



Habitat Regulations Assessment of the High Peak Local Plan

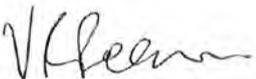
High Peak Local Plan - Preferred Options HRA Report

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Executive Summary

This report presents the findings of the Habitats Regulations Assessment (HRA) of the High Peak Local Plan to date. The report presents the findings of the HRA of proposed development site options undertaken in October and November 2012 and the assessment of the preferred options Local Plan undertaken during December 2012 and January 2013.

The HRA has involved assessing options and policies for potential adverse effects on the integrity of the following European designated sites, which have been agreed with Natural England:

- South Pennine Moors Phase 2 SPA;
- Peak District Moors (South Pennine Moors Phase 1) SPA and the South Pennine Moors SAC; and
- Peak District Dales SAC.

The findings of the assessment of the development sites options (see Section 4 of this report) has informed the choice of preferred options by High Peak Borough Council.

Some potential adverse effects have been identified associated with the preferred options sites and policies which relate either to specific preferred development sites, or to policies which relate to the quantum and location of development within the Plan Area.

It has not been possible in all cases to fully conclude the HRA for each potential adverse effect. It has been possible to put forward some avoidance measures but in most cases, further work has been recommended in order to conclude the assessment.

The potential adverse effects identified are as follows:

- A potential adverse effect from air quality associated within increased traffic from the proposed housing growth within the Plan Area (see Figure A1 in Annex A) on A roads passing within 200 m of the Peak District Dales SAC. There is not sufficient information available to conclude the assessment at this stage and further work is identified to be undertaken once traffic modelling data is available.
- Potential air quality effects on the interest features of the Peak District Dales SAC from the part of the proposed Fairfield Link Road to the east of Buxton. Part of the route already has planning approval. The route of the road south of the Dale Lane housing site through the Tongue Lane Industrial estate, which will serve potential new housing sites at Granby Road and West of Tongue Lane, remains to be finalised. It is possible that the route could pass within 200 m of a component site of the SAC (Wye Valley SSSI). As the route is currently drawn it will pass slightly over 200m from the SSSI. This could result in adverse effects on vegetation from air pollution. An avoidance measure is put forward which is that the Fairfield Link Road route should be offset from the Wye Valley SSSI component site by 200 m. If the road cannot be offset, further work will be required in order to conclude the HRA. Due to the proximity of the proposed road to the Wye Valley SSSI component site, an Appropriate Assessment (AA) is likely to be needed at the planning application stage to assess potential effects from construction.
- The following preferred housing sites in Buxton, Glossop and Hayfield could potentially lead to adverse effects on the Peak District Moors South Pennine Moors Phase 1) SPA and South Pennine Moors SAC from increased recreation pressure:

- C1 Hayfield Road, Hayfield (10 new dwellings);
- C2 Land at New Mills Road (17 new dwellings); and
- G31 Charlestown Works, Glossop (76 new dwellings).

Further work is required in order to obtain the necessary information needed to assess the potential effects identified.

- The proposed growth in the Plan Area, potentially improving access to the National Park and increasing tourism within the Plan Area, could also result in an adverse effect on the Peak District Moors (South Pennine Moors Phase I) SPA and South Pennine Moors SAC from increased recreation pressure. Increasing housing numbers in certain parts of the Plan Area could lead to an increase in recreation on the SAC/SPA which could result in disturbance to ground nesting birds, increased risk of fire and trampling of plant species.
- There is some uncertainty regarding whether the processing of the wastewater from more homes within Buxton at the Buxton STW (albeit within the existing volumetric discharge consent) could exacerbate the existing high phosphate levels within the River Wye downstream of the STW. The River Wye SSSI is a component site of the Peak District Dales SAC. This potential adverse effect relates to all of the proposed housing in Buxton. Further work is identified in order to conclude the HRA.

It is proposed that the methodologies of the further assessment work identified within this report are agreed with Natural England. The further work will be applied to the preferred options after January 2013 and before the Local Plan submission version is prepared.

Potential in-combination effects have also been identified, as follows:

- Air quality effects on the Wye Valley SSSI component site of the Peak District Dales SAC from increased traffic on the A6 and the introduction of a new road (the proposed Fairfield Road Link). In addition, potential construction impacts associated with the Fairfield Road Link and potential water quality impacts associated with increased phosphate discharges from the Buxton STW.
- Potential disturbance from increased recreation on the Peak District Moors South Pennine Moors Phase 1) SPA and South Pennine Moors SAC at Buxton, and potential disturbance from increased recreation on the same European designated sites near Glossop and Hayfield. Increased recreation pressure could also come from major conurbations/towns in the wider area such as Sheffield, Manchester, and Derby; and
- Air quality effects on the Peak District Dales SAC and increased traffic from housing growth in neighbouring areas, including the Derbyshire Dales District.

In-combination effects will need to be considered as a next step in the HRA, depending on the findings of the further work identified, in order to conclude the HRA of the High Peak Local Plan.

1 Introduction

1.1 This Report

This report presents the findings of the Habitats Regulations Assessment (HRA) of the High Peak Local Plan. The assessment of proposed development options was undertaken in October and November 2012 and the assessment of the preferred options Local Plan has been undertaken during December 2012 and January 2013. The HRA work has screened and assessed the draft and proposed policies for the High Peak Local Plan presented within the High Peak Local Plan - Preferred Options February 2013. This report also presents the findings of the HRA of the development site options presented within the following consultation documents:

- High Peak Local Plan Options Consultation Glossopdale September 2012;
- High Peak Local Plan Options Consultation Buxton Area September 2012; and
- High Peak Local Plan Options Consultation Central Area September 2012.

In addition, as no potential development sites have yet been put forward for allocation in Chapel-en-le-Frith, the HRA has assessed the assumption that there will be development in Chapel en-le-Frith accommodating around 500 homes in and around the town centre.

The findings of the HRA of the development site options has been taken into account in the choice of preferred options presented within the High Peak Local Plan - Preferred Options February 2013.

This HRA work follows on from the HRA undertaken on the Derbyshire Dales and High Peak Joint Core Strategy, the preparation of which was discontinued in April 2012 due to changes to the planning system. The latest report of the HRA of the Joint Core Strategy is *Derbyshire Dales and High Peak Joint Core Strategy Draft Habitats Regulations Assessment Report* (ENVIRON, May 2010).

The HRA is an iterative process and this report demonstrates how the screening and assessment of the proposed development sites consulted on in September and October 2012 (the findings of which are presented within this report) have informed the choice of preferred options. This report presents the potential effects of both the proposed development site options and those that are being taken forward as preferred options along with the preferred options policies. This report is supported by a number of annexes which present illustrative figures showing the Local Plan Area, the European designated sites considered and the distribution of proposed and preferred development sites (Annex A), information about the European designated sites considered (Annex B) and more detailed information and tables and information relating to the HRA screening and AA assessments (Annexes C-F).

1.2 Habitats Regulations Assessment

The Conservation of Habitats and Species Regulations 2010 transposes into English Law the requirement to carry out Appropriate Assessment for land use plans. Regulation 102 of the Conservation of Habitats and Species Regulations 2010 sets out that “the plan-making authority for that plan shall, before the plan is given effect, make an appropriate assessment for the implications for the site in view of that site’s conservation objectives”.

Regulation 61 of the Conservation of Habitats and Species Regulations 2010 requires Appropriate Assessment of plans and projects likely to have a significant effect on a European site. This means that the effects of such plans/projects on European sites designated for their nature conservation value (Natura 2000 sites) need to be assessed to ensure that the integrity of these sites is maintained.

The preparation of the High Peak Local Plan needs to be subject to HRA to ascertain if there is potential for likely significant effects (LSEs) on any European site as a result of the plan.

1.3 European Sites

European sites are Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). Proposed sites awaiting approval – potential SPAs (pSPAs) and candidate SACs (cSACs) should be treated in the same way as those already classified and approved. The National Planning Policy Framework (March 2012) also recommends that Ramsar sites should be afforded the same level of consideration as SPAs and SACs, in policy if not in law. All SPAs, (non-marine) SACs and Ramsar sites overlap to some degree with Sites of Special Scientific Interest (SSSIs). HRA relates specifically and exclusively to the qualifying interests of European sites and not to the broader conservation interests or requirements under other SSSIs. However, the latter should be factored into plan-making as part of the SEA / SA process and the planning authority's duty under section 28G of the Wildlife and Countryside Act 1981 to conserve and enhance SSSIs in carrying out their functions.

1.4 Consultation

Natural England is a key stakeholder in the HRA process. Natural England has been consulted on the approach to the HRA of the High Peak Local Plan and has guided the selection of European sites to be considered in the screening process presented.

Natural England has also contributed data in relation to the European sites and on-going advice with regard to potential effects, both in 2012 and previously, when the Derbyshire Dales and High Peak Joint Core Strategy was being prepared and subject to HRA in 2009-2010. Natural England have been invited to comment informally on a draft of this report and the consultants will seek to gain agreement of the methodologies for the assessment of potential adverse effects of the preferred options with Natural England.

This report will be subject to consultation with a wider group of stakeholders including the Environment Agency, the Peak District National Park Authority and the Derbyshire Wildlife Trust.

1.5 How to comment on this report

You are invited to comment on this report by 10 April 2013 by using one of the following methods:

- Email to the email address given below; or
- Post to the postal address given below.

In the interests of data protection, personal contact detail will not be published on the website.

High Peak Borough Council

Regeneration Service

Town Hall

Buxton

Derbyshire SK17 6EL

Tel: 0845 129 7777 or 01298 28400

E-mail: ldf@highpeak.gov.uk

2 The High Peak Local Plan

High Peak Borough Council is now preparing a Local Plan as a replacement for the previous joint Core Strategy, which was previously being prepared jointly with the Derbyshire Dales District Council. Like the Core Strategy, the new High Peak Local Plan will provide strategic planning guidance on matters such as housing, employment, the natural and historic environment, transport and retail. In addition, the new High Peak Local Plan will also include details of specific sites identified for future development or protection. The new Local Plan will cover the period from 2006 to 2028.

The new Local Plan Area is shown in Figure A1 in Annex A.

From 13 September to 25 October 2012 there was a public consultation on the High Peak Local Plan options including:

- Borough and sub area housing targets;
- Potential sites for housing;
- Potential land requirements for other developments of significance; and
- Details of policies.

The Local Plan preferred options document has since been prepared using the comments provided by the public and other stakeholders and assessment work relating to HRA and Sustainability Appraisal. The preferred options document consists of 40 policies which have been subject to HRA, the results of which are presented within this report.

3 Methodology

Figure 3.1 sets out the overall HRA process in accordance with CLG draft guidance. Current best practice demonstrates that a blurring of the tasks in an iterative manner is the most effective method of assessing a plan as it develops and therefore the process should be revisited as policies develop, in response to consultation and as more information becomes available.

This report relates to HRA tasks 1, 2 and 3.

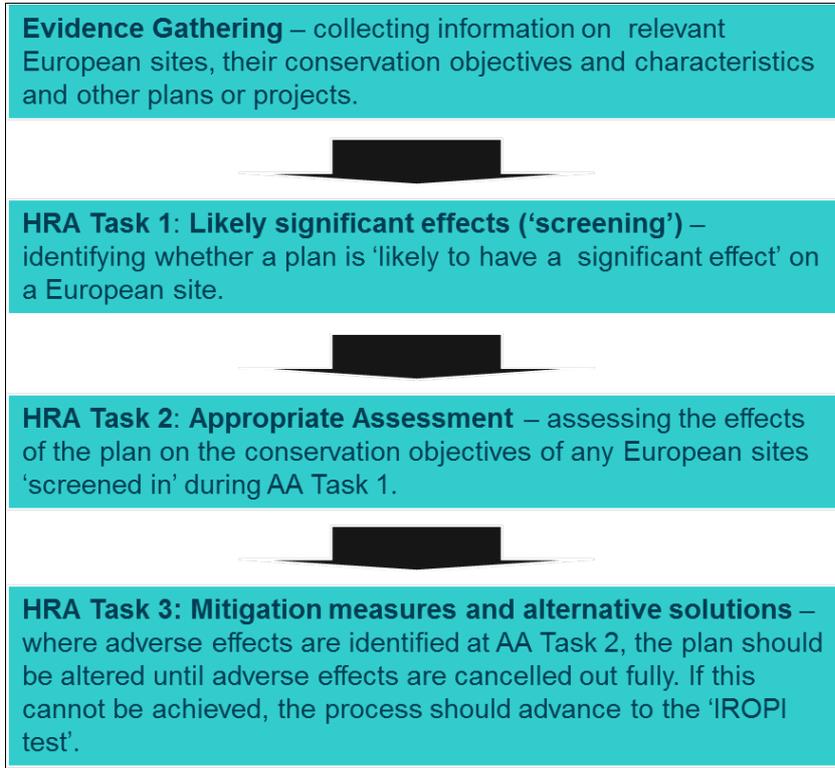


Figure 3.1 The HRA Process

The purpose of HRA task 1 is to identify whether a plan could lead to Likely Significant Effects (LSEs) on European designated sites. If LSEs are identified, then HRA task 2 should be undertaken.

The objectives of HRA task 2 are to assess potential effects on the integrity of the following European designated sites, which have been agreed with Natural England:

- South Pennine Moors Phase 2 SPA;
- Peak District Moors (South Pennine Moors Phase 1) SPA and the South Pennine Moors SAC; and
- Peak District Dales SAC.

Tasks 1 and 2 have been undertaken for both the proposed development site options in October / November 2012 and the preferred development sites and preferred Local Plan policies in December 2012 and January 2013.

The findings of HRA tasks 1 (screening) and 2 (AA) for the proposed development sites are summarised within Section 4 and more details are provided within Annexes C and D.

Table E1 in Annex E is a summary table which presents all of the development site options, the findings of the HRA screening and AA, any recommended impact avoidance measures (such as not taking the site forward as a preferred option) and whether the site has indeed been taken forward as a preferred option. In most cases where the HRA recommended that a site should not be considered as a preferred option, this has been taken on board by the Council.

HRA is an iterative process. The preferred options have been subjected to further AA screening in December 2012. The screening process identified some LSEs and therefore it has been necessary to undertake AA of the preferred options in January 2013. The results of HRA tasks 1 and 2 for the preferred options policies (including the preferred development sites) are presented within Section 5. A screening table for the preferred options policies (including the preferred development sites) is provided within Annex F.

Potential in-combination effects have also been identified in Section 6. In-combination effects might relate to several different potential effects predicted to occur on one particular site or component site or the same effect combining with other effects from another area e.g. increased traffic causing air pollution combining with a potential increase in traffic from another direction.

The objectives of HRA task 3 are to identify any recommended measures by which any potential effects can be avoided e.g. through the choice of preferred options for development sites and changes to policy wording in the High Peak Local Plan. Recommended measures for the avoidance of effects have been put forward as part of the assessments of the proposed development sites and the preferred options policies.

It has not been possible to conclude the AA for all of the preferred options policies because further work is required in order to provide the information needed in order to fully assess the potential impacts of the preferred policies. This further work is set out in Section 5. The further work will be undertaken on the preferred options before the submission version of the Local Plan is prepared later in 2013. Consultation on the Submission version of the Local Plan is due to take place in September/October 2013.

4 Screening and AA of Proposed Development Site Options

In order to ensure that potential effects on European sites were considered in the choice of preferred options (particularly for development sites), the options consulted on by High Peak Borough Council in September and October 2012 were subject to HRA screening and AA in October and November of 2012 and the results provided to Council officers. The proposed housing and employment development sites were set out within the following documents:

- High Peak Local Plan Options Consultation Glossopdale September 2012;
- High Peak Local Plan Options Consultation Buxton Area September 2012; and
- High Peak Local Plan Options Consultation Central Area September 2012.

The purpose of the screening exercise was to identify Likely Significant Effects (LSEs) on the following European designated sites:

- South Pennine Moors Phase 2 SPA;
- Peak District Moors (South Pennine Moors Phase 1) SPA;
- Peak District Dales SAC; and
- South Pennine Moors SAC.

The screening exercise is presented within a table as Annex C. The LSEs identified related to pet predation of bird species, urban encroachment and disturbance of bird species, increased recreation pressure causing damage to habitats and disturbance of birds, increased traffic and air pollution causing damage to vegetation and impacts on water quality in the River Wye which is part of the Peak District Dales SAC.

For each of the three planning areas within the Local Plan (Glossopdale, Central Area and Buxton), LSEs were identified as follows:

- Possible increased traffic on A roads and air quality effects on the South Pennine Moors Phase 2 SPA, the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC and the Peak District Dales SAC (the latter mainly associated with development in the Central Area and Buxton);
- Possible increased recreation effects such as trampling and disturbance on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. Some housing sites are located on the edge of the settlements, towards the direction of the SPA;
- Possible disturbance effects from urban encroachment on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC at Glossopdale and Buxton; and
- Possible air quality impact on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC from some sites allocated for future business or industrial use in each of the three areas if they were developed for employment uses which emitted air pollution.

In addition, a number of LSEs were identified in relation to the proposed development options at Buxton only as follows:

- Possible pet predation effects on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC from proposed new housing sites to the south west of the town.
- Possible water quality impacts, increased traffic and air quality impacts. Housing development in Buxton could result in an increased of phosphates discharged from the Buxton Sewerage Treatment Works (STW) into the River Wye.
- The Fairfield Link Road is proposed to be delivered through the Local Plan. This road will alleviate congestion from traffic on the A6 entering Buxton. Part of the route already has planning approval. The route of the road south of the Dale Lane housing site through the Tongue Lane Industrial estate, which will serve potential new housing sites at Granby Road and West of Tongue Lane, remains to be finalised. It is possible that the route could pass within 200 m of a component site of the SAC (Wye Valley SSSI). As the route is currently drawn it will pass slightly over 200m from the SSSI. and this could therefore have an adverse effect on the vegetation of the site from air pollution.

