are also key.

6.134 The site falls within the identified flood plain of the River Wye, and hence flood risk is an issue and may be a constraint to development. The River Wye also provides a habitat for a protected species, the native crayfish.

6.135 The area to the north of Station Road is the former Nestle Waters site and comprises largely industrial buildings adjacent to the railway. This site lies within the town centre boundary but is located further away from the primary shopping area from which it is separated by Station Road. Applications for retail development should be supported by a sequential test and impact assessment in accordance with specified thresholds. Pedestrian access between the site and the rest of the town is a key factor in any development.

6.136 The site is considered to be deliverable in the short to medium term. There has been considerable interest from both owners and developers, and recent planning applications on both areas north and south of Station Road.

Policy DS 17

Station Road and Spring Gardens Regeneration Area, Buxton

Land amounting to 3.34ha is allocated for town centre regeneration uses, including retail and office development, hotel and tourist accommodation. Development will be subject to compliance with adopted Local Plan policies, and in particular with the Buxton Design and Place Making Strategy SPD and Station Road Design Framework SPD, and:

- Preparation of a comprehensive development plan, and phasing programme;
- Heritage Assessment;
- Archaeological Assessment;
- Contributions towards infrastructure, services and other community needs, including: local labour agreement employment and training scheme; highway, parking and traffic management measures; and public realm;
- Transport Assessment;
- Travel Plan;

- Environmental Impact Assessment;
- Ecological Survey;
- Hydrological Survey;
- Flood Risk Assessment, including surface water control measures via the use of SuDS.

Delivering and Monitoring the Local Plan

7.1 The Local Plan is required to set out how much development is intended to happen, where and when and by what means it will be delivered. To enable this to happen, the plan should be:

- Capable of being delivered
- Based on a partnership approach that helps to implement the aims and objectives of partner organisations that benefit High Peak
- Flexible to reflect to changing circumstances, and have appropriate contingency measures in place
- Easy to monitor to determine how well the strategy is performing against indicators and targets

7.2 The following sections outline how each of the policies of the Local Plan will be implemented, how they will be monitored and how the necessary infrastructure needed to support planned development will be delivered.

Implementation and Delivery of Policies

7.3 It is important that the policies in the Local Plan are necessary and capable of being implemented, with clear mechanisms for doing so. Table 11 below outlines how each of the policies will be implemented, what their outcomes will be, how the policy will be implemented and which organisations will be responsible or involved in doing so.

Table 11 Implementation of Local Plan policies

Policy	Principle outcomes	Implementation mechanism	Delivery body
Policy S 1 Sustainable Development Principles	Ensuring that all local communities are sustainable and that appropriate development is supported	Determination of planning applications Working with partners to implement relevant plans and strategies	HPBC Developers Partner organisations
Policy S 2 Settlement Hierarchy	Steers the distribution of development to the most appropriate locations	Allocation of sites in Local Plan Allocation of sites in Neighbourhood Plans Determination of planning applications	HPBC Parish Councils / Neighbourhood Forums Developers
Policy S 3 Strategic Housing Development	To meet housing requirements across the plan area as far as possible within the limits of local landscape, infrastructure and environmental constraints To provide a range of market and affordable housing	Allocation of sites in Local Plan Allocation of sites in Neighbourhood Plans Determination of planning applications	HPBC Parish Councils / Neighbourhood Forums Developers
Policy S 4 Maintaining and Enhancing an Economic Base	Deliver a sufficient supply of land business and industrial development to support the economy Business growth in key and emerging sectors of the economy	Allocation of sites in Local Plan Allocation of sites in Neighbourhood Plans Determination of planning applications S106 and conditions	HPBC Parish Councils / Neighbourhood Forums Developers Partner organisations, incl. LEP

7 Implementation and monitoring

Policy	Principle outcomes	Implementation mechanism	Delivery body
Policy S 5 Glossopdale Sub-area Strategy	<p>Enable the sustainable development of Glossopdale</p> <p>Support the delivery of complementary regeneration projects and infrastructure investment</p> <p>Preserve key sites of environmental, heritage or recreational value</p>	<p>Allocation of sites in Local Plan</p> <p>Allocation of sites in Neighbourhood Plans</p> <p>Determination of planning applications</p> <p>S106 and conditions</p> <p>Working with partners and neighbouring authorities to deliver regeneration and infrastructure projects</p>	<p>HPBC</p> <p>Parish Councils / Neighbourhood Forums</p> <p>Developers</p> <p>Partner organisations, incl. LEP, neighbouring authorities</p>
Policy S 6 Central Sub-area Strategy	<p>Enable the sustainable development of the Central Area</p> <p>Support the delivery of complementary regeneration projects and infrastructure investment</p> <p>Preserve key sites of environmental, heritage or recreational value</p>	<p>Allocation of sites in Local Plan</p> <p>Allocation of sites in Neighbourhood Plans</p> <p>Determination of planning applications</p> <p>Working with partners to deliver regeneration and infrastructure projects</p>	<p>HPBC</p> <p>Parish Councils</p> <p>Developers</p> <p>Partner organisations, incl. LEP, neighbouring authorities</p>
Policy S 7 Buxton Sub-area Strategy	<p>Enable the sustainable development of Buxton</p> <p>Support the delivery of complementary regeneration projects and infrastructure investment</p> <p>Preserve key sites of environmental, heritage or recreational value</p>	<p>Allocation of sites in Local Plan</p> <p>Allocation of sites in Neighbourhood Plans</p> <p>Determination of planning applications</p> <p>S106 and conditions</p> <p>Working with partners to deliver regeneration and infrastructure projects</p>	<p>HPBC</p> <p>Parish Councils / Neighbourhood Forums</p> <p>Developers</p> <p>Partner organisations, incl. LEP, neighbouring authorities</p>

