

# Sustainability Appraisal of the High Peak Local Plan: Post Adoption Statement





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# 1 Introduction

**1.1** Under Section 19 of the Planning and Compulsory Purchase Act 2004, the Council is required to undertake a sustainability appraisal (SA) of the Local Plan. This process involves examining the likely effects of the plan and considering how they contribute to the environmental, social and economic well-being of the plan area.

**1.2** The SA must also satisfy the requirements for a Strategic Environmental Assessment (SEA) arising from the Council's obligations under the European Directive on SEA<sup>(i)</sup> and the implementing Regulations<sup>(ii)</sup>.

**1.3** The findings and recommendations reached through the SA at various stages in the development of the Local Plan were set out in a series of Sustainability Appraisal Reports as follows:

- SA Scoping Report for Derbyshire Dales and High Peak joint Core Strategy (discontinued); April 2009
- SA of options for a housing target and sub-area strategy; June 2012
- High Peak Local Plan Scoping Report Update; September 2012
- Interim Sustainability Appraisal report; February 2013;
- SA Report of High Peak Local Plan - additional consultation; December 2013
- Draft Sustainability Appraisal Report; April 2014
- Final Sustainability Appraisal Report; August 2014;
- Addendum SA Report (appraisal of proposed revised housing target and associated main modifications to the Local Plan); June 2015
- High Peak Local Plan; Sustainability Appraisal of the Main Modifications; December 2015

**1.4** High Peak Borough Council took account of the findings and recommendations of the SA at each stage of preparation of the High Peak Local Plan and before its adoption.

**1.5** High Peak Borough Council adopted the High Peak Local Plan on 14<sup>th</sup> April 2016. The Council has prepared this Statement in compliance with Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004.

**1.6** The purpose of this Statement is to set out:

- How environmental considerations have been integrated into the Local Plan;
- How the environmental report has been taken into account;
- How opinions expressed in response to public consultation<sup>(iii)</sup> have been taken into account;
- How the results of any consultations entered into under Regulation 14(4) have been taken into account;

i Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment

ii The Environmental Assessment of Plans and Programmes Regulations 2004

iii Statutory Instrument 2004 No. 1633, Environmental Protection, The Environmental Assessment of Plans and Programmes Regulations 2004, Part 3: ENVIRONMENTAL REPORTS AND CONSULTATION PROCEDURES; Regulation 13(2)(d) and 13(4)

# 1 Introduction

- The reasons for choosing the Plan as adopted, in the light of the other reasonable alternatives dealt with; and
- The measures that are to be taken to monitor the significant environmental effects of the implementation of the Local Plan.



## 2 How environmental considerations have been integrated into the Local Plan

**2.1** Environmental considerations have been integrated into the Local Plan as a result of the SA process having informed the selection of preferred options through an objective appraisal of a range of options and alternatives against the SA Framework.

**2.2** Table 1 below illustrates how the processes of the SA have been undertaken alongside the Local Plan to maximise integration of sustainability issues and environmental considerations into the Plan's preparation.

**Table 1 Integration of the Sustainability Appraisal with Local Plan preparation**

Stage	Date	Link to Plan Preparation	Integration of environmental considerations
SA Scoping Report for Derbyshire Dales and High Peak Joint Core Strategy (now discontinued) including 12 Topic Papers - 2007 - 2009	2009	Scoping Report prepared alongside the preparation of the evidence base. Consultation took place alongside the Issues and Options document March - May 2009.	<p>Relevant plans and programmes identified.</p> <p>Baseline established.</p> <p>Sustainability issues identified.</p> <p>Sustainability Framework set out: including deciding on the scope of the appraisal, defining objectives and indicators.</p>
SA of options for a housing target and sub-area strategy	June 2012	Prepared to take account of agreement to cease work on joint Core Strategy and to prepare a Local Plan for High Peak.	<p>Revisions to joint Core Strategy appraised.</p> <p>Effects (economic, social and environmental) of the housing target and sub-area options appraised against the Sustainability Framework.</p> <p>Selection of preferred options assisted.</p>
High Peak Local Scoping Report Update	September 2012	<p>Prepared alongside the Issues and Options Local Plan.</p> <p>Consultation on both took place at the same time.</p>	<p>Relevant plans and programmes updated.</p> <p>Baseline reviewed and revised.</p> <p>Sustainability issues updated.</p> <p>Sustainability Framework reviewed and revised: including the scope of the appraisal, defining objectives and indicators.</p>

## 2 How environmental considerations have been integrated into the Local Plan

Stage	Date	Link to Plan Preparation	Integration of environmental considerations
Interim Sustainability Appraisal report	February 2013	Prepared alongside the preparation of the Preferred Options Local Plan.  Consultation on both took place at the same time.	The effects (economic, social and environmental) of the preferred options - policies and site allocations - appraised against the Sustainability Framework.
SA Report of High Peak Local Plan - additional consultation	December 2013	Prepared alongside proposed revisions to the Preferred Options Local Plan.	The effects (economic, social and environmental) of the proposed new housing requirement and options for additional site allocations - appraised against the Sustainability Framework.
Draft Sustainability Appraisal report	April 2014	Prepared alongside the preparation of the submission version of the Local Plan.  Consultation on both took place at the same time.	Any significant changes to the plan arising out of consultation undertaken at Preferred Options Stage appraised.  Proposals for monitoring the plan developed.
Final Sustainability Appraisal report	August 2014	Submitted alongside High Peak Local Plan for Examination.	The sustainability appraisal was used as part of determining the soundness of the plan and whether it should be approved.
High Peak Local Plan Sustainability Appraisal Report Addendum	June 2015	Prepared to inform Council decision on a revised housing target.	The likely significant effects of three alternatives for a housing target, and associated Main Modifications, were identified by appraisal against the Sustainability Framework.
High Peak Local Plan Sustainability Appraisal Report of the Main Modifications	December 2015	Prepared alongside Main Modifications to the Local Plan. Consultation on both took place at the same time.	The likely significant effects associated with the schedule of Main Modifications set out by the inspector, were identified by appraisal against the Sustainability Framework, to inform plan finalisation.



## 2 How environmental considerations have been integrated into the Local Plan

**2.3** In order to undertake the SA, incorporating SEA, of the Local Plan, sustainability objectives were established early in the process, initially as part of the SA Scoping for the Derbyshire Dales and High Peak joint Core Strategy (now discontinued) and then again for the High Peak Local Plan Scoping Report update in September 2012.

**2.4** A thorough review was undertaken of other relevant plans, policies and programmes and this was presented in the Scoping Report. The purpose of this was to meet the requirement of the SEA Directive to take account of environmental protection objectives and to gather other information that would influence options to be considered in plan preparation.

**2.5** The review studied a range of international, national, regional and local documents that should be taken into account during the preparation of the Local Plan, under the following sustainability themes:

- Climate Change
- Landscape Character and natural resources
- Air, noise and light pollution
- Townscape quality, historic and cultural heritage
- Transport and accessibility
- Water resources and flood risk
- Biodiversity and green infrastructure
- Health and well-being
- Leisure and recreation
- Community safety and neighbourhood quality
- Homes for everyone
- Employment and economy

**2.6** This was followed by a thorough review of the sustainability "baseline" in the High Peak plan area, organised under the above themes. The baseline identified what is currently happening in High Peak and the likely future state of the area if current trends were to continue. It provided the basis for predicting and monitoring effects and helped to identify sustainability problems and alternative ways of dealing with them.