The proposed development site options for which LSEs were identified were then subjected to AA. The findings of the AA are presented in Annex D. A number of potential adverse effects were identified in line with the LSEs identified above. Table E1 in Annex E presents avoidance measures put forward by the consultants, including not taking forward certain options as preferred options. It was not possible in all cases to fully conclude the AA due to a lack of information and need for further investigation of potential effects. Interim conclusions were identified and further work was identified as being necessary, should the options be taken forward as preferred options. The further work will be undertaken on the preferred options before the submission version of the Local Plan is prepared later in 2013. Consultation on the Submission version of the Local Plan is due to take place in September/October 2013. The further work is identified in Section 5.

The findings of the AA of development site options were used to inform the decisions about the preferred options to take forward within the Local Plan as allocations. Table E1 in Annex E indicates which options have subsequently been taken forward as preferred options and these are also included in the consideration of the draft policies of the Local Plan which have been screened and assessed since then, in December 2012 and January 2013. The findings of the screening and AA of the preferred options draft policies are presented in Section 5.

5 Findings of the HRA of Local Plan preferred options

5.1 Results of the HRA Screening of the High Peak Local Plan preferred options

The policy wording of the draft policies of the Local Plan were screened in December 2012 and January 2013. At this stage decisions had been made regarding the preferred options and therefore preferred allocation sites for housing and employment development were included in the draft policies.

The draft policies were screened for LSEs as shown in Table D1 in Annex D. LSEs identified were very similar to those identified when the proposed development site options were screened, with the exception of pet predation. This has not been identified as an LSE at the Local Plan preferred options stage because the preferred options housing site allocations are all more than 400 m from the South Pennine Moors Phase 2 SPA and Peak District Moors (South Pennine Moors Phase 1) SPA. Urban encroachment was also not identified as an LSE at the Local Plan preferred options stage because none of the preferred housing options extend the existing urban edge towards any European sites.

With regards to recreation, consultation with Natural England has suggested that the draft Local Plan policies could result in increased recreation pressure on a local level e.g. for daily dog walking, due to the location of some preferred options housing allocations and also at the plan level, due to increasing the population of the Borough which could lead to more people accessing the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC either by foot, cycle, public transport or by car.

The LSEs identified are discussed in more detail in Sub-section 5.2.

5.2 Results of the Appropriate Assessment of Local Plan preferred options

This section discusses the potential likely significant effects (LSEs) that have been identified through the assessment of the preferred option policies in the High Peak Local Plan – Preferred Options February 2013. In most cases, it has not been possible to reach a conclusion of the AA and further work on the preferred options is identified as being required. This work will be undertaken on the preferred options identified within the Preferred Options Local Plan before the submission version of the Local Plan is prepared later in 2013. Consultation on the Submission version of the Local Plan is due to take place in September/October 2013. It is proposed that the methodologies of any further assessment work identified within this report are agreed with Natural England prior to commencement.

5.2.1 Air pollution

The screening exercise has identified potential increased traffic and air quality effects on all four of the European designated sites considered in the AA as a result of housing, tourism growth and employment developments within the High Peak Borough because the European sites contain habitats which are sensitive to air pollution. This LSE was identified in connection with the following policies:

- Local Plan Policy S2 (formerly CS2) Settlement Hierarchy;
- Local Plan Policy S3 (formerly CS23) Buxton Sub Area;
- Local Plan Policy S4 (formerly CS22) Central Sub Area;

- Local Plan Policy S5 (formerly CS21) Glossopdale Sub Area;
- Local Plan Policy S4 (formerly CS8) Maintaining and Enhancing an Economic Base;
- Local Plan Policy E1 New Employment Development;
- Local Plan Policy E2 Employment Allocations;
- Local Plan Policy S3 (formerly Policy CS13) Housing Land Supply and Distribution;
- Local Plan Policy H3 Housing Allocations;
- Local Plan Policy E6 (formerly CS11) Promoting Peak District Tourism and Culture;
- Local Plan Policy CF3 (formerly CS20) Local Infrastructure Provision.

Although this potential effect has been identified in connection with a large number of policies, it essentially relates to the quantum of housing and employment growth within the Plan Area and is not attributed to any one proposed housing or employment development site. Any effects on air quality and European sites from an individual development, such as an employment site which could emit air pollution through manufacturing, would be assessed and mitigated through Local Plan Policy EQ3 Biodiversity.

Local Plan Policy H10 Promoting Peak District Tourism and Culture could lead to an increase in tourism related traffic by encouraging more people to visit the area and the Peak District National Park (see Figure A1).

This LSE was identified in connection with Local Plan Policy Local Plan Policy IS1 Local Infrastructure Provision because this policy will enable the delivery of part of the Fairfield Link Road proposed on the edge of Buxton. Part of the route of this link road has not yet been determined but it could pass within 200 m of the Peak District Dales SAC Wye Valley SSSI component site.

Diffuse air pollution is noted as a current problem at a number of European sites within the East Midlands region including the upland complex covering the Peak District Dales SAC/SPA and South Pennine Moors SAC/SPA. Sites which are over critical load levels for at least one air pollutant are identified in Appendix C and include¹:

- Peak District Dales SAC;
- South Pennine Moors SAC; and
- Peak District Moors (South Pennine Moors Phase I SPA).

It is therefore important that the High Peak Local Plan does not contribute to increased levels of air pollution affecting these sites.

Potential adverse effects on European designated sites in relation to air pollution

Natural England has advised that emissions from point sources more than 200 m from the boundary of a site can be considered negligible (this does not mean that there may not be impacts due to increasing emissions from diffuse sources). A GIS exercise undertaken in 2010 as part of the HRA of the previous joint Core Strategy has identified European sites within 200 m of an A road within the High Peak Borough (and including land within the Peak District National Park). This analysis was based on the assumption that only traffic on A

¹ Information obtained from Appendix C of the Derbyshire Dales and High Peak Joint Core Strategy Draft Habitats Regulations Assessment Report (ENVIRON, May 2010).

roads is significant. There are a number of A roads which pass through European designated sites within and immediately adjacent to the Plan Area. Figure A2 shows the A roads within 200 m of European sites in and near the Plan Area.

The following text describes the likely implications of increased traffic on these roads for European sites.

South Pennine Moors SAC SK144960: This site supports several designated plant communities, all of which are vulnerable to damage if further deposition of nitrogen air pollutants or if further acidification occurs. The site is large, extending over 64983.13ha and the proportion of the site lying within 200 m of a road on which traffic levels could potentially increase is relatively small (in the region of 2%, or 1336.86ha). It is therefore unlikely (but not impossible) that the integrity of the site as a whole would be affected by traffic-related emissions.

Peak District Moors (South Pennine Moors Phase I) SPA: There are several plant communities that could be affected by additional deposition of nitrogen on this site, but effects on designated interest features are not straightforward to predict. For example, in some cases additional nitrogen could enhance productivity and the availability of food for birds. Roads which pass through or within 200 m of the component sites of the Peak District Moors SPA are as follows:

- The A628 route between Manchester/Hyde and Barnsley (The Dark Peak SSSI);
- The A6024 between the A628 at Woodhead Reservoir and Holmfirth (The Dark Peak SSSI);
- The A57 (Snake Road) between Glossop and Sheffield (The Dark Peak SSSI and the Eastern Peak District Moors SSSI);
- The A624 between Glossop and Chapel-en-le-Frith passing through Hayfield (The Dark Peak SSSI);
- The A5004 between Whaley Bridge and Buxton (Goyt Valley SSSI);
- The A537 between Buxton and Macclesfield (Leek Moors SSI and Goyt Valley SSSI);
- The A54 between Buxton and Congleton (Leek Moors SSSI);
- The A53 between Buxton and Leek (Leek Moors SSSI);
- The A6013 between Hope Valley and Ashopton/Ladybower Reservoir (Eastern Peak District Moors SSSI);
- The A6187 between Sheffield and Hathersedge, leading to Chapel-en-le-Frith (Eastern Peak District Moors SSSI);
- The A625 between Sheffield and Calver (Eastern Peak District Moors SSSI);
- The A621 between Sheffield and Baslow (Eastern Peak District Moors SSSI); and
- The A619 between Chesterfield and Baslow (Eastern Peak District Moors SSSI).

The site is large, extending over 45,270.52ha and the proportion of the site lying within 200 m of a road on which traffic levels could potentially increase is relatively small (in the region of 3%, or 1376.70ha). It is therefore unlikely that the integrity of the site as a whole would be affected by traffic-related emissions.

Peak District Dales SAC SK142550: All the plant communities which are designated interest features for the site are vulnerable to any additional deposition of nitrogen. They are less vulnerable to further acidification. Roads which pass through or within 200 m of the component sites of the Peak District Dales SAC are as follows:

- A 623 between Chesterfield and Chapel-en-le-Frith passing through Baslow (Cressbrook Dale SSSI);
- The A6 between Bakewell and Buxton (Topley Pike and Deep Dale SSSI and the Wye Valley SSSI);
- The A515 between Buxton and Ashbourne (Topley Pike and Deep Dale SSSI); and
- The A5012 between Buxton and Cromford (leading to Matlock and Wirksworth)(Long Dale and Gratton Dale SSSI and Via Gellia Woodlands SSSI).

The site is large, extending over 2326.33 ha. The proportion of the site lying within 200 m of the roads above is also high, in the region of 12% (about 296 ha).

2001 census data has shown that 19% of the workplace population in High Peak works mainly at, or from, home. A further 35% of people travel less than 2km to work. With 16% of people travelling between 2 and 5km, a high proportion of commuter journeys are relatively short, however many of these journeys are made out of the Borough to the surrounding towns and cities of Stockport, Manchester and Sheffield. The average distance to a fixed place of work is 13.8km.

In High Peak, 60% of all residents in employment in the Borough live and work within the Borough. High Peak has a net daily outflow of workers; there are 43,751 residents in employment but just 32,388 jobs available within the Borough resulting in a net outflow of 11,363². The major outflows from High Peak are to Greater Manchester which is not in the direction of the European designated sites³.

On the basis of the technical work previously undertaken and the 2001 census data indicating the likely travel patterns of residents within the Borough in 2001, it is suggested that potential adverse effects on the following sites are not likely to occur as a result of traffic increases and do not need to be further considered with regards to the proposed housing development:

- Peak District Moors (South Pennine Moors Phase 1) SPA;
- South Pennine Moors SAC; and
- South Pennine Moors Phase 2 SPA.

Part of the alignment of the Fairfield Link Road has not yet been determined, however, it might pass within 200 m of a component site of the Peak District Dales SAC (the Wye Valley SSSI). It could therefore result in impacts on the vegetation within this part of the SAC from air pollution.

Conclusion and further work required

Insufficient information is available with to reach a conclusion regarding whether an adverse effect on the Peak District Dales SAC could result from the Local Plan policies. Further work is needed to ascertain the likely impact of the proposed housing growth on the Peak District Dales SAC.

² Peak sub-region employment land review (Nathaniel Lichfield & Partners Ltd, 2008)

³ Analysis of 2001 census data obtained from Derbyshire Dales and High Peak Joint Core Strategy Sustainability Appraisal Scoping Report 2009, Transport and Accessibility Topic Paper.

The alignment of the route of part of the Fairfield Link Road has not yet been determined, however, it might pass within 200 m of a component site of the Peak District Dales SAC (Wye Valley SSSI). Due to the proportion of the Peak District Dales SAC which lies within 200 m of A roads, it cannot be concluded that no adverse effects will occur from increased traffic from housing and tourism growth within the Borough.

When the Fairfield Link Road route is finalised, it will need to be subject to AA and, if possible, be offset by 200 m from the Wye Valley SSSI (component site of the Peak District Dales SAC). If it is not possible to offset the route of the road from the Wye Valley SSSI, an air quality assessment would be required to ascertain the impact of the route on the Wye Valley SSSI / Peak District Dales SAC. Due to the proximity of the proposed road to the Wye Valley SSSI component site, an AA is likely to be needed at the planning application stage to potential effects from construction.

The following further work is required in order to reach a conclusion:

Traffic modelling is required to ascertain the potential increase in traffic as a result of the High Peak Local Plan along the following routes:

- A 623 between Chesterfield and Chapel-en-le-Frith passing through Baslow (Cressbrook Dale SSSI);
- The A6 between Bakewell and Buxton (Topley Pike and Deep Dale SSSI and the Wye Valley SSSI);
- The A515 between Buxton and Ashbourne (Topley Pike and Deep Dale SSSI); and
- The A5012 between Buxton and Cromford (leading to Matlock and Wirksworth)(Long Dale and Gratton Dale SSSI and Via Gellia Woodlands SSSI).

An increase in traffic of 5% (compared with current traffic levels) could be considered significant. Should any significant increases in traffic be identified, an air quality assessment should be undertaken to ascertain the potential air quality effects on the component sites named above.

5.2.2 Recreation

Increased recreation pressure could cause trampling of vegetation, erosion, disturbance of bird species and increased risk of fires on moorland, all of which could affect the qualifying features (see Annex B) for which the Peak District Moors (South Pennine Moors Phase I) SPA and South Pennine Moors SAC are designated.

This potential adverse effect could result from two different sources, as follows:

1. The potential effects of an increase in population and visitors across the Plan Area on the Peak District Moors (South Pennine Moors Phase I SPA) and South Pennine Moors SAC; and
2. Increases in population in certain locations on the edges of settlements as a result of Local Plan Policy H3 Housing Allocations which sets out the preferred options for housing development. This could increase localised regular recreation e.g. dog walking, on parts of the Peak District Moors (South Pennine Moors Phase I SPA) and South Pennine Moors SAC close to the new developments.

Potential adverse effect from an increase in population and visitors across the Plan Area

The following policies could potentially increase recreation pressure on the Peak District Moors (South Pennine Moors Phase I SPA) and South Pennine Moors SAC resulting in damage to habitats / vegetation and disturbance of bird species, either through increasing the number of residents of the Plan Area, by increasing the numbers of visitors within the Plan Area or by improving access to the Peak District Moors (South Pennine Moors Phase I SPA) and South Pennine Moors SAC:

- Local Plan Policy S2 Settlement Hierarchy;
- Local Plan Policy S7 Buxton Sub Area;
- Local Plan Policy S5 Glossopdale Sub Area;
- Local Plan Policy EQ7 Green Infrastructure;
- Local Plan Policy S3 Housing Land Supply and Distribution; and
- Local Plan Policy E6 Promoting Peak District Tourism and Culture.

Conclusion and further work required

It is not possible at this stage to conclude that these policies will not result in an adverse effect on the Peak District Moors (South Pennine Moors Phase I SPA) and South Pennine Moors SAC.

The following further work is required in order to reach a conclusion:

- Investigate the potential impact of predicted population change being accommodated by the Local Plan through housing development for each of the three planning areas (Glossopdale, Central Area and Buxton) with regards to recreation pressure;
- Identify whether new residents of the Plan Area are likely to drive to the Peak District Moors (South Pennine Moors Phase I SPA) and South Pennine Moors SAC or travel by public transport. Establish likely travel distances to the Peak District Moors (South Pennine Moors Phase I SPA) and South Pennine Moors SAC and likely destinations within the Sites. Visitor survey / source and destination information will be sought from the Peak District National Park Authority;
- Identify why people visit the areas and therefore identify whether providing alternative large open natural spaces could be a possible impact avoidance measure.
- Identify all alternative free access natural recreational areas within the Plan Area using a GIS exercise and assess whether they provide sufficient alternative natural green space for recreation use by new residents; and
- Identify whether the Peak District National Park Recreation Strategy and the Dark Peak Nature Improvement Area provides opportunities for mitigating potential adverse effects and identify potential mitigation requirements.

Potential adverse effect from preferred housing allocations

The second potential effect listed above could result from Local Plan Policy H4 Housing Allocations, namely the following preferred housing allocation sites:

- C1 Hayfield Road, Hayfield (10 new dwellings);
- C2 Land at New Mills Road (17 new dwellings); and
- G31 Charlestown Works, Glossop (76 new dwellings).

These sites are shown on Figures A3 a-c in Annex A. These sites and their surrounding areas have been examined using web-based resources in order to ascertain potential access routes onto the Peak District Moors (South Pennine Moors Phase I SPA) and South Pennine Moors SAC and the availability of alternative areas of natural greenspace which might be more attractive than the SPA/SAC. This work is discussed in Annex D.

Conclusion and further work required

It is not possible to conclude that the development of the above-mentioned sites for housing would not have an adverse effect on the SPA/AC and therefore the following further work is recommended to be undertaken as soon as possible in relation to the above-mentioned allocation sites:

1. Obtain evidence from the National Park Authority relating to current issues associated with the setting of fires on the parts of the SPA/SAC in the areas close to the allocated sites;
2. Map footpaths and obtain information about open access areas within and leading to the SPA/SAC from National Park Authority in relation to proposed housing sites;
3. Calculate how many of the proposed new homes would be dog-owning households using accepted formulae. Calculate the number of new walks that could result and their direction;
4. Consult with officers at the High Peak Borough Council in order to ascertain whether alternative recreation areas exists within these parts of the Plan for day to day recreation;
5. Confirm access to footpaths, open access areas and alternative recreation areas within the vicinities of the allocation sites through ground-truthing/site visits.

5.2.3 Water quality

An LSE was identified in relation to the following policies because they will all result in housing development in Buxton:

- Local Plan Policy S2 Settlement Hierarchy;
- Local Plan Policy S7 Buxton Sub Area;
- Local Plan Policy S3 Housing Land Supply and Distribution; and
- Local Plan Policy H3 Housing Allocations.