Policy	Principle outcomes	Implementation mechanism	Delivery body
Policy EQ 1 Climate Change	<p>Reduce rate of climate change and address its impacts through sustainable construction methods and design</p> <p>Increased energy from renewable and low carbon sources</p>	<p>Determination of planning applications S106 and conditions</p> <p>Implementation of Building Regulations</p>	<p>HPBC (Planning applications and Building Control)</p> <p>Developers</p>
Policy EQ 2 Landscape Character	<p>Enhance and protect the distinctive character of local landscape and settlements</p>	<p>Determination of Planning Applications S106 and conditions</p> <p>Application of Landscape Character SPD</p>	<p>HPBC</p> <p>Developers</p> <p>Derbyshire County Council (Landscape Officers)</p>
Policy EQ 3 Countryside Development	<p>Maintain openness of countryside and Green Belt</p> <p>Improved rural economy through provision of appropriate for new recreation, tourism agricultural, business residential and other forms of development</p> <p>Retention of important buildings and features in the countryside</p>	<p>Determination of planning applications S106 and conditions</p>	<p>HPBC</p> <p>Developers</p>
Policy EQ 4 Biodiversity	<p>Enhance and protect designated sites of international, national and local biodiversity importance</p> <p>Enhance and protect non-designated sites of biodiversity value</p>	<p>Working with partners to achieve targets in Peak District Biodiversity Action Plan</p> <p>Designation of sites in Local Plan</p> <p>Determination of planning applications S106 and conditions</p>	<p>HPBC</p> <p>Derbyshire Wildlife Trust</p> <p>Natural England</p> <p>Derbyshire County Council</p> <p>Developers</p>

7 Implementation and monitoring

Policy	Principle outcomes	Implementation mechanism	Delivery body
Policy EQ 5 Design and Place Making	<p>Enhance and respect the character and distinctiveness of local communities</p> <p>Good design in new development</p> <p>Increased use of sustainable design and construction methods</p>	<p>Determination of planning applications</p> <p>S106 and conditions</p> <p>Building for Life Assessments</p> <p>Code for Sustainable Homes</p> <p>Secured by Design</p>	<p>HPBC / Design Review Panel</p> <p>Developers</p> <p>Derbyshire Constabulary Crime Prevention Design Adviser</p>
Policy EQ 6 Built and Historic Environment	<p>Protect and enhance heritage assets</p>	<p>Determination of planning applications</p> <p>S106 and conditions</p> <p>Conservation Area designations</p> <p>Conservation Area Character Appraisals</p> <p>Heritage Assets Local List</p>	<p>HPBC</p> <p>Derbyshire County Council</p> <p>English Heritage</p> <p>Developers</p>
Policy EQ 7 Green Infrastructure	<p>Protection and enhancement of green infrastructure</p> <p>Increased provision of greenway multi-user trails</p>	<p>Determination of planning applications</p> <p>S106 and conditions</p> <p>Investment to implement West Derbyshire Greenway Strategy</p> <p>Working with partners to support green infrastructure</p>	<p>Derbyshire County Council</p> <p>Derbyshire Wildlife Trust</p> <p>Natural England</p> <p>HPBC</p>
Policy EQ 8 Trees, woodland and hedgerows	<p>Increased incorporation of existing mature trees within new development</p> <p>Protection of trees, hedgerows and woodland</p> <p>Improved tree planting and mitigation as part of new development</p>	<p>Determination of planning applications</p> <p>S106 and conditions</p>	<p>HPBC</p> <p>Developers</p>

Policy	Principle outcomes	Implementation mechanism	Delivery body
Policy EQ 9 Pollution and Flood Risk	Development located away from sensitive areas as far as possible Pollution and flood risk impact mitigation	Determination of planning application S106 and conditions Support for measures in all relevant Catchment Flood Management Plans	HPBC Developers Environment Agency
Policy E 1 New Employment Development	New industrial and business development in sustainable locations Improved employment and training opportunities for local residents arising from development	Determination of planning applications Encouraging developers and employers to sign up to the Employment and Skills Charter	HPBC Developers / employers
Policy E 2 Employment Land Allocations	Additional land for business and industrial development Mitigation of impact of development	Designation of sites in Local Plan Determination of planning applications S106 and conditions Public sector investment where appropriate	HPBC Developers LEP
Policy E 3 Primary Employment Zones	Protection of land for business / industrial use in order to maintain a sufficient supply	Determination of planning applications Designation of sites in Local Plan Public sector investment where appropriate	HPBC Developers LEP
Policy E 4 Change of Use on Existing Business Land and Premises	Protection of land for business / industrial use required to maintain a sufficient supply Managed release of constrained employment land to allow other beneficial uses	Determination of planning applications Designation of sites in Local Plan S106 and conditions	HPBC Developers
Policy E 5 Regenerating an Industrial Legacy	Regeneration of constrained industrial land	Determination of planning applications S106 and conditions	HPBC Developers

7 Implementation and monitoring

Policy	Principle outcomes	Implementation mechanism	Delivery body
	<p>New employment space to meet modern requirements</p> <p>New residential development to help meet local needs and facilitate regeneration</p>	<p>Designation of sites in Local Plan</p> <p>Public sector investment where appropriate</p>	<p>LEP</p>
Policy E 6 Promoting Peak District Tourism and Culture	<p>New tourist development in sustainable locations</p> <p>Increased visitor numbers and spending</p> <p>Protection of sensitive landscapes, including the Peak District National Park</p>	<p>Determination of planning applications</p> <p>Support tourism objectives of the Destination management Partnership</p>	<p>HPBC</p> <p>Developers</p> <p>Visit Peak District and Derbyshire</p> <p>LEP</p>
Policy E 7 Chalet Accommodation, Caravan and Camp Site Developments	<p>Additional tourist accommodation</p> <p>Protection of sensitive landscapes, including the Peak District National Park</p>	<p>Determination of planning applications</p> <p>S106 and conditions</p>	<p>HPBC</p> <p>Developers</p>
Policy H 1 Location of Housing Development	<p>New housing development to meet needs in sustainable locations</p>	<p>Determination of planning applications</p> <p>Designation of sites in Local Plan</p> <p>S106 and conditions</p>	<p>HPBC</p> <p>Developers</p>
Policy H 2 Phasing Housing Development	<p>Phased development of housing that reflects housing market conditions</p>	<p>Determination of planning applications</p> <p>Designation of sites in Local Plan</p> <p>Monitoring and review of housing completions, commitments through the Annual Monitoring Report (AMR)</p> <p>Review of housing land supply through the Strategic Housing Land Availability Assessment (SHLAA)</p>	<p>HPBC</p> <p>Developers</p>

