

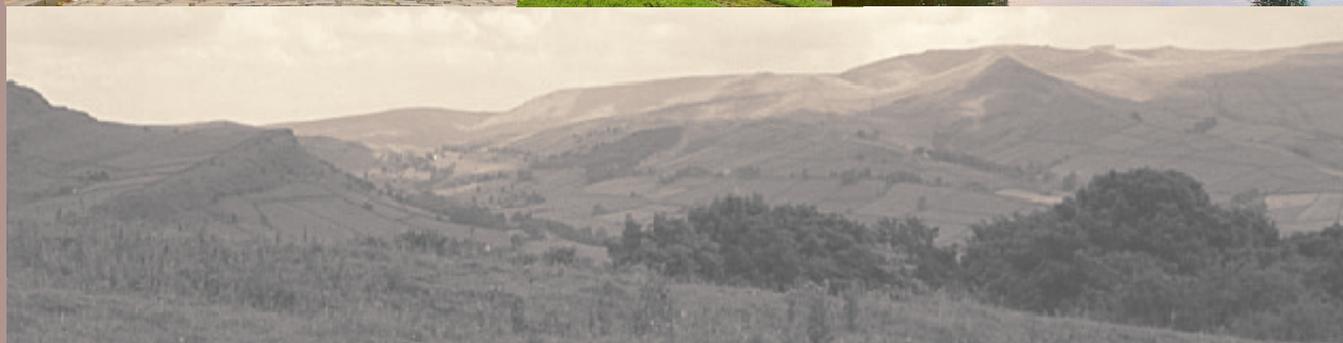
# High Peak Local Plan

## Strategic Policy Consultation

September 2012



*Shaping the future*



High Peak Borough Council  
*working for our community*



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# 1 Introduction

## A new High Peak Local Plan

A new Local Plan for High Peak is being prepared to shape the future development of the Borough up to the year 2028. The new Local Plan will contain policies and identify sites for development <sup>(i)</sup> or protection. These will be used to help the Council to determine planning applications.

You may have previously commented on the draft Derbyshire Dales and High Peak Joint Core Strategy. Progress on this strategy has now ceased. The new High Peak Local Plan now being prepared in its place will build on the work undertaken during the preparation of the Joint Core Strategy whilst providing the opportunity to review the previous proposals. Once adopted in 2014, the new plan will replace the current High Peak Local Plan which has been in place since 2005.

Local Plans are seen by Government as key to delivering sustainable development. They should, as far as possible, reflect the aspirations of local communities and should strive to contribute towards their wider social, economic and environmental objectives. The plan will have to be consistent with the Government's planning principles and policies as set out in the National Planning Policy Framework<sup>(ii)</sup>. To address these issues, the Local Plan will cover a wide range of issues, including:

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

This strategic policy review forms part of a this wider consultation on development options. These other documents are available to read at Council offices and on the Local Plan options website - [www.highpeak.gov.uk/hp/localplanoptions](http://www.highpeak.gov.uk/hp/localplanoptions)

## Strategic Policy Review

The Draft Joint Core Strategy included several strategic policies to guide development across the Borough for the Local Plan period. Since the preparation of the Draft Joint Core Strategy there have been a number of changes to guidance and legislation which need to be taken into account in the preparation of the next stage of the Local Plan.

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i Outside of the Peak District National Park

ii [www.communities.gov.uk/publications/planningandbuilding/nppf](http://www.communities.gov.uk/publications/planningandbuilding/nppf)

# 1 Introduction

The main change is the government's intended abolition of the Regional Spatial Strategy which will lead to the removal of several of the policies upon which the Plan is based. The other important change is the publication of the National Planning Policy Framework which has meant the deletion of most of the Planning Policy Statements and Planning Policy Guidance documents which have also been used in the preparation of the Draft Plan. As the Draft Joint Core Strategy could not repeat this guidance any part of those documents which are important to the overall strategy but would not be covered by the National Planning Policy Framework will now need to be included in the Local Plan.

The public consultation into the plan and the subsequent community conversation, as well as new evidence which has come to light, have also highlighted potential changes which could be made to the policies.

The purpose of the following table is to attempt to bring together all of these influences and to highlight areas where changes could be made to both the Draft Joint Core Strategy policies and to the supporting text. The table does not set out detailed wording changes to policies or supporting text as these are more appropriate to consider as part of any subsequent agreed preferred option for the Local Plan after consultation on the scope of the policies to be reviewed has been concluded.

For reference, the annex shows the wording of the policies as published in the Draft Joint Core Strategy

Policies CS 22 to CS 26 refer to sub area strategies and will be reviewed following the options consultation.