In a letter from the Environment Agency dated 07/05/10, it was stated that the phosphate levels within the River Wye were adversely affecting the Peak District Dales SAC. Water samples taken immediately downstream of the Buxton STW were not compliant with the 0.04mg/l conservation target. This was in part due to discharge from the Buxton STW as identified through the Environment Agency's Review of Consents (RoC) process. There may be other sources of phosphates in the river, such as agricultural run-off. As a result of the RoC process, a tighter phosphate limit of 1mg/l was imposed on the Buxton STW by the Environment Agency on 31st March 2010.

The Environment Agency confirmed that the planned growth within the Draft Joint Core Strategy (2010) could be accommodated within the existing discharge consent that has been set at Buxton STW. Severn Trent confirmed in an email dated 12/03/10 that the Buxton STW "could potentially accommodate up to 3,840 new dwellings within its existing [discharge] consent" and that the STW is operating using best available techniques in order to remove

phosphates from wastewater. This is well above the 1322 maximum new homes which have more recently been considered for Buxton Town within the High Peak Local Plan Options Consultation Buxton Area (September 2012) consultation document (Option C for the distribution of housing within the Buxton Area).

However, uncertainty remains regarding whether the acceptance of the wastewater from more homes within Buxton at the Buxton STW (albeit within the existing volumetric discharge consent) will exacerbate the existing high phosphate levels within the River Wye. Correspondence from Natural England in December 2012 (email dated 13/12/12) states that Severn Trent have been testing a new filter/membrane at the sewage treatment work which would bring the level of phosphate levels down to 0.2mg/l, well below the 0.04mg/l conservation target. Although testing is on-going, Natural England are confident that the filter/membrane will be effective in bringing the levels of phosphates within the discharge to an acceptable level.

Furthermore the only sensor which is recording a level of phosphate above 0.04 mg/l is the one directly below the STW. Another sensor further down the River Wye is not showing levels above the conservation target. Seven Trent is installing another sensor at the top of the SAC which is expected to provide better data in the future.

Natural England have suggested that further consultation is undertaken with Severn Trent and the Environment Agency in relation to the filter/membrane and phosphate levels within the River Wye within the next iteration of the HRA, the report of which will accompany the submission version of the High Peak Local Plan.

Conclusion and further work required

It is still not possible to rule out a potential adverse effect from housing development in Buxton due to uncertainty. Further work is required in order to reach a conclusion with regards to water quality, as follows:

- Further consultation with Severn Trent Water to confirm the levels of phosphates within the STW discharge and measures which are being tested to manage phosphate levels; and
- Further consultation with the Environment Agency to confirm current phosphate levels within the River Wye and whether there is evidence that phosphate levels are affecting the species for which the Peak District Dales SAC is designated. Annex II species: White-clawed crayfish *Austropotamobius pallipes*, Brook lamprey *Lampetra planeri*, Bullhead *Cottus gobio* all require suitable water quality to maintain their populations.

6 Summary and In-combination Effects

This section summarises the findings of the HRA of the High Peak Local Plan - Preferred Options February 2013. The findings of the assessment of the development sites options undertaken in October 2012 is summarised in Section 4 of this report and has informed the choice of preferred options by High Peak Borough Council.

Some potential adverse effects have been identified associated with the preferred options policies which relate either to specific preferred development sites, or to policies which relate to the quantum and location of development within the Plan Area.

It has not been possible in all cases to fully conclude the AA for each potential adverse effect. It has been possible to put forward some avoidance measures but in most cases, further work has been recommended in order to conclude the AA. It is proposed that the methodologies of any further assessment work with regards to the potential effects identified within this report are agreed with Natural England. The further work will be applied to the preferred options after January 2013 and before the Local Plan submission version is prepared.

6.1 Air Quality Assessment Summary

The AA of the preferred options policies has identified a potential adverse effect from air quality associated within increased traffic from the proposed housing growth within the Plan Area on A roads passing within 200 m of the Peak District Dales SAC. There is not sufficient information available to conclude the assessment at this stage.

Further work has therefore been suggested in order to conclude the HRA with regards to this potential effect. Traffic modelling is required to ascertain the potential increase in traffic as a result of the High Peak Local Plan along the following routes:

- A 623 between Chesterfield and Chapel-en-le-Frith passing through Baslow (Cressbrook Dale SSSI);
- The A6 between Bakewell and Buxton (Topley Pike and Deep Dale SSSI and the Wye Valley SSSI);
- The A515 between Buxton and Ashbourne (Topley Pike and Deep Dale SSSI); and
- The A5012 between Buxton and Cromford (leading to Matlock and Wirksworth)(Long Dale and Gratton Dale SSSI and Via Gellia Woodlands SSSI).

An increase in traffic of 5% (compared with current traffic levels) could be considered significant. Should any significant increases in traffic be identified, an air quality assessment should be undertaken to ascertain the potential air quality effects on the SSSI component sites named above.

The assessment has also identified potential air quality effects on the Peak District Dales SAC from part of the proposed Fairfield Link Road to the east of Buxton. Part of the route already has planning approval but part of the route south of the Dale Lane housing site through the Tongue Lane Industrial estate, which will serve potential new housing sites at Granby Road and West of Tongue Lane, remains to be finalised. . It is possible that it could pass within 200 m of a component site of the SAC (Wye Valley SSSI). This could result in adverse effects on vegetation from air pollution.

An avoidance measure is put forward. The Fairfield Link Road route should be offset from the Wye Valley SSSI component site by 200 m. If the road cannot be offset, an air quality assessment will be required in order to determine whether an adverse effect could occur. Due to the proximity of the proposed road to the Wye Valley SSSI component site, an AA is likely to be needed at the planning application stage to assess potential effects from construction.

6.2 Recreation and Disturbance Assessment Summary

The AA has identified that a number of potential housing sites in Buxton, Glossop and the Hayfield could potentially lead to adverse effects on the Peak District Moors South Pennine Moors Phase 1) SPA and South Pennine Moors SAC from increased recreation pressure.

In consultation with NE, it has also been identified that the proposed growth in the Plan Area, potentially improving access to the National Park and increasing tourism within the Plan Area, could also result in an adverse effect on the Peak District Moors South Pennine Moors Phase 1) SPA and South Pennine Moors SAC from increased recreation pressure.

Increasing housing numbers in certain parts of the Plan Area could lead to an increase in recreation on the SAC/SPA which could result in disturbance to ground nesting birds, increased risk of fire and trampling of plant species.

The preferred housing allocation sites which could be associated with these potential adverse effects are as follows:

- C1 Hayfield Road, Hayfield (10 new dwellings);
- C2 Land at New Mills Road (17 new dwellings); and
- G31 Charlestown Works, Glossop (76 new dwellings).

Further work is required in order to obtain the necessary information needed to assess the potential effects identified. The further work is as follows:

- Investigate the potential impact of predicted population change being accommodated by the Local Plan through housing development for each of the three planning areas (Glossopdale, Central Area and Buxton) with regards to recreation pressure.
- Identify whether new residents of the Plan Area are likely to drive to the Peak District Moors (South Pennine Moors Phase I SPA) and South Pennine Moors SAC or travel by public transport. Establish likely travel distances to the Peak District Moors (South Pennine Moors Phase I SPA) and South Pennine Moors SAC and likely destinations within the Sites. Visitor survey / source and destination information will be sought from the Peak District National Park Authority;
- Identify why people visit the areas and therefore identify whether providing alternative large open natural spaces could be a possible impact avoidance measure;
- Identify all alternative free access natural recreational areas within the Plan Area using a GIS exercise and assess whether they provide sufficient alternative natural green space for recreation use by new residents;
- Identify whether the Peak District National Park Recreation Strategy and the Dark Peak Nature Improvement Area provide opportunities for mitigating potential adverse effects and identify potential mitigation requirements;

- Obtain evidence from the National Park Authority relating to current issues associated with the setting of fires on the parts of the SPA/SAC in the areas close to the allocated sites;
- Map footpaths and obtain information about open access areas within and leading to the SPA/SAC from National Park Authority in relation to proposed housing sites;
- Calculate how many of the proposed new homes would be dog-owning households using accepted formulae. Calculate the number of new walks that could result and their direction;
- Consult with officers at the High Peak Borough Council in order to ascertain whether alternative recreation areas exists within these parts of the Plan for day to day recreation; and
- Confirm access to footpaths, open access areas and alternative recreation areas within the vicinities of the allocation sites through ground-truthing/site visits.

6.3 Water Quality Assessment Summary

The AA has identified that there is still some uncertainty regarding whether the processing of the wastewater from more homes within Buxton at the Buxton STW (albeit within the existing volumetric discharge consent) could exacerbate the existing high phosphate levels within the River Wye downstream of the STW. The River Wye SSSI is a component site of the Peak District Dales SAC. This potential adverse effect relates to all of the proposed housing in Buxton.

Further work identified in order to reach a conclusion for the AA is as follows:

- Further consultation with Severn Trent Water to confirm the existing levels of phosphates within the STW discharge and the effectiveness of measures which are being tested to manage phosphate levels; and
- Further consultation with the Environment Agency to confirm current phosphate levels within the River Wye and whether there is evidence that phosphate levels are affecting the species for which the Peak District Dales SAC is designated. Annex II species: White-clawed crayfish *Austropotamobius pallipes*, Brook lamprey *Lampetra planeri*, Bullhead *Cottus gobio* all require suitable water quality to maintain their populations.

6.4 In-combination effects

A number of potential adverse effects have been identified which could either affect different parts of the same European designated sites or they could affect one component site in a number of different ways. In most cases, the conclusions regarding these potential effects cannot be made until further work is undertaken to provide more information. However, it should be noted that these potential effects could be associated with in-combination effects. The potential in-combination effects are as follows:

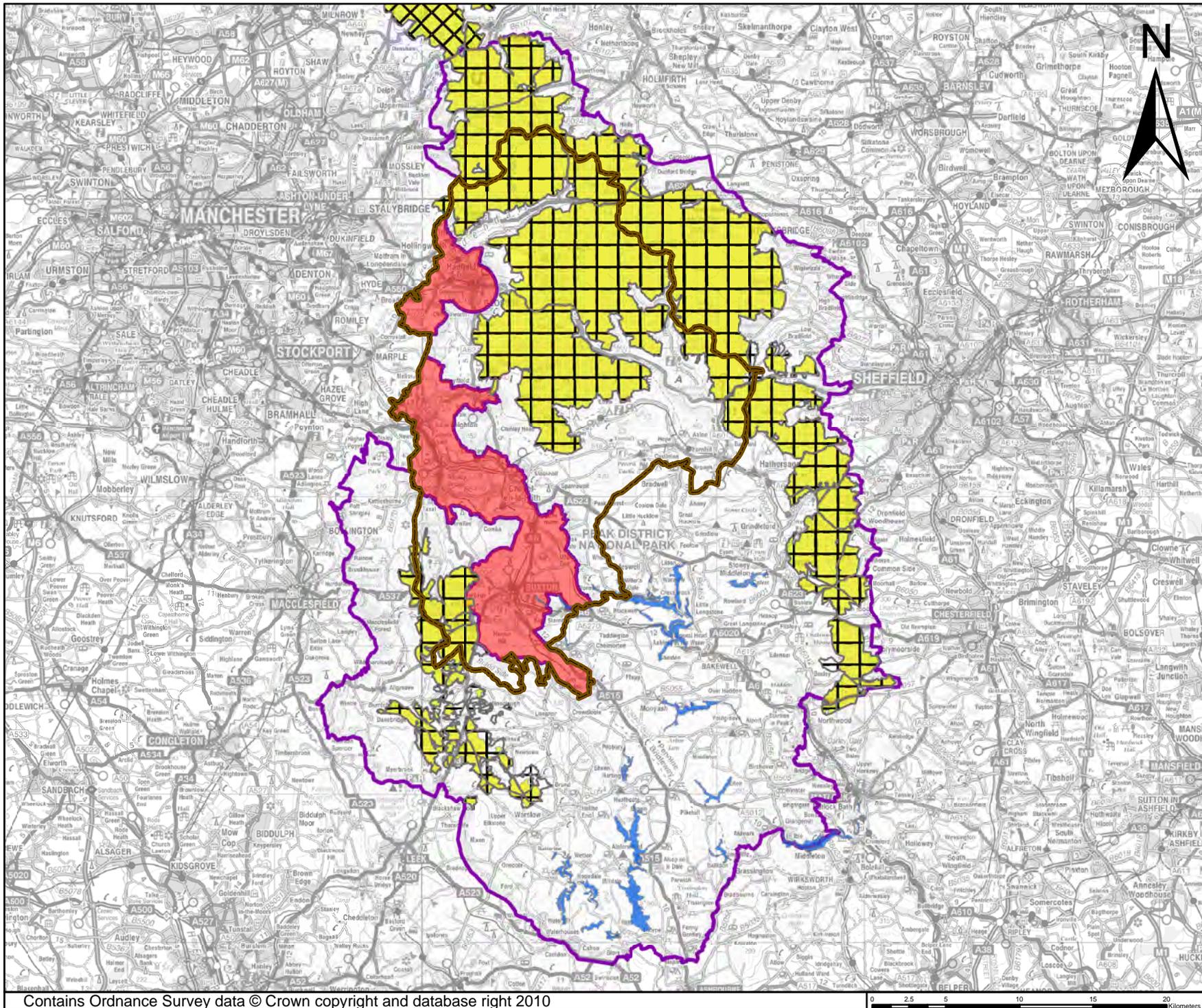
- Air quality effects on the Wye Valley SSSI component site of the Peak District Dales SAC from increased traffic on the A6 and the introduction of a new road (the proposed Fairfield Road Link). Plus potential construction impacts associated with the Fairfield Road Link and potential water quality impacts associated with increased phosphate discharges from the Buxton STW.
- Potential disturbance from increased recreation on the Peak District Moors South Pennine Moors Phase 1) SPA and South Pennine Moors SAC at Buxton, and potential disturbance from increased recreation on the same European designated sites near

Glossop and Hayfield. Increased recreation pressure could also come from major conurbations/towns in the wider area such as Sheffield, Manchester, and Derby; and

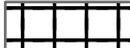
- Air quality effects on the Peak District Dales SAC and increased traffic from housing growth in neighbouring areas, including the Derbyshire Dales District.

In-combination effects will need to be considered as a next step in the HRA, depending on the findings of the further work identified, in order to conclude the AA of the High Peak Local Plan.

Annex A: Figures



Legend

-  High Peak Borough Council Boundary
-  SPA
-  Peak District Moors (South Pennine Moors Phase 1)
-  South Pennine Moors Phase 2
-  SAC
-  Peak District Moors
-  South Pennine Moors
-  Plan Area
-  National Park Boundary

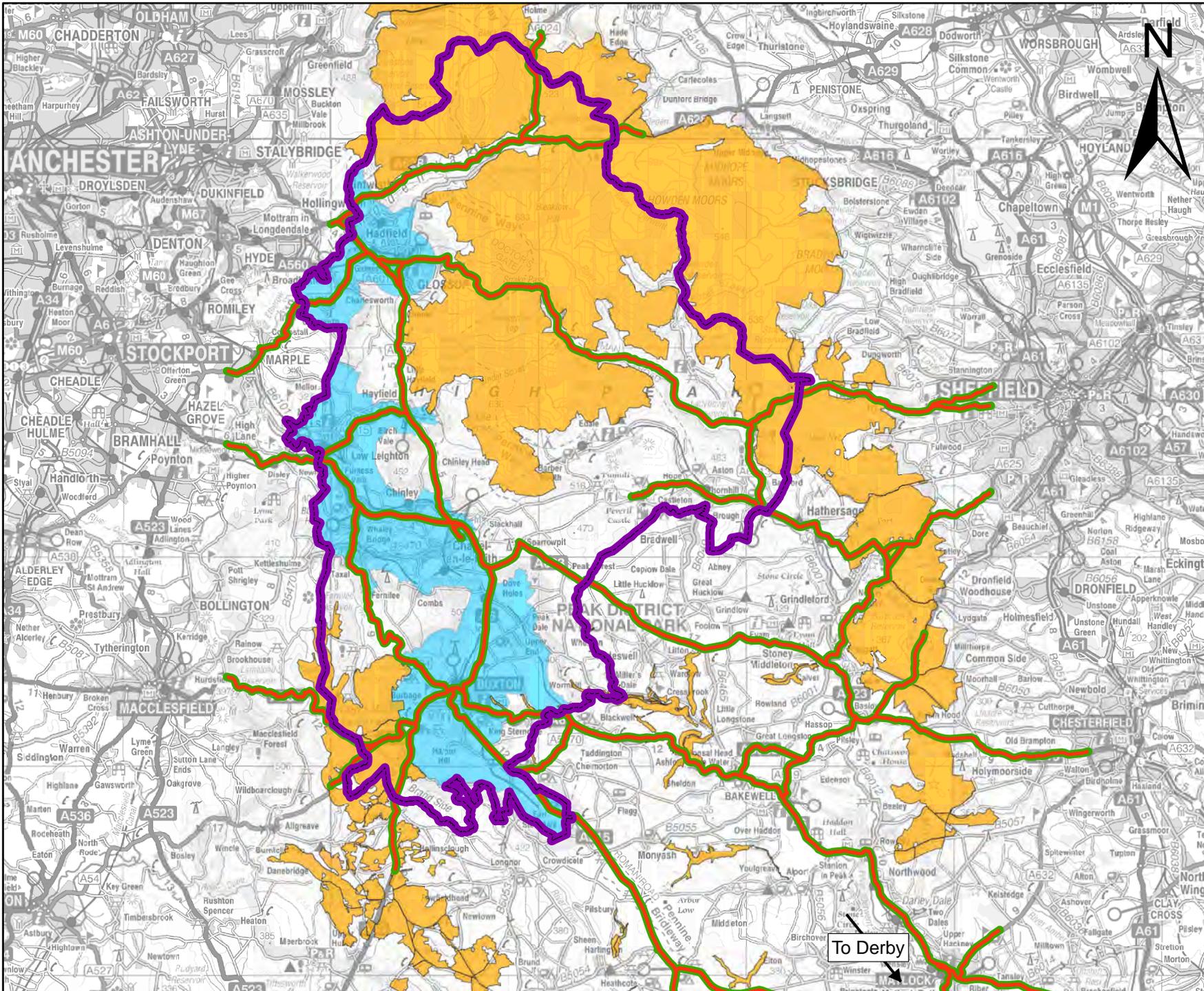
Note:
Refer to report for further information