Policy	Principle outcomes	Implementation mechanism	Delivery body
Policy H 3 Housing Allocations	<p>Sufficient supply of housing land to meet housing needs</p> <p>Housing development in sustainable locations</p>	<p>Designation of sites in Local Plan</p> <p>Determination of planning applications</p>	<p>HPBC</p> <p>Developers</p>
Policy H 4 New Housing Development	<p>Provision of new housing that accords with need in terms of housing type, tenure and size</p> <p>Sufficient supply of affordable housing</p> <p>New housing that accords with Lifetime Home Standards to enable occupation during all stages of life</p>	<p>Determination of planning applications</p> <p>S106 and conditions</p> <p>Building for Life Assessments</p>	<p>HPBC</p> <p>Developers</p> <p>Registered Social Landlords</p> <p>Homes and Communities Agency</p>
Policy H 5 Affordable Housing	<p>Sufficient supply of affordable housing that reflects both need and development viability</p> <p>Provision of affordable housing tenures that relates to needs</p>	<p>Determination of planning applications</p> <p>S106 and conditions</p> <p>Appraisals of individual developments where viability may require an adjustment to the level of affordable housing provision</p> <p>Affordable Housing SPD</p> <p>Securing investment from partners, including the Homes and Communities Agency</p>	<p>HPBC</p> <p>Developers</p> <p>Registered Social Landlords</p> <p>Homes and Communities Agency</p>
Policy H 6 Rural Exception Sites	<p>Provision of affordable housing in rural areas that respects local townscapes and landscapes</p>	<p>Determination of planning applications</p> <p>S106 and conditions</p> <p>Securing investment from partners, including the Homes and Communities Agency</p>	<p>HPBC</p> <p>Developers</p> <p>Registered Social Landlords</p>

7 Implementation and monitoring

Policy	Principle outcomes	Implementation mechanism	Delivery body
Policy H 7 Gypsies, Travellers and Travelling Show People	<p>Meet any identified need for gypsy, traveller or travelling show people pitches</p> <p>Development that reflects local infrastructure, townscape, landscape and amenity considerations</p>	<p>Determination of planning applications</p> <p>Regular monitoring of the need for gypsy, travellers and travelling show people pitches</p> <p>Partnership working with Derbyshire Gypsy Liaison Group</p>	<p>Homes and Communities Agency</p> <p>HPBC</p> <p>Derbyshire Gypsy Liaison Group</p> <p>Derbyshire County Council</p>
Policy CF 1 Retail and Town Centres	<p>New retail development that accords with the scale, role and function of settlements</p> <p>Protect and enhance town centre vitality and viability</p> <p>Protection of local shops</p> <p>Town centre public realm and environmental enhancements</p> <p>Accessible retail and town centre development that accords with local design guidance</p>	<p>Designation of sites in Local Plan</p> <p>Determination of planning applications</p> <p>S106 and conditions</p> <p>Securing public sector investment in public realm works</p>	<p>HPBC</p> <p>Developers</p> <p>Derbyshire County Council and other public sector partners</p>
Policy CF 2 Primary Shopping Areas and Frontages	<p>Retention of A1 use within the retail core of Buxton and Glossop town centres</p> <p>Facilitation of wider town centre uses outside of the Primary Shopping Frontages</p>	<p>Designation of areas within Local Plan</p> <p>Determination of planning applications</p>	<p>HPBC</p> <p>Developers</p>
Policy CF 3 Local Infrastructure Provision	<p>Infrastructure improvements required to support new development</p>	<p>Determination of planning applications</p> <p>Phasing of development to ensure that necessary infrastructure is in place at the right time to support development</p>	<p>HPBC</p> <p>Developers</p>

Policy	Principle outcomes	Implementation mechanism	Delivery body
	Infrastructure investments planned by relevant providers to support existing communities supported	S106 and conditions Community Infrastructure Levy (subject to further consideration) Identification and ongoing monitoring of infrastructure needs, costs, timescales and delivery mechanisms in Infrastructure Delivery Plan	Infrastructure providers
Policy CF 4 Open space and Recreation	Protection and improvement of quality, quantity and accessibility of open space and recreation provision	Designation of land with Local Plan Determination of planning applications S106 and conditions Community Infrastructure Levy (subject to further consideration) Working with partners such as local community trusts to manage open space and recreation assets	HPBC Developers Community trusts
Policy CF 5 Provision and Retention of Local Community Services and Facilities	Safeguard local community services and facilities and provide new provision where needed to maintain or improve the sustainability of settlements	Designation of land with Local Plan Determination of planning applications S106 and conditions Community Infrastructure Levy (subject to further consideration)	HPBC Developers Infrastructure providers
Policy CF 6 Accessibility and Transport	New development in accessible locations Provision of new sustainable transport measures to increase accessibility	Determination of planning applications S106, S278 and conditions Community Infrastructure Levy (subject to further consideration)	HPBC Derbyshire County Council