## 2 Policy Review

Policy	Saved policies replaced	Public Consultation Comments	New Evidence	Existing RSS references	Potential RSS policy gaps	National policy changes	Scope for potential direction of change to policies
General comments				SO10 refers to the required housing growth in the East Midlands Regional Plan		Change all references from the LDF/ Core Strategy to Local Plan	Consider renaming the plan and supporting documents to reflect the NPPF and Localism Bill.  Look at wording of all policies to ensure they reflect the ethos of the NPPF- positive and clear strategy for the environmental enhancement of the area.
CS1 Sustainable development principles	OC5 GD7 TR4 TR1			Delete references to RSS and PPS1 in para 4.4		Development can only be refused where harm would significantly and demonstrably outweigh the benefits	The policy is written on the basis of the principles in PPS1. Need to confirm that these are in line with NPPF and the presumption in favour of sustainable development

## 2 Policy Review

Policy	Saved policies replaced	Public Consultation Comments	New Evidence	Existing RSS references	Potential RSS policy gaps	National policy changes	Scope for potential direction of change to policies
CS2 Settlement hierarchy		Concern over ability of larger settlements to accommodate significant levels of growth. Need to define an approach to development of Brownfield sites in small settlements without a defined boundary as they may currently be restricted.		Refers to RSS policies 3 and 9. Sets out the principles related to the distribution of new development and sets regional target of 60% of all new housing to be on previously developed land	Use of previously developed land. References to complying with the statutory purposes of the National Park and consolidating the role of the Market towns and meeting affordable housing need. Protection of built heritage in Buxton.	Brownfield target removed	Consider reassessment of settlement hierarchy.  Consider including further detail to replace the RSS references on maintaining distinctive character, vitality tranquillity and role of market towns
CS3 Landscape character	GD6 OC4 OC6 OC10 LT6 LT7 LT8 LT13 CF7 CF10	Policy should also refer to historic character and restoration of landscapes	Derbyshire County Council areas of multiple sensitivity document published	Based on DCC Landscape character of Derbyshire			Consider historic character and impact of DCC areas of multiple sensitivity
CS4 Biodiversity	OC8 OC10 LT6 LT8 LT11	Focus on creation of new biodiversity sites and increasing biodiversity				Criteria based development management policies which differentiate	Consider how policy will meet the criteria in NPPF on different tiers of designations

## 2 Policy Review

Policy	Saved polices replaced	Public Consultation Comments	New Evidence	Existing RSS references	Potential RSS policy gaps	National policy changes	Scope for potential direction of change to policies
CS5 Design quality	GD4 GD5 GD7 OC5 OC6 BC1 BC2 BC3 BC11 TC2 TC3 TC9 H11 H14 H15 H16 EMP6 LT5 LT6 LT7 LT8 LT13 CF4 CF5 TR4 TR5 TR14	Reflect on opportunities within historic environment			Policy reflects RSS principles	between international national and local level biodiversity designations Refers to Code for sustainable homes and building for life	Consider whether policy should be more positively worded and compliant with latest guidance on sustainable homes
CS6 Built and historic environment	BC2 BC5 BC6 BC7 BC8 LT10 LT11 CF7	Suggestions about the protection of assets and positive contribution to the historic environment				Written in line with PPS 5 (heritage asset references) which is the same as NPPF. Requirement to have a strategy for conservation of heritage assets.	Consider whether requirements of NPPF will be fully met
CS7 Green infrastructure	TR14	Extend policy to include creation of green infrastructure					Consider extending policy to include creation and improvement of

## 2 Policy Review

Policy	Saved policies replaced	Public Consultation Comments	New Evidence	Existing RSS references	Potential RSS policy gaps	National policy changes	Scope for potential direction of change to policies
CS8 maintaining and creating an economic base	EMP6	assets rather than just protection and enhancement Need to maintain supply of employment land supported. Specific shortages need to be addressed and some concerns over mixed use.		Refers to RSS and PPS4 in text (para 6.5 6.11 6.12)	Support of specific sectors	NPPF – clear economic vision, criteria on strategic sites for local/ inward investment, support existing business expansion of clusters and avoid long term protection of employment land	green infrastructure assets Consider changes to better reflect NPPF principles and to address RSS policy gaps: Use latest employment land figures.
CS9 regenerating an industrial legacy		Buildings of historic or heritage value should be retained as part of any redevelopment. Concern over redevelopment of remote sites				In line with NPPF- reuse of land	No further policy changes considered necessary
CS10 countryside development	OC1 EMP7 LT5	Clarification on tourist and visitor facilities and reuse of buildings in the countryside required		Para 6.24 refers to PSS4 countryside protected for sake of intrinsic character and beauty etc	Green belt policy	NPPF protects the green belt but does allow some limited forms of development	Para 6.26/ bullet 2. Implications of NPPF and rural exceptions. Consider changes

## 2 Policy Review

Policy	Saved polices replaced	Public Consultation Comments	New Evidence	Existing RSS references	Potential RSS policy gaps	National policy changes	Scope for potential direction of change to policies
CS11 promoting peak district tourism and culture	LT10 LT11	Further clarification on definition of tourist and visitor facilities					to include reference to green belt policy
CS12 retail and town centres	TC2 TC3 TC4 TC5	Concern over inflexibility of policy as it includes retail floor space figures.		Para 6.38 identifies sub regional priorities.		NPPF recognises the role residential development can have on the vitality and viability of town centres. Office development are no longer included in sequential tests	Check the definition and boundaries of the town centres. Consider defining a network and hierarchy of centres. Office centres
CS13 strategic housing development	H1 H5	Concern over relevance of RSS figures. Any further growth should be focussed in areas of identified need. Reference to addition of phasing and prioritise use of brownfield land	Updated SHLAA with green and brown field capacity and sub area capacity	RSS requirements ( SO10) Table listing RSS requirements and monitoring paragraph			Consider amending to refer to locally derived targets including reference to adjoining authorities ( Duty to cooperate) Include references to the use of previously developed land and phasing if