**2.7** The review of plans, policies and programmes, and baseline research enabled the identification of key sustainability issues in High Peak (including environmental problems as required by the SEA Directive). Key sustainability issues derived from the evidence review are set out in the table below.

**Table 2 Key sustainability issues**

Key issue	Implication for High Peak Local Plan
<b>Climate change</b>	
Reducing greenhouse gases and carbon emissions	Ensure that new development minimises further contribution to the emission of greenhouse gases, in particular CO <sub>2</sub> .
Improving energy efficiency	Ensure that all new development is designed to promote energy efficiency.

## 2 How environmental considerations have been integrated into the Local Plan

Key issue	Implication for High Peak Local Plan
<b>Climate change</b>	
Renewable and low carbon energy	Facilitate the delivery and take up of energy from renewable and low carbon resources.
Dealing with the impacts of climate change	Ensure that new development incorporates adaptation to the effects of climate change, where appropriate.
<b>Landscape character and natural resources</b>	
Maintaining Green Belt.	Ensure that the development strategy safeguards Green Belt as a means of maintaining the distinctiveness of the towns and villages in the north of High Peak and their separation from Greater Manchester.
Protecting landscape character.	Ensure that new development protects and reinforces the character of the Borough's landscapes, maintaining and strengthening local distinctiveness and sense of place.
Protecting cultural landscape assets.	Ensure new development conserves and enhances cultural landscape assets.
Protecting other natural assets.	Ensure that new development protects water resources (rivers, canals, ponds), trees and ancient woodlands.
Bringing previously developed land back into use.	Ensure that the development strategy brings previously developed land back into use.
<b>Air, noise and light pollution</b>	
Air quality and health.	Planning policies designed to maintain air quality will also have a positive benefit for people's health.
Impacts of new development on general air quality.	Ensure that all new development takes into account impacts on air quality.
Impacts of new development on air quality along the A628.	Ensure that new development can proceed without a detrimental impact on existing areas of poor air quality - along the A628.
Impacts of new development on levels of neighbourhood noise.	<p>Ensure that all new development takes into account noise impacts.</p> <p>Identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value.</p>





## 2 How environmental considerations have been integrated into the Local Plan

Key issue	Implication for High Peak Local Plan
<b>Climate change</b>	
Impacts of artificial light from new development.	Design policy to limit the impact of air pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
<b>Townscape quality; historic and cultural heritage</b>	
Protecting and enhancing built heritage.	Planning policies to preserve and enhance the designated and non-designated historic assets and their settings; giving protection from development that risks harm to the cultural heritage of the area, or to people's enjoyment of our built heritage.
Contributing to local distinctiveness and character.	Protecting and enhancing the historic and cultural elements that contribute to the character and appearance of individual towns and villages is important to the sustainable development of the Borough.
Sustaining heritage assets through finding viable uses.	Local Plan to help deliver Corporate priorities on heritage-led regeneration.
<b>Transport and accessibility</b>	
Minimise impact on areas with existing congestion and support use of public transport.	Locate new developments in areas with a good road network and that allow choice of sustainable travel modes.
Support use of walking and cycling networks.	Policies to require links from new developments to existing walking and cycling routes where possible and developer contributions sought to improve healthy travel networks. Appropriate developments required to prepare Travel Plans and to provide suitable facilities for those walking and cycling.
Minimise journey lengths to key services and facilities.	Improve accessibility to key services and facilities by a development strategy that supports growth in and around the market towns and supports mixed use developments where appropriate.
Protect routes and sites and provide infrastructure that could deliver future transport choices.	Plan to identify routes to protect from development that will form a network of green infrastructure. Support provision of charging points for electric/hybrid vehicles in appropriate new developments.
<b>Water resources and flood risk</b>	
Water supply.	Evidence suggests that there is sufficient water capacity to accommodate growth planned.

## 2 How environmental considerations have been integrated into the Local Plan

Key issue	Implication for High Peak Local Plan
<b>Climate change</b>	
Water efficiency.	Design policies to support water efficiency measures in order to make best use of existing resources.
Minimise risk of floods, particularly flash flooding.	Locate new development outside areas of high flood risk or secure flood protection measures.
Manage surface water run-off.	Design policies to require sustainable drainage systems (SuDS) in new developments.  Explore use of Section 106 agreements or community infrastructure levy (CIL) to secure suitable surface water drainage arrangements e.g. regional SuDS facilities and/or improvements to watercourses.
Manage risk of contamination of groundwater used for public drinking water supply.	New development within or near to Groundwater Source Protection Zones will need to consider appropriate mitigation to prevent contamination.
Support protection of water quality objectives for the River Wye set under the Habitats Directive.	Possible mitigation measures should be explored to minimise the discharge of phosphates into the River Wye resulting from sewage entering the Buxton treatment works from development proposed in Buxton.
<b>Biodiversity and green infrastructure</b>	
Protect existing sites of international, national or local importance.	Plan policies to provide protection for these sites, to optimise their condition and to improve their connectivity.
Support planning for biodiversity at a landscape scale.	Identify relationship with the Dark Peak NIA in the Local Plan.
Support creation and protection of local ecological networks.	Identify and map components of local ecological networks, including: international, national and local sites of importance for biodiversity, wildlife corridors and stepping stones that connect them.
Provide accessible natural environments rich in wildlife for people to enjoy and experience.	Designate land as Local Green Space, where green areas are identified as being of particular importance to local communities.
Aim to achieve a net gain for biodiversity.	Developments should safeguard and enhance existing biodiversity and/or provide new areas of habitat and features for wildlife appropriate to the landscape and the ecology of the local area.



## 2 How environmental considerations have been integrated into the Local Plan

Key issue	Implication for High Peak Local Plan
<b>Climate change</b>	
	Guide development to the best locations, encourage greener design and enable development to enhance natural networks.
Prevent harm to geological conservation interests.	Plan policies to provide protection for Local Geological Sites.
Support creation and protection of networks of green infrastructure.	Support implementation of the Greenway strategy for West Derbyshire and the High Peak.
<b>Health and well-being</b>	
Reduce health inequalities.	Plan policies to support active travel and deliver good quality, open green space, particularly in areas of less affluence.
Enable access to health care.	Local Plan to ensure adequate health infrastructure.
Address needs of ageing population.	Plan policies relating to housing, access to health care and participation in physical activity, designed to support health and independence in old age.
<b>Leisure and recreation</b>	
Need to increase participation in arts, sports, cultural and leisure opportunities.	Plan policies to support provision of locally accessible opportunities for physical activity and other cultural and leisure activities.
High Peak has a high demand for allotments and community gardens.	Plan to support provision of new allotment space and other opportunities for community food growing.
<b>Community safety and neighbourhood quality</b>	
Support neighbourhood planning.	Ensure preparation of the Local Plan facilitates active involvement of Parish and Town Councils, as well as local groups and residents. Also ensure liaison with current neighbourhood development planning process in Chapel-en-le-Frith.
Promote community cohesion.	Plan policies to support mixed-use developments, strong neighbourhood centres and active street frontages.
Reduce fear of crime.	Design policies to include a requirement to address safety and crime prevention.
<b>Homes for everyone</b>	

