

# Contents

<b>1 Introduction</b> .....	<b>3</b>
<b>2 Local Development Scheme</b> .....	<b>4</b>
<b>3 Neighbourhood Planning</b> .....	<b>5</b>
<b>4 Duty to Cooperate</b> .....	<b>8</b>
<b>5 Community Infrastructure Levy</b> .....	<b>17</b>
<b>6 Self Build Register</b> .....	<b>18</b>
<b>7 Housing</b> .....	<b>25</b>
<b>8 Environmental Quality</b> .....	<b>37</b>
<b>9 Economy</b> .....	<b>67</b>
<b>10 Community Facilities and Services</b> .....	<b>80</b>
<b>11 Appendix 1 - Dwellings in the countryside/green belt</b> .....	<b>91</b>
<b>12 Appendix 2 - List of Indicators</b> .....	<b>97</b>

# 1 Introduction

**1.1** The High Peak Local Plan sets the development strategy, strategic and development management policies and land designations for High Peak (outside the Peak District National Park). The Plan was adopted in April 2016.

**1.2** It is important that the Local Plan is monitored to identify the need for any reviews to policies or the strategy overall. The Plan details appropriate indicators and targets and implementation measures to enable the effectiveness of policies to be monitored. Monitoring will identify which policies and implementation measures are succeeding, and which need revising or replacing because they are not achieving the intended effect.

**1.3** The Council is required to publish information at least annually that shows progress with Local Plan preparation, duty to cooperate and the implementation of Local Plan policies. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 details the information the Monitoring Reports should contain.

**1.4** This Monitoring Report covers the period from 1st April 2016 to 31st March 2017 and includes the information required under the Town and Country Planning (Local Planning)(England) Regulations 2012.

- Details of the Local Development Scheme and how the Council is performing against the time scales and milestones set out in the document
- How the Council has worked with other key bodies under the duty to cooperate
- Neighbourhood Planning
- The Self Build Register
- The Community Infrastructure Levy
- Policy monitoring (includes indicators that have been monitored for this monitoring period)

## 2 Local Development Scheme

2.1 The Planning and Compulsory Purchase Act 2004 (amended by the Localism Act 2011) introduced a requirement for Councils to prepare and maintain a Local Development Scheme (LDS). The LDS specifies which documents when prepared will form the Local Plan for the area. The LDS provides a rolling programme for the timetable for the production of documents. The LDS was published in April 2014 and a revised timetable published in August 2014. The LDS provides the timetable and key milestones for the High Peak Local Plan preparation.

**Table 1 Local Development Scheme Milestones**

Document	Milestone	Date	Completed within Milestone
Local Plan	Issues & Options consultation	September 2012	Yes
Annual Monitoring Report	Publish AMR	December 2012	No
Local Plan	Preferred Options consultation	February 2013	Yes
Local Plan	Additional consultation	December 2013	Yes
Annual Monitoring Report	Publish AMR	December 2013	No
Local Plan	Representation consultation	April 2014	Yes
Local Plan	Submission	August 2014	Yes
Local Plan Policies Map	Submission	August 2014	Yes
Annual Monitoring Report	Publish AMR	December 2014	Yes
Local Plan	Next stages to be advised		

2.2 There were no key milestones during the monitoring period. The LDS focused primarily on the timetable for the preparation of the Local Plan, these have been met in the previous monitoring periods. No milestones were set for the Local Plan following submission as the timetable for Examination of the Local Plan was not determined by the Council.

2.3 An updated LDS will need be published to timetable future work on a revised Local Plan.

## 3 Neighbourhood Planning

### Neighbourhood Planning

**3.1** Neighbourhood planning is part of the planning system introduced by the Localism Act 2011, through the establishment of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build initiatives.

**3.2** Neighbourhood planning enables members of a local community to take forward planning proposals for the neighbourhood in which they live. Neighbourhood Development Plans are voluntary local planning policy documents - that are written and developed by a community - usually led by a town or parish council.

**3.3** Once a neighbourhood plan is made, and adopted in High Peak, it will form part of the Local Development Plan for High Peak. This means that it will become a main consideration within the local planning system.

### Support for Neighbourhood Planning

**3.4** The Borough Council supports Neighbourhood Planning and aims to provide assistance to local communities who wish to produce plan by providing;

- Initial advice and an introductory meeting to explain the process.
- Advice on the evidence needed to prepare the plan.
- Provision of local maps.
- Specialist technical advice on issues such as affordable housing, heritage and conservation and sustainability appraisal.
- A “critical friend” role throughout the drafting of the plan, attending steering group meetings where necessary to provide advice and support.
- Assistance with consultation and publicity programmes, including providing details of statutory consultees and support with press releases.
- Reviewing draft documents to ensure they meet the basic conditions.

**3.5** There are three Neighbourhood Plan designated areas in the Borough in Chapel-en-le-frith, Whaley Bridge and Furness Vale and Chinley Buxworth and Brownside. The Chinley Buxworth and Brownside Neighbourhood Plan was designated in the monitoring period on 21 July 2016.