## 2 Policy Review

Policy	Saved policies replaced	Public Consultation Comments	New Evidence	Existing RSS references	Potential RSS policy gaps	National policy changes	Scope for potential direction of change to policies
CS14 affordable housing	H9	Range of views both supporting and objecting to the policy and questioning the thresholds	May need to update viability assumptions. Housing needs survey.	References to PPS3 and RSS. Single conversation		NPPF removes the minimum site threshold for the delivery of Affordable housing. Local evidence had already been produced to lower this threshold in the Plan area.	Confirm the requirements are deliverable.
CS15 exception sites	H10	Suggested amendments to ensure that land within built up area boundaries is considered first		Para 7.14 refers to affordable housing and exception sites		NPPF suggests changes to the current rural exceptions site policy. It may be appropriate to include some market housing to support the delivery of affordable housing.	Consider the impact of the NPPF on exception sites

## 2 Policy Review

Policy	Saved polices replaced	Public Consultation Comments	New Evidence	Existing RSS references	Potential RSS policy gaps	National policy changes	Scope for potential direction of change to policies
CS16 gypsies travellers and travelling show people	H17			Para 7.17 7.19 refers to Site allocations Development Plan Document.		Consultation on Planning Policy Statement Travellers published in April. Final policy will be incorporated into the Framework	Assess policy in line with forthcoming guidance
CS17 climate change	CF10 CF11	Concern over the viability of development. Additional mitigation measures to assist biodiversity adaptation. Look at carbon reduction.		Para 7.21 PPS1 Annex and draft PPS on Planning for a low carbon future. Para 7.26 states the plan will reflect the energy hierarchy in the RSS		Removal of the requirement of decentralised energy targets. NPPF policies to maximise renewable and low carbon energy. Identify suitable areas. Strategic thinking on combined heat and power.	Confirm policy meets the NPPF requirements and latest guidance and that it will deliver
CS 18 provision of open space and recreational facilities		Not sufficient detail on types of leisure and recreation facilities. Too onerous for small developments					Consider whether more specific improvements to leisure facilities can be identified.

## 2 Policy Review

Policy	Saved polices replaced	Public Consultation Comments	New Evidence	Existing RSS references	Potential RSS policy gaps	National policy changes	Scope for potential direction of change to policies
CS19 accessibility	TC2 T3 TC4 TC6 TC10 H14 H15 H16 LT13 CF2 CF4 CF5 TR1 TR4 TR5	Interaction between smaller settlements should be recognised rather than considering each settlement individually Better use of existing infrastructure required and concern that the growth suggested cannot be accommodated with the existing infrastructure.		Accessibility partnership no longer exists			Discuss on and off site provision of open space with parks department. Financial contribution may be more appropriate.
CS20 infrastructure	TC10 CF2 CF4 CF5	Better use of existing infrastructure required and concern that the growth suggested cannot be accommodated with the existing infrastructure.					Check references to organisations are still valid and policy is in line with NPPF
CS27 developer contributions	TC10 EMP6 TR4 TR5 TR14	Objections that policy does not conform with				Introduction of Community Infrastructure	Check specific references to organisations. Reconsider as part of review of distribution of development. Consider amending policy to refer to Community

## 2 Policy Review

Policy	Saved policies replaced	Public Consultation Comments	New Evidence	Existing RSS references	Potential RSS policy gaps	National policy changes	Scope for potential direction of change to policies
		Community Infrastructure levy legislation				Levy, references in NPPF	Infrastructure Levy requirements not SPD  Implementation and delivery plan needs updating several organisations mentioned are no longer in existence

### Question 1

Do you agree with the potential direction of change to the policies?

### Question 2

Do you have any suggestions for other amendments to the existing policies? (Please indicate policy reference)

## 2 Policy Review

### Question 3

Are there any other strategic policies you would like to see in the Draft Plan?

## 3 How to respond

### Have Your Say

We would like to know your views on the strategic policies by **25 October 2012**. All comments will be carefully considered before the Council identifies its preferred options for the Local Plan.

### How to Contact Us

Please complete a questionnaire using one of the following methods:

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

Questionnaires can be collected from Council offices or downloaded from [www.highpeak.gov.uk/hp/localplanoptions](http://www.highpeak.gov.uk/hp/localplanoptions)

### Regeneration

#### High Peak Borough Council

Town Hall  
Buxton  
Derbyshire  
SK17 6EL

Tel: 0845 129 7777 or 01298 28400

### Consultation database

Use of the consultation website provides several benefits and enables consultees to:

- Read the Local Plan options document and supporting information online
- Submit your comments online (registration required)
- Read all comments submitted by other consultees, including those submitted by post, email or online.

Further information is available on the consultation website, including help on how to register and submit comments. Further support is available on the online: <http://www.highpeak.gov.uk/hp/council-services/local-development-framework/consultation-database>

Details of consultees registered on the consultation website and all respondents to the consultation will be added to our Local Plan contact list and will receive notification of future consultations.

Please note that all comments and the name of the individual or organisation responsible for them will be made available to view on the public consultation website. All representations may also be viewed at Council offices.