Title: Figure A1: European Designated Sites and Plan Area

Site: High Peak Borough
Client: High Peak Borough Council

Project No.: UK18-18153
Issue: 1
Date: 9th Jan 2013
Drawn By: CD





Legend

-  High Peak Boundary
-  200m Buffer
-  A Roads
-  European Sites
-  Plan Area

Note:
Refer to report for further information

Title: Figure A2: A roads within 200m of the European designated sites in or near to the Plan Area

Site: High Peak Borough

Client: High Peak Borough Council

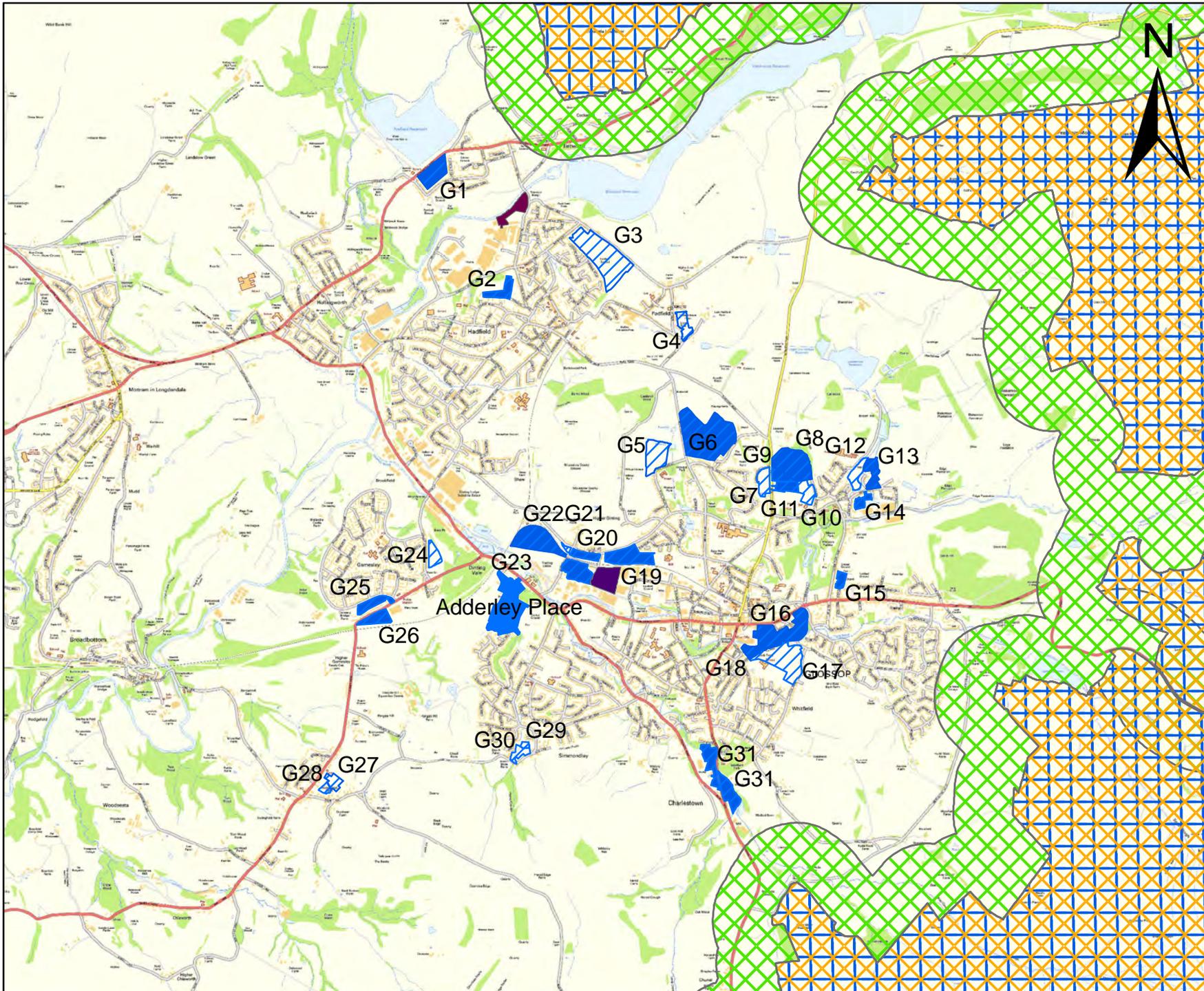
Project No. UK18-18153

Issue: 1

Date: 9th Jan 2013

Drawn By: CD





Legend

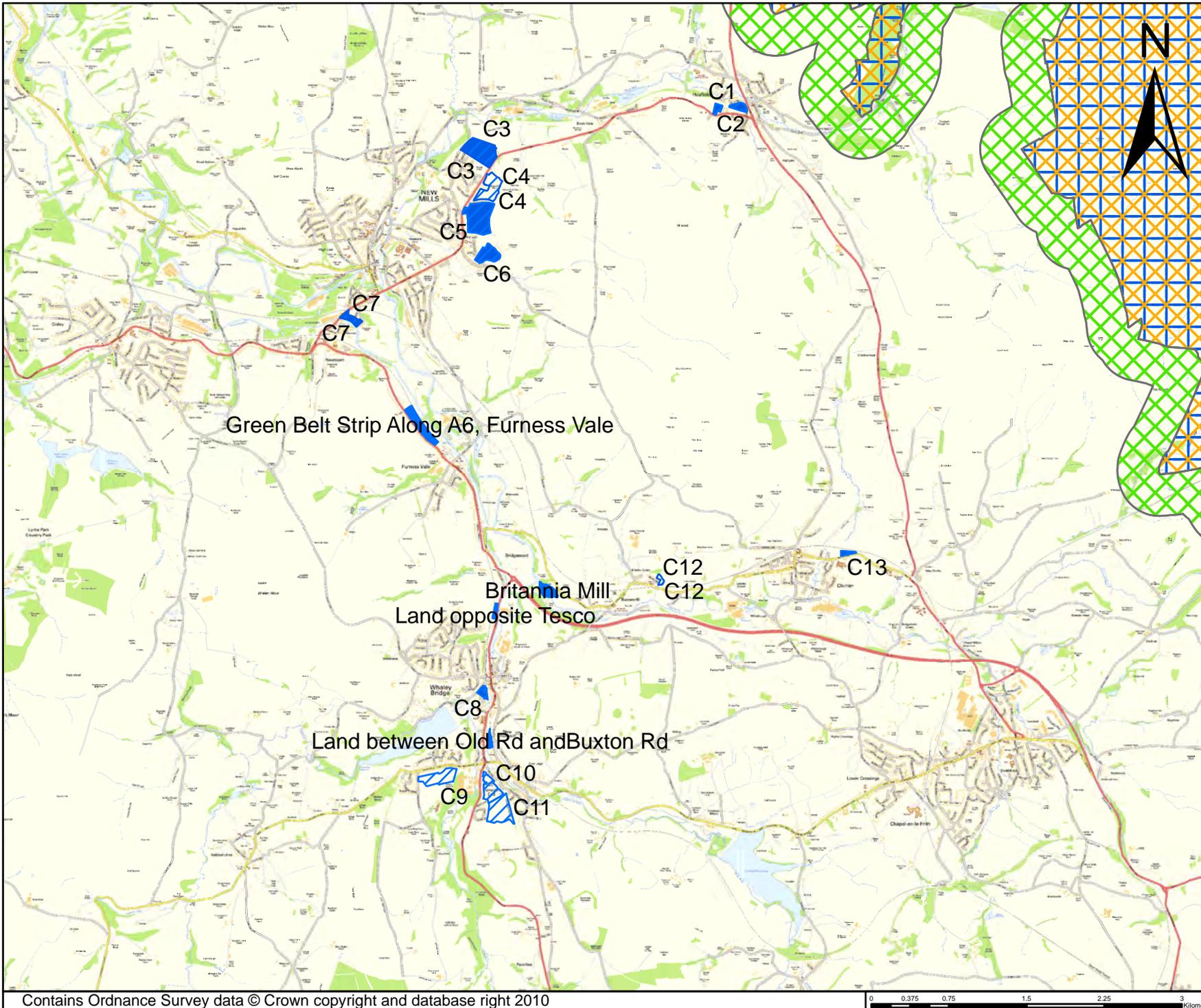
-  Proposed Housing Sites
-  Preferred Housing Sites
- Employment Land Allocations:**
-  Waterside
-  Wren Nest Road
-  SPA
-  SAC
-  400m Buffer

Note:
Refer to report for further information

Title: Figure A3a: Housing and Employment Site Options at Glossopdale

Site:	High Peak Borough
Client:	High Peak Borough Council
Project No.:	UK18-18153
Issue:	1
Date:	05th Feb 2013
Drawn By:	CD





Legend

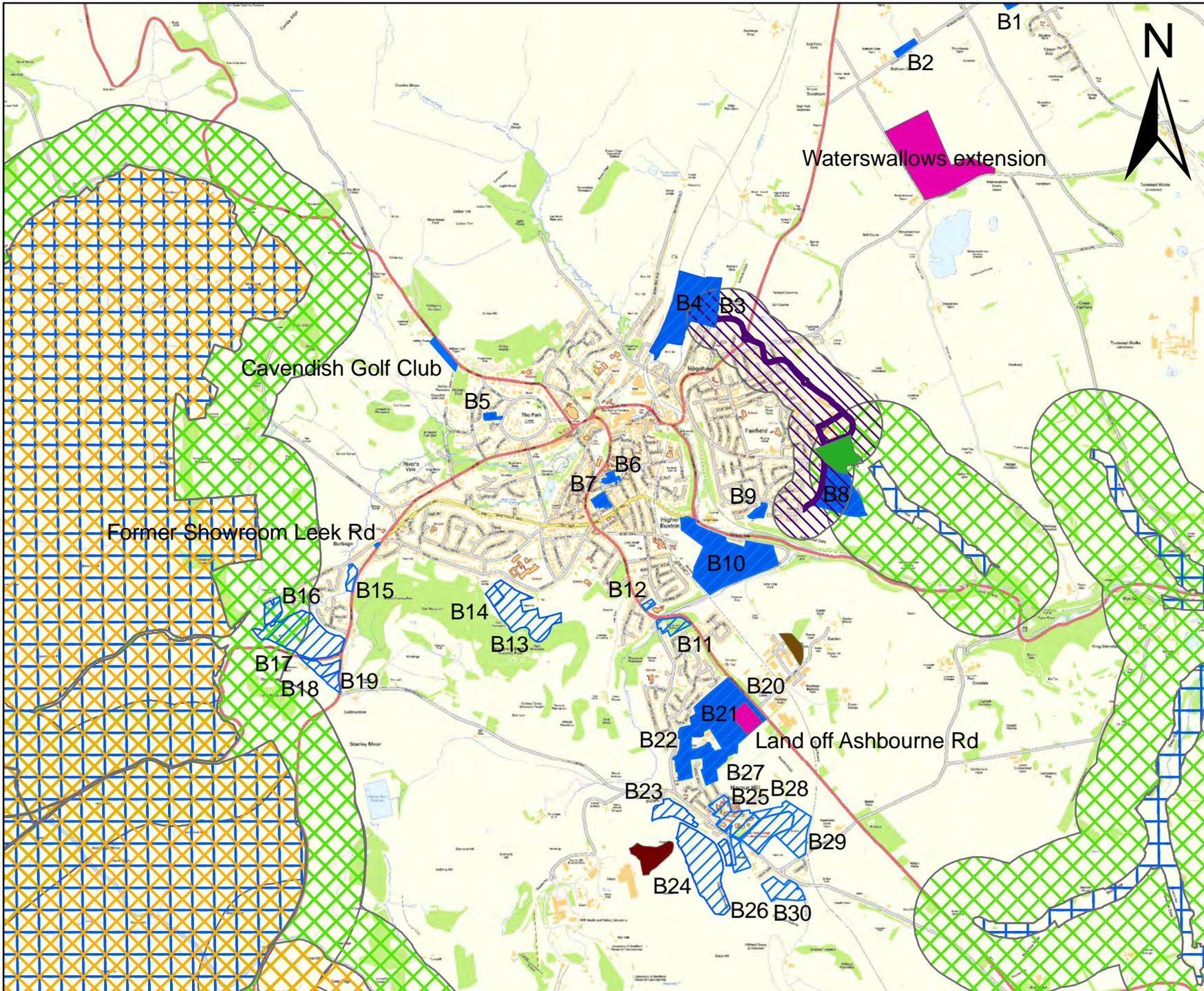
-  Proposed Housing Sites
-  Preferred Housing Sites
-  SPA
-  SAC
-  400m Buffer

Note:
Refer to report for further information

Title: Figure A3b: Housing and Employment Site Options in the Central Area

Site:	High Peak Borough
Client:	High Peak Borough Council
Project No.:	UK18-18153
Issue:	1
Date:	14th Jan 2013
Drawn By:	CD





Legend

- Proposed New Employment Sites
- Proposed Housing Sites

Employment Land Allocations:

- Hoffman Quarry
- Staden Lane
- Tongue Lane
- Proposed Roads
- 200m Buffer
- SPA
- SAC
- 400m Buffer
- Preferred Housing Sites

Note:
Refer to report for further information

Title: Figure A3c: Housing and Employment Site Options at Buxton

Site: High Peak Borough
Client: High Peak Borough Council

Project No. UK18-18153
Issue: 1
Date: 05th Feb 2013
Drawn By: CD

ENVIRON

Annex B: Information about European Designated Sites considered

Table B1 - South Pennine Moors Phase II SPA	
Name	South Pennine Moors Phase 2 SPA UK9007022
Location with regards to plan area	Approximately 13 km to the north of Hadfield (Glossopdale)
Reason(s) for designation:	
<p>This qualifies under Article 4.1 of the Directive (79/409/EEC):</p> <p>Breeding;</p> <ul style="list-style-type: none"> • <i>Asio flammeus</i> Short-eared owl; • <i>Falco columbarius</i> Merlin; and • <i>Pluvialis apricaria</i> Golden plover. <p>This site qualifies under Article 4.2 of the Directive (79/409/EEC) for supporting the following internationally important assemblages of birds:</p> <ul style="list-style-type: none"> • <i>Actitis hypoleucos</i> Common sandpiper • <i>Oenanthe oenanthe</i> Northern wheatear • <i>Calidris alpina schinzii</i> Dunlin • <i>Saxicola rubetra</i> Whinchat • <i>Carduelis flavirostris</i> Twite • <i>Tringa totanus</i> Redshank • <i>Gallinago gallinago</i> Snipe • <i>Turdus torquatus</i> Ring ouzel • <i>Numenius arquata</i> Eurasian curlew • <i>Vanellus vanellus</i> Northern lapwing 	
Component SSSI sites	South Pennine Moors SSSI
Conservation objectives	Maintenance of the ecosystems on which the birds depend.