## 2 How environmental considerations have been integrated into the Local Plan

Key issue	Implication for High Peak Local Plan
<b>Climate change</b>	
Predicted household growth in the Borough to 2028 requires around 400 new homes to be delivered each year.	Need to increase numbers of market housing.
There is significant unmet need for affordable housing.	Need to increase the number of affordable homes, particularly in Glossopdale.
Projected 70% increase in elderly population by 2031.	Need to ensure adequate provision of extra care/sheltered housing, lifetime homes, to meet the needs of older people.
Need to minimise impact of new housing on the environment.	Local Plan policies required to ensure design and delivery of new homes minimises impacts on the environment by specifying environmental performance standards and protection for landscape character.
Vitality of rural communities to be maintained.	Need to ensure adequate housing provision, both market and affordable, in rural areas.
<b>Employment and economy</b>	
Effect of the recession on unemployment levels.	Plan to support economic growth in the Borough, sub-area strategies used to target growth in areas of most need.
Employment distribution by sector.	Plan policies to support a balanced employment distribution by sector, matching the range of skills and qualifications within the local community.
Employment land supply.	Need to ensure suitable, available and deliverable employment land is allocated in the Plan, in particular land suitable for meeting modern business needs.
Vitality and viability of market town and local centres.	Sub area strategies used in conjunction with support for neighbourhood planning to maintain and enhance the vitality and viability of High Streets and town and village centres.
Visitor economy.	Plan policies used to maintain and support the strength of the visitor economy and the cultural offer of the Borough. Sub area strategies used to support smaller scale rural tourism opportunities where appropriate.

**2.8** On the basis of the issues identified, sustainability appraisal objectives were defined which were used to test how likely the proposals in the Local Plan and alternative options were to lead to sustainable outcomes. These sustainability objectives constituted the SA Framework and provided a way in which the effects of the Local Plan could be described, analysed and compared.

**2.9** Options considered and appraised fell into the following categories:



## 2 How environmental considerations have been integrated into the Local Plan

- Alternatives to the spatial strategy and development approach.
- Alternative locations for development.
- Scenarios for housing growth.
- Strategic and development management policy alternatives.
- "Do nothing options".

**2.10** Through the appraisal of options, the SA has provided information about the sustainability of the options that were being considered and enabled the selection of the preferred options in the light of that information.

**2.11** At the issues and Options stage (2010), the SA appraised options for the spatial strategy:

- Concentrated growth in market towns.
- Semi-dispersed growth.
- Dispersed growth.

**2.12** The SA demonstrated that dispersed growth was the least sustainable option.

**2.13** Further options for the development strategy were considered in 2012. An SA was carried out of five alternative sub-area strategies as follows:

- Growth along Buxton - Dove Holes - Chapel-en-le-Frith axis.
- Growth along Glossop - New Mills axis.
- Growth along New Mills - Whaley Bridge - Chapel-en-le-Frith axis.
- Growth focus on two principal market towns (Glossop and Buxton)
- Growth of all market towns.

**2.14** Following the appraisal and consultation, the option: Growth of all market towns was carried forward into the draft Local Plan. This option was considered to offer the most sustainable sub-area strategy overall. The SA demonstrated that the option maintained advantages for Buxton, minimised adverse impacts predicted for Glossopdale (whilst preserving some positive benefits for economic development and housing) and provided advantages for the Central area.

**2.15** Appraisals of site options and preferred options policies were described and set out in the draft SA Report accompanying the High Peak Local Plan Preferred Options in February 2013. Subsequently the Council undertook further work on the evidence base, including updates to the Strategic Housing Market Assessment, retail and employment land studies to help determine the level of growth to take forward over the plan period.

**2.16** The December 2013 SA appraised a number of scenarios for different levels of housing growth. The preferred option was for 360dpa. Further appraisals were carried out of additional housing sites needed to accommodate the revised housing target. Appraisals of employment sites were also undertaken. In addition where draft policies were updated to take account of consultation responses or latest evidence and guidance, proposals for substantial changes were also subject to appraisal.

## 2 How environmental considerations have been integrated into the Local Plan

**2.17** The submission Local Plan was published and made available for receipt of formal representations over the period 23<sup>rd</sup> April to 23<sup>rd</sup> June 2014. In total 593 valid representations were received from 200 respondents. Having considered the representations and the latest evidence, the Council considered that the Local Plan was a sound document and that no significant changes were appropriate or necessary.

**2.18** However, in order to improve the legibility of the Local Plan and update its content and to address those representations which it is considered raised issues of unsoundness which required to be resolved, a number of further minor modifications were suggested for recommendation to the Inspector. The list of additional modifications to the Local Plan was reviewed as part of the ongoing SA process. The majority of modifications related to the need to correct references, to provide clarification or grammatical correction. However a small number of modifications, whilst still considered to be minor, justified consideration under the SA process. These were as follows:

- Modifications related to the site allocation at Policy H3 (DS18): Foxlow Farm, Ashbourne Road, Buxton.
- The addition of new Strategic Development Site Policies and supporting text for housing site allocations at Roughfields, Glossop; North Road, Glossop; south of Macclesfield Road, Whaley Bridge and Market Street Depot, Buxton.

**2.19** Following examination hearing sessions held between 13<sup>th</sup> January and 5<sup>th</sup> February 2015, the Inspector wrote to the Borough Council concerning the publication by the Department for Communities and Local Government of 2012-based sub national household projections (SNHP) on 27<sup>th</sup> February 2015. In his letter, the Inspector invited the Council to consider what implications, if any, the projections had for its assessment of objectively assessed housing needs. He further commented that the Council should then consider what implications, if any, this would have for the Local Plan and whether, in its view, any main modifications would be required as a result.

**2.20** An updated Strategic Housing Market Assessment and Housing Needs Report report published in May 2015 concluded that, on the basis of the most recent evidence, a revised housing OAN range of between 310dpa and 350dpa was most appropriate for the plan area. The June 2015 SA Addendum Report considered alternative housing requirements along with the associated Main Modifications to the plan and other matters raised in the Inspector's letter. The preferred option was for 350dpa.

**2.21** On 23<sup>rd</sup> October 2015 the Inspector wrote to the Council to indicate that he was satisfied that the examination could proceed to consultation on the main modifications to the submitted Plan. The December 2015 SA Report presented an appraisal of the likely significant effects associated with the full schedule of modifications set out by the Inspector, with a view to informing the consultation and subsequent plan finalisation.



## 3 How the environmental report has been taken into account

**3.1** The SA reports 2010 - 2015 have been taken into account at each stage of Local Plan preparation and the findings of the SA incorporated into the Local Plan.

**3.2** The SA of preferred options for the Derbyshire Dales and High Peak joint Core Strategy (discontinued) identified a number of recommendations for improving the policies of the draft plan. These are summarised below.