## 3 How to respond

### Next steps

All comments received in response to this consultation will be carefully considered before the Council decides upon which options it prefers. Further consultation on the preferred options on sites and policies will take place in February / March 2013.

The Council intends to adopt an Interim Policy Statement in April 2014 which will provide an update to the current policy position of the Council in light of the National Planning Policy Framework and emerging Local Plan policies.

A "submission" version of the new Local Plan will then be published in September / October 2013 for final consultation on whether the Local Plan is considered to be "sound" <sup>(iii)</sup>

The plan will then be submitted to the Secretary of State for consideration at an public examination during which the plan will be tested by an independent inspector in terms of its soundness and compliance with the Duty to Cooperate, legal and procedural requirements. Subject to the recommendations of the inspector, it is expected that the Local Plan will be adopted in September 2014.

Stage	Date
Current consultation on options	September / October 2012
Consultation on preferred options for Local Plan	February / March 2013
Council to adopt an Interim Policy Statement	April 2013
Submission version published - final opportunity for comments	September / October 2013
Submission to Secretary of State	February 2014
Public Examination	May 2014
Adoption	September 2014

### Local Plan timetable

iii To be considered "sound" the plan must accord with the tests specified in the National Planning Policy Framework, namely that the plan is; positively prepared, justified, effective and consistent with national policy.

## Annex - Strategic Policies

### Draft Policies

#### CS1 Sustainable Development Principles

High Peak Borough Council will seek to ensure that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment within the Plan Area.

This will be achieved by:

- Meeting most development needs within or adjacent to existing communities and, where appropriate providing for some small scale developments within the larger settlements and villages
- Making efficient use of land (including the remediation of contaminated land), buildings and existing infrastructure;
- Preserving the distinct Peak District character, townscape and setting of settlements
- Supporting the local economy and businesses by enabling the integration of a mix of uses that provide employment opportunities suitable for local people in environmentally, socially and economically sustainable locations
- Minimising the need to travel by promoting development in locations where there is access to a broad range of services and facilities which are accessible by foot, cycle or public transport with minimal reliance on the private car
- Minimising the risk of damage to areas of importance for nature conservation and/or landscape value, both directly and indirectly
- Minimising the use of non-renewable energy sources and ensuring building construction and other forms of development address the challenge of climate change by adhering to high environmental standards with particular regard to energy efficiency, water efficiency, use of sustainable materials and the minimisation of waste
- Encouraging waste reduction and recycling
- Ensuring communities are safe and feel safe, are well served by emergency services and the risks from potential hazards are minimised
- Following a sequential approach to flood risk, avoiding the development of previously undeveloped land which is, or will be, at risk from flooding, and managing and reducing flood risk for development on previously developed land where continuing development has wider sustainability benefits or where there is no reasonable alternative site compatible with other sustainability considerations
- Ensuring that development does not have an adverse effect on the integrity of designated European Sites
- Maintaining and where possible enhancing accessibility to a good range of services and facilities, and not putting an unreasonable burden on existing infrastructure and services

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.

## Annex - Strategic Policies

### CS2 Settlement Hierarchy

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

#### Market Towns

Buxton, Chapel-en-le-Frith, Glossop, New Mills and Whaley Bridge are the main towns where there is access to a wide range of employment, facilities and services. Priority will be given to the concentration of development within these settlements, consistent with maintaining and where possible enhancing their character or appearance.

#### Larger Settlements

Birch Vale, Charlesworth, Chinley, Dove Holes, Furness Vale, Hadfield, Hayfield, Peak Dale and Tintwistle are defined as 'Larger Settlements' in which development schemes of a more moderate scale may be appropriate within the built-up area. These larger settlements are considered to be suitable locations to accommodate some new development, consistent with maintaining or enhancing their character or appearance whilst also maintaining existing facilities and services.

#### Villages

Buxworth, Chapel Milton, Combs, Padfield, Smalldale, Sterndale Moor, Thornsett and Tunstead Milton are settlements with a limited range of local facilities and services and may be appropriate for limited development. These villages have been identified primarily because the nature and extent of built development suggests the potential for some further small scale development provided that it is consistent with maintaining and enhancing their character or appearance.

Settlement boundaries for the above settlements will be defined as part of the Site Allocations Development Plan Document.

All other areas, including those villages, hamlets and isolated groups of buildings where nearly all services and facilities must be accessed in higher order settlements are for the purposes of this Strategy, considered as 'countryside'. In these locations, development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing.

### CS3 Landscape Character

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

This will be achieved by:

- Ensuring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as hedgerows, walls, streams, ponds, trees and woodlands, rivers or other topographical features

## Annex - Strategic Policies

- Ensuring that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document
- Ensuring that development proposals preserve or enhance the character, appearance and local distinctiveness of the landscape

### CS4 Biodiversity

The biodiversity and geological resource of the Plan Area will be protected and where possible, enhanced by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.

This will be achieved by:

- Conserving and enhancing biodiversity and geodiversity sites and features
- Protecting and where possible, enhancing the integrity of International and National sites
- Meeting the objectives and targets in the Peak District Biodiversity Action Plan and the Lowland Derbyshire Biodiversity Action Plan or successors
- Encouraging the management of landscapes for nature conservation
- Protecting ancient woodland and veteran trees
- Strengthening populations of protected and target species
- Working with partners in the public, private and voluntary sectors to develop and secure the implementation of projects to enhance the landscape and create or improve habitats of nature conservation value, and to secure the more effective management of land in the Plan Area
- Encouraging development to include measures to contribute positively to the overall biodiversity of the Plan Area

### CS5 Design Quality

HighPeak Borough Council will ensure that all new development responds positively to the challenge of climate change whilst also contributing to local distinctiveness and sense of place.