### Chapel-en-le-frith

**Table 2 Chapel-en-le-frith Neighbourhood Plan**

Name of Designated Area	Chapel-en-le-frith
Date of Designation	11 April 2013
Relevant Body	Chapel-en-le-frith Parish Council
Date Plan was made	August 2015

## 3 Neighbourhood Planning

**3.6** The Parish Council has prepared the Neighbourhood Plan for Chapel-en-le-Frith Parish. The neighbourhood area was designated on 11 April 2013. The plan sets out a vision for the future of the Parish, along with policies on:

- Where development should go.
- What sort of leisure and facilities need to be provided.
- What improvements are needed in the town.

**3.7** The Plan aims to make Chapel-en-le-Frith a better place to live, work and visit. Many local people were involved in producing the Plan, principally through coming together to act as the working group “Chapel Vision”. This work gave the Parish Council the evidence and information with which to prepare the Plan.

**3.8** High Peak Borough Council resolved to 'make' the Chapel-en-le-Frith Neighbourhood Development Plan at a meeting of the Council on 5 August 2015. The Chapel-en-le-Frith Neighbourhood Development Plan now forms part of the Development Plan for High Peak and is taken into account in local planning decisions. Details of the Chapel Neighbourhood Plan and supporting documents can be viewed on the Councils website.

### **Whaley Bridge and Furness Vale**

**Table 3 Whaley Bridge and Furness Vale Neighbourhood Plan**

Name of Designated Area	Whaley Bridge and Furness Vale
Date of Designation	24 October 2013
Relevant Body	Whaley Bridge Town Council

**3.9** A Neighbourhood Plan group consisting of interested individuals has been formed. The neighbourhood area was designated on 24 October 2013. The group aims to put together a neighbourhood plan that will help to define how development should take place in Whaley Bridge and Furness Vale over the next 15 years.

### **Chinley Buxworth and Brownside**

**Table 4 Chinley Buxworth & Brownside Neighbourhood Plan**

Name of Designated Neighbourhood Area	Chinley Buxworth and Brownside
Date of Designation	21 July 2016
Relevant Body	Chinley Buxworth and Buxworth Parish Council

**3.10** Chinley Buxworth and Brownside Parish Council applied to High Peak Borough Council for a Neighbourhood Area Designation for the parish of Chinley Buxworth and Brownside. Applying for designation of Chinley, Buxworth and Brownside Parish as a Neighbourhood Area means that the Parish Council is able to prepare a Community Right to Build Order to help deliver a new

## 3 Neighbourhood Planning

community centre to replace the existing building at Lower Lane, Chinley. The application consultation ran from 2nd June to 30th June 2016 and the Neighbourhood Area was designated on 21st July 2016.

### **Progress**

**3.11** Chinley, Buxworth & Brownside Parish Council, working jointly with Chinley, Buxworth & Brownside Community Association, are seeking to build a new community centre to replace the existing, wooden building at Lower Lane, Chinley and to improve the adjoining public recreation, children's play and car parking areas.

**3.12** In April 2016, an asset transfer of the Community Centre was secured from Derbyshire County Council. A masterplan for the site and outline plans for a new community centre are being consulted on in advance of drawing up detailed plans and costings to support an application for a Community Right to Build Order.

## 4 Duty to Cooperate

**4.1** Local authorities and other public bodies are required to work together through the 'duty to co-operate' set out in the Localism Act 2011 and described in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

**4.2** The purpose of the duty is to ensure that local authorities and public bodies that are critical to plan making cooperate with each other and that they are involved in continual constructive and active engagement as part of the planning process.

**4.3** The Council has worked with neighbouring authorities, other public bodies and relevant local partners in preparing the Local Plan. Engagement methods have included meetings, consultation, partnership working and joint evidence gathering. Full details of how the Council has met its obligations under the Duty to Cooperate with regard to the High Peak Local Plan is detailed in the Duty to Cooperate Statement.

**4.4** The Duty to Cooperate is an ongoing process and the Council has continued to work with others. The table below summarises the main work carried out during the monitoring period and future arrangements.