Table B1 - South Pennine Moors Phase II SPA	
Requirements to maintain favourable condition status of site (relating to conservation objectives)	Key factors affecting site integrity (relating to designated features)
<p>Maintenance of the extent of suitable habitat mosaic including areas of tall mature heath and grass sward suitable for nesting short-eared owl and merlin whilst maintaining shorter, recently grazed and burnt areas suitable for nesting golden plover.</p> <p>Maintenance of appropriate grazing and burning regimes, and avoidance of overgrazing by sheep is a key pressure on the site.</p> <p>Maintenance of bird feeding areas outside the site (avoidance of agricultural intensification), maintaining the extent of habitats suitable for providing adequate food supply such as small mammals, nesting birds and invertebrates.</p> <p>Maintaining low levels of disturbance and predation are especially important for ground nesting birds and management of human access should direct disturbance away from sensitive areas. Predator control may be required.</p> <p>Recreational disturbance - the SPA is flanked two sides by large industrial urban areas, which means that large numbers of people use the area for recreational activities.</p> <p>Appropriate grazing regimes are required to maintain the extent of the moorland and heaths, the structural diversity including undisturbed dwarf shrub, varied age structure and vegetational mosaic. Grazing plays an important role in this management. The control of inappropriate and invasive species is required.</p> <p>Maintaining hydrological conditions as wet heaths require wet soils during winter with a dry surface in summer. Also importance of water quality, including lack of eutrophication and maintenance of oligotrophic character.</p> <p>Air pollution and atmospheric deposition is likely to be an important cause of eutrophication for wet and dry heaths.</p> <p>Mires and bogs are sensitive to changes in hydrology and maintenance of natural regimes, water quality, and avoidance of water table lowering are important factors.</p>	<ul style="list-style-type: none"> • Maintenance of habitats on site • Maintenance of bird feeding areas outside the site (avoidance of agricultural intensification), in particular Golden Plover. • Ground nesting birds - Maintaining low levels of disturbance and predation, i.e. where humans, dogs and predators are. Management of human access should direct disturbance away from sensitive areas. • Wet heaths - Maintaining hydrological conditions. Water quality, including lack of eutrophication and maintenance of oligotrophic character. • Air quality - Air pollution and atmospheric deposition is likely to be an important cause of eutrophication for wet and dry heaths. • Mires and bogs – changes in hydrology and maintenance of natural regimes, water quality, and water table levels. • Absence of barriers e.g. wind farms

Table B2 - Peak District Moors (South Pennine Moors Phase I) SPA	
Name	Peak District Moors (South Pennine Moors Phase 1) SPA UK9007021
Location with regards to plan area	Within plan area
Reason(s) for designation:	
<p>This site qualifies under Article 4.1 of the Directive (79/409/EEC) as during the breeding season the area regularly supports:</p> <ul style="list-style-type: none"> • Short-eared owl <i>Asio flammeus</i> at least 2.2% of the GB breeding population Count, as at 1990 and 1998 • Merlin <i>Falco columbarius</i> at least 2.3% of the GB breeding population Count as at 1990 and 1998 • Golden plover <i>Pluvialis apricaria</i> (North-western Europe - breeding) at least 1.9% of the GB breeding population Count, as at 1990 and 1998 	
Component SSSI sites	<ul style="list-style-type: none"> • The Dark Peak SSSI • Goyt Valley SSSI
Conservation objectives	Maintain populations of Annex 1 bird species for which this site is designated
Requirements to maintain favourable condition status of site (relating to conservation objectives)	Key factors affecting site integrity (relating to designated features)
<ul style="list-style-type: none"> • Requires maintenance of the extent of suitable habitat mosaic including areas of tall mature heath and grass sward suitable for nesting short-eared owl and merlin whilst maintaining shorter, recently grazed and burnt areas suitable for nesting golden plover. • Maintaining low levels of disturbance and predation are especially important for ground nesting birds and management of human access should direct disturbance away from sensitive areas. (particularly recreational disturbance - Major urban and industrial 	<ul style="list-style-type: none"> • Maintenance of habitats on site • Maintenance of bird feeding areas outside the site (avoidance of agricultural intensification), in particular Golden Plover. • Ground nesting birds - Maintaining low levels of

Table B2 - Peak District Moors (South Pennine Moors Phase I) SPA	
<p>centres near to the Peak District Moors provide significant visitor pressure and 524KM² of the moorlands are open to public access)⁴. Predator control may be required.</p> <ul style="list-style-type: none"> • Avoidance of fires (Many habitats are sub-optimal in vegetation terms) as a consequence of wildfire burns) • Maintenance of the extent of habitats suitable for providing adequate food supply such as small mammals, nesting birds and invertebrates. • Avoidance of air pollution (Many habitats are sub-optimal (in vegetation terms) as a consequence of historic air pollution) • Appropriate grazing regimes are required to maintain the extent of the moorland and heaths, the structural diversity including undisturbed dwarf shrub, varied age structure and vegetational mosaic. Grazing plays an important role in this management. The control of inappropriate and invasive species is required. • Maintaining hydrological conditions as wet heaths require wet soils during winter with a dry surface in summer. Also importance of water quality, including lack of eutrophication and maintenance of oligotrophic character. • Air pollution and atmospheric deposition is likely to be an important cause of eutrophication for wet and dry heaths. • Mires and Bogs are sensitive to changes in hydrology and maintenance of natural regimes, water quality, and avoidance of water table lowering are important factors. 	<p>disturbance and predation, i.e. where humans, dogs and predators are. Management of human access should direct disturbance away from sensitive areas.</p> <ul style="list-style-type: none"> • Wet heaths - Maintaining hydrological conditions. Water quality, including lack of eutrophication and maintenance of oligotrophic character. • Avoidance of fires. • Air quality - Air pollution and atmospheric deposition is likely to be an important cause of eutrophication for wet and dry heaths. • Mires and bogs – changes in hydrology and maintenance of natural regimes, water quality, and water table levels. • Absence of barriers e.g. wind farms

⁴ JNCC data form (05/05/06) <http://www.jncc.gov.uk/pdf/SPA/UK9007021.pdf>

Table B3 - South Pennine Moors SAC	
Name	South Pennine Moors SAC UK0030280
Location with regards to plan area	Within plan area
Reason(s) for designation:	
<p>ANNEX 1</p> <p>Primary</p> <p>4030 European dry heaths.</p> <p>7130 Blanket bogs * Priority feature</p> <p>91A0 Old sessile oak woods with Ilex and Blechnum in the British Isles.</p> <p>Non Primary</p> <p>4010 Northern Atlantic wet heaths with <i>Erica tetralix</i>.</p> <p>7140 Transition mires and quaking bogs</p>	
SSSI component sites	<p>The Dark Peak SSSI</p> <p>Goyt Valley SSSI</p> <p>Eastern Peak District Moors SSSI</p>
Conservation objectives	Maintenance of the Annex I habitats that are a primary reason for selection of this site and maintenance of non-primary habitats.

Table B3 - South Pennine Moors SAC	
Requirements to maintain favourable condition status of site (relating to conservation objectives)	Key factors affecting site integrity (relating to designated features)
<p>Heaths</p> <ul style="list-style-type: none"> • Appropriate heathland management is required to maintain the extent of the heaths, the structural diversity including undisturbed dwarf shrub, varied age structure and vegetational mosaic. Grazing plays an important role in this management. The control of inappropriate and invasive species is required. Specific grouse moor management contributes to the maintenance of habitat mosaic. • Maintaining hydrological conditions as wet heaths require wet soils during winter with a dry surface in summer. Also importance of water quality, including lack of eutrophication and maintenance of oligotrophic character. • Air pollution and atmospheric deposition is likely to be an important cause of eutrophication for wet and dry heaths. <p>Mires and Bogs</p> <ul style="list-style-type: none"> • Maintenance of habitat extent and species composition are important for this habitat, with some areas requiring management of scrub encroachment in addition to minimising the levels of trampling and damage from recreational activities including fire-setting. • Mires and Bogs are sensitive to changes in hydrology and maintenance of natural regimes, water quality, and avoidance of water table lowering are important factors. • Areas that have suffered previous damaging activities require enhancement including re-vegetation of bare peat, increased vegetational diversity in response to past heavy sheep grazing and a reduction of erosion through gullying. <p>Woodlands</p> <ul style="list-style-type: none"> • Appropriate woodland management is required in particular to maintain natural processes and create a diverse woodland structure, allow tree regeneration potential, control invasive species, and support characteristic species and habitat types. 	<ul style="list-style-type: none"> • Maintenance of habitats on site • Heaths - Maintaining hydrological conditions. Water quality, including lack of eutrophication and maintenance of oligotrophic character. • Avoidance of fires. • Air quality - Air pollution and atmospheric deposition is likely to be an important cause of eutrophication for wet and dry heaths. • Mires and bogs – changes in hydrology and maintenance of natural regimes, water quality, and water table levels.

Table B3 - South Pennine Moors SAC	
<ul style="list-style-type: none">To increase the extent of native character woodland without detriment to other key habitats.	

Table B4 - Peak District Dales SAC	
Name	Peak District Dales SAC UK0019859
Location with regards to plan area	Within plan area
Reason(s) for designation:	
<p>ANNEX 1</p> <p>Primary</p> <ul style="list-style-type: none"> 6210: Semi- natural dry grasslands and scrubland facies: on calcareous substrates. 9180: Tilio-Acerion forests of slopes, screes and ravines * Priority feature. <p>Non-primary</p> <ul style="list-style-type: none"> 4030: European Dry Heaths. 6130: Calaminarian grasslands. 7230: Alkaline Fens. 8120: Calcareous and calcshist screes of the montane to alpine levels. 8210: Calcareous rocky slopes with chasmophytic vegetation. 	<p>ANNEX II</p> <p>Primary</p> <ul style="list-style-type: none"> 1092: White-clawed (or Atlantic stream) crayfish. <p>Non Primary</p> <ul style="list-style-type: none"> 1096: Brook lamprey. 1163: Bullhead.
SSSI component sites	<p>Ballidon Dale</p> <p>Coombs Dale</p> <p>Cressbrook Dale</p>

Table B4 - Peak District Dales SAC	
	<p>Dove Valley and Biggin Dale</p> <p>Hamps and Manifold Valleys</p> <p>Lathkilldale</p> <p>Longdale(Hartington)</p> <p>Longdale and Grassendale</p> <p>Matlock Woods</p> <p>Monks Dale</p> <p>Wye Valley</p> <p>Topley Pike and Deepdale</p> <p>Via Gellia Woodlands</p>
Conservation objectives	Maintenance of the Annex I habitats and Annex II species that are a primary reason for selection of this site and maintenance of non-primary habitats and species.
Requirements to maintain favourable condition status of site (relating to conservation objectives)	Key factors affecting site integrity (relating to designated features)
<p>Grasslands</p> <p>Sward structure and composition provide a valuable indication of habitat quality. Maintaining appropriate grazing or rotational cutting may be used to retain the presence of positive indicator species and prevent domination by rank grasses and scrub, though some scrub can be ecologically beneficial.</p> <p>Calaminarian Grasslands</p> <p>Maintenance of suitable habitat with characteristic species assemblages, and substrate enriched with heavy metals, areas of bare ground with characteristically short sward structure and suitably low levels of dead plant matter.</p>	<ul style="list-style-type: none"> • Grasslands – maintain management including appropriate grazing or rotational cutting • Calaminarian Grasslands - sporadic management such as occasional light grazing may be beneficial. • Alkaline fens - Air quality, water quality and water levels. • Calcareous rocky habitats - Maintenance of natural processes such as erosion

<p>Table B4 - Peak District Dales SAC</p>	
<p>Sporadic management such as occasional light grazing may be beneficial.</p> <p>Woodlands</p> <p>Appropriate woodland management is required in particular to maintain natural processes and a diverse woodland structure, tree regeneration potential and a diverse age structure, control invasive species, and support characteristic species and habitat types.</p> <p>Heaths</p> <p>Without management heathland becomes progressively dominated by bracken, gorse and/or scrub and trees. Appropriate heathland management is therefore required to maintain the extent of the heaths, the structural diversity including undisturbed bare ground, age structure and vegetation mosaic. Grazing can play an important role in this management. The control of inappropriate and invasive species is required.</p> <p>Alkaline Fens</p> <p>Appropriate management, usually in the form of light grazing, is required to maintain sward structure and composition.</p> <p>The control of inappropriate and invasive species.</p> <p>Hydrology, water quality and air quality must be maintained. Although groundwater levels need to be high, standing water may be detrimental for alkaline fen communities.</p> <p>Calcareous rocky habitats</p> <p>Maintenance of the extent of habitat with characteristic pioneer calcicole and basiphilous species. Maintenance of natural processes such as erosion.</p> <p>Crayfish</p> <p>Maintenance of extent of habitat and water quality. The absence of introduced species and crayfish plague is especially important and can be introduced by human activity, therefore maintaining visitor awareness initiatives, sympathetic management of fishery practices and regular monitoring is important.</p>	<ul style="list-style-type: none"> • Crayfish - Maintenance of extent of habitat and water quality. Absence of introduced species and crayfish plague. Maintain visitor awareness initiatives, sympathetic management of fishery practices and regular monitoring. • Fish - Bullhead and Brook Lamprey – Maintain rivers' natural structure and form. Avoid creation of artificial barriers. Maintain sustainable fish populations.

Table B4 - Peak District Dales SAC	
<p>Fish</p> <p>River's natural structure and form should be maintained to support a natural flow regime that will help ensure the provision of resting pools for fish, conserve the quality of the riverbed as fish spawning habitat, and avoid the creation of artificial barriers to the passage of migratory fish.</p> <p>Any exploitation of fish populations or other native animals or plants should be at a sustainable level, without manipulation of the river's natural capacity to support them or augmentation by excessive stocking.</p>	

Annex C: HRA Screening Table for Development Site Options (October 2012)

Table A1: Results of screening exercise of the High Peak Local Plan Strategic Policy Consultation September 2012				
(For development site option locations, see Figures A3 a-c in Annex A)				
Draft policies	LSE identified due to the High Peak Local Plan Strategic Policy Consultation September 2012?			
	South Pennine Moors Phase 2 SPA	Peak District Moors (South Pennine Moors Phase 1) SPA	Peak District Dales SAC	South Pennine Moors SAC
High Peak Local Plan Options Consultation GLOSSOPDALE September 2012	?	✓	-	✓
<p>Comments:</p> <p>South Pennine Moors Phase 2 SPA: Possible increased traffic and air quality impacts.</p> <p>Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC: possible increased recreation – trampling / disturbance, disturbance from urban encroachment, increased traffic and air quality impacts. No LSE identified with regards to pet predation.</p> <p>No LSEs identified for the ‘Other Development Issues’ (apart from employment sites) being consulted on in the document.</p>				
High Peak Local Plan Options Consultation CENTRAL AREA September 2012	?	✓	✓	✓
<p>Comments:</p> <p>South Pennine Moors Phase 2 SPA: Possible increased traffic and air quality impacts.</p> <p>Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC: possible increased recreation – trampling / disturbance, increased traffic and air quality impacts. Peak District Dales SAC – possible increased traffic and air quality impacts for component sites along the A623 (travelling south east from Chapel-en-le-Frith).</p> <p>No LSE identified with regards to pet predation.</p> <p>No LSEs identified for the ‘Other Development Issues’ (apart from employment sites) being consulted on in the document.</p>				

Table A1: Results of screening exercise of the High Peak Local Plan Strategic Policy Consultation September 2012				
(For development site option locations, see Figures A3 a-c in Annex A)				
Draft policies	LSE identified due to the High Peak Local Plan Strategic Policy Consultation September 2012?			
	South Pennine Moors Phase 2 SPA	Peak District Moors (South Pennine Moors Phase 1) SPA	Peak District Dales SAC	South Pennine Moors SAC
High Peak Local Plan Options Consultation BUXTON AREA September 2012	?	✓	✓	✓
<p>Comments:</p> <p>South Pennine Moors Phase 2 SPA: Possible increased traffic and air quality impacts.</p> <p>Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC: possible increased recreation – trampling / disturbance, disturbance from urban encroachment, increased traffic and air quality impacts and pet predation.</p> <p>Peak District Dales SAC: Possible water quality impacts, increased traffic and air quality impacts and . Housing development in Buxton could result in an increase of phosphates discharged from the Buxton Sewerage Treatment Works into the River Wye. An increase in traffic between Buxton and Bakewell and Wirksworth could cause a negative effect on component sites of the Peak District Dales SAC along the A6 and the A5012. The Fairfield Link Road might pass within 200 m of a component site of the Peak District Dales SAC (Wye Valley SSSI) but the exact route of the road has not yet been determined. When the route is finalised, it will need to be subject to AA and, if possible, be offset from the SSSI so that it does not fall within 200 m.</p> <p>Should the development of Tongue Lane Extension for employment use result in emissions of air pollution (e.g. the type of business proposed at this site uses combustion processes), this could result in effects on the plants species within the Peak District Dales SAC (Wye Valley SSSI) as this component site lies within 200 m of the proposed employment site. It is assumed that the prevailing wind direction is from the west and therefore the other two potential employment sites at Buxton are not likely to result in air quality effects on any European designated sites.</p> <p>No LSEs identified for the ‘Other Development Issues’ (apart from employment sites) being consulted on in the document.</p>				

Annex D: AA of Development Site Options (October 2012)

Appropriate Assessment of Development Options

Evidence is referred to in this Annex which is presented within Derbyshire Dales and High Peak Joint Core Strategy Draft Habitats Regulations Assessment Report (ENVIRON, May 2010). This annex is structured according to potential effect and is supported by figures provided in Annex A. Figures A3a-c show the proposed development site options. After the discussion of each effect an interim conclusion is made. In most cases it was not possible to fully conclude the assessment of options without further investigation of the potential effects. Where possible, impact avoidance measures are put forward.

It is identified that further work would be required in order to reach conclusions in relation to most potential adverse effects identified. The further work required was discussed with Council officers at following the assessment of options and is set out in Section 5 of the main report. The further work would be undertaken for options which are taken forward as preferred options in the Local Plan. It is proposed that the methodologies of any further assessment work with regards to the potential effects identified within this report are agreed with Natural England.

Air quality

The screening exercise identified potential increased traffic and air quality effects on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC, the Peak District Dales SAC and possibly the South Pennine Moors Phase 2 SPA as a result of housing, tourism growth and employment developments within the High Peak Borough because these sites contain habitats which are sensitive to air pollution.

Diffuse air pollution is noted as a current problem at a number of European sites within the East Midlands region including the upland complex covering the Peak District Dales SAC/SPA and South Pennine Moors SAC/SPA. Sites which are over critical load levels for at least one air pollutant are identified in Appendix C and include⁵:

Peak District Dales SAC;

- South Pennine Moors SAC; and
- Peak District Moors (South Pennine Moors Phase I SPA).

It is therefore important that the High Peak Local Plan does not contribute to increased levels of air pollution affecting these sites.

Emissions from traffic

Natural England has advised that emissions from point sources more than 200 m from the boundary of a site can be considered negligible (this does not mean that there may not be impacts due to increasing emissions from diffuse sources). A GIS exercise undertaken in 2010 as part of the HRA of the previous joint Core Strategy has identified European sites within 200 m of an A road within the High Peak Borough (and including land within the Peak District National Park). This analysis was based on the assumption that only traffic on A

⁵ Information obtained from Appendix C of the Derbyshire Dales and High Peak Joint Core Strategy Draft Habitats Regulations Assessment Report (ENVIRON, May 2010).

roads is significant. There are a number of A roads which pass through European designated sites within and immediately adjacent to the Plan Area. Figure 2 in Annex A..

The following text describes the likely implications of increased traffic on these roads for European sites.