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Policy	Principle outcomes	Implementation mechanism	Delivery body
	<p>Measures to promote create safer road conditions</p> <p>Identification of impacts of development on highways and transport and necessary mitigation measures</p>	<p>Local Transport Plan</p> <p>Travel Plans</p> <p>Transport Assessments</p> <p>Working with partners to deliver transport projects</p>	<p>Developers</p> <p>High Peak and Hope Valley Community Rail Partnership</p> <p>Public transport providers</p>
Policy CF 7 Planning Obligations and Community Infrastructure Levy	Provision of infrastructure or funding by developers to support individual sites and the cumulative impacts of development	<p>Determination of planning applications</p> <p>S106</p> <p>Community Infrastructure Levy (subject to further consideration)</p>	<p>HPBC</p> <p>Developers</p>
Policy DS 1 Woods Mill, Glossop	<p>Secure the appropriate mixed-use regeneration of Woods Mill with development including; retail residential, business, leisure, public realm and open space</p> <p>Mitigation of identified impacts</p> <p>Sympathetic design appropriate to the Conservation Area</p>	<p>Designation of site in Local Plan</p> <p>Determination of planning applications</p> <p>S106 and conditions</p> <p>Glossop Design and Place Making Strategy</p>	<p>HPBC</p> <p>Developers</p>
Policy DS 2 Former Railway Museum, Dinting Road, Glossop	<p>Secure an appropriate residential development of the site</p> <p>Mitigation of identified impacts</p>	<p>Designation of site in Local Plan</p> <p>Determination of planning applications</p> <p>S106 and conditions</p>	<p>HPBC</p> <p>Developers</p>
Policy DS 3 Charlestown Works, Charlestown Road, Glossop	<p>Secure an appropriate residential and business</p> <p>Mitigation of identified impacts</p>	<p>Designation of site in Local Plan</p> <p>Determination of planning applications</p>	<p>HPBC</p> <p>Developers</p>

Policy	Principle outcomes	Implementation mechanism	Delivery body
Policy DS 4 Adderley Place, Glossop	Secure an appropriate residential development of the site Mitigation of identified impacts	S106 and conditions Designation of site in Local Plan Determination of planning applications S106 and conditions	HPBC Developers
Policy DS 5 Former Ferro Alloys site, Glossop	Secure an appropriate residential and business development of the site Mitigation of identified impacts	Designation of site in Local Plan Determination of planning applications S106 and conditions	HPBC Developers
Policy DS 6 Land off High Hill Road, New Mills	Secure an appropriate residential development of the site Mitigation of identified impacts	Designation of site in Local Plan Determination of planning applications S106 and conditions	HPBC Developers
Policy DS 7 Land at Ollersett Lane/Pingot Road New Mills	Secure an appropriate residential development of the site Mitigation of identified impacts	Designation of site in Local Plan Determination of planning applications S106 and conditions	HPBC Developers
Policy DS 8 Britannia Mill, Buxworth	Secure an appropriate mixed-use development of the site, including residential Mitigation of identified impacts	Designation of site in Local Plan Determination of planning applications S106 and conditions	HPBC Developers
Policy DS 9 Bingswood, Whaley Bridge	Secure an appropriate mixed-use development of the site, including business / industry	Designation of site in Local Plan Determination of planning applications	HPBC Developers

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Policy	Principle outcomes	Implementation mechanism	Delivery body
	Provision of a new access to Bingswood Mitigation of identified impacts	S106 and conditions	
Policy DS 10 Furness Vale Industrial Estate, Calico Lane, Furness Vale	Secure an appropriate mixed-use development of the site, including business, industry, tourism accommodation and residential Mitigation of identified impacts	Designation of site in Local Plan Determination of planning applications S106 and conditions	HPBC Developers
Policy DS 11 Torr Vale Mill, New Mills	Secure an appropriate mixed-use development of the site, including business, tourism, leisure, education and residential Mitigation of identified impacts	Designation of site in Local Plan Determination of planning applications S106 and conditions	HPBC Developers
Policy CS 12 Land at Hogshaw, Buxton	Secure an appropriate residential development of the site Provision of on-site open space and sports provision Development of access road Mitigation of identified impacts	Designation of site in Local Plan Determination of planning applications S106 and conditions	HPBC Developers
Policy DS 13 Land west of Tongue Lane, Fairfield, Buxton	Secure an appropriate residential development of the site Development of access road Mitigation of identified impacts	Designation of site in Local Plan Determination of planning applications S106 and conditions	HPBC Developers
Policy DS 14 Land off Dukes Drive, Buxton	Secure an appropriate residential development of the site	Designation of site in Local Plan Determination of planning applications	HPBC Developers

Policy	Principle outcomes	Implementation mechanism	Delivery body
Policy DS 15 Land off Ashbourne Road and Foxlow Farm, Buxton	Mitigation of identified impacts Secure an appropriate mixed-use development of the site, including residential and business / industry	S106 and conditions Designation of site in Local Plan Determination of planning applications S106 and conditions	HPBC Developers
Policy DS 16 Tongue Lane (land south of Tongue Lane Industrial Estate), Buxton	Secure an appropriate industrial / business development of the site Development of access road Mitigation of identified impacts	Designation of site in Local Plan Determination of planning applications S106 and conditions	HPBC Developers
Policy DS 17 Station Road and Spring Gardens Regeneration Area, Buxton	Secure a mixed-use development across the site, including retail, tourism, business and office	Designation of site in Local Plan Determination of planning applications Buxton Design and Place Making Strategy Station Road Design Framework S106 and conditions	HPBC Developers

7.4 Progress on delivering objectives, policies and sites will be monitored. This will determine how effective the policies and proposals are, and provide an indication of the need for a review to be undertaken.

Monitoring the Local Plan

7.5 It is important that the Local Plan is monitored to identify the need for any reviews to policies or the strategy overall. By identifying appropriate indicators and targets, the effectiveness of policies and implementation measures can be monitored. The results of such monitoring will then identify which policies and implementation measures are succeeding, and which need revising or replacing because they are not achieving the intended effect.