**Table 5**

Organisation	Strategic matters	Work during monitoring period and future arrangements
Derbyshire County Council (DCC)	Ensuring that County Council led infrastructure has sufficient capacity to accommodate planned growth	<p>Implementation and monitoring of relevant policies. HPBC and DCC will continue to engage with each other on a regular basis on infrastructure issues arising from planning applications</p> <p>Continued dialogue on the delivery of measures identified in Derbyshire Infrastructure Plan and High Peak Infrastructure Delivery Plan through established partnerships and bi-laterally where appropriate.</p> <p>Schools capacity improvements to support growth and improvements to transport links will be progressed in line with the provisions of the Growth and Prosperity Concordat agreed by DCC and HPBC</p>
	Need for coordinated policies and designations in respect of the High Peak Local Plan and Derby and Derbyshire Minerals and Waste Plans	Consultation with DCC regarding proposals affected by the Safeguarding and Consultation Areas as appropriate

## 4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
		Continued dialogue and joint work to address issues at Tongue Lane/ Ashwood Dale Quarry as required by Policy DS16
	Collaboration on regeneration and economic development	Priorities will be delivered in line with the provisions of the Growth and Prosperity Concordat agreed by DCC and HPBC
Peak District National Park Authority (PDNPA)	Working towards meeting objectively assessed needs for development for the whole of High Peak Borough	Liaison with PDNPA on future updates to evidence base studies in accordance with Memorandum of Understanding  Implementation and monitoring of relevant policies
	Taking account of housing delivery in the areas of High Peak that lie within the National Park	Housing monitoring coordinated with the PDNPA in accordance with Memorandum of Understanding
	Need to consider the landscape setting of the National Park to mitigate unacceptable adverse impacts	Implementation and monitoring of relevant policies, including agreement with the PDNPA on design and landscape matters as set out in the Memorandum of Understanding
	Consideration of the capacity of shared infrastructure to support growth and local communities	Implementation and monitoring of relevant policies  Continued working through established partnerships and working groups to support infrastructure delivery  Continuing liaison on infrastructure planning matters as set out in the Memorandum of Understanding
	Joint support for Neighbourhood Planning for parish and town councils with land in both plan areas	Continued support and collaboration on Neighbourhood Plans as set out in the Memorandum of Understanding.
	Supporting the wider Peak District Economy	Continued joint working through partnerships.

## 4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
Tameside Metropolitan Borough Council (TMBC)	Working towards meeting objectively assessed needs for housing within the overlapping housing market areas	Consultation on future evidence base updates and joint working when appropriate as set out in the Memorandum of Understanding (to be finalised)
	Supporting the local economy	Consultation on future evidence base updates and joint working when appropriate as set out in the Memorandum of Understanding (to be finalised)  See arrangements with GMCA below regarding economic development
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	Continued joint working on the matters identified as set out in the Memorandum of Understanding (to be finalised)  Implementation and monitoring of relevant policies and Infrastructure Delivery Plan
	Coordination of Green Belt reviews that affect the shared Green Belt boundary	Memorandum of Understanding includes a commitment to collaborate and consult on any future Green Belt reviews that would affect the extent of Green Belt shared by Tameside and High Peak (to be finalised)
Stockport Metropolitan Borough Council (SMBC)	Working towards meeting objectively assessed needs for housing within the overlapping housing market areas	Memorandum of Understanding between SMBC and HPBC.  Consultation on future evidence base updates and joint working when appropriate as set out in the Memorandum of Understanding
	Supporting the local economy	Consultation on future evidence base updates and consultations

## 4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
		See arrangements with GMCA below regarding economic development
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	<p>Memorandum of Understanding includes a commitment to prepare a delivery strategy for the measures recommended by the A6 Corridor Study, provide policy support for these measures in respective development plans and to work together to identify funding sources</p> <p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan</p>
	Coordination of Green Belt reviews that affect the shared Green Belt boundary	Memorandum of Understanding includes a commitment to collaborate and consult on any future Green Belt reviews that would affect the extent of Green Belt shared by Stockport and High Peak
Manchester City Council (MCC) Whilst Manchester does not share a boundary with High Peak, it is included here due to the prevalent commuting and migration patterns between the two authorities <sup>(1)</sup>	Meeting objectively assessed needs for housing within the overlapping housing market areas	Consultation on future Local Plan reviews
	Supporting the local economy	See arrangements with GMCA below
Cheshire East Council (CEC)	Meeting objectively assessed needs for housing within the overlapping housing market areas	Updated Memorandum of Understanding
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	Memorandum of Understanding includes a commitment to; prepare a delivery strategy for the measures recommended by the A6 Corridor Study, provide policy support for these

## 4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
		<p>measures in respective development plans and to work together to identify funding sources</p> <p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan</p>
	<p>Policies required in respective Local Plans to have regard to purposes of the Peak District National Park</p>	<p>Memorandum of Understanding includes joint commitment to protect the landscape, setting and habitats of Peak District National Park through relevant Development Plan preparation and implementation along with the determination of planning applications</p> <p>Consultation on future Local Plan reviews</p> <p>Monitoring of relevant policies</p>
	<p>Coordination of Green Belt reviews that affect the shared Green Belt boundary</p>	<p>Memorandum of Understanding includes a commitment to collaborate and consult on any future Green Belt reviews that would affect the extent of Green Belt shared by Cheshire East and High Peak</p>
Derbyshire Dales District Council (DDDC)	<p>Working towards meeting objectively assessed housing needs for housing within the overlapping housing market areas.</p>	<p>Consultation on future evidence base updates and Local Plan reviews joint working when appropriate</p>
	<p>Policies required in respective Local Plans to have regard to purposes of the Peak District National Park</p>	<p>Consultation on future Local Plan reviews</p> <p>Implementation and monitoring of relevant policies</p>
	<p>Consideration of the capacity of shared infrastructure to support growth and local communities</p>	<p>Implementation and monitoring of relevant policies</p>