This will be achieved by:

- Ensuring that development reflects local character and distinctiveness and is appropriate and sympathetic to the character and appearance of the building, its setting in terms of scale, height, density, layout, appearance, materials, and relationship to adjacent buildings and landscape features
- Ensuring that public and private spaces are well-designed, safe, attractive, and complement the built form and provide for the retention of significant landscape features
- Promoting high quality standards of contemporary design in buildings
- Promoting developments that are accessible to persons with reduced mobility and/or disabilities
- Emphasis being given to the design of public spaces, streets, and neighbourhoods, which promote and encourage pedestrian use of these areas through the use of appropriate lighting and natural surveillance

## Annex - Strategic Policies

- Ensuring that developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments
- Ensuring that developments incorporate well integrated car parking, and pedestrian routes and, where appropriate, cycle routes and facilities
- Providing new and where possible securing improvements to existing public and green open spaces and landscaping
- Ensuring that development is designed in an inclusive way, providing access and movement for pedestrians and cyclists, and promoting public spaces and routes that are attractive and safe whilst also improving the quality of the public realm
- Ensuring that developments minimise carbon dioxide emissions through sustainable design and construction, energy efficiency and where appropriate renewable energy technology
- Ensuring that developments incorporate measures to minimise the use of water resources and the production of waste
- Ensuring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity
- Ensuring that development accords with published guidance and Supplementary Planning Documents

All new residential development of 10 dwellings or more will be required to achieve a minimum Building for Life assessment of "Good"

All new buildings should be designed to be flexible to respond to future social, technological and economic needs, should meet sustainable building standards and utilise Sustainable Drainage Systems (SuDS) wherever practical.

### **CS6 Built and Historic Environment**

HighPeak Borough Council will ensure that development proposals contribute positively to the character of the built and historic environment.

This will be achieved by ensuring that development proposals affecting heritage assets are assessed so as to minimise the impact on their significance. Particular protection will be given to designated heritage assets including:

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

### **CS7 Green Infrastructure**

HighPeak Borough Council will protect and enhance Green Infrastructure of local and strategic importance.

## Annex - Strategic Policies

This will be achieved by:

- Ensuring that development proposals, where appropriate, contribute positively towards the provision of additional green infrastructure and the protection and enhancement of existing green infrastructure
- Ensuring that in allocating sites in the Site Allocations Development Plan Document, regard is given to the protection and enhancement of the quantum and/or function of green infrastructure
- Creating areas of new green infrastructure nodes and corridors including parks and pitches, allotments, bridleways and cycle ways
- Ensuring that through its layout and design, new development responds to the location of existing green infrastructure and supports appropriate uses and functions
- Ensuring that development will not have a detrimental effect on the quantum or function of existing green infrastructure unless replacement provision is made that is considered to be of equal or greater value than that which will be lost through development
- The protection and extension of existing long distance trails
- The development of Sub-regional linkages to improve access to the National Park for tourism and recreation
- The retention of open spaces in urban areas where they benefit local communities

### CS8 Maintaining and Enhancing an Economic Base

HighPeak Borough Council will maintain and where possible, enhance the economic base of the Plan Area.

This will be achieved by:

- Encouraging development proposals in sustainable locations that contribute to the creation and retention of a wide range of jobs, educational and re-skilling opportunities;
- Making provision within a Site Allocations Development Plan Document for the following amount of employment land to be developed.

	<b>HighPeak</b>
Industrial land including manufacturing and distribution	26
Office / non-industrial land	9
TOTAL These figures do not represent a maximum requirement and are likely to come forward through the development of newly allocated employment sites and the redevelopment of existing employment land and premises	35

**Table 1**

- Protecting and promoting existing strategic employment sites to ensure that development would not result in the loss of land or buildings from employment use
- Encouraging the redevelopment, intensification and more efficient use of existing employment sites and premises in sustainable locations where they are either not fully utilised or unsuited

## Annex - Strategic Policies

to modern employment requirements, particularly those sites located within the main towns and those with good access by a variety of transport modes

- Encouraging a greater presence of high value and knowledge-based businesses in the Plan Area
- Encouraging small-scale and start-up businesses including through the provision of innovation centres and managed workspace
- Encouraging and making provision for office development within the Market Towns
- Supporting visitor-based service sector jobs within the local tourism industry
- Improve workforce skills by encouraging the provision of new training facilities on employment sites
- Encouraging flexible working practices via home-working where there is no adverse impact on residential amenities, and allowing the development of live-work units on residential and mixed use sites
- Protecting and promoting town centres as the focus for retail, leisure and office development
- Providing for the needs of haulage and other rural based employment operations
- The use of sustainably located agricultural or other rural buildings, including replacement buildings

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

### **CS9 Regenerating an Industrial Legacy**

HighPeak Borough Council will seek to maximise the potential of former employment sites that are no longer suited to meeting the needs of modern businesses in order to maintain and where possible, enhance the economic base of the Plan Area.