7.6 In accordance with the Localism Act 2011 and Town and Country Planning (Local Planning) (England) Regulations 2012, the Council is required to prepare a monitoring report with up-to-date information as soon as possible after it become available. Information should be made available on a number of matters, including;

- Local Development Scheme - timetable and progress report on the Local Plan and any Supplementary Planning Documents
- Implementation of Local Plan policies
- Neighbourhood Plans and Neighbourhood Development Orders
- Community Infrastructure Levy (if adopted) - details of receipts and expenditure during the monitoring period
- Duty to Cooperate - details of cooperation with neighbouring authorities, Derbyshire County Council and other key public bodies during the monitoring period
- Housing - completions and commitments, including for affordable housing

7.7 In addition, issues such as the economy, town centres and the environment should also be monitored in order to determine the effectiveness of relevant policies. The following table sets out the indicators that will be used to monitor all of the policies contained within the Local Plan in the Council's monitoring report. The table identifies relevant indicators and targets for each policy of the Local Plan and their related Local Plan objectives. Sources of data for each indicator are also identified.

Table 12 Monitoring of Local Plan policies

Policy	Local Plan objectives	Monitoring indicator	Target	Data source
Policy S 1 Sustainable Development Principles	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO9, SO10, SO11, SO12	<p>Changes in areas of biodiversity importance (COI E2)</p> <p>Amount of development within 15min walking distance (1km) and 10 min cycling distance (2km) of a town centre and/or located within 400m of a high frequency bus route and/or 800m of a railway station. (SA)</p> <p>New and converted dwellings – on previously developed land (COI E3)</p> <p>Total Amount of employment floorspace on previously developed land – by type (COI BD2)</p>	<p>To maintain and enhance the quantity and quality of Sites of Special Scientific Interest, Sites of Importance for Nature Conservation and local wildlife sites</p> <p>TBD</p> <p>45% of new and converted dwellings developed on previously developed land</p> <p>60% of new employment floorspace on previously developed land</p>	<p>Derbyshire Wildlife Trust</p> <p>Development Control</p> <p>Development Control / Accession mapping</p> <p>Development Control</p> <p>Development Control</p>
Policy S 2 Settlement Hierarchy	SO2, SO3, SO4, SO6, SO8, SO9, SO10, SO12	<p>Amount of development within 15min walking distance (1km) and 10 min cycling distance (2km) of a town centre and/or located within 400m of a high frequency bus route and/or 800m of a railway station. (SA)</p> <p>Number of applications approved for dwellings in the countryside (LI16)</p>	<p>TBD</p> <p>To annually reduce the number of approvals for residential development in the countryside</p>	<p>Development Control</p>
Policy S 3 Strategic Housing Development	SO2, SO3, SO4, SO9, SO10, SO12	<p>Net additional dwellings for; a) previous years, b) reporting years and c) future years (COI H2 a, b, c) - by Local Plan sub-area and Parish</p>	<p>To meet housing requirements identified in the Local Plan</p>	<p>Development Control</p>

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Policy	Local Plan objectives	Monitoring indicator	Target	Data source
				Strategic Housing Land Availability Assessment
Policy S 4 Maintaining and Enhancing an Economic Base	SO6, SO7, SO8	Total amount of net additional employment floorspace – by type (COI BD1) Employment land available – by type (COI BD3)	To develop sufficient land for B1, B2 and B8 to meet needs identified in the Local Plan. To make sufficient land available to meet needs identified in the Local Plan.	Development Control Industrial Land Availability monitoring
Policy S 5 Glossopdale Sub-area Strategy	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO9, SO10, SO11, SO12	% applications for developments approved Green Belt (LI26) Changes in areas of biodiversity importance (COI E2) Total amount of floorspace for 'town centre uses' (COI BD4) Retail unit vacancy rates - by town centre Net additional dwellings for; a) previous years, b) reporting years and c) future years (COI H2 a, b, c) - by Local Plan sub-area and Parish Total amount of net additional employment floorspace – by type (COI BD1) Employment land available – by type (COI BD3)	TBD To maintain and enhance the quantity and quality of Sites of Special Scientific Interest, Sites of Importance for Nature Conservation and local wildlife sites To increase town centre floorspace in accordance with needs identified in the Local Plan To be reviewed annually To meet housing requirements identified in the Local Plan To develop sufficient land for B1, B2 and B8 to meet needs identified in the Local Plan. To make sufficient land available to meet needs identified in the Local Plan.	Development Control Derbyshire Wildlife Trust Development Control Strategic Housing Land Availability Assessment Economic Development Development Control Development Control Industrial Land Availability monitoring

Policy	Local Plan objectives	Monitoring indicator	Target	Data source
Policy S 6 Central Sub-area Strategy	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO9, SO10, SO11, SO12	<p>% applications for developments approved Green Belt (LI26)</p> <p>Changes in areas of biodiversity importance (COI E2)</p> <p>Total amount of floorspace for 'town centre uses' (COI BD4)</p> <p>Retail unit vacancy rates - by town centre</p> <p>Net additional dwellings for; a) previous years, b) reporting years and c) future years (COI H2 a, b, c) - by Local Plan sub-area and Parish</p> <p>Total amount of net additional employment floorspace – by type (COI BD1)</p> <p>Employment land available – by type (COI BD3)</p>	<p>TBD</p> <p>To maintain and enhance the quantity and quality of Sites of Special Scientific Interest, Sites of Importance for Nature Conservation and local wildlife sites</p> <p>To increase town centre floorspace in accordance with needs identified in the Local Plan</p> <p>To be reviewed annually</p> <p>To meet housing requirements identified in the Local Plan</p> <p>To develop sufficient land for B1, B2 and B8 to meet needs identified in the Local Plan.</p> <p>To make sufficient land available to meet needs identified in the Local Plan.</p>	<p>Development Control</p> <p>Derbyshire Wildlife Trust</p> <p>Development Control</p> <p>Economic Development</p> <p>Development Control</p> <p>Development Control</p> <p>Industrial Land Availability monitoring</p>
Policy S 7 Buxton Sub-area Strategy	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO9, SO10, SO11, SO12	<p>% applications for developments approved Green Belt (LI26)</p> <p>Changes in areas of biodiversity importance (COI E2)</p> <p>Total amount of floorspace for 'town centre uses' (COI BD4)</p> <p>Retail unit vacancy rates - by town centre</p>	<p>TBD</p> <p>To maintain and enhance the quantity and quality of Sites of Special Scientific Interest, Sites of Importance for Nature Conservation and local wildlife sites</p> <p>To increase town centre floorspace in accordance with needs identified in the Local Plan</p>	<p>Development Control</p> <p>Derbyshire Wildlife Trust</p> <p>Development Control</p>