## 4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
		Continued working through established partnerships and working groups to support infrastructure delivery
	Supporting the wider Peak District Economy	Continued joint working through partnerships
Sheffield City Council (SCC)	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Consultation on future Local Plan reviews  Implementation and monitoring of relevant policies
	Working towards meeting objectively assessed needs for housing within the overlapping housing market areas	Consultation on future evidence base updates and Local Plan reviews and joint working when appropriate
Staffordshire Moorlands District Council (SMDC)	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Coordination of planning and regeneration initiatives through the Strategic Alliance between HPBC and SMDC  Consultation on future Local Plan reviews  Implementation and monitoring of relevant policies
	Supporting the wider Peak District Economy	Continued joint working through partnerships
Oldham Metropolitan Borough Council	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Consultation on future Local Plan reviews  Implementation and monitoring of relevant policies
Kirklees Metropolitan Borough Council	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Signed Memorandum of Understanding between numerous LPAs in the southern Pennines  Consultation on future Local Plan reviews

## 4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
		Implementation and monitoring of relevant policies
Barnsley Council	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Signed Memorandum of Understanding between numerous LPAs in the southern Pennines  Consultation on future Local Plan reviews  Implementation and monitoring of relevant policies
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	Implementation and monitoring of relevant policies and Infrastructure Delivery Plan  Consultation on future Local Plan reviews
Natural England (NE)	Input on Habitats Regulations Assessment, including potential impacts of development on European designated sites in the Peak District National Park	Consultation on planning applications  Implementation and monitoring of relevant policies  Consultation on future evidence base updates and Local Plan reviews
Environment Agency (EA)	Input on Strategic Flood Risk Assessment, including potential downstream cross boundary flood risk matters	Consultation on planning applications  Implementation and monitoring of relevant policies  Consultation on future evidence base updates and Local Plan reviews
Highways Agency	Consideration of impact of development proposals in Local Plan on A628 / A57 trunk road in High Peak and neighbouring authorities	Discussion through the Trans-Pennine Feasibility Study stakeholder group  Consultation on planning applications  Implementation and monitoring of relevant policies, including S5 and H2

## 4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
		Consultation on future evidence base updates and Local Plan reviews
Historic England	Partner in the delivery of strategic heritage led regeneration project, namely, the Buxton Crescent and Spa Hotel (Grade 1 listed)	Discussion through Buxton Crescent and Thermal Spa consents group  Consultation on planning applications  Implementation and monitoring of relevant policies and Infrastructure Delivery Plan
National Health Service Commissioning Board (NHS England)	Provision of additional health care infrastructure and services to support growth where necessary	Consultation on planning applications  Implementation and monitoring of relevant policies and Infrastructure Delivery Plan
North Derbyshire CCG	Provision of additional health care infrastructure and services to support growth where necessary	Consultation on planning applications  Implementation and monitoring of relevant policies and Infrastructure Delivery Plan
Tameside and Glossop CCG	Provision of additional health care infrastructure and services to support growth where necessary	Consultation on planning applications  Implementation and monitoring of relevant policies and Infrastructure Delivery Plan
Transport for Greater Manchester (TfGM)	Supporting role in identifying and providing cross transport infrastructure and services that connect High Peak with Greater Manchester	Implementation and monitoring of relevant policies and Infrastructure Delivery Plan  Continued joint working through partnerships
Homes and Community Agency	Partner in the delivery of affordable housing	Implementation and monitoring of Policy H5
D2N2 Local Enterprise Partnership	Local Plan should reflect and assist in delivering the LEP's objectives.	Implementation and monitoring of Policy S4

## 4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
Peak District Local Nature Partnership (LNP)	Local Plan should reflect and assist in delivering the LNP's objectives	Discussion regarding the Biodiversity Action Plan and other LNP projects when appropriate  Implementation and monitoring of Policy EQ4
Greater Manchester Combined Authority (GMCA)	Supporting role in identifying and providing cross transport infrastructure and services that connect High Peak with Greater Manchester	Draft Memorandum of Understanding with the GMCA outlines commitments to future work and arrangements for related governance, implementation, monitoring and review
	Supporting economic development and business growth	
	Working towards meeting objectively assessed needs for housing within the overlapping housing market areas	

## 5 Community Infrastructure Levy

**5.1** The Community Infrastructure Levy (CIL) is a planning charge that was introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their areas. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.

**5.2** In 2013 High Peak Borough Council together with the Peak District National Park Authority, Derbyshire Dales District Council and Staffordshire Moorlands District Council commissioned a viability assessment (2013) which considers how CIL charges could be implemented.