South Pennine Moors SAC SK144960: This site supports several designated plant communities, all of which are vulnerable to damage if further deposition of nitrogen air pollutants or if further acidification occurs. The site is large, extending over 64983.13ha and the proportion of the site lying within 200 m of a road on which traffic levels could potentially increase is relatively small (in the region of 2%, or 1336.86ha). It is therefore unlikely (but not impossible) that the integrity of the site as a whole would be affected by traffic-related emissions.

Peak District Moors (South Pennine Moors Phase I) SPA: There are several plant communities that could be affected by additional deposition of nitrogen on this site, but effects on designated interest features are not straightforward to predict. For example, in some cases additional nitrogen could enhance productivity and the availability of food for birds. Roads which pass through or within 200 m of the component sites of the Peak District Moors SPA are as follows:

- The A628 route between Manchester/Hyde and Barnsley (The Dark Peak SSSI);
- The A6024 between the A628 at Woodhead Reservoir and Holmfirth (The Dark Peak SSSI);
- The A57 (Snake Road) between Glossop and Sheffield (The Dark Peak SSSI and the Eastern Peak District Moors SSSI);
- The A624 between Glossop and Chapel-en-le-Frith passing through Hayfield (The Dark Peak SSSI);
- The A5004 between Whaley Bridge and Buxton (Goyt Valley SSSI);
- The A537 between Buxton and Macclesfield (Leek Moors SSI and Goyt Valley SSSI);
- The A54 between Buxton and Congleton (Leek Moors SSSI);
- The A53 between Buxton and Leek (Leek Moors SSSI);
- The A6013 between Hope Valley and Ashopton/Ladybower Reservoir (Eastern Peak District Moors SSSI);
- The A6187 between Sheffield and Hathersedge, leading to chapel-en-le-Frith (Eastern Peak District Moors SSSI);
- The A625 between Sheffield and Calver (Eastern Peak District Moors SSSI);
- The A621 between Sheffield and Baslow (Eastern Peak District Moors SSSI); and
- The A619 between Chesterfield and Baslow (Eastern Peak District Moors SSSI).

The site is large, extending over 45,270.52ha and the proportion of the site lying within 200 m of a road on which traffic levels could potentially increase is relatively small (in the region of 3%, or 1376.70ha). It is therefore unlikely that the integrity of the site as a whole would be affected by traffic-related emissions.

Peak District Dales SAC SK142550: All the plant communities which are designated interest features for the site are vulnerable to any additional deposition of nitrogen. They are less vulnerable to further acidification. Roads which pass through or within 200 m of the component sites of the Peak District Dales SAC are as follows:

- A 623 between Chesterfield and Chapel-en-le-Frith passing through Baslow (Cressbrook Dale SSSI);
- The A6 between Bakewell and Buxton (Topley Pike and Deep Dale SSSI and the Wye Valley SSSI);
- The A515 between Buxton and Ashbourne (Topley Pike and Deep Dale SSSI); and
- The A5012 between Buxton and Cromford (leading to Matlock and Wirksworth)(Long Dale and Gratton Dale SSSI and Via Gellia Woodlands SSSI).

The site is large, extending over 2326.33 ha. The proportion of the site lying within 200 m of the roads above is also high, in the region of 12% (about 296 ha).

2001 census data has shown that 19% of the workplace population in High Peak works mainly at, or from, home. A further 35% of people travel less than 2km to work. With 16% of people travelling between 2 and 5km, a high proportion of commuter journeys are relatively short, however many of these journeys are made out of the Borough to the surrounding towns and cities of Stockport, Manchester and Sheffield. The average distance to a fixed place of work is 13.8km.

In High Peak, 60% of all residents in employment in the Borough live and work within the Borough. High Peak has a net daily outflow of workers; there are 43,751 residents in employment but just 32,388 jobs available within the Borough resulting in a net outflow of 11,363⁶. The major outflows from High Peak are to Greater Manchester which is not in the direction of the European designated sites⁷.

On the basis of the technical work previously undertaken and the 2001 census data indicating the likely travel patterns of residents within the Borough in 2001, it is suggested that potential adverse effects on the following sites are not likely to occur as a result of traffic increases and do not need to be further considered with regards to the proposed housing development:

- Peak District Moors (South Pennine Moors Phase 1) SPA;
- South Pennine Moors SAC; and
- South Pennine Moors Phase 2 SPA.

The Fairfield Link Road is proposed to be delivered through the Local Plan. This road will need contributions from development in Fairfield and Hogshaw. It will alleviate congestion from traffic on the A6 entering Buxton. Part of the road already has planning approval but the part of the route south of the Dale Lane housing site through the Tongue Lane Industrial estate, which will serve potential new housing sites at Granby Road and West of Tongue Lane, remains to be finalised. It is possible that it could pass within 200 m of a component site of the SAC (Wye Valley SSSI). This could result in adverse effects on vegetation from air pollution. *Interim conclusions:*

The alignment of the Fairfield Link Road has not yet been determined, however, it might pass within 200 m of a component site of the Peak District Dales SAC (Wye Valley SSSI). Due to the proportion of the Peak District Dales SAC which lies within 200 m of A roads, it

⁶ Peak sub-region employment land review (Nathaniel Lichfield & Partners Ltd, 2008)

⁷ Analysis of 2001 census data obtained from Derbyshire Dales and High Peak Joint Core Strategy Sustainability Appraisal Scoping Report 2009, Transport and Accessibility Topic Paper.

cannot be concluded that no adverse effects will occur from increased traffic from housing and tourism growth within the Borough.

Potential avoidance measure for the Fairfield Link Road:

When the Fairfield Link Road route is finalised, it will need to be subject to AA and, if possible, be offset by 200 m from the Wye Valley SSSI (component site of the Peak District Dales SAC). If it is not possible to offset the route of the road from the Wye Valley SSSI, an air quality assessment would be required to ascertain the impact of the route on the Wye Valley SSSI / Peak District Dales SAC. Due to the proximity of the proposed road to the Wye Valley SSSI component site, an AA is likely to be needed at the planning application stage to potential effects from construction. Further work is required in order to reach a conclusion with regards to potential adverse effects from traffic increases on A roads.

Emissions from proposed employment sites

Buxton

The screening exercise has identified that should the development of Tongue Lane Extension for employment use result in emissions of air pollution (e.g. if the type of business proposed at this site used combustion processes), this could result in effects on the plants species within the Peak District Dales SAC (Wye Valley SSSI) as this component site lies within 200 m of the proposed employment site.

Glossop

The screening exercise has identified that all of the four sites allocated for future business or industrial use could be associated with air quality effects on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC if the sites were developed for employment uses which emit air pollution. This is assuming the prevailing wind direction is from the west.

Central Area

The screening exercise has identified that Garrison Works, Birch Vale could be associated with air quality effects on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC if the site were developed for an employment use which emitted air pollution. This is assuming the prevailing wind direction is from the west.

Potential avoidance measure:

Should the employment sites identified above be taken forward as preferred options, the Local Plan will need to ensure that it contains adequate policy wording to protect the European designated sites from adverse effects. The draft policies as currently worded will offer sufficient protection, however, they are currently being redrafted and they will be screened and assessed as a part of the HRA in the next 2 months. The policy wording should ensure that appropriate studies and assessments are undertaken at the planning application stage in order to identify potential air quality effects and mitigation, if required.

Recreation and disturbance

There are a number of proposed housing sites which are located close to the settlement edges and towards the direction of the boundaries of the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC at Buxton, Hayfield and at Glossop.

Increasing housing numbers in these areas could lead to an increase in recreation on the SAC/SPA which could result in disturbance to ground nesting birds, increased risk of fire and trampling of plant species.

By extending the urban edge towards the SAC/SPA, the bird species for which the SPA has been designated could be disturbed by urbanisation (noise, light, human activity).

As identified within the *Derbyshire Dales and High Peak Joint Core Strategy Draft Habitats Regulations Assessment Report* (ENVIRON, May 2010), the High Peak Local Plan cannot influence the attraction of the Peak District National Park and the visitors that the National Park, in which the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC is located, receives. However, the High Peak Local Plan can influence day to day recreation activities of the residents of the High Peak and can ensure that facilities are available for walks and dog walking in semi-natural environments close to residents' homes in order to avoid the need for them to access the SAC/SPA in order to satisfy their daily / frequent recreation needs.

The method for identifying potential adverse effects has made use of the following information sources:

- Derbyshire Dales and High Peak Joint Core Strategy Draft Habitats Regulations Assessment Report (ENVIRON, May 2010);
- Multi-agency Geographical Information Centre – www.magic.gov.uk;
- Derbyshire County Council Mapping portal⁸ - http://derbyshiremaps.derbyshire.gov.uk/Portal_32;
- High Peak Borough Council website - www.highpeak.gov.uk/; and
- Buxton Tourist Information email correspondence dated 30/10/12.

The locations of the potential housing sites have been examined in relation to their proximity to the boundary of the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC, footpath access from the proposed housing sites onto the SPA/SAC and accessibility of alternative semi-natural recreation space which could be more attractive to the new residents for everyday recreation such as dog walking. All distances quoted are approximate and are measured from the centre of the proposed housing sites.

Buxton

Site B15:

This site has an estimated capacity of 12 new homes. It lies approximately 400 m from an access point to the Buxton Country Park, which contains a number of public footpaths through woodland. This represents a significant daily recreation resource for the potential new residents of Site B15 and would be closer and easier to access than the SPA/SAC, which is approximately 800 m from Site B15 along the Old Macclesfield Road. Site b15 is located within the existing urban area of Buxton.

Interim conclusion:

⁸ It should be noted that the information about footpaths available on this website is not definitive

An alternative semi-natural recreation area, in the form of Buxton Country Park, is available for potential new residents of Site B15 which could be more attractive than the SPA/SAC due to its proximity. Therefore the development of this site for housing may not be associated with an adverse effect on the SPA and SAC from regular recreation, however, further work would be required in order to confirm this. As Site B15 is located within the urban area it will not be associated with an effect from urban encroachment. Further work is required in order to reach a conclusion about this site.

Sites B16 and B17

A footpath passes through site B17 (Buxton FT 37) towards the Old Macclesfield Road which is adjacent to site B16. Another footpath (Hartington Upper Quarter FP 89) can be taken from the Old Macclesfield Road (which is an old metalled road in disrepair) up onto the SPA towards Burbage Edge and then onwards towards the River Goyt. The Old Macclesfield Road leads up onto the SPA in a westerly direction from Burbage. There are few public footpaths off the Old Macclesfield Road, however, one (Hartington Upper Quarter FP 90) is accessed off the Old Macclesfield Road and joins the footpath leading to the River Goyt.

By walking along the Macclesfield Old Road, the boundary of the SAC/SPA can be reached after approximately 180 m from Site B16 and 430 m from Site B17. To walk these distances it would take less than 5⁹ minutes from Site B16 and just over 5 minutes from Site B17. To reach Burbage Edge using footpath Hartington Upper Quarter FP 89 would take approximately 20 minutes from both sites B16 and B17 (distance is approximately 750 m up a steep gradient).

Sites B17 and B16 lie approximately 1km away from an access point for the Buxton Country Park on a relatively level gradient, mainly using roads. The Buxton Country Park itself is owned by the Buxton Civic Association and is free to visit. There is a charge for parking of £1.50 for up to 4 hours. The Country Park contains woodland walks, open grassland spaces and wild flower pastures. Visitors are also able to walk up Grin Low to Solomon's Temple (439 metres above sea level) where there is a vantage point and picnic area. Dogs are encouraged to be kept on a lead within the Country Park although well-behaved dogs are allowed to let off the lead. At certain times of the year there are sheep grazing in the top fields so dogs may need to be kept on the lead during these times. The Country Park is currently a very popular area for dogs to taken for walks¹⁰.

Site B16 is partly brownfield and is located on the edge of Burbage. Site B17 is greenfield and located on the edge of Burbage next to Site B16. Both sites have potential for extending the urban edge of Burbage but whether this could lead to disturbance of bird species is dependent on whether there are records of birds within this part of the SAC/SPA.

Interim conclusion:

An alternative semi-natural recreation area is available for potential new residents of Sites B16 and B17, in the form of the Buxton Country Park. The likelihood of its attraction for new residents of Sites B16 and B17 requires further investigation.

⁹ This is a crude estimate based on the assumption that average walking speed is 5km/hour, which is doubled to take account of the steep gradient.

¹⁰ Correspondence with Buxton Tourist Information dated 30/10/12

Both sites have potential for extending the urban edge of Burbage but whether this could lead to disturbance of bird species is dependent on whether there are records of birds within this part of the SAC/SPA. Due to the proximity of Sites B16 and B17 to the boundary of the SAC/SPA (180 m from the centre of Site B16 and 430 m from the centre of Site B17) there is still a risk that other recreational pressure and disturbance could occur. Further work is required in order to reach a conclusion about these sites.

Potential avoidance measure:

- Consider not taking forward sites B16 and B17 as preferred options for housing development.

Site B18:

This site has an estimated capacity of 49 new homes. It is located within a fork of the A54 and A53 main roads and is adjacent to residential properties and proposed housing site B19. The south-eastern boundary of the site is bounded by open farmland, leading onto the Axe Edge Moor (part of the SPA/SAC).

The site lies approximately 200 m from an access point to the Dane Valley Way which leads in a south-westerly direction onto Axe Edge Moor which is part of the SPA/SAC. The boundary of the SPA/SAC from Site B18 could be reached after 730 m by following the Dane Valley Way footpath. This could take approximately 10-20 minutes as the walk is up hill. It is conceivable that this walk could be undertaken on a regular basis e.g. in order to walk a dog. An alternative, more level walk might be more attractive. Such a walk would be possible by following footpaths (including the Dane Valley Way (in the opposite direction) into the Buxton Country Park. This walk would pass through open green fields and into woodland, once the Buxton Country Park was entered. Woodland would be reached after approximately 960 m, which would take approximately 12 minutes, on a relatively level gradient.

Site B18 is 30% brownfield and is already part of the existing urban area. The development of the site for housing is not considered to significantly extend the existing urban edge.

Interim conclusion:

An alternative semi-natural recreation area, in the form of Buxton Country Park, is available for potential new residents of Site B18. The Buxton Country Park could be more attractive than the SPA/SAC due to its proximity and more level gradient. Further work is required in order to reach a conclusion about this site.

Site B19:

This site lies adjacent to proposed housing site B18 and is approximately 100 m from an access point to the Dane Valley Way which leads in a south-westerly direction onto Axe Edge Moor which is part of the SPA/SAC. The boundary of the SPA/SAC from Site B19 could be reached after 630 m by following the Dane Valley Way footpath. This could take approximately 8-20 minutes as the walk is up hill. As for Site B18, it is conceivable that this walk could be undertaken on a regular basis e.g. in order to walk a dog. Similarly, an alternative, more level walk which might be more attractive could be possible by following footpaths (including the Dane Valley Way (in the opposite direction) into the Buxton Country Park. This walk would pass through open green fields and into woodland, once the Buxton Country Park was entered. Woodland would be reached after approximately 960 m, which would take approximately 15 minutes, on a relatively level gradient.

Site B19 is 30% brownfield and is already part of the existing urban area. The development of the site for housing is not considered to significantly extend the existing urban edge.

Interim Conclusion:

An alternative semi-natural recreation area, in the form of Buxton Country Park, is available for potential new residents of Site B19. The Buxton Country Park could be a more attractive than the SPA/SAC due to its proximity and more level gradient. Further work is required in order to reach a conclusion about this site.

Glossop

Site G1:

This site is located within the village of Tintwistle on the site of a water treatment plant. The site is approximately 1km from the SAC/SPA as the crow flies, however, there are no public rights of way in this area onto the SPA/SAC. This site does not extend the existing urban edge.

Conclusion:

This site does not extend the existing urban edge. As there are no public rights of way onto the SPA/SAC in this area and the area between Site G1 and the SPA/SAC is built-up. It is therefore concluded that the development of this site for housing will not result in increased recreational pressure for day to day walks and dog walking.

Site G3:

This site is greenfield and located on the edge of Hadfield. The site is approximately 1km from the SAC/SPA as the crow flies, however, there are no public rights of way in this area onto the SPA/SAC. Although this is a greenfield site on the edge of Hadfield, its development will not extend the existing urban edge of Hadfield towards the closest part of the SAC/SPA, which is approximately 1km away.

Conclusion:

There are no public rights of way onto the SPA/SAC in this area and the area between Site G3 and the SPA/SAC is built-up and a relatively long distance to walk. The development of the site is not considered to extend the urban edge towards the SAC/SPA and therefore it is concluded that the development of this site for housing will not result in increased recreational pressure for day to day walks and dog walking or disturbance associated with urban encroachment.

Sites G12, G13 and G14:

These sites are approximately 1.6km from the nearest boundary of the SAC/SPA as the crow flies. There are no public rights of way in this area which lead onto the SPA/SAC. Sites G12, G13 and G14 lie approximately 500 m from Manor Park which is a popular and well used park, and is situated to the eastern side of the centre of Glossop, adjacent to the Conservation Area of Old Glossop. The park provides semi-natural woodland and a path infrastructure as well as formal leisure areas and planted areas. The development of sites G12, G13 and G14 would not extend the existing urban boundary.

Conclusion:

The development of the sites will not extend the existing urban boundary. As there are no public rights of way onto the SPA/SAC in this area and the sites are much closer to Manor Park (which provides semi-natural recreational space) than the SPA/SAC, it is concluded

that there will be no recreational effects on the SAC/SPA from the development of Sites G12, G13 and G14 for housing.

Site G17:

This site is 70% greenfield but is located within the existing urban area of Glossop and therefore will not extend the existing urban boundary towards the SAC/SPA. The site lies approximately 1.4km from the nearest boundary of the SPA/SAC and again, there are no public rights of way onto the SPA/SAC in this area. Site G17 is also much closer to Manor Park than it is to the SPA/SAC (approximately 500 m).