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Policy	Local Plan objectives	Monitoring indicator	Target	Data source
		<p>Net additional dwellings for: a) previous years, b) reporting years and c) future years (COI H2 a, b, c) - by Local Plan sub-area and Parish</p> <p>Total amount of net additional employment floorspace – by type (COI BD1)</p> <p>Employment land available – by type (COI BD3)</p>	<p>To be reviewed annually</p> <p>To meet housing requirements identified in the Local Plan</p> <p>To develop sufficient land for B1, B2 and B8 to meet needs identified in the Local Plan.</p> <p>To make sufficient land available to meet needs identified in the Local Plan.</p>	<p>Economic Development</p> <p>Development Control</p> <p>Development Control</p> <p>Industrial Land Availability monitoring</p>
Policy EQ 1 Climate Change	SO5	<p>% of new homes in new developments of 5 homes or more meeting or exceeding the current level of Code for Sustainable Homes required under current Building Regulations</p> <p>% of commercial developments over 1,000m2 are built to the highest viable</p> <p>BREEAM rating, at least meeting the BREEAM good standard</p>	TBD	Development Control
Policy EQ 2 Landscape Character	SO2, SO3	% of appeals refused where Policy EQ2 / Landscape Character SPD is a reason for refusal	TBD	Development Control
Policy EQ 3 Countryside Development	SO2, SO3, SO4, SO6, SO7, SO9, SO12	% of appeals refused where Policy EQ3 is a reason for refusal (LI17)	TBD	Development Control
Policy EQ 4 Biodiversity	SO1, SO2	Changes in areas of biodiversity importance (COI E2)	To maintain and enhance the quantity and quality of Sites of Special Scientific Interest, Sites of Importance for Nature Conservation and local wildlife sites	<p>Derbyshire Wildlife Trust</p> <p>Development Control</p>

Policy	Local Plan objectives	Monitoring indicator	Target	Data source
Policy EQ 5 Design and Place Making	SO3, SO4, SO5, SO10, SO11	<p>% of appeals refused where Policy EQ5 / Residential Design SPD is a reason for refusal</p> <p>% of new homes in new developments of 5 homes or more meeting or exceeding the current level of Code for Sustainable Homes required under current Building Regulations</p> <p>% of commercial developments over 1,000m2 are built to the highest viable</p> <p>BREEAM rating, at least meeting the BREEAM good standard</p>	TBD	Development Control
Policy EQ 6 Built and Historic Environment	SO3, SO4	<p>Number of properties on the Buildings at Risk Register</p> <p>Condition of heritage assets on the Local Heritage Register</p>	<p>Annual reduction in the number of properties in High Peak on the register</p> <p>TBD</p>	<p>Buildings at Risk Register</p> <p>Local Heritage Register</p>
Policy EQ 7 Green Infrastructure	SO1	<p>Changes in areas of biodiversity importance (COI E2)</p> <p>Implementation of the West Derbyshire Greenway Strategy</p>	<p>To maintain and enhance the quantity and quality of Sites of Special Scientific Interest, Sites of Importance for Nature Conservation and local wildlife sites</p> <p>TBD</p>	<p>Derbyshire Wildlife Trust</p> <p>Development Control</p> <p>Derbyshire County Council</p>
Policy EQ 8 Trees, woodland and hedgerows	SO1, SO2, SO3, SO4		TBD	TBD
Policy EQ 9 Pollution and Flood Risk	SO11	<p>Number of planning permissions granted contrary to Environment Agency advice</p>	<p>No permissions granted contrary to Environment Agency advice</p>	Development Control

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Policy	Local Plan objectives	Monitoring indicator	Target	Data source
Policy E 1 New Employment Development	SO6	on flooding and water quality grounds (COI E1) Total amount of net additional employment floorspace developed within employment allocations, PEZs, non-designated sites within BUAB and countryside – by type Number of developers signing up to the Employment and Skills Charter	TBD	Development Control Economic Development
Policy E 2 Employment Land Allocations	SO6	Total amount of net additional employment floorspace – by type on allocated sites (COI BD1) Employment land available on allocated sites– by type (COI BD3)	To develop sufficient land for B1, B2 and B8 to meet needs identified in the Local Plan. To make sufficient land available to meet needs identified in the Local Plan.	Development Control Industrial Land Availability Assessment
Policy E 3 Primary Employment Zones	SO6	Total amount of net additional employment floorspace on PEZs– by type (COI BD1) Employment land available on PEZs – by type (COI BD3)	To develop sufficient land for B1, B2 and B8 to meet needs identified in the Local Plan. To make sufficient land available to meet needs identified in the Local Plan.	Development Control Industrial Land Availability Assessment
Policy E 4 Change of Use on Existing Business Land and Premises	SO6	Total amount of net additional employment floorspace – by type (COI BD1) Employment land available – by type (COI BD3)	To develop sufficient land for B1, B2 and B8 to meet needs identified in the Local Plan. To make sufficient land available to meet needs identified in the Local Plan.	Development Control Industrial Land Availability Assessment