**5.3** High Peak Borough Council and Staffordshire Moorlands District Council have subsequently commissioned consultants Keppie Massie to provide an update to the earlier study.

**5.4** The Council has not made a decision on whether or not it will introduce CIL.

## 6 Self Build Register

**6.1** The Self-build and Custom Housebuilding Act 2015 requires the Council to keep a register of individuals/associations who are seeking a serviced plot of land to build a house on to for them to occupy as their sole or main residence. These register will provide information regarding the demand for self/custom build housing in the District and will inform the evidence base of the demand for this housing.

## 6 Self Build Register

Table 6 Self Build Register 1 April 2016 31 March 2017

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
18/4/16	1						
15/4/16	1	no	Any	Stand alone individual plot	Detached	3	Within 6 months
28/4/16	1	no	Limestone Peak, Hope Valley, Cote Heath	Stand alone individual plot	Detached	4	Within 6-12 months
2/5/16	1	no	Whaley Bridge, New Mills, Chinley and surrounding area	Stand alone individual plot	Detached	4	Within 6-12 months
31/5/16	1	no	All areas	Stand alone individual plot	Detached	3	Within 6 months
22/7/16	1	Cheshire East	Within 5 miles of Chapel-en-le-frith	Other. All plot types acceptable	Detached	4	Within 2-3 years
29/7/16	1	Cheshire East	Buxton, Chapel-en-le-frith, Whaley Bridge. Anywhere commutable to Macclesfield	Other. All plot types acceptable	Detached	4	Within 1-2 years
11/09/16		no	Whaley Bridge, Hayfield,	Stand alone individual plot	Detached	4	Within 2-3 years

## 6 Self Build Register

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
23/9/16		Erewash	Buxton	Stand alone individual plot	Detached	5	Within 6 months
23/9/16		Stockport	New Mills, Sett, Whaley Bridge, Hayfield, Chapel, Blackbrook	Stand alone individual plot. Want an environmentally friendly property.	Detached bungalow	3	Within 1-2 years
25/10/16	1	no	Glossop	Stand alone individual plot	Detached	4	Within 6-12 months
28/10/16		Derbyshire Dales	Anywhere in the District. Commutable to Buxton would be most sustainable	Stand alone individual plot	Detached	3	Within 6-12 months
4/11/16	1						
11/11/16	Up to 4	no	Chinley, Chapel, Glossop, Birch Vale	Stand alone individual plot	Detached	4	Within 6 months
14/11/16		Stoke on Trent	Any semi rural/rural area	Stand alone individual plot	Detached bungalow	2	Within 6-12 months
18/11/16	1	no	In and around Glossop	Stand alone individual plot	Detached house	4	Within 6-12 months

## 6 Self Build Register

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
19/11/16		no	Buxton, Whaley Bridge & surrounding areas	Stand alone individual plot	Other flexible -large garden. Woodland/pasture a bonus	1	Within 6 months
5/12/16	1	no	Buxton	Stand alone individual plot	Detached house	5	Within 6-12 months
6/12/16	1	no	High Peak	Stand alone individual plot	Detached	4	Within 1 -2 years
29/12/16	4	no	Hayfield	Other Own a plot of land want a family project of 4 dwellings. Want to use sustainable energy.	Detached	4	Within 6 months
7/2/17		no	New Mills or south of Hayfield	A plot as part of a wider community self build project. Want to use sustainable energy/design	Detached house	4	Within 6-12 months
15/2/17		no	Glossop	Stand alone individual plot or community plot. Want be sustainable energy.	Other flexible	1	Within 1-2 years

## 6 Self Build Register

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
16/2/17		no	Whaley Bridge	Stand alone individual plot	Detached house	3	Within 6 months
21/2/17	1		Any where with nice views	Stand alone individual Can be off grid will use eco friendly systems	Other flexible	3	Within 6-12 months
31/3/17		no	Hayfield, Bamford, Whaley Bridge, Buxton	Stand alone individual plot	Detached	4	Within 6 months

## 6 Self Build Register

---

**6.2** The Council's Self Build Register was set up in April 2016. Details of the register are shown in the table above.

**6.3** The register provides details of the property required and includes information on the following:

- Registered with other local authority
- Plot/property details
- Location
- Timescale for building

**6.4** During the monitoring period there were 25 applications for the register. Two applications gave limited details. 6 had also registered with other local planning authorities. All the other authorities were neighbouring authorities.

**6.5** The majority of registrations were for a stand alone individual plot with a detached house. 18 indicated they wanted a stand alone individual plot and 20 were for a detached house. Of the others 2 stated they were flexible regarding plot type, 2 wanted to be part of community self build project (one of these also gave a preference as well for a stand alone individual plot) and 1 for a family project of 4 dwellings. The 3 registrations that did not specify they wanted a detached dwelling stated they were flexible on property details.