- Clear and distinct visions for each of the sub-areas should be set out.
- Sub-area policies need clarity on the phasing/timetabling of development across the broad locations proposed.
- A master-planning exercise should be required for any mixed use development or urban extension, with an emphasis on eco-master-planning.
- Policies promoting low carbon development need strengthening.
- Policies ensuring a move to a low carbon economy need further development.
- The draft plan should make specific reference to creating public spaces that include new green spaces, with use of landscaping and public art. The safety of both public and private spaces needs to be emphasised.
- The built environment policy should refer to the protection of open spaces, views, trees and other natural features that contribute to the historic character of an area.
- Employment developments should be required to prepare and actively promote an approved travel plan. A statement needs to be included that new developments should actively support sustainable transport modes by including features on site such as cycle storage facilities.
- Town centre improvements should include investment in the support for and promotion of, routes and facilities enabling access by walking and cycling.
- A target for the provision of key worker accommodation should be included.

**3.3** The findings of the SA Reports were also used to identify the housing requirement and preferred housing site allocations.

**3.4** The following specific changes were made to Plan policies as a result of the SA:

- S1: Sustainable development principles: Bullet point relating to biodiversity was more positively framed, with reference to NPPF requirement for net gain in biodiversity and creation of ecological networks.
- S2: Settlement hierarchy: Policy amended to refer to scale, role and function of smaller villages and settlements in relation to enabling new development.
- S5: Glossopdale sub-area strategy: Specific reference to distinctiveness and character of the Glossopdale area in the preamble to be supported by stronger policy wording to protect and enhance this.
- S7: Buxton sub-area strategy: Policy amended to be more specific on the issue of built heritage and townscape, given the national importance of Buxton's heritage features.
- EQ3: Countryside development: The policy amended to be more explicit in relation to protection of landscape character and the setting of the Peak District National Park.
- H5: Affordable Housing: An area trigger included alongside a minimum number of units to trigger the policy. Eg 20% affordable housing on sites of 5 – 24 dwellings (0.16 hectares) – to prevent developments of 4 units coming forward on sites that would normally deliver 5.
- Inclusion of appropriate mitigation measures in Strategic Development Sites Policies.

### 3 How the environmental report has been taken into account

**3.5** These recommendations were in addition to the many issues raised by the SA that had already been responded to during policy development and were used to improve the sustainability of Local Plan policies.

**3.6** SA reports included measures to prevent, reduce or offset any likely significant adverse effect arising from implementing the Local Plan. Mitigation incorporated into the Local Plan as a result of the SA findings has taken a variety of forms, including:

- Refining options, in order to improve the likelihood of positive effects and to minimise adverse effects. This has mainly been the re-wording of policies or additions to text. It has also included the requirement of some policies to mitigate against the negative impacts of others. For example, Policies EQ10 Flood Risk Management and Policy EQ3 Countryside and Green Belt Development provide mitigation measures for a number of the other policies, in particular those supporting growth.
- Technical measures to be applied during implementation (e.g. design principles).
- Contingency arrangements for dealing with possible adverse effects, for example a commitment in Policy S7 to work with partner organisations through the River Wye Water Pollution Plan to protect water quality in the River Wye - helping avoid impacts related to discharges from the Buxton Sewage Treatment Works.

**3.7** A summary of likely significant effects identified by the SA and consequently mitigation measures included in the Plan is provided below.

**Table 3 Summary of significant effects and mitigation measures**

Policy	Potential significant sustainability effects	Mitigation
S1 Sustainable Development Principles	Impact of development on landscape character and natural environment. Cumulative impacts on transport networks, particularly in Glossopdale.	Sequential approach to location of new development.  Use of a settlement hierarchy.  Policies on landscape character, countryside development, biodiversity, design and place making.  Participation in strategic initiatives such as the Trans-Pennine Connectivity Study, the A6 Corridor Study and the Northern Hub rail strategy; alongside specific mitigation measures such as junction improvements identified in the URS Local Plan Transport Study, 2014.





### 3 How the environmental report has been taken into account

Policy	Potential significant sustainability effects	Mitigation
S2 Settlement Hierarchy	Primary effect is positive: to deliver appropriate scale development within settlements, providing good access to services and facilities.	Beneficial effects maximised by provision of clarity around the approach to development in the countryside and green belt.
S3 Strategic Housing Development	Loss of greenfield land to housing development. Increase in traffic and associated air quality impacts. Increase in energy use from new homes and new journeys generated.	Spatial strategy and strategic approach to development, focussing development in and around market towns.  Use of Policies S1 and EQ5 to ensure high quality design and energy efficiency of new homes.
S4 Maintaining and Enhancing an Economic base	Primary effect is positive: to deliver economic growth and contribute to viability of town and village centres. Associated effects of an increase in energy use and use of the road network.	Use of the settlement hierarchy to ensure that new employment land is located in areas suitable for development.  Use of Policies S1 and EQ5 to ensure high quality design and energy efficiency of new development.
S5 Glossopdale Sub-area Strategy	Policy seeks to promote sustainable growth. Significant negative effects exacerbating existing congestion issues in and around the connecting road network. Adverse impacts risked on the integrity of the Peak District Moors SPA and on the historic environment.	Policy includes commitment to work with others to enable mitigation measures identified in the URS Local Plan Transport Study, 2014.  Use of Policy EQ4 to require a project level HRA where appropriate.  Use of Policy EQ6 to conserve heritage assets in a manner appropriate to their significance.
S6 Central Sub-area Strategy	Policy seeks to promote sustainable growth. Impact of development on countryside and Green Belt. Also risk of adverse impact on the integrity of the Peak District Moors SPA. Possible negative effects on increased congestion along the A6 corridor.	Use of Policy EQ3 to ensure appropriate development in the countryside.  Use of Policy EQ4 to require a project level HRA where appropriate.

### 3 How the environmental report has been taken into account

Policy	Potential significant sustainability effects	Mitigation
	Positive effects identified for the growth of a sustainable tourist industry.	Work with others to enable mitigation measures identified in the A6 corridor study and the URS Local Plan Transport Study, 2014.
S7 Buxton Sub-area Strategy	Positive effects identified for economic growth, town centre development and leisure and culture opportunities. Impact of housing growth on landscape character and water quality in the River Wye within the Peak District Dales SAC. Potential negative effects on SAC from construction of Fairfield Link Road but positive impacts on accessibility and congestion.	Beneficial effects maximised by support for projects that protect and enhance the town's spa heritage and historic character.  Use of Policy EQ3 to ensure appropriate development in the countryside.  Work with partners through the River Wye Water Pollution Plan to protect water quality in the River Wye and support for high water efficiency standards.  Route of Fairfield Link Road to be over 200m from SAC.
EQ1 Climate Change	Inward investment deterred. Viability of delivering affordable homes impacted. Impact of wind turbines on landscape character and on birds. Positive effects for climate change and energy efficiency.	Requirement for highest standards only when these can be shown to be technically feasible and financially viable.  Design statements and Project level HRA required for renewable energy projects as appropriate.  Beneficial effects maximised through use of national standards.
EQ2 Landscape Character	Positive effects on landscape character and associated benefits for the Borough.	Beneficial effects maximised through protecting the landscape setting of the National Park.  Landscape mitigation measures identified in Landscape Impact Assessment study.