Policy	Local Plan objectives	Monitoring indicator	Target	Data source
Policy E 5 Regenerating an Industrial Legacy	SO6	Total amount of net additional employment floorspace on Industrial Legacy sites – by type (COI BD1) Net additional dwellings for the current reporting year on Industrial Legacy sites	To enable the mixed-use redevelopment of all Industrial Legacy sites during the plan period	Development Control Industrial Land Availability Assessment
Policy E 6 Promoting Peak District Tourism and Culture	SO7	Number of approvals of planning applications for tourist accommodation and facilities	TBD	Development Control
Policy E 7 Chalet Accommodation, Caravan and Camp Site Developments	SO7, SO2, SO3, SO4	Number of approvals of planning applications for Chalet Accommodation, Caravan and Camp Site Developments Number of appeals refused on applications for Chalet Accommodation, Caravan and Camp Site Developments where Policy E7 is a reason for refusal	TBD	Development Control
Policy H 1 Location of Housing Development	SO9, SO12	New and converted dwellings – on previously developed land (COI E3) Net additional dwellings for: a) previous years, b) reporting years and c) future years (COI H2 a, b, c) - by Local Plan sub-area and Parish	45% of new and converted dwellings developed on previously developed land To meet housing requirements identified in the Local Plan	Development Control Strategic Housing Land Availability Assessment
Policy H 2 Phasing Housing Development	SO9, SO10	Net additional dwellings for: a) previous years, b) reporting years and c) future years (COI H2 a, b, c) - by Local Plan sub-area and Parish	To meet housing requirements identified in the Local Plan If actual and forecast rates of delivery indicate that the number of new dwellings will exceed	Development Control Strategic Housing Land Availability Assessment

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Policy	Local Plan objectives	Monitoring indicator	Target	Data source
			or fall below the target figure by 20% over an extended period, consideration will be given to amending timescales for the release of allocated sites or controlling development	
Policy H 3 Housing Allocations	SO9, SO10, SO12	Net additional dwellings for; a) previous years, b) reporting years and c) future years (COI H2 a, b, c) - by Local Plan sub-area and Parish	To meet housing requirements identified in the Local Plan	Development Control Strategic Housing Land Availability Assessment
Policy H 4 New Housing Development	SO9	Net additional dwellings for; a) previous years, b) reporting years and c) future years (COI H2 a, b, c) - by Local Plan sub-area and Parish Housing Quality – Building for Life Assessments (COI H6) Gross affordable housing completions (COI H5)	To meet housing requirements identified in the Local Plan TBD Affordable housing development levels in accordance with Policy H5	Development Control Strategic Housing Land Availability Assessment
Policy H 5 Affordable Housing	SO9	Gross affordable housing completions (COI H5)	Affordable housing development levels in accordance with Policy H5	Development Control
Policy H 6 Rural Exception Sites	SO9	Number of approvals / refusals under Policy H6 Affordable housing completions on rural exception sites	TBD TBD	Development Control Development Control

Policy	Local Plan objectives	Monitoring indicator	Target	Data source
Policy H 7 Gypsies, Travellers and Travelling Show People	SO9	Identified need for pitch provision Net additional pitches (Gypsy & Traveller) (COI H4)	Needs Assessment TBD	Derbyshire Traveller Issue Working Group Development Control
Policy CF 1 Retail and Town Centres	SO4, SO7, SO8	Total amount of floorspace for 'town centre uses' (COI BD4) Retail unit vacancy rates - by town centre	To increase town centre floorspace in accordance with needs identified in the Local Plan To be reviewed annually	Development Control Economic Development
Policy CF 2 Primary Shopping Areas and Frontages	SO8	Retail unit vacancy rates within the PSA % of units in A1 use within the PSA and primary shopping frontage	To be reviewed annually	Economic Development
Policy CF 3 Local Infrastructure Provision	SO10, SO11	Approvals for new infrastructure and community facilities % of major applications approved contrary to infrastructure provider advice (LI18) Provision of identified infrastructure required to support growth	TBD No applications approved contrary to infrastructure provider advice Infrastructure provided in accordance with phasing of housing growth and site delivery	Development Control Infrastructure Delivery Plan
Policy CF 4 Open space and Recreation	SO1, SO10, SO11	S106 for open space provision (LI5) Number of major applications that result in a loss of a sport, recreation, play facility or amenity green space not mitigated through alternative provision	Open space provision in accordance with the standards outlined in Policy CF4	Development Control

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Policy	Local Plan objectives	Monitoring indicator	Target	Data source
			No major applications to result in an unmitigated loss of sports, recreation, play facility or amenity green space	
Policy CF 5 Provision and Retention of Local Community Services and Facilities	SO10	Approvals for new community facilities (LI4) Approvals that result in the loss of a community facility	TBD	Development Control
Policy CF 6 Accessibility and Transport	SO10, SO11	Number of approvals that comply with parking standards required by the Highways Authority (LI7a) Number of approvals supported by a Travel Plan (SE5) Amount of development within 15min walking distance (1km) and 10 min cycling distance (2km) of a town centre and/or located within 400m of a high frequency bus route and/or 800m of a railway station. (SA)	100% of approvals in compliance with identified parking standards 100% of approvals accompanied by a Travel Plan when required to do by Highways Authority TBD	Development Control
Policy CF 7 Planning Obligations and Community Infrastructure Levy	SO10	Annual CIL receipts Annual CIL expenditure S106 agreements Provision of identified infrastructure required to support growth	TBD TBD TBD Infrastructure provided in accordance with phasing of housing growth and site delivery	Development Control S106 register Infrastructure Delivery Plan
Policy DS 1 Woods Mill, Glossop	SO2, SO3, SO4, SO6, SO7, SO8, SO9, SO10	Development of site in accordance with Policy DS1 and phasing	Appropriate and timely development of site	Development Control