This will be achieved by:

- Encouraging proposals for the redevelopment of former employment sites identified in the Site Allocations Development Plan Document where these are no longer conducive to meeting the needs of modern businesses;
- Stimulating investment on constrained sites in order to encourage their beneficial re-use;
- Encouraging mixed use developments, which support local economic growth sectors.

### **CS10 Countryside Development**

HighPeak Borough Council will seek to ensure that new development in the countryside is strictly controlled in order to protect its intrinsic character and distinctiveness whilst also facilitating sustainable rural tourism and economic development.

This will be achieved by:

- Strictly controlling development in the open countryside away from existing settlements;
- Encouraging development to locate within or on the edge of existing settlements where employment, housing, services and other facilities are available;
- Encouraging the conversion and re-use of appropriately located buildings of a permanent and substantial construction without extensive alteration, rebuilding or extension for tourism facilities and economic development;

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- Supporting the provision and expansion of tourist and visitor facilities in sustainable locations where identified needs are not met by existing facilities;
- Encouraging schemes of farm diversification that maintain the environmental quality and character of the countryside;
- Restricting new buildings in the countryside unless required in conjunction with an existing tourism facility or constitute development that is associated with supporting a rural workforce such as agriculture, forestry or other rural based enterprise that requires a countryside location
- Supporting equestrian development where it does not have an adverse effect upon the character and appearance of the area

### **CS11 Promoting Peak District Tourism and Culture**

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

This will be achieved by:

- Strengthening the tourism role of the Plan Area by supporting and supplementing the tourism offer of the PeakDistrictNational Park;
- Encouraging tourism and provision for visitors which is appropriate to the settlements and countryside and consistent with environmental objectives;
- Retaining and enhancing existing serviced accommodation and supporting the provision of new serviced accommodation in towns and villages in order to encourage overnight visitor stays;
- Maintaining and where possible enhancing existing tourist and visitor facilities;
- Encouraging the provision of new visitor and cultural attractions and facilities that expand the breadth and quality of the tourism offer without prejudice to the character of the Peak District;
- Encouraging the development of Buxton as England's Leading Spa town;
- Supporting new tourist provision and initiatives in towns and villages, and in the countryside through the reuse of existing buildings or as part of farm diversification, particularly where these would also benefit local communities and support the local economy;
- Supporting measures within the Plan Area which would relieve tourist pressures on the most sensitive areas of the Peak District National Park and which would protect and enhance vulnerable habitats and landscapes;
- Ensuring that caravan, camping and chalet sites are sited in locations so as not to be prominent in the landscape and can be accommodated without adverse impact upon the character or appearance of the landscape;
- Supporting car-free tourism initiatives that benefit tourists and local communities.

### **CS12 Retail and Town Centres**

HighPeak Borough Council will seek to maintain and enhance the vitality and viability of town centres and local centres in accordance with their function and scale.

This will be achieved by:

## Annex - Strategic Policies

- Permitting appropriate retail, leisure, cultural and business development;
- Strengthening the vitality and viability and enhancing consumer choice in town and local centres by supporting the provision of new retail floorspace consistent with their function and scale as follows:

Town	Gross Convenience Floorspace <i>(Level of development will be retail operator dependant &amp; operational year of development)</i>	Gross Comparison Floorspace
Glossop	1,226 m <sup>2</sup> to 3,486 m <sup>2</sup>	Up to 5,653 m <sup>2</sup> for non bulky goods
Buxton	1,573 m <sup>2</sup> to 4,007 m <sup>2</sup>	Up to 7,068 m <sup>2</sup> for non bulky goods
HighPeak Central - New Mills	1,540 m <sup>2</sup> to 4,341 m <sup>2</sup>	

**Table 2**

- Focusing retail development within town centres and resiting retail development elsewhere unless it can be demonstrated that there are no sequentially preferable sites
- Requiring major shopping, commercial or service development (including large extensions to existing stores) outside the defined town centres Buxton, Chapel-en-le-Frith, Glossop, Hadfield, New Mills and WhaleyBridge to comply with the sequential approach to site selection
- Defining Primary and Secondary retail frontages within the town centres where there will be a control on types of new development to ensure that there is a healthy retail core and a vibrant mix of uses in town centres
- Protecting the vitality and viability of the local centres of Charlesworth, Chinley and Hayfield which provide for people's day to day needs
- Creating safe, attractive and accessible town and local centres, providing a good range of shopping, food and drink uses, services, offices, and entertainment and leisure facilities, and high quality public spaces
- Protecting the primary retailing role of the defined primary shopping areas in town and local centres, within the context of maintaining a broader mix of uses, including service, office, entertainment, leisure uses, and appropriate visitor facilities within town and local centres
- Having a presumption against the loss of premises in an A1 retail use within the primary shopping areas, except where it can be demonstrated that an alternative use proposed would be complementary to the retailing function and would enhance the overall vitality of the centre

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- Maintaining active ground floor frontages, within town centres and local centres with appropriate town centre uses
- Encouraging proposals which seek to deliver qualitative environmental improvements to town centre environments through the implementation of the local authorities regeneration programmes and the provision of design guidance and Supplementary Planning Documents