### 3 How the environmental report has been taken into account

Policy	Potential significant sustainability effects	Mitigation
EQ3 Countryside and Green Belt development	Positive effects on landscape character and associated benefits for the Borough. Negative impact of increase in tourist and visitor facilities in the countryside.	Use of Policy EQ3 and EQ5 to ensure appropriate development.
EQ4 Biodiversity	Positive effects on recreation, health, green infrastructure and tourism.	Beneficial effects maximised through requirement for net gain in biodiversity where possible and development of corridors between habitats.
EQ5 Design and Place Making	Positive effect on quality of the built environment.	Beneficial effects maximised through requiring contribution to local distinctiveness and sense of place.
EQ6 Built and Historic Environment	Positive effects for safeguarding unique built and historic environment.	Beneficial effects maximised through reference to locally listed heritage assets.
EQ7 Green Infrastructure	Supports all sustainability objectives.	Beneficial effects maximised through ensuring GI helps mitigate effects of climate change.
EQ8 Trees, woodland and hedgerows	Positive effects on landscape character and biodiversity.	Beneficial effects maximised through requirement for replacement of trees at a ratio of 2:1.
EQ9 Pollution Control and Unstable Land	Positive effect on health, soil and water quality.	No mitigation identified.
EQ10 Flood Risk Management	Positive effect on management of flood risk. Additional costs might impact on site viability and the capacity for development to deliver affordable homes.	No mitigation identified.
E1 New Employment Development	Impacts on landscape character, biodiversity and heritage. Positive effects on economic growth and viability of towns and villages.	Use of EQ3 and EQ4 to ensure appropriate development in the countryside.
E2 Employment Land Allocations	Impact of development on landscape character and natural environment. Positive effects on economic growth and viability of towns and villages.	Use of Policy EQ3 and EQ5 to ensure appropriate development.

### 3 How the environmental report has been taken into account

Policy	Potential significant sustainability effects	Mitigation
E3 Primary Employment Zones	Impact of development on landscape character and natural environment. Positive effects on economic growth and viability of towns and villages.	Use of Policy EQ3 and EQ5 to ensure appropriate development.
E4 Change of Use of Existing Business Land and Premises	Loss of employment opportunities. Positive impact on access to services and facilities including leisure and recreation.	Policy wording protects against change of use if existing business and industrial use is still visible.
E5 Regenerating an Industrial Legacy	Impact of development on heritage assets. Positive effects on employment, re-use of brownfield sites and improving access to services and facilities. Higher development costs may have negative impact on delivery of affordable homes.	Use of Policy EQ6 to ensure that buildings or features of heritage value are retained or reused.
E6 Promoting Peak District Tourism and Culture	Impacts of tourism on road network and designated sites. Positive impacts on economic growth and access to cultural and recreational facilities.	Use of Policy EQ3 and EQ5 to ensure appropriate development.
E7 Chalet Accommodation, Caravan and Camp Site Developments	Impact of development on landscape character and road network.	Policy includes provision to protect views, including during winter months. No additional mitigation measures identified.
H1 Location of Housing Development	Impact of provision of new homes on countryside, townscapes, biodiversity and road network.	Policy includes commitment to prioritising new housing development on previously developed land in preference to greenfield land. Use of Policy H2 to phase development.
H2 Phasing Housing Development	Positive impact on balance between growth and infrastructure.	No mitigation identified.
H3 Housing Allocations	Impact of provision of new homes on countryside, townscapes, biodiversity and road network. Positive effects on provision of homes for all.	Mitigation measures included via other policies in Plan concerning location and design of new development, as well as site specific requirements in DS Policies.
H4 New Housing Development	Impact of provision of new homes on countryside, townscapes, biodiversity	Beneficial effects of providing new homes maximised by requirement to



### 3 How the environmental report has been taken into account

Policy	Potential significant sustainability effects	Mitigation
	and road network. Positive effects on provision of homes for all.	deliver affordable homes, a mix of housing (including that suitable for people with specialist housing needs) and flexible accommodation.
H5 Affordable Housing	Positive effects on provision of homes for all and building sustainable communities.	No mitigation identified.
H6 Rural Exception Sites	Positive effects on provision of homes in rural areas and sustaining the vitality of smaller villages	Mitigation measures included via other policies in Plan concerning location and design of new development.
H7 Gypsies, Travellers and Travelling Show People	Positive effects on ensuring that the needs of all members of the community can be met.	Mitigation measures related to location and landscape impact are included within the Policy, additional mitigation provided via other policies in Plan.
CF1 Retail and Town Centres	Impact of development in defined centres on congestion. Positive effects on improving access to services and facilities.	Mitigation in policy requires town centre developments to be accessible by public transport, walking and cycling.
CF2 Primary Shopping Frontages	Positive effects from enhancement of town centres.	No mitigation identified.
CF3 Local Infrastructure Provision	Impact of new infrastructure on landscape, townscape and natural environment. Positive effects of mitigation against impact of new development on capacity of existing infrastructure and increasing accessibility to services and facilities.	Beneficial effects of providing new infrastructure maximised by requirement for particular attention to be given to the needs of those areas experiencing economic and / or social deprivation.
CF4 Open Space, Sports and Recreation Facilities	Positive effects on health and well-being.	No mitigation identified.
CF5 Provision and Retention of Local Community Services and Facilities	Positive effects on access to services and facilities and supporting community cohesion.	Mitigation in policy permits change of use or redevelopment only where this does not result in traffic, amenity, environmental or conservation problems.

### 3 How the environmental report has been taken into account

Policy	Potential significant sustainability effects	Mitigation
CF6 Accessibility and Transport	Positive effects on access to services and facilities, community well-being and tackling congestion.	No mitigation identified.
CF7 Planning Obligations and Community Infrastructure Levy	Indirect positive effects from securing financial contributions to support delivery of new infrastructure and facilities.	No mitigation identified.
DS1 Woods Mill, Glossop (G16)	Impact of development on heritage assets and conservation area. The significant area of land within Flood Zone 1 is sequentially preferable for all re-development. Positive effects from re-use of previously developed land and good access to town centre services and facilities.	Policy identifies buildings to be retained and brought back to beneficial use. Requirement for open space to improve access to the waterside with linkages to the town centre and Manor Park. Mitigation measures relating to flood risk management identified within Policy.
DS2 Former Railway Museum and land off Dinting Road, Glossop (G20 and G23)	Impact of development on countryside, natural environment and heritage assets. Impact on current road network and congestion.	Policy requires comprehensive landscaping plan, archaeological assessment and buildings appraisal. Additional mitigation measures identified in the URS Local Plan Transport Study, 2014.
DS3 Charlestown Works, Charlestown Road, Glossop (G31)	Approval was given to outline planning application number HPK/2013/0597 in March 2014.  Impacts of development on heritage assets, road network, European sites and flood risk. Positive effects from re-use of previously developed land.	Mitigation measures in policy retained for any reserved matters application. Measures include requirements for comprehensive landscaping plan, buildings and transport appraisals and site specific HRA and FRA. Additional mitigation measures identified in the URS Local Plan Transport Study, 2014.
DS4 Adderley Place (G32)	Impact of development on natural environment, ecological network, biodiversity and heritage assets. Also impact on surface water flow should deep culverts through site become blocked. Positive effects from access to services and facilities.	Policy requires comprehensive landscaping plan, archaeological evaluation and site specific FRA.