**6.6** The majority of registrations were for a large property. 12 were for a 4 bedroom dwelling and 3 for a 5 bedroom dwelling. There were 2 for a 1 bedroom dwelling and 1 for 2 bedrooms and 6 for 2 bedrooms.

**6.7** Most registrations specified a particular location in the Borough. In terms of the Local Plan areas these are as follows. (a number of registrations specified locations in two the sub areas so are counted twice). The Central sub area was the most popular location with 11 registrations stating a preference for, the Buxton sub area had 6 and Glossopdale 4.

- 4 in the Glossopdale sub area,
- 11 in the Central sub area
- 6 in the Buxton sub area
- 6 Anywhere in High Peak
- 1 No details

**6.8** 5 registrations indicated they wanted a dwelling with sustainable construction methods.

**6.9** 17 registrations wanted to build within 12 months, 4 1-2 years and 2 2-3 years.

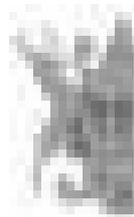
**6.10** In summary most registrations were looking for a stand alone plot for a large 4/5 bedroom detached house and timescale for building was relatively short with most wanting to build within 12 months. The Central area being the most popular location.

## 6 Self Build Register

**6.11** Consideration needs to be given to regularly updating the register to determine if people have found a plot elsewhere, built in the High Peak or no longer wish to be on the register. It is important that the Register contains an accurate and up to date picture of the demand for self build plots.

**6.12** The Council is in the process of updating the Strategic Housing Land Availability Assessment (SHLAA) with a Strategic Housing Employment Land Availability Assessment (SHELAA) and this may provide a source of potential sites.

## 7 Housing



**The Strategic Objectives that the housing policies address are as follows:**

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

**7.1** The provision of sustainable, decent and affordable housing is one of the key aims of National Planning policy and a priority locally. The Local Plan seeks to deliver a wide choice of high quality housing in appropriate locations to meet the housing needs of residents in the Borough and to support the local economy. This will be achieved through a range of measures to promote housing development on suitable sites and to ensure that there is a continuous supply of land to meet the needs identified in the Local Plan.

**7.2** The housing policies in the Local Plan outline the locational requirements for new homes, policies to ensure a continuous supply of housing throughout the plan period, the sites allocated for residential development or mixed use, levels of affordable housing required, rural exceptions sites and the requirements for gypsy, traveller and travelling show people sites.

# 7 Housing

## Indicator 1

**Net additional dwellings for a) previous years, b) reporting years c) future years by Local Plan sub-area and Parish**

## Target

**To met the housing needs identified in the Local Plan**

### Local Plan Policies

- S 3 Strategic Housing Development
- S 5 Glossopdale Sub-area Strategy
- S 6 Central Sub area Strategy
- S 7 Buxton Sub area Strategy
- H1 Location of Housing Development
- H2 Housing Allocations
- H3 New Housing Development

### 5 Year Land Supply Assessment March 2017 (350) Liverpool inc 20% buffer

- **A. Completions from April 2011 to 30 March 2017 = 990**
- **B. Sites in the trajectory including under construction = 3625**
- C. Housing Requirement (2011-20131) = 7000
- D. Annual Requirement (C/20) = 350
- E. Target completions (Dx6) =2100
- F. Current shortfall (E-A) =1110
- **G. 5 year requirement with shortfall  $[(D \times 5) + ((F/14) \times 5)] \times 1.2 = 2576$**
- H. Annual 5 year requirement with shortfall  $[G/5] = 515$
- **I. No. Of years supply  $[B/H] = 7$  years**

**Table 7 Annual Housing Completions 2011-2017**

Year	Completions
2011/12	102

## 7 Housing

Year	Completions
2012/13	207
2013/14	36
2014/15	137
2015/16	160
2016/17	348
<b>Total</b>	<b>990</b>

Table 8 Housing Delivery

Sub Area	Completions (April 2016- March 2017)	Under construction	With planning permission	Total
Glossopdale	108	52	800	852
Central	186	196	796	992
Buxton	54	22	1170	1192
<b>Total</b>	<b>348</b>	<b>270</b>	<b>2766</b>	<b>3036</b>

(There have been minor adjustments to these figures since March 2017 5 Year Land Supply Assessment which will be reflected in the March 2018 5 Year Land Supply Assessment.)

## 7 Housing

**Table 9 Sites allocated for residential development (progress to end of the monitoring period)**

Location	No of dwellings	Phase	Planning Application No and approval date	Commentary
<b>Glossopdale</b>				
G2 Paradise Street	16	M	HPK/2015/0329 1/2/16	This is a greenfield site and the majority of the balance of the allocation is in Council ownership. Planning permission granted on part of the site for 12 dwellings
G 3 Roughfields/ Padfield Main road	102	M		This is a greenfield site which is in Council ownership.
G6 North Road	150	E	HPK/2013/0327 (O) 12/6/14 HPK/2015/0120 (RM) 21/7/15	Balance already complete
G12 Bute Street	30	M		No application has been submitted.
G13 Hawkshead Mill	31	E	HPK/2014/0573	Resolution to grant outline permission for 31 dwellings awaiting details of S106.
G16 Woods Mill	104	M	HPK/2015/0571 1/7/2016.	Planning permission granted for mixed use development including 57 dwellings
G19 Dinting Road/ Dinting Lane	64	E	HPK/2015/0412 (O) 27/5/16	Outline planning permission granted for up to 65 dwellings.
G20 Dinting Lane	50	M		No application has been submitted.
G23 Former Railway Museum	89	L		The site is in the late phase for delivery and there has been no progress on this site.