### CS13 Strategic Housing Development

During the period 2006 to 2026, provision will be made for 10,000 dwellings across the Plan Area in order to meet the requirements of the East Midlands Regional Plan as follows:

	Committed	New		Total
		Within Settlement	Outside current settlement	
<b>HighPeak</b>				
Glossopdale	271	535	250	1056
Central Area	84	550	700	1334
Buxton	825	800	600	2225
	1180	1885	1550	
Completions 2006-2009				1126
National Park Completions 2006-2009				20
Rural Affordable Housing Programme 2009-2026				170
Housing Development within National Park 2009-2026				70
Total				6001
Grand Total				<b>10002</b>

**Table 3**

Within the overall provision outlined above, the Council will require all new residential development to address the housing needs of local people by:

- Meeting the requirements for affordable housing within the overall provision of new residential development
- Providing a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types, based on evidence from the Strategic Housing Market Assessment or successor documents

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

HighPeak Borough Council will ensure provision is made for housing by:

- Promoting the development of specific sites through a Site Allocations Development Plan Document which will provide guidance on the appropriate form development should take
- Prioritising new housing development on previously developed land in preference to green field sites
- Encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose taking into account other policy objectives,
- Encouraging the inclusion of housing in mixed use schemes where housing can be accommodated in an acceptable manner without compromising other planning objectives

The release of land for housing will be phased to ensure a continuous supply of housing land throughout the plan period, and in order to minimise the impact upon infrastructure. Details of phasing will be set out in the Site Allocations Development Plan Document.

HighPeak Borough Council will monitor actual and forecast provision against the requirements of the East Midlands Regional Plan through the Annual Monitoring Report and its housing trajectory. If necessary it will review the Strategic Housing Land Availability Assessment and/or review the site Allocations Development Plan Document to bring forward additional sites for housing in locations consistent with the spatial strategy and policies of the Plan.

### **CS14 Affordable Housing**

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

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

HighPeak

30% affordable housing on sites of 25 units or more

20% affordable housing on sites of 5-24 units

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In assessing applications where the provision of affordable houses proposed is below the requirements set out above, the local planning authorities will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision.

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

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

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

### **CS15 Exception Sites**

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

- The development is of a size and type which can be justified by evidence of need from a local housing needs survey
- The affordable housing would meet a genuine local need as defined in the Core Strategy
- There is reasonable access to at least a basic range of services and facilities appropriate to the form of housing proposed
- Appropriate safeguards are put in place that ensure that the housing will remain affordable for successive occupiers in perpetuity
- The site is located within or adjoining the built framework of the settlement
- The development takes full account of environmental considerations

### **CS16 Gypsies, Travellers and Travelling Show People**

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

The provision of sites for Gypsy, Traveller and Travelling Show People sites, will be supported provided that:

- The development does not have an adverse impact upon the character or appearance of the landscape or sites/areas of nature conservation value

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

### CS17 Climate Change

HighPeak Borough Council will encourage and support the provision of renewable and low-carbon technologies, including micro-renewables through new development in order to address the challenge of climate change.

This will be achieved by:

- Supporting opportunities to deliver decentralised energy systems, particularly those which are powered by a renewable or low-carbon source in all developments
- Ensuring that renewable /low carbon energy generation developments are supported through an informed comprehensive environmental assessment which will be based upon the individual and unique circumstances of each case, ensuring that the wider environmental benefits of renewable/low carbon energy are assessed against the impact upon the environment including the cumulative impact of the development
- Promoting energy efficiency and the use of renewable/low carbon energy in new development and through retro-fitting;
- Ensuring that new development is built to a standard which minimises the consumption of resources during construction and thereafter in its occupation and use
- Ensuring that new developments demonstrate high standards of energy efficiency
- Incorporating energy-efficient passive solar design principles wherever possible
- Maximising opportunities for the micro-generation of renewable/low carbon energy
- Requiring new homes are built to the highest viably possible level of the Code for Sustainable Homes and as a minimum to achieve the level of the Code for Sustainable Homes in accordance with the Building Regulations
- Requiring commercial developments are built to BREEAM standard of very good or higher
- Promoting sustainable waste management and recycling
- Promoting the use of sustainable design and construction techniques including the use of recycled materials in construction
- Promoting high water efficiency standards and measures to recycle and minimise water consumption

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### CS18 Provision of Open Space and Recreation Facilities

HighPeak Borough Council will seek to protect, maintain and where possible enhance existing open spaces and recreation facilities in order to ensure their continued contribution to the health and well being of local communities. This will be achieved by:

- Ensuring that there is a presumption against any development that involves the loss of a sport, recreation or play facility except where it can be demonstrated that alternative facilities of equal or better quality will be provided in an equally accessible location as part of the development or the loss of open space would be outweighed by the public benefits of the development
- The provision of new and/or improved leisure facilities in New Mills, Buxton and Glossop
- Encouraging improvements to existing recreation, play and sports facilities within communities and providing new opportunities in accordance with the aims of the Peak Sub Region Open Space, Sport and Recreation Study
- Providing accessible green spaces within our towns and villages, especially where new development takes place, and by creating safe environments for walking and cycling within and adjoining our towns and villages, where access is compatible with environmental designations
- Improving play, sports and other public open space provision through requiring all new residential developments to make provision for appropriately designed public open space, through on site provision of new open space or where not considered feasible by financial contribution to enhance or create off-site provision and management of public open space
- Requiring all new residential developments to provide appropriately designed informal public open space on site and to include the provision of designed good quality play spaces
- Creating new play spaces for children and young people within existing informal open spaces
- Improving informal leisure opportunities created by green infrastructure within settlements
- Encouraging the provision of allotment gardens to meet local needs

Where development would result in the loss of a recreation or amenity space, the Council will impose conditions or seek to negotiate a section 106 Obligation to ensure that replacement provision is provided at the earliest possible opportunity following the loss of a facility.