### 3 How the environmental report has been taken into account

Policy	Potential significant sustainability effects	Mitigation
DS5 Former Ferro Alloys site, Glossop (Policy E5)	Impact on heritage assets and their setting. Positive effects on employment and access to local jobs and other services and facilities and from land remediation.	Policy requires comprehensive landscaping plan and protection of the setting of heritage assets.
DS6 Land at Woodhead Road, Glossop (G8, G9, G10, G11)	Negative impacts on landscape and the National Park, as well as impacts associated with additional car journeys. Also adverse impacts on heritage assets associated with Old Glossop Conservation Area and its setting.	Policy requires comprehensive landscaping plan to address loss of vegetation and impact on the National Park; also protection of heritage assets and their setting.
DS7 Land off Derby Road, New Mills (C3)	Negative impacts on landscape, as well as impacts associated with additional car journeys. Impact of overhead lines resulting in a separation of development from existing settlement edge.	Policy requires a traffic assessment. Preamble to Policy requires further investigation to assess impact of pylons on development scheme.
DS8 Land at Ollersett Lane / Pingot Road, New Mills (C5, C6, C17, C18)	Cumulative impact on landscape character and impacts associated with additional car journeys. Also adverse impacts on the setting of a grade II listed building and impact on the setting of the National Park.	Policy requires a traffic assessment, restricted development on the site's eastern edge to reduce the impact on the setting of the National Park and an appropriate landscape framework. Also protection of the setting of heritage assets.
DS9 Britannia Mill (C15)	Impacts on the Buxworth Conservation Area and historic built heritage and industrial archaeology including designated heritage assets. Potential overland flooding issues and localised flooding problems from former mill ponds and goyts. Impacts associated with additional car journeys. Risk of visual coalescence unless woodland surrounding and within the site is retained.	Policy requires preparation of a landscape plan, an archaeological desk-based assessment, a site Specific Flood Risk Assessment and a buildings appraisal and assessment of the impact on the setting of non-designated and designated heritage assets.
DS10 Bingswood	Impact of flood risk from the River Goyt and potential impacts from an overland flow route entering from the east that needs to be safely conveyed through the site into the River Goyt.	Policy requires preparation of a landscaping plan, including the retention of mature trees, an assessment to consider and address impact on the adjacent wildlife site

### 3 How the environmental report has been taken into account

Policy	Potential significant sustainability effects	Mitigation
	Risk of adverse effects on Goyt Mill Wood Local Wildlife Site and ancient woodland. Impacts on landscape and heritage assets. The inclusion of affordable housing on the site would reduce viability.	and ancient woodland, archaeological desk-based assessment, provision of flood mitigation measures and a buildings appraisal and assessment of non-designated heritage assets.
DS11 Furness Vale Business Park, Calico Lane	Medium/High risk of contamination due to the previous use of the site as a textile mill/dye works. Whilst the parts of the site alongside the River Goyt have associated areas of Flood Zones 2 and 3, the vast majority of the site lies within Flood Zone 1.	Policy requires contamination and ground condition survey and site specific Flood Risk Assessment in accordance with the findings of the Viability Assessment: SFRA level 2.
DS12 Torr Vale Mill, New Mills	Impacts of flood risk from River Goyt. Exception Test issues would be addressed by setting new floor levels above the 1 in 100 year flood level with an appropriate freeboard. Impacts on the New Mills Conservation Area, historic built heritage and industrial archaeology. The mill is Grade II* Listed and buildings are on the National Heritage At Risk Register (2012) as a priority A site. Impacts on Mousley Bottom Local Nature Reserve and woodland block. There is potential for new pedestrian and cycle access to the town centre, railway station and Walkway.	Policy requires site specific Flood Risk Assessment in accordance with the findings of the Viability Assessment: SFRA level 2, archaeological desk-based assessment, buildings appraisal and assessment of woodland and associated management measures including the impact of development in relation to the Mousley Bottom Local Nature Reserve.
DS13 Newtown, New Mills: Woodside Street and Newtown Industrial Legacy site (C7 and C20)	Impacts on archaeology and built heritage. Positive effects from use of previously developed land and access to town centre and transport links.	Policy requires archaeological desk-based assessment, buildings appraisal and that development should have regard to the historic canal-side environment.
DS14 Birch Vale Industrial Estate (C21)	Negative effects arising from potential flood risk and relative remoteness of location. Potential impacts on Bluebell Wood Local Nature Reserve.	Policy requires archaeological desk-based assessment and buildings appraisal, site specific Flood Risk Assessment in accordance with the findings of the Viability Assessment: SFRA level 2,





### 3 How the environmental report has been taken into account

Policy	Potential significant sustainability effects	Mitigation
		wildlife survey and a transport assessment.
DS15 Land at Hogshaw, Buxton (B3, B4)	Positive impacts are provided by its proximity to the town centre, giving good access to public transport and other services and facilities. Significant negative impacts from loss of a designated wildlife site, with associated impacts on biodiversity and priority habitats. There are also significant landscape impacts.	Policy requires ecological survey and management plan to include translocation of the best areas of grassland and recreation of this habitat within 1.2ha open space along the river valley and provision of an agreed landscaping scheme.
DS16 Land west of Tongue Lane, Fairfield, Buxton (B8)	HRA of site undertaken to assess impacts on Peak District Dales SAC at Cunning Dale and Wye Valley SSSI. Significant impacts risked on setting of Peak District National Park and from generation of new car journeys adding to an already congested local road network. Further SA work necessary to assess impact of existing working and proposed extension to Ashwood Dale Quarry.	Policy requires a transport assessment and project level HRA in order to address potential urban effects. Detailed and extensive landscape master-planning should also be required.
DS17 Land off Dukes Drive, Buxton (B10)	Potential archaeological impact and impact on biodiversity due to greenfield nature of site and its proximity to Ashwood Dale Wildlife Site.	Policy requires archaeological desk-based assessment and field evaluation, ecological assessment and protection of the grassland vegetation communities on the steeper slopes and extension of the grassland vegetation at the Dale Road Local Wildlife Site.
DS18 land off Ashbourne Road and Foxlow Farm, Buxton (B20, B21, B22)	Negative impacts relating to landscape and countryside setting of the site and concerns of urban sprawl up to the National Park. Potential impact on scheduled monument. The site is relatively distant from the town centre.	Policy requires provision of a new local centre and preparation of a comprehensive landscape masterplan and consideration of the setting of the National Park and scheduled monument.
DS19 Tongue Lane (land south of Tongue Lane Industrial Estate)	Potential significant air quality effects on the Peak District Dales SAC resulting from operation of employment use.	Policy should require a project level HRA in order to address potential air quality effects.

### 3 How the environmental report has been taken into account

Policy	Potential significant sustainability effects	Mitigation
Buxton (Policy E2)		
Policy DS20 Station Road and Spring Gardens Regeneration Area, Buxton	Impact on built heritage and setting of Conservation Area. Potential impacts on archaeology and water quality of River Wye. Land to south is in Flood Zones 2 and 3, retail and commercial uses should be retained here or the Exception Test should be applied.	Policy requires heritage and archaeological assessments. Also EIA, transport assessment, ecological survey, hydrological survey and Flood Risk Assessment.