Conclusion:

The development of the site will not extend the existing urban boundary towards the SAC/SPA. As there are no public rights of way onto the SPA/SAC in this area and the site is much closer to Manor Park (which provides semi-natural recreational space) than the SPA/SAC, it is concluded that there will be no recreational effects or disturbance effects associated with urban encroachment on the SAC/SPA from the development of Site G17.

Site G31:

This site is located in Charlestown and is the site of a redundant mill. As such the development of the site will not extend the existing urban boundary towards the SAC/SPA. However, the development of this site could introduce new residents to an area hitherto underdeveloped for residential uses and therefore there could be a risk of fire setting and disturbance to the SAC/SPA. The Charlestown site has developer interest and has been the subject of a recent planning application.

There is a footpath (Glossop FP 33 leading to Charlestown FP33) which leads from the southern-most point of Site G31 up onto Shaw Moor which is part of the SPA/SAC. Following this footpath, it is approximately 840 m to the boundary of the SPA/SAC and from that point, a further 1.1km up a steep slope onto Shaw Moor. It would take approximately 10 minutes to walk to boundary of the SPA/SAC along this footpath on a relatively level gradient. It is considered unlikely that the route up onto Shaw Moor would be used frequently by new residents of site G31 for recreation e.g. dog walking, because of the gradient of the path.

An alternative formal recreation area providing a semi-natural environment for new residents of this site does not appear to be available within 1km, although it may be possible that new residents would make use of the existing network of public footpaths in the vicinity for regular walks and dog walking.

Interim conclusion:

It is not considered likely that new residents of this site would frequently use the footpath to access the edge of the SAC/SPA and Shaw Moor, however, as an alternative not available and the development of the site will introduce new residents into this area which has previously been an employment site, further work will be required in order to conclude the assessment.

Potential avoidance measure:

- Consider not taking forward site G31 as a preferred option for housing development.

Central Area

Two sites were identified as having potential to lead to recreational effects within the Central Area, at Hayfield.

Sites C1 and C2

Sites C1 and C2 are located close to the junctions between the A624 and the A6015 within the village of Hayfield. The sites are within the existing urban boundary and would not extend the urban boundary towards the SAC/SPA.

The village is a popular access point to the Peak District National Park and, more specifically, Kinder Scout, which lies within the Peak District Moors South Pennine Moors Phase 1) SPA and South Pennine Moors SAC. The Pennine Way national footpath passes through Hayfield. Anecdotal evidence suggests that there are car parking issues at Hayfield National Trust Bowden Bridge car park, which is often at capacity.

Site C1 has a potential capacity for 28 homes and Site C2 17 homes. Site C1 lies within approximately 1800 m of the nearest accessible part of the SAC/SPA (Middle Moor) which would be accessed via footpath Hayfield BW 64, up a steep slope. Site C2 is an additional (approximately) 350 m from Middle Moor. There is no public footpath access onto Kinder Bank which is a part of the SAC/SPA closer to Sites C1 and C2 as the crow flies. There does not appear to be an alternative semi-natural recreation area within Hayfield, although there is a network of public footpaths to the south and east of the village which may be used by local residents for regular recreation such as dog walking.

Interim conclusion:

The distance and gradient of the access to the nearest point of the SAC/SPA from Sites C1 and C2 suggests that it is not likely to be a popular day to day walk that local residents would undertake e.g. for walking or dog walking. Neither site extends the existing urban boundary. Further work is required in order to reach a conclusion about these sites.

Pet predation

This potential adverse effect has only been identified in connection with two potential housing sites at Buxton. Proposed housing sites B16 and approximately 50% of B17 on the south-western edge of Buxton (Burbage) lie within 400 m of the Peak District Moors (South Pennine Moors Phase 1) SPA. New housing on these sites could increase the numbers of domestic cats in this area which could roam onto the SPA and kill the birds for which the European site is designated and which nest on the ground (Golden plover *Pluvialis apricaria*, merlin *Falco columbarius* and short-eared owl *Asio flammeus*).

Site B16 is wholly within 400 m of the SPA. The site is 50% brownfield and has a capacity for 23 new homes. Approximately 50% of site B17 lies within 400 m of the SPA. The site is currently greenfield and has a capacity for 82 new homes. The site is bounded to the north by the River Wye and the A54 to the south. These features would generally act as barriers to cats, however, to the west of the site, the site is bounded by a disused railway, the other side of which is a narrow, steeply sided valley which leads on to the SPA.

Potential avoidance measures:

- Consider not taking forward site B16 or B17 as preferred options for housing development; or
- Consider allocating only the part of site B17 outside of 400 m of the SPA for housing development.

Further work is required to reach a conclusion about sites B16 and B17.

Water quality

In a letter from the Environment Agency dated 07/05/10, it was stated that the phosphate levels within the River Wye were adversely affecting the Peak District Dales SAC. Water samples taken immediately downstream of the Buxton STW were not compliant with the 0.04mg/l conservation target. This was in part due to discharge from the Buxton STW as identified through the Environment Agency's Review of Consents (RoC) process. As a result of the RoC process, a tighter phosphate limit of 1mg/l was imposed on the Buxton STW by the Environment Agency on 31st March 2010.

The Environment Agency has subsequently confirmed that the planned growth within the Draft Joint Core Strategy (2010) could be accommodated within the existing discharge consent that has been set at Buxton STW. Severn Trent confirmed in an email dated 12/03/10 that the Buxton STW "could potentially accommodate up to 3,840 new dwellings within its existing [discharge] consent" and that the STW is operating using best available techniques in order to remove phosphates from wastewater. This is well above the 1322 maximum new homes which have more recently been considered for Buxton Town within the High Peak Local Plan Options Consultation Buxton Area (September 2012) consultation document (Option C for the distribution of housing within the Buxton Area).

However, uncertainty remains regarding whether the acceptance of the wastewater from more homes within Buxton at the Buxton STW (albeit within the existing volumetric discharge consent) will exacerbate the existing high phosphate levels within the River Wye.

It is possible to remove phosphates from effluent using the following methods:

- Biological removal;
- Adding coagulants like Ferric Sulphate or alum; and
- Installing effluent filters with iron feed.

It is believed that Ferric Sulphate is used as a coagulant at the Buxton STW but this requires confirmation. There is currently not a readily available method for directly reducing phosphate levels in the wastewater from homes. Phosphates are found in most detergents and sewage. Alternative effluent disposal using septic tanks and reedbeds or the removal of sewage waste to another treatment works could be a possible option for avoiding increasing the phosphate influent at Buxton STW, however, the cost-effectiveness and sustainability of these alternative options might be questionable when compared with treatment via the Buxton STW.

Interim conclusion:

It is still not possible to rule out a potential adverse effect from housing development in Buxton (associated with all proposed housing sites) due to uncertainty and lack of evidence. Further work is required in order to reach a conclusion with regards to water quality.

Annex E: Summary table for all proposed housing site options

Table A3: Housing development site options: Summary of potential effects and further work required					
Proposed housing site	Potential adverse effects identified	European sites potential affected	Potential avoidance measure/s	Site taken forward as a preferred option?	Further work required in order to reach a conclusion?
B1	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	Yes	Yes
B2	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	Yes	Yes
B3	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	Yes	Yes
B4	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	Yes	Yes
B5	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	Yes	Yes
B6	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	Yes	Yes

Table A3: Housing development site options: Summary of potential effects and further work required					
Proposed housing site	Potential adverse effects identified	European sites potential affected	Potential avoidance measure/s	Site taken forward as a preferred option?	Further work required in order to reach a conclusion?
B7	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	Yes	Yes
B8	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	Yes	Yes
B9	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
B10	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	Yes	Yes
B11	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	Yes	Yes
B12	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.

Table A3: Housing development site options: Summary of potential effects and further work required					
Proposed housing site	Potential adverse effects identified	European sites potential affected	Potential avoidance measure/s	Site taken forward as a preferred option?	Further work required in order to reach a conclusion?
B13	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
B14	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
B15	Disturbance from recreation Air quality effects from increased traffic Water quality effects in relation to Buxton STW	Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC P Peak District Dales SAC	N/A	No	Yes
B16	Disturbance from recreation Disturbance from urban encroachment Pet predation of bird species Air quality effects from	Peak District Moors (South Pennine Moors Phase 1) SPA and	Consider not taking the site forward as a preferred option	No	None required as site is not proposed to be taken forward in the Local Plan.

Table A3: Housing development site options: Summary of potential effects and further work required					
Proposed housing site	Potential adverse effects identified	European sites potential affected	Potential avoidance measure/s	Site taken forward as a preferred option?	Further work required in order to reach a conclusion?
	increased traffic Water quality effects in relation to Buxton STW	South Pennine Moors SAC Peak District Dales SAC			
B17	Disturbance from recreation Disturbance from urban encroachment Pet predation of bird species Air quality effects from increased traffic Water quality effects in relation to Buxton STW	Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC Peak District Dales SAC	Consider not taking the site forward as a preferred option; or Consider allocating only the part of site B17 outside of 200 m of the SPA for housing development.	No	None required as site is not proposed to be taken forward in the Local Plan.
B18	Disturbance form recreation Water quality effects in relation to Buxton STW	Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.

Table A3: Housing development site options: Summary of potential effects and further work required					
Proposed housing site	Potential adverse effects identified	European sites potential affected	Potential avoidance measure/s	Site taken forward as a preferred option?	Further work required in order to reach a conclusion?
B19	Disturbance from recreation Water quality effects in relation to Buxton STW	Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
B20	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	Yes	Yes
B21	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	Yes	Yes
B22	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	Yes	Yes
B23	Air quality from increased traffic Water quality effects in	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.

Table A3: Housing development site options: Summary of potential effects and further work required					
Proposed housing site	Potential adverse effects identified	European sites potential affected	Potential avoidance measure/s	Site taken forward as a preferred option?	Further work required in order to reach a conclusion?
	relation to Buxton STW				
B24	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
B25	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
B26	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
B27	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	Yes	Yes
B28	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
B29	Air quality from increased traffic Water quality effects in	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.

Table A3: Housing development site options: Summary of potential effects and further work required					
Proposed housing site	Potential adverse effects identified	European sites potential affected	Potential avoidance measure/s	Site taken forward as a preferred option?	Further work required in order to reach a conclusion?
	relation to Buxton STW				
B30	Air quality from increased traffic Water quality effects in relation to Buxton STW	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
Former car showroom, Leek Road/Macclesfield Road, Buxton (NB. Site put forward through consultation process and subjected to HRA as part of preferred options assessed in December 2012)	Air quality from increased traffic Water quality effects in relation to Buxton STW Disturbance from recreation	Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC Peak District Dales SAC	N/A because site has been put forward as a preferred option.	Yes	Yes
Frontage to Cavendish Golf Club, Manchester Road, Buxton (NB. Site put forward through consultation process and subjected to HRA as part of	Air quality from increased traffic Water quality effects in relation to Buxton STW Disturbance from recreation	Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC Peak District	N/A because site has been put forward as a preferred option.	Yes	Yes

Table A3: Housing development site options: Summary of potential effects and further work required					
Proposed housing site	Potential adverse effects identified	European sites potential affected	Potential avoidance measure/s	Site taken forward as a preferred option?	Further work required in order to reach a conclusion?
preferred options assessed in December 2012)		Dales SAC			
G1	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
G2	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
G3	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
G4	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
G5	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
G6	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
G7	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
G8	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes

Table A3: Housing development site options: Summary of potential effects and further work required					
Proposed housing site	Potential adverse effects identified	European sites potential affected	Potential avoidance measure/s	Site taken forward as a preferred option?	Further work required in order to reach a conclusion?
G9	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
G10	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
G11	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
G12	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
G13	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
G14	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
G15	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
G16	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
G17	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
G18	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
G19	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes

Table A3: Housing development site options: Summary of potential effects and further work required					
Proposed housing site	Potential adverse effects identified	European sites potential affected	Potential avoidance measure/s	Site taken forward as a preferred option?	Further work required in order to reach a conclusion?
G20	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
G21	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
G22	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
G23	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
G24	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
G25	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
G26	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
G27	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
G28	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
G29	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
G30	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.

Table A3: Housing development site options: Summary of potential effects and further work required					
Proposed housing site	Potential adverse effects identified	European sites potential affected	Potential avoidance measure/s	Site taken forward as a preferred option?	Further work required in order to reach a conclusion?
G31	Disturbance from recreation Disturbance from urban encroachment Air quality from increased traffic	Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC Peak District Dales SAC	Consider not taking the site forward as a preferred option	Yes	Yes
C1	Disturbance from recreation Air quality from increased traffic	Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC Peak District Dales SAC	N/A	Yes	Yes
C2	Disturbance from recreation Air quality from increased traffic	Peak District Moors (South	N/A	Yes	Yes

Table A3: Housing development site options: Summary of potential effects and further work required					
Proposed housing site	Potential adverse effects identified	European sites potential affected	Potential avoidance measure/s	Site taken forward as a preferred option?	Further work required in order to reach a conclusion?
		Pennine Moors Phase 1) SPA and South Pennine Moors SAC Peak District Dales SAC			
C3	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
C4	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
C5	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
C6	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
C7	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
C8	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
C9	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
C10	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.

Table A3: Housing development site options: Summary of potential effects and further work required					
Proposed housing site	Potential adverse effects identified	European sites potential affected	Potential avoidance measure/s	Site taken forward as a preferred option?	Further work required in order to reach a conclusion?
C11	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
C12	Air quality from increased traffic	Peak District Dales SAC	N/A	No	None required as site is not proposed to be taken forward in the Local Plan.
C13	Air quality from increased traffic	Peak District Dales SAC	N/A	Yes	Yes
Potential housing allocations within central Chapel-en-le-Frith	Air quality from increased traffic	Peak District Dales SAC	N/A	Preferred option sites have not been identified at the time of writing.	Yes

Annex F: Screening of Local Plan preferred options policies (December 2012)

Table A4: Results of rescreening exercise of the High Peak Local Plan Preferred Options Policies December 2012				
Draft policies	LSE identified due to the High Peak Local Plan Draft Preferred Options Policies December 2012?			
	South Pennine Moors Phase 2 SPA	Peak District Moors (South Pennine Moors Phase 1) SPA	Peak District Dales SAC	South Pennine Moors SAC
Policy S1 Sustainable development principles	-	-	-	-
<p>Although this policy provides for some development within the larger settlements and villages, it also contains safeguards for protecting European designated sites:</p> <p><i>“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” and “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.”</i></p> <p>The potential effects of the development proposed within the Plan Area will be considered in relation to the settlement hierarchy (Policy S2) and the area based policies.</p>				
Local Plan Policy S2 Settlement Hierarchy	?	✓	✓	✓
<p>Comments: The policy directs most new development to the market towns which supports the vitality of these towns and encouraging accessibility between homes, jobs and services. However, through increasing populations in the settlements within the Borough, the policy could result in increases in traffic on roads which pass within 200 m of the European sites. Increasing populations within the Borough could also have adverse effects on the European sites from increased recreation.</p> <p>Housing development in Buxton could result in an increase of phosphates discharged from the Buxton Sewerage Treatment Works into the River Wye. The Environment Agency confirmed in 2010 that the planned growth as detailed in the Draft Joint Core Strategy (2010) can be accommodated within the discharge consent that has been set at Buxton Sewage Treatment works. In order to improve the condition of the River Wye, which in 2010 was experiencing higher phosphate levels than the target for the river and to ensure that impacts from new housing in Buxton does not cause harm to the SAC, this issue</p>				

Table A4: Results of rescreening exercise of the High Peak Local Plan Preferred Options Policies December 2012				
Draft policies	LSE identified due to the High Peak Local Plan Draft Preferred Options Policies December 2012?			
	South Pennine Moors Phase 2 SPA	Peak District Moors (South Pennine Moors Phase 1) SPA	Peak District Dales SAC	South Pennine Moors SAC
<p>requires some further investigation to ascertain whether an adverse effect could occur and whether the amount of phosphates entering the River Wye from new development can be minimised.</p> <p>Housing development on the edges of settlements could result in pet predation of birds through the introduction of pets (such as domestic cats) into areas closer to the Peak District Moors (South Pennine Moors Phase 1) SPA.</p> <p>Potential LSEs:</p> <p>South Pennine Moors Phase 2 SPA: Uncertain air quality impacts from increased traffic.</p> <p>Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC: possible increased recreation – trampling / disturbance and increased traffic. Possible in-combination air quality effects with Derbyshire Dales Local Plan (development in Matlock area). Pet predation is not an LSE because no preferred options for housing allocations are within 400 m of the SPA.</p> <p>Peak District Dales SAC: Possible water quality impacts, increased traffic and air quality impacts.</p>				
Local Plan Policy S3 Strategic Housing Development	?	✓	✓	✓
<p>Comments: policy not yet completed. Through increasing populations in the settlements within the Borough, the policy could result in increases in traffic on roads which pass within 200 m of the European sites. Increasing populations within the Borough could also have adverse effects on the European sites from increased recreation. Housing development in Buxton could result in an increase of phosphates discharged from the Buxton Sewerage Treatment Works into the River Wye. Housing development on the edges of settlements could result in pet predation of birds through the introduction of pets (such as domestic cats) into areas closer to the Peak District Moors (South Pennine Moors Phase 1) SPA.</p>				