### CS19 Accessibility

HighPeak Borough Council will seek to ensure that development is managed in order to minimise the need to travel by unsustainable modes of transport.

This will be achieved by:

- Ensuring that additional growth within the Market Towns, Larger Settlements and Villages is managed and where possible, accompanied by accessibility improvements
- Promoting a balanced distribution of housing and employment
- Promoting the introduction of appropriate facilities for new cycling development, the use of local cycleway and pathway networks to improve choice of travel and ensuring safe access to developments on foot and by bicycle

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- Encourage and promote improvements to public transport networks in association with the Local Highway Authority and where possible, secure infrastructure improvements including contributions levied from significant developments;
- Supporting the use of rail for the transportation of freight wherever feasible to do so
- The development of social, cultural and community facilities in locations that allow for ease of access by multiple methods of transportation
- Ensuring that new development can be integrated within existing or proposed transport infrastructure to further ensure choice of transportation method and enhance potential accessibility benefits
- Providing support to demand-responsive public transport as part of the wider strategy to improve accessibility, particularly in the rural areas
- Supporting proposals for new community assets and facilities where these are required to meet the needs of the Plan Area or lead to the provision of additional assets that improve community well-being
- Ensuring that facilities are well related to public transport infrastructure and provide high standards of accessibility to all sectors of the community
- Supporting innovative schemes to secure the local delivery of public services in rural communities and other areas with poor public transport, in particular the delivery of some services through the use of mobile services and technology will be encouraged where this results in better local provision

Proposals involving the loss of community assets and facilities including land in community use, community/village halls, village shops and post offices, schools, nurseries, places of worship, health services, care homes, convenience stores, libraries, public houses and other community facilities will not be supported unless it can be demonstrated that the existing use is no longer financially or commercially viable and there are no other means of maintaining the facility.

Throughout the Plan Area, emphasis on the provision of alternative forms of transport will be balanced against the necessity to make suitable provision for the private car as a reflection of its important role as a mode of transport for those residing or working in isolated rural areas. This provision will take the form of adequate parking provision for residential and commercial developments throughout the Plan Area.

Travel Plans will be required to be implemented for major developments or those developments where there are significant transport implications.

Travel Plan Statements may also be sought for smaller scale developments in accordance with Transport Assessment guidance, local accessibility and environmental conditions and consultation with the Highways Authority

### **CS20 Infrastructure**

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

This will be achieved by:

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- Providing for health and social care facilities, in particular supporting the Strategic Services Development Plan of the Primary Care Trust, the provision of new and improved health and social care facilities
- Ensuring that new development will not harm or be prejudicial to improving educational attainment, accessibility to services and jobs, and the health and well-being of local communities
- Securing the physical infrastructure to support the requirements of education, skills and lifelong learning strategies
- Securing new transport infrastructure to encourage modal shift and where relevant address traffic congestion
- Facilitating enhancements to the capacity of education establishments throughout the Plan Area
- Providing for strategic enhancement of the energy supply network

Arrangements for the provision, or improvement of infrastructure, to the required standard will be secured by planning obligation or, where appropriate, via conditions attached to a planning permission. This will ensure that the necessary improvements can be completed prior to occupation of development, or the relevant phase of a development. The adequacy of infrastructure provision throughout the Plan Area will be the subject of regular reviews between the Councils, the Primary Care Trust, Education and Transport Authorities and utility providers to inform the monitoring and implementation of the Core Strategy.

HighPeak Borough Council will work with service and infrastructure providers with the aim of ensuring the delivery of adequate infrastructure and services, to serve the development needs of the Plan Area. Consideration will be given to ensuring that any adverse impacts arising are minimised, and that decisions on the provision of such infrastructure are taken on the basis of environmental sustainability as well as cost. Particular attention will be given to addressing the needs of those areas which experience economic and/or social deprivation.

### **CS27 Developer Contributions**

Development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure, facilities and/or mitigation necessary to make a development acceptable in planning terms, including the mitigation of the effect of cumulative developments.

Where the provision or improvement of infrastructure or other works or facilities is needed to meet community or environmental needs associated with new development or to mitigate the impact of development on the environment or existing communities, standard charges and/or standard formulae as appropriate may be imposed for the payment of financial contributions towards such infrastructure, works or facilities to ensure that all such development makes an appropriate and reasonable contribution to the costs of provision.

Where standard charges and/or standard formulae have been set in the Developers Contributions SPD the requirement to pay such charges may be reassessed in cases where actual provision of such infrastructure, works or facilities normally covered by standard charges is provided as part of the development proposal

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

In implementing this policy regard will be had to economic viability considerations, consistent with meeting the Core Strategy Objectives.