## 7 Housing

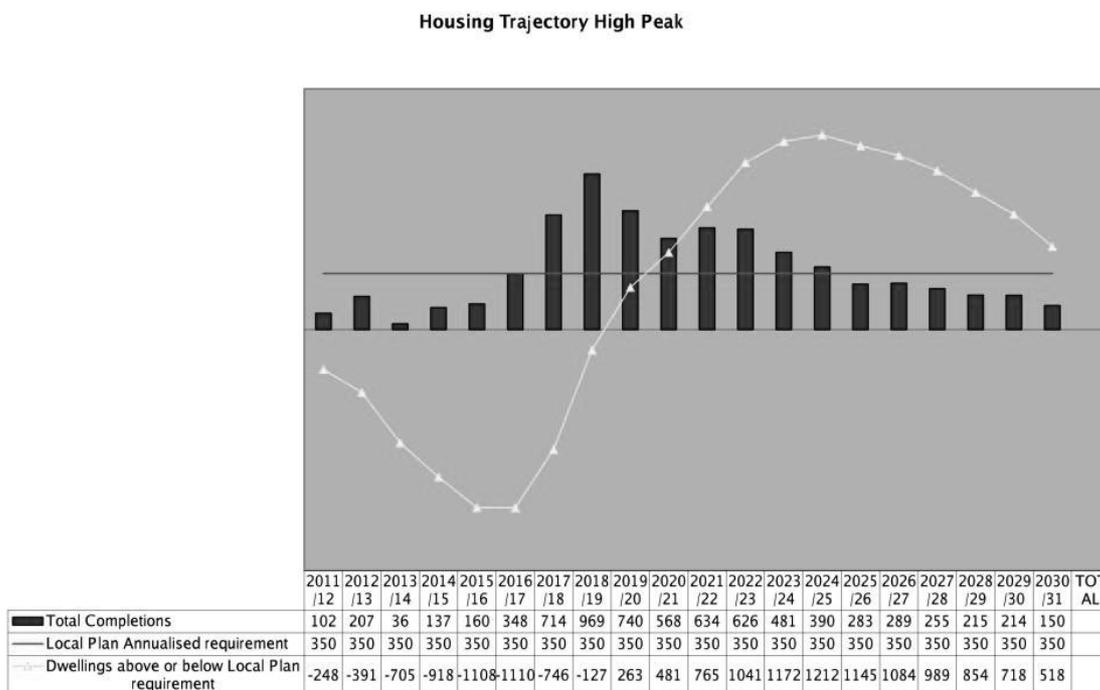
Location	No of dwellings	Phase	Planning Application No and approval date	Commentary
G25 Melandra Castle Road	35	M		This is a greenfield site which is in Council ownership.
G26 Gamesley Sidings inc Samas Roneo	93	M	HPK/2014/0665 13/4/15	Outline planning permission granted for demolition of factory and residential development, which includes the site and adjacent land.
G31 Charlestown Works	100	E	HPK/2013/0597(O) 17/3/14 HPK/2016/0520 (pending)	Outline planning permission granted for demolition of buildings and up to 100 dwellings. Reserved matters application submitted 8/9/16 for 96 dwellings and associated works.
G32 Adderley Place	130	M		This is a greenfield site which is in Council ownership.
<b>Central Area</b>				
C3 Derby Road New Mills	107	M		No application has been submitted.
C5,6,17,18 Ollersett Lane/ Pingot Rd/ Laneside Road	239	M/L		No application has been submitted.
C7 Woodside St	25	E		No application has been submitted.
C9 S Macclesfield Rd	83	E	HPK/2014/0119 07/05/15	Outline planning permission granted for up to 107 dwellings.
C13 Buxton Rd Chinley	13	E	HPK/2016/0692	Outline planning application submitted for site and adjacent land for residential development.
C16 Furness Vale A6	39	E		No application has been submitted.