Policy	Local Plan objectives	Monitoring indicator	Target	Data source
	SO11, SO12	requirements of Policy H2 and Policy H3		
Policy DS 2 Former Railway Museum, Dinting Road, Glossop	SO2, SO3, SO4, SO9, SO10, SO11, SO12	Development of site in accordance with Policy DS2 and phasing requirements of Policy H2 and Policy H3	Appropriate and timely development of site	Development Control
Policy DS 3 Charlestown Works, Charlestown Road, Glossop	SO2, SO3, SO4, SO6, SO9, SO10, SO11, SO12	Development of site in accordance with Policy DS3 and phasing requirements of Policy H2 and Policy H3	Appropriate and timely development of site	Development Control
Policy DS 4 Adderley Place, Glossop	SO2, SO3, SO4, SO9, SO10, SO11	Development of site in accordance with Policy DS4 and phasing requirements of Policy H2 and Policy H3	Appropriate and timely development of site	Development Control
Policy DS 5 Former Ferro Alloys site, Glossop	SO2, SO3, SO4, SO6, SO9, SO10, SO11, SO12	Development of site in accordance with Policy DS1	Appropriate and timely development of site	Development Control
Policy DS 6 Land off High Hill Road, New Mills	SO2, SO3, SO4, SO9, SO10, SO11	Development of site in accordance with Policy DS6 and phasing requirements of Policy H2 and Policy H3	Appropriate and timely development of site	Development Control
Policy DS 7 Land at Ollersett Lane/Pingot Road New Mills	SO2, SO3, SO4, SO9, SO10, SO11	Development of site in accordance with Policy DS7 and phasing requirements of Policy H2 and Policy H3	Appropriate and timely development of site	Development Control
Policy DS 8 Britannia Mill, Buxworth	SO2, SO3, SO4, SO6, SO7, SO9, SO10, SO11, SO12	Development of site in accordance with Policy DS8 and phasing requirements of Policy H2 and Policy H3	Appropriate and timely development of site	Development Control
Policy DS 9 Bingswood, Whaley Bridge	SO2, SO3, SO4, SO6, SO9, SO10, SO11, SO12	Development of site in accordance with Policy DS9	Appropriate and timely development of site	Development Control
Policy DS 10 Furness Vale Industrial Estate, Calico Lane, Furness Vale	SO2, SO3, SO4, SO6, SO7, SO9, SO10, SO11, SO12	Development of site in accordance with Policy DS10	Appropriate and timely development of site	Development Control
Policy DS 11 Torr Vale Mill, New Mills	SO2, SO3, SO4, SO6, SO7, SO9, SO10, SO11, SO12	Development of site in accordance with Policy DS11	Appropriate and timely development of site	Development Control

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Policy	Local Plan objectives	Monitoring indicator	Target	Data source
Policy CS 12 Land at Hogshaw, Buxton	SO2, SO3, SO4, SO9, SO10, SO11	Development of site in accordance with Policy DS12 and phasing requirements of Policy H2 and Policy H3	Appropriate and timely development of site	Development Control
Policy DS 13 Land west of Tongue Lane, Fairfield, Buxton	SO2, SO3, SO4, SO9, SO10, SO11	Development of site in accordance with Policy DS13 and phasing requirements of Policy H2 and Policy H3	Appropriate and timely development of site	Development Control
Policy DS 14 Land off Dukes Drive, Buxton	SO2, SO3, SO4, SO9, SO10, SO11	Development of site in accordance with Policy DS14 and phasing requirements of Policy H2 and Policy H3	Appropriate and timely development of site	Development Control
Policy DS 15 Land off Ashbourne Road and Foxlow Farm, Buxton	SO2, SO3, SO4, SO6, SO9, SO10, SO11	Development of site in accordance with Policy DS15 and phasing requirements of Policy H2 and Policy H3	Appropriate and timely development of site	Development Control
Policy DS 16 Tongue Lane (land south of Tongue Lane Industrial Estate), Buxton	SO2, SO3, SO4, SO6, SO10.	Development of site in accordance with Policy DS16	Appropriate and timely development of site	Development Control
Policy DS 17 Station Road and Spring Gardens Regeneration Area, Buxton	SO2, SO3, SO4, SO6, SO7, SO8, SO10, SO11, SO12	Development of site in accordance with Policy DS17	Appropriate and timely development of site	Development Control

Infrastructure Delivery

7.8 A key element of the delivery of the Local Plan is the provision of essential community infrastructure. The Local Plan will seek to optimise existing infrastructure in appropriate locations and ensure that new infrastructure is provided to support development where required in accordance with Policy CF3 (Local Infrastructure Provision). As required by Policy CF7 (Planning Obligations and Community Infrastructure Levy), funding will be sought from developers to invest in infrastructure necessary to support on site requirements through planning obligations and/or conditions or to address the cumulative impacts on development through the Community Infrastructure Levy (subject to further consideration).

7.9 In preparing the Local Plan, the Council worked jointly with the neighbouring authorities of Derbyshire Dales District Council the Peak District National Park Authority to gather evidence, including the identification of infrastructure needs. Discussions and consultation with key infrastructure providers has been undertaken regarding the proposed Local Plan to ensure that, at this strategic level, plans are in place for infrastructure delivery.

7.10 To support the Local Plan, a separate **Infrastructure Delivery Plan** has been prepared which identifies the infrastructure requirements for High Peak, responsible delivery bodies, costs and sources of funding. It will be updated on a regular basis and modified to reflect any changes in circumstances identified through the the Annual Monitoring Report. Further engagement with infrastructure services providers will be carried during the final preparations of the Local Plan and following its adoption out to ensure that the Infrastructure Delivery Plan remains up to date. A copy of the IDP can be viewed here: www.highpeak.gov.uk/hp/preferred-options