Table A4: Results of rescreening exercise of the High Peak Local Plan Preferred Options Policies December 2012				
Draft policies	LSE identified due to the High Peak Local Plan Draft Preferred Options Policies December 2012?			
	South Pennine Moors Phase 2 SPA	Peak District Moors (South Pennine Moors Phase 1) SPA	Peak District Dales SAC	South Pennine Moors SAC
<p>Potential LSEs:</p> <p>South Pennine Moors Phase 2 SPA: Possible increased traffic and air quality impacts. Possible in-combination effects with Derbyshire Dales Local Plan (development in Matlock area).</p> <p>Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC: possible increased recreation – trampling / disturbance, urban encroachment, increased traffic and pet predation of birds.</p> <p>Peak District Dales SAC: Possible and water quality impacts, increased traffic and air quality impacts.</p>				
Local Plan Policy S7 Buxton Sub Area	?	✓	✓	✓
<p>Comments: Policy supports proposals to improve connectivity by public transport, walking and cycling to and from the Peak District National Park. The policy could result in adverse effects on European sites due to increasing the population of the town, such as increased traffic on roads which pass through or within 200 m of European sites and increasing recreation pressure and associated potential effects.</p> <p>Potential LSEs:</p> <p>South Pennine Moors Phase 2 SPA: Uncertain air quality impacts from increased traffic.</p> <p>Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC: possible increased recreation – trampling / disturbance, urban encroachment and increased traffic. Possible in-combination air quality effects with Derbyshire Dales Local Plan (development in Matlock area). Pet predation is not an LSE because no preferred options for housing allocations are within 400 m of the SPA.</p> <p>Peak District Dales SAC: Possible water quality impacts, increased traffic and air quality impacts.</p>				

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Draft policies	LSE identified due to the High Peak Local Plan Draft Preferred Options Policies December 2012?			
	South Pennine Moors Phase 2 SPA	Peak District Moors (South Pennine Moors Phase 1) SPA	Peak District Dales SAC	South Pennine Moors SAC
Local Plan Policy S6 Central Sub Area	?	✓	✓	✓
<p>Comments: Comments: The policy could result in adverse effects on European sites due to increasing the population of the Central Area, such as increased traffic on roads which pass through or within 200 m of European sites and increasing recreation pressure and associated potential effects.</p> <p>Potential LSEs:</p> <p>South Pennine Moors Phase 2 SPA: Uncertain air quality impacts from increased traffic.</p> <p>Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC: possible increased recreation – trampling / disturbance and increased traffic. Possible in-combination air quality effects with Derbyshire Dales Local Plan (development in Matlock area). Pet predation is not an LSE because no preferred options for housing allocations are within 400 m of the SPA.</p> <p>Peak District Dales SAC: Possible increased traffic and air quality impacts.</p>				
Local Plan Policy S5 Glossopdale Sub Area	?	✓	✓	✓
<p>Comments: The policy could result in adverse effects on European sites due to increasing the population of Glossopdale, such as increased traffic on roads which pass through or within 200 m of European sites, increased air pollution from employment sites and increasing recreation pressure and associated potential effects.</p> <p>Potential LSEs:</p> <p>South Pennine Moors Phase 2 SPA: Uncertain air quality impacts from increased traffic.</p> <p>Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC: possible increased recreation – trampling / disturbance, urban</p>				

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Draft policies	LSE identified due to the High Peak Local Plan Draft Preferred Options Policies December 2012?			
	South Pennine Moors Phase 2 SPA	Peak District Moors (South Pennine Moors Phase 1) SPA	Peak District Dales SAC	South Pennine Moors SAC
<p>encroachment, increased traffic and air pollution. Possible in-combination air quality effects with Derbyshire Dales Local Plan (development in Matlock area). Pet predation is not an LSE because no preferred options for housing allocations are within 400 m of the SPA.</p> <p>Peak District Dales SAC: Possible increased traffic and air quality impacts.</p>				
Local Plan Policy EQ1 Climate Change	-	-	-	-
<p>Comments: This policy promotes renewable energy developments which have previously been identified within the HRA as having potential for causing negative effects on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors Phase 2 SPA in relation to potential effects on birds from wind turbines. However, policies S1 and EQ4 now contain sufficient safeguards to protect these European designated sites from negative effects. Such impact assessment will need to be done at the project level (i.e. when planning applications are submitted).</p>				
Local Plan Policy EQ2 Landscape Character	-	-	-	-
<p>Comments: This policy mitigates for the effects of development and will not result in LSEs on European sites.</p>				
Local Plan Policy EQ3 Countryside Development	-	-	-	-
<p>Comments: This policy relates to small scale housing, tourism and rural based enterprises which are not likely to generate significant numbers of people or traffic. Although the location of these developments is not known and could be in close proximity to European designated sites, other policies (including S1 and EQ3) contain strong safeguards for their protection and therefore no LSEs are identified for this policy.</p>				
Local Plan Policy EQ4 Biodiversity	-	-	-	-

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Comments: This policy mitigates for the effects of development and will not result in LSEs on European sites.				
Local Plan Policy EQ5 Design and Place Making	-	-	-	-
Comments: This policy mitigates for the effects of development and will not result in LSEs on European sites.				
Local Plan Policy EQ6 Built and Historic Environment	-	-	-	-
Comments: This policy mitigates for the effects of development and will not result in LSEs on European sites.				
Local Plan Policy EQ7 Green Infrastructure	-	✓	-	✓
<p>Comments:</p> <p>The policy promotes the development of sub-regional linkages to improve access to the National Park for tourism and recreation and therefore could result in adverse effects on European sites associated with increased recreation. The National Park Authority Core Strategy aims to promote Buxton as a ‘gateway town’ for tourists, encouraging them to stay in the town and use facilities such as restaurants there.</p> <p>This policy retains open spaces in urban areas where they benefit local communities. This should help support the provision of recreation areas for local residents which may help to avoid increasing pressure on the European sites. This policy may need to be altered to provide mitigation for potential adverse effects identified in relation to increased recreational pressure, resulting from the Sub Area Strategies and Local Plan Policy S2.</p> <p>Potential LSEs:</p>				

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Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC: possible increased recreation – trampling / disturbance effects.				
Local Plan Policy EQ8 Trees, woodlands and hedgerows	-	-	-	-
Comments: This policy mitigates for the effects of development and will not result in LSEs on European sites.				
Local Plan Policy EQ9 Pollution and Flood Risk	-	-	-	-
Comments: This policy mitigates for the effects of development and will not result in LSEs on European sites.				
Local Plan Policy S4 Maintaining and Enhancing an Economic Base	?	✓	✓	✓
<p>Comments: All European sites indicated could be affected by potential air quality impacts as this policy could influence travel patterns within and beyond the plan area. The policy will also result in new employment development which could potentially emit emissions to air, such as manufacturing units. However, Policy EQ3 mitigates for potential construction effects from new employment developments and effects that might be associated with air pollution from new employment units.</p> <p>Potential LSEs: Peak District Moors (South Pennine Moors Phase 1) SPA, South Pennine Moors SAC and Peak District Dales SAC: possible air quality effects from increased traffic.</p>				

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South Pennine Moors Phase 2 SPA: uncertain potential for air quality effects from increased traffic.				
Local Plan Policy E1 New Employment Development	-	-	-	-
Comments: This policy sets out how the Council will deal with planning applications in relation to existing employment uses and new employment developments. Policy EQ3 mitigates for potential construction effects from any new employment developments and effects that might be associated with air pollution from new employment units.				
Local Plan Policy E2 Employment Allocations	-	?	?	?
Comments: Policy EQ4 mitigates for potential construction effects from new employment developments and effects that might be associated with air pollution from new employment units. However, when employment allocation options were assessed in October/November 2012, the Tongue Lane Extension site at Buxton was identified as having a potential effect on the Peak District Dales SAC (River Wye SSSI component site) due to its proximity to the component SSSI and this could require some further consideration at this level of HRA, if possible.				
Local Plan Policy E3 Primary Employment Zones	-	-	-	-
Comments: This policy aims to maintain Primary Employment Zones for employment uses and no LSEs are identified as a result of this policy.				
Policy CE5 Regeneration of an Industrial Legacy	-	-	-	-
Comments: The residential element of mixed use schemes could result in LSEs in relation to disturbance, trampling and pet predation, depending on the				

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<p>location of the former employment sites. In particular, the Charlestown Works site in Glossop has been assessed as a potential housing allocation site and adverse effects in relation to recreation have been identified. See screening of Local Plan Policy S5. For any other former employment sites which are proposed for housing redevelopment in the future (which are not allocated within the Local Plan), Policy EQ4 Biodiversity will protect the European sites and ensure that appropriate assessments are undertaken if necessary and any required mitigation is put in place.</p>				
Local Plan Policy E6 Promoting Peak District Tourism	-	✓	✓	✓
<p>Comments: The policy could result in an increase in tourism-related traffic and recreation pressure. The policy does include the following text, but this may not protect European sites from all potential increases in recreation pressure: <i>“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.”</i></p> <p>Potential LSEs: South Pennine Moors Phase 2 SPA: Possible increased traffic and air quality impacts. Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC: possible increased recreation – trampling / disturbance etc and increased traffic and air quality impacts. Peak District Dales SAC: Possible increased traffic and air quality impacts. Possible in combination AQ effects with Peak District Park Authority Plans and Derbyshire Dales Local Plan development in Matlock area.</p>				
Local Plan Policy E7 Chalet Accommodation, Caravan and Camp Site Developments	-	-	-	-

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	South Pennine Moors Phase 2 SPA	Peak District Moors (South Pennine Moors Phase 1) SPA	Peak District Dales SAC	South Pennine Moors SAC
Comments: This policy relates to relatively small scale accommodation developments in the Borough. Other policies (including S1 and EQ3) contain strong safeguards for the protection of European sites and therefore no LSEs are identified for this policy.				
Local Plan Policy H2 Phasing Housing Development	-	-	-	-
Comments: this policy allows for a continuous release of land for housing development. No LSEs identified.				
Local Plan Policy H1 Location of Housing Development	-	-	-	-
Comments: this policy allows for housing developments on allocated sites (identified in Local Plan Policy H4) and unallocated housing development. Unallocated housing developments within the Borough could have the potential for adverse effects on the European sites, but Policy EQ 4 Biodiversity provides the policy safeguard to ensure that European sites are protected from new developments. The potential effects of allocated housing sites are considered in the screening of Local Plan Policy H4.				
Local Plan Policy H3 Housing Allocations	?	✓	✓	✓
Comments: None of the preferred housing allocation sites are within 400 m of an SPA and therefore pet predation is not identified as a potential adverse effect. Some of the preferred housing allocations could, however, result in increased recreational pressure on the Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC near to Hayfield, Glossop and Buxton from localised recreation e.g. regular dog walking. Housing development in Buxton could result in an increase of phosphates discharged from the Buxton Sewerage Treatment Works into the River Wye (see screening of Policy S2 for further details). Through increasing populations in the settlements within the Borough, the policy could result in increases in traffic on roads				

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<p>which pass within 200 m of the European sites.</p> <p>Potential LSEs:</p> <p>South Pennine Moors Phase 2 SPA: Possible increased traffic and air quality impacts. Possible in-combination effects with Derbyshire Dales Local Plan (development in Matlock area).</p> <p>Peak District Moors (South Pennine Moors Phase 1) SPA and South Pennine Moors SAC: possible increased recreation – trampling / disturbance and increased traffic and air quality impacts.</p> <p>Peak District Dales SAC: Possible water quality impacts, increased traffic and air quality impacts.</p>				
Local Plan Policy H4 New Housing Development	-	-	-	-
<p>Comments: this policy deals with the provision of a mix of housing that meets the needs of the local population. No LSEs identified.</p>				
Local Plan Policy H5 (formerly CS14) Affordable Housing	-	-	-	-
<p>Comments: Policy relates to maximising affordable housing not amount or location of housing development. No LSEs identified.</p>				
Local Plan Policy H6 (formerly CS15) Rural Exception Sites	-	-	-	-
<p>Comments: This policy relates to relatively small scale housing developments that would be expected in the countryside. Other policies (including S1 and</p>				

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EQ3) contain strong safeguards for the protection of European sites and therefore no LSEs are identified for this policy.				
Local Plan Policy H7 (formerly CS16) Gypsies, Travellers and Travelling Show People	-	-	-	-
<p>Comments: The policy includes a safeguard for the protection of nature conservation sites and therefore no LSE is identified: <i>“The provision of sites for Gypsy, Traveller and Travelling Show people sites, will be supported provided that:</i></p> <ul style="list-style-type: none"> <i>The development does not have an adverse impact upon the character or appearance of the landscape or sites/areas of nature conservation value.”</i> 				
Local Plan Policy CF1 Retail and Town Centres	-	-	-	-
Comments: Policy relates only to retail proposals within town centres and no LSEs are identified.				
Local Plan Policy CF2 Primary and Secondary Frontages	-	-	-	-
Comments: Policy relates only to retail frontages and no LSEs are identified.				
Local Plan Policy CF3 Local Infrastructure Provision	-	?	?	?
Comments: the policy ensures the provision of infrastructure needed to support growth within the Plan Area and will ensure that infrastructure needed for development is in place before development is operational. The infrastructure includes transport and energy supply network infrastructure as well as				

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<p>education, and health and social care facilities. Transport infrastructure and energy supply network infrastructure could be associated with impacts on European designated sites. The only transport infrastructure project which is to be delivered in association with the Local Plan is the Fairfield Link Road in Buxton. This road will need contributions from development at Fairfield and Hogshaw. It will alleviate congestion from traffic on the A6 entering Buxton. One section of the road already has planning approval. The route of the remaining road has not yet been determined but it could potentially pass within 200 m of a component site of the Peak District Dales SAC. Any infrastructure projects would be subject to EIA and project level AA should they have potential for effects on European sites. Policy EQ3 provides a strong policy safeguard for the protection of the SSSI component site (Wye Valley SSSI), however, it is not possible to screen out Local Plan Policy CF3 or the effects of the proposed road, due to the potential proximity of the road to the SSSI and the potential for the SSSI to be subject to potential effects in relation to phoshates from the Buxton Sewage Treatment Works and potential air quality and construction effects from a potential employment allocation at Tongue Lane.</p>				
Local Plan Policy CF4 Provision of Open Space and Recreation Facilities	-	-	-	-
<p>Comments: The policy relates to the provision of leisure facilities. The policy relates to the provision of open space which could mitigate for potential recreation impacts on European sites.</p>				
Local Plan Policy CF5 Provision and Retention of Local Community Services and Facilities	-	-	-	-
<p>Comments: The policy includes some safeguard for the protection of conservation interests. The policy deals only with the provision and retention of community services and facilities. No LSEs is identified.</p>				
Local Plan Policy CF6 (formerly CS19) Accessibility	-	-	-	-

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and Transport				
Comments: The policy support sustainable travel choices, the balanced distribution of housing and employment, and the development and provision of services so as to minimise the need to travel.				
Local Plan Policy CF7 (formerly CS27) Planning Obligations and Community Infrastructure Levy	-	-	-	-
Comments: Policy relates only to financial contributions from developers and not the location of development. This policy could be used to deliver mitigation for potential effects on European sites.				
<i>Please note for the policies screened below, no LSEs are identified in relation to air quality effects or recreation effects from the quantum of development proposed in the Local Plan in Policies S3, S5, S6 and S7 (the sub area policies). Such affects are discussed in relation to these policies above. The screening below identifies LSE which could directly result from the development of these individual sites such as localised recreation effects.</i>				
Local Plan Policy CS1 Wood Mills, Glossop	-	-	-	-
Comments: This policy establishes the Woods Mill area within the centre of Glossop as a regeneration area. No LSES are identified in relation to this policy.				
Local Plan Policy CS2 Former Railway Museum, Dinting Road, Glossop	-	-	-	-

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Comments: No LSEs				
Local Plan Policy CS3 Charlestown Works, Charlestown Road, Glossop	-	✓	-	✓
Comments: LSE in relation to localised recreation effects. See assessment of development site options (Annex D) for further details.				
Policy CS 5 Former Ferro Alloys site, Glossop	-	-	-	-
Comments: No LSEs				
Policy CS 6 Land off High Hill Road, New Mills	-	-	-	-
Comments: No LSEs				
Policy CS 7 Land at Ollersett Lane/Pingot Road New Mills	-	-	-	-
Comments: No LSEs				
Policy CS 8 Britannia Mill, Buxworth	-	-	-	-

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Comments: No LSEs				
Policy CS 9 Bingswood, Whaley Bridge	-	-	-	-
Comments: No LSEs				
Policy CS 10 Furness Vale Industrial Estate, Calico Lane, Furness Vale	-	-	-	-
Comments: No LSEs				
Policy CS 11 Torr Vale Mill, New Mills	-	-	-	-
Comments: No LSEs				
Policy CS 12 Land at Hogshaw, Buxton	-	-	✓	-
Comments: Peak District Dales SAC: Possible water quality impacts, increased traffic and air quality impacts.				
Policy CS 13 Land west of Tongue Lane, Fairfield, Buxton	-	-	✓	-
Comments: Peak District Dales SAC: Possible water quality impacts, increased traffic and air quality impacts. The site is close to the Wye Valley SSSI				

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component site of the Peak District Dales SAC but any construction-related adverse impacts should be avoided through the safeguards afforded by policy EQ4 Biodiversity.				
Policy CS 14 Land off Dukes Drive, Buxton	-	-	✓	-
Comments: Peak District Dales SAC: Possible water quality impacts, increased traffic and air quality impacts.				
Policy CS 15 Land off Ashbourne Road and Foxlow Farm, Buxton	-	-	✓	-
Comments: Peak District Dales SAC: Possible water quality impacts, increased traffic and air quality impacts.				
Policy CS 16 Tongue Lane (land south of Tongue Lane Industrial Estate), Buxton	-	-	✓	-
Comments: Peak District Dales SAC: Possible water quality impacts, increased traffic and air quality impacts.				
Policy CS 17 Station Road and Spring Gardens Regeneration Area, Buxton	-	-	✓	-
Comments: Peak District Dales SAC: Possible water quality impacts, increased traffic and air quality impacts.				