## 4 How opinions expressed in response to consultation have been taken into account

**4.1** The decision making process has taken account of consultees' opinions on the Local Plan and the accompanying environmental (sustainability appraisal) report throughout the plan making process.

**4.2** Regulation 13(2)(d) of the Environmental Assessment of Plans and Programmes Regulations 2004 states that as soon as reasonably practicable after the preparation of the relevant documents, the responsible authority shall:

invite the consultation bodies and the public consultees to express their opinion on the relevant documents, specifying the address to which, and the period within which, opinions must be sent.

**4.3** Regulation 13(4) states:

The responsible authority shall keep a copy of the relevant documents available at its principal office for inspection by the public at all reasonable times and free of charge.

**4.4** An extensive programme of consultation ran in parallel with the preparation of the Local Plan. This commenced in 2009 with consultation on issues and options and culminated in the examination in 2015/16. A full account of how consultation has informed the preparation of the Local Plan can be found in the High Peak Local Plan Consultation Statement (Examination Library reference document D2) at the link:

[http://highpeak-consult.limehouse.co.uk/portal/high\\_peak/exam\\_library?wb48617274=E96CA853](http://highpeak-consult.limehouse.co.uk/portal/high_peak/exam_library?wb48617274=E96CA853)

**4.5** This Consultation Statement sets out:

1. those bodies and persons invited by the council to make representations;
2. how these bodies and persons were invited to make representations;
3. a summary of the main issues raised; and
4. how these representations have been taken into account and addressed in the development plan

**4.6** The SA Report August 2014 details consultation responses at section 17. Consultation with the public, stakeholders and the SEA bodies on the SA Scoping and interim reports was carried out alongside consultation on the emerging Local Plan. Consultation arrangements included:

- Direct correspondence with SEA bodies.
- Over 1,000 e-mails and 1,000 letters sent to consultees on the High Peak consultation database.
- A dedicated web-page on the High Peak web-site.
- Press notices and releases in local papers.
- High Peak local radio.
- Letters to residents living near to options sites.

## 4 How opinions expressed in response to consultation have been taken into account

- Consultation material available in key public locations.
- Public meetings and drop-in sessions.

**4.7** Consultation responses received to the SA Scoping Report Update 2012 are detailed in section 17 of the Sustainability Appraisal Report August 2014. Representations were received from:

- Natural England
- Environment Agency
- English Heritage
- United Utilities
- Derbyshire County Council
- Highways Agency
- The Theatres Trust
- Network Rail
- Derbyshire Fire and Rescue Service
- Individuals

**4.8** Responses to the consultation were incorporated into further iterations of the SA report or were used to amend the approach taken to the appraisal as appropriate and wherever possible.

**4.9** Consultation responses received to the draft SA Report High Peak Local Plan Preferred Options 2013 are detailed in section 17 of the Sustainability Appraisal Report August 2014. Representations were received from:

- Natural England
- Environment Agency
- English Heritage
- Network Rail
- Stockport Metropolitan Borough Council
- B & GT Dignan Properties
- Individuals

**4.10** Responses were incorporated into further iterations of the SA report or were used to amend the approach taken to the appraisal as appropriate and wherever possible.

**4.11** Consultation responses received to the draft SA Report April 2014 are detailed in section 17 of the Sustainability Appraisal Report August 2014. The draft SA report accompanied publication of the submission version of the Local Plan on which formal representations were invited during the period 23<sup>rd</sup> April 2014 and 23<sup>rd</sup> June 2014. Consultees were also invited to make comments on the draft SA Report during this period. During the publication period, 31 comments were received on the SA Report from 9 contributing consultees:

- Natural England
- English Heritage
- Home Builders Federation
- Coal Authority
- Individuals



## 4 How opinions expressed in response to consultation have been taken into account

**4.12** It should be noted that no representation was received from the Environment Agency. An e-mail dated 16<sup>th</sup> July 2014 confirmed that: "the reason why we have not responded is because we have no further comments in relation to the pre-submission draft. I did consult internally on the pre-submission draft and SA and did not receive any further comments. This is probably because our issues have largely been addressed in previous consultations and the tight criteria associated with representations on a pre-submission draft."

**4.13** The following actions were taken in response to the specific issues raised on the SA Report during the period of publication of the Local Plan:

- Review of the non-technical summary.
- Revision of Chapter 13 Summary of findings, making it easier to follow where DS policies use slightly different references from the site allocations.
- Appraisal of Bingswood Industrial Estate.
- Report updated to take account of the findings of evidence base studies commissioned to help identify the cumulative impacts on landscape and the road network. These studies have also identified mitigation measures where appropriate.
- Report updated to reflect the increase in the proposed number of dwellings at Foxlow Farm, Ashbourne Road, Buxton.
- Review of the summary of effects of housing target options provided in Chapter 9 and provision of a fuller discussion of the negative effects identified for the housing target option of 360pa.
- SA Objective 9 amended for future SA appraisal work to make direct reference to the Peak District National Park.
- Future appraisals of site allocations to address the issue of mineral sterilisation, once Mineral Safeguarding Areas and Mineral Consultation Areas have been defined.

## 5 How the results of any consultations entered into under Regulation 14(4) have been taken into account

**5.1** Regulation 14 of the Environmental Assessment of Plans and Programmes Regulations 2004 relates to where a responsible authority, other than the Secretary of State, is of the opinion that a plan or programme for which it is the responsible authority is likely to have significant effects on the environment of another Member State. Regulation 14(4) states that:

Where the Secretary of State receives from a Member State an indication that it wishes to enter into consultations before the adoption, or submission to the legislative procedure for adoption, of a plan or programme forwarded to it in accordance with paragraph (3), the Secretary of State shall—

(a) agree with the Member State—

(i) detailed arrangements to ensure that the authorities referred to in paragraph 3 of Article 6 of the Environmental Assessment of Plans and Programmes Directive and the public referred to in paragraph 4 of that Article in the Member State likely to be significantly affected are informed and given an opportunity to forward their opinion within a reasonable time; and

(ii) a reasonable time for the duration of the consultations;

(b) enter into consultations with the Member State concerning—

(i) the likely transboundary environmental effects of implementing the plan or programme; and

(ii) the measures envisaged to reduce or eliminate such effects; and

(c) where he is not the responsible authority, direct the responsible authority that it shall not adopt the plan or programme, or submit it to the legislative procedure for adoption, until the consultations with the Member State have been concluded.

**5.2** Consultation with other EU Member States was not required during the preparation of the High Peak Local Plan since the nature of the proposals set out in the Plan was not expected to give rise to transboundary environmental effects.

**5.3** The requirement to provide an explanation of how the results of any consultations entered into with other EU Member States on trans-boundary impacts have been taken into account in the Plan is thus not appropriate in this case.



## 6 The reasons for choosing the plan as adopted, in the light of the other reasonable alternatives dealt with

**6.1** Regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004 relates to preparation of the environmental report. Regulation 12(2) states:

The report shall identify, describe and evaluate the likely significant effects on the environment of—

(a) implementing the plan or programme; and

(b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.

**6.2** The strategies, site allocations and policies set out High Peak Local Plan were chosen as the preferred and most sustainable options, in light of all other alternatives considered. An account of alternatives considered and the reasons for choosing or dismissing options is provided in the SA Report August 2014 as follows:

- Policy options dismissed after appraisal, and the reasons for their dismissal, are set out in Table 6 of section 5 of the SA Report August 2014 (SA of issues and options 2010).
- Development strategy options dismissed after appraisal, and the reasons for their dismissal, are set out in Table 10 of section 6 of the SA Report August 2014 (SA of development strategy 2012).
- Housing site allocation options dismissed after appraisal, and the reasons for their dismissal, are set out in section 7 of the SA Report August 2014 (SA of preferred options 2013).
- Housing requirement options dismissed after appraisal, and the reasons for their dismissal, are set out in Table 11 of section 8 of the SA Report August 2014 (SA of changes 2013/14).
- Additional housing site allocation options and employment site allocations and the reasons for choosing or dismissing options are set out from para 8.20 of section 8 of the SA Report August 2014 (SA of changes 2013/14).

## 7 The measures that are to be taken to monitor the significant effects of the implementation of the Local Plan

**7.1** Regulation 17 of the Environmental Assessment of Plans and Programmes Regulations 2004 relates to monitoring implementation of plans and programmes. Regulation 17 states:

(1) The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action.

(2) The responsible authority's monitoring arrangements may comprise or include arrangements established otherwise than for the express purpose of complying with paragraph (1).

**7.2** The SA has highlighted a number of potentially positive and negative effects as a result of implementing the Local Plan. Chapter 12 of the SA Report of the High Peak Local Plan (August 2014) addresses monitoring proposals and sets out the approach for monitoring the sustainability effects of implementing the Plan.

**7.3** Table 15 of chapter 12 of the SA Report sets out the proposed monitoring measures and is reproduced as Table 4 below. The measures are linked to the SA process, including the objectives, targets and indicators developed for the SA Framework, the baseline information and key sustainability issues, the likely significant effects expected and the mitigation measures proposed.

**7.4** The monitoring measures focus on the significant sustainability effects that may give rise to irreversible damage and those effects where monitoring would enable preventative or mitigation measures to be taken. Wherever possible, existing monitoring arrangements, including information collected by outside bodies, have been suggested as a source of indicators.

**7.5** The statutory environmental consultees and other stakeholders made important contributions as part of the SA, particularly in terms of developing the baseline information and SA Framework. As part of the consultation process, consultees were invited to make specific comment on the monitoring proposals for the Local Plan - in particular to agree the sustainability effects to be monitored and the information to be collected, including by whom and when.

**7.6** The policies and objectives of the Local Plan will be delivered in the context of the Local Development Framework as a whole, and the wider policy framework which sits alongside the planning system. For this reason, monitoring the sustainability effects of implementing the Local Plan will be conducted as part of the overall approach to monitoring the sustainability effects of implementing all Planning Documents that make up the adopted Development Plan. Progress will be reported through the Annual Monitoring Report.





## 7 The measures that are to be taken to monitor the significant effects of the implementation of the Local Plan

**Table 4 Proposals for monitoring the sustainability effects of implementing the High Peak Local Plan**

What needs to be monitored?	What sort of information is required?	Indicators	Source of information
Effects on the economy	Success of small businesses. Vitality of town centres.	<ul style="list-style-type: none"> <li>• Employment land supply.</li> <li>• Enterprise births and deaths.</li> <li>• Retail vacancy rates.</li> </ul>	Local Planning Authority. Inter Departmental Business Register, available from ONS at local authority level.
Effects on diversity and abundance of flora and fauna and geological interests	Trends relating to the management and condition of SSSIs and Local Wildlife Sites. Protection of priority habitats and species and geological interests on undesignated sites, both brownfield and greenfield.	<ul style="list-style-type: none"> <li>• Area (ha) of SSSIs and Local Wildlife Sites lost to development requiring planning permission.</li> <li>• Single Data List Local Nature Conservation / Biodiversity Ref 160-00 Proportion of LWS under positive management.</li> <li>• Number of planning permissions granted against the advice of Natural England.</li> </ul>	Derbyshire Wildlife Trust through Service Level Agreement. Natural England. Local Planning Authority.
Effects on climate change	Location of housing and employment development. Amount of renewable energy produced in area. Carbon dioxide emissions. Incorporation of sustainable design features in new development.	<ul style="list-style-type: none"> <li>• Total carbon dioxide emissions.</li> <li>• Amount of renewable energy generation by installed capacity and type.</li> <li>• The amount of development within 15 minutes walking distance (1km) and 10 minutes cycling distance (2km) of the</li> </ul>	Defra publication of local CO <sub>2</sub> emissions every Autumn. <a href="http://www.defra.gov.uk/environment/statistics/globalatmos/galocalghg.htm">www.defra.gov.uk/environment/statistics/globalatmos/galocalghg.htm</a> Local Planning Authority. Derbyshire County Council

## 7 The measures that are to be taken to monitor the significant effects of the implementation of the Local Plan

What needs to be monitored?	What sort of information is required?	Indicators	Source of information
Effects on landscape and townscape quality	Impact of development of landscape and townscape character. Development on greenfield sites.	<ul style="list-style-type: none"> <li>town centres, and/or located within 400m of a high frequency bus route and/or 800m of a railway station.</li> <li>% or areas of historic buildings, sites and areas including locally listed assets affected, whether in an adverse or beneficial way.</li> <li>% of new and converted dwellings built on previously developed land.</li> </ul>	English Heritage. Local Planning Authority.
Control of flood risk	Location of new development in relation to flood zones.	<ul style="list-style-type: none"> <li>Number of planning applications granted contrary to the advice of the Environment Agency in respect of flood risk.</li> </ul>	Environment Agency
Accessibility of jobs, services and facilities	Access to services for all, including young and older people and those living in rural or remote settlements.	<ul style="list-style-type: none"> <li>New indicator to be developed in consultation with Derbyshire County Council</li> </ul>	Derbyshire County Council
Effects on deprived areas and disadvantaged groups	Local concerns relating to anti-social behaviour. Health inequalities. Community cohesion.	<ul style="list-style-type: none"> <li>Premature (persons under 75 years) all cause standardised mortality ratios.</li> <li>Domestic burglaries per 1,000 households</li> </ul>	ONS Crime Survey for England and Wales Derbyshire Strategic Partnership



## 7 The measures that are to be taken to monitor the significant effects of the implementation of the Local Plan

What needs to be monitored?	What sort of information is required?	Indicators	Source of information
Housing which meets local needs	Availability of affordable housing. Housing types, tenures and sizes that meet housing need.	Number of affordable housing completions.	Strategic housing team

## 8 Further information

**8.1** A full copy of the Sustainability Appraisal (incorporating SEA) can be found as document E11, along with all other Examination library documents, including the SA of the Main Modifications to the High Peak Local Plan at:

[http://highpeak-consult.limehouse.co.uk/portal/high\\_peak/exam\\_library](http://highpeak-consult.limehouse.co.uk/portal/high_peak/exam_library)

**8.2** For further information please contact the Planning Policy team at:

E-mail: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk)

Phone: 0345 129 7777 or 01298 28400

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