## 7 Housing

Location	No of dwellings	Phase	Planning Application No and approval date	Commentary
C19 Furness Vale Business Park	26	L		No application has been submitted.
C20 New Mills Newtown	15	M		No application has been submitted.
C21 Birch Vale IE	100	M		No application has been submitted.
<b>Buxton</b>				
B1 Batham Gate Road	25	E	HPK/2015/0174 (F) 21/07/2015	Planning permission granted for residential development of 27 dwellings.
B3/4 Hogshaw	124	L		No application has been submitted.
B6 Hardwick Square South	30	E		10 flats contained within this allocation have been completed.
B7 Market Street Depot	24	E		This is a brownfield site which is in Council ownership.
B8 West Tongue Lane	139	L		No application has been submitted.
B10 Dukes Drive	338	M		No application has been submitted.
B20/21/22 Foxlow Farm	440	E/M	HPK/2013/0603 (O) 4/11/14	Outline planing permission for 375 dwellings and a residential/retirement facility for up to 70 units.
B27 Harpur Hill Campus	105	E		No application has been submitted.
B31 Station Road	30	M		No application has been submitted.

# 7 Housing

**Picture 1 Trajectory**



**7.3** The provision of sustainable, decent and affordable housing is a key national priority which is reflected in the Local Plan. The Plan aims to provide a wide choice of high quality housing to meet the needs of local residents and support the local economy in locations in accord with the Spatial Strategy and settlement hierarchy. The Plan includes a range of measures to promote housing on suitable sites to ensure there is a continuous supply of housing top meet the needs identified ion the Plan.

**7.4** Policy H1 seeks to ensure housing provision in the Plan area. It supports development on sites allocated for housing, encourages housing development on previously developed land (on sites suitable for residential development), supports development on unallocated sites within the built up area area boundaries (and in certain circumstances on sites adjoining the built up area boundaries), supports mixed use schemes, self build housing schemes and any development identified through a Community Right to Build Oder.

**7.5** Policy H2 allocates sites for housing and mixed use development. It provides indicative housing numbers for each site based on the net developable area and any known constraints and indicative phasing for site delivery based on the evidence base for the local plan and the Site Viability Study.

## 7 Housing

7.6 The Council is taking proactive measures to ensure housing delivery on the allocated sites. It is promoting the sites in Council ownership and working with landowners to bring forward sites identified in the Local Plan. The table above shows sites allocated for residential development and indicates those sites which have had planning permission granted.

7.7 There have been 348 housing completions in the monitoring period 1 April 2016 to 31 March 2017 and a total of 990 completions in the Plan period. There has been progress in the delivery of a number of the allocated housing sites in the Local Plan, with sites having planning permission granted and in a few cases development is complete or underway.

**Progress: Working towards the target**

## 7 Housing

### Indicator 2

#### Gross Affordable Housing Completions

#### Target

Affordable housing development levels in accordance with Policy H4

#### Local Plan Policy

- H3 New Housing Development
- H4 Affordable Housing

**Table 10 Affordable Housing Completions 2016/17**

Site	Location	Number of dwellings
Beckets Brow	Chapel-en-le-frith	9
Manchester Road Octavia Gardens	Chapel-en-le-frith	15
Peveril House, Belvedere Terrace	Buxton	11
Victoria Park, Fairfield	Buxton	14
<b>Total</b>		<b>49</b>

7.8 Policy H3 New Housing Development seeks to ensure that all new residential development meets the housing needs of local people including the provision of affordable housing, the details of which are specified in policy H4 Affordable Housing. This policy requires a percentage of new housing to be affordable unless a reduced provision is justified through a financial appraisal of the development. Applications for residential development are determined in line with this policy and applicants are required to provide affordable housing in line with the policy unless they can robustly justify through a financial appraisal of the development reduced provision.

7.9 During the monitoring period there were 49 affordable housing completions.

#### **Progress: Target met**

### Indicator 3

#### Affordable House Completions on Rural Exception Sites

## 7 Housing

### Indicator 4

#### Number of Approvals/Refusals under Policy H5

### Target

**All housing built on rural exception sites meets an identified need for affordable housing**

### Local Plan Policy

- H5 Rural Exception Sites

**7.10** During the monitoring period although there were a number of applications submitted for residential development in the countryside no applications were submitted for rural exception sites.

**Progress:Target met**

## 7 Housing

### Indicator 5

#### Identified Need for Pitch Provision

### Indicator 6

#### Net additional pitches (Gypsy & Traveller)

### Target

To meet the identified in the Gypsy & Traveller Accommodation Assessment

#### Local Plan Policy

- H6 Gypsies, Travellers and Travelling Show People

**7.11** The National Planning Policy Framework (NPPF) and Planning Policy for Traveller Sites (PPTS) require local planning authorities (LPAs) to carry out assessments of the future accommodation needs of Gypsies and Travellers in Gypsy and traveller Accommodation Assessments (GTAA).

**7.12** The Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment 2014 (Final Report June 2015) was commissioned by the Derbyshire County Council, its constituent authorities, Derby City Council, the Peak District National Park and East Staffordshire Borough Council. Its purpose was to provide an evidence base for planning policy, pitch allocations and housing policy. It sought to quantify the accommodation and housing related needs of Gypsies, Travellers, and Travelling Show People in the study area for the period 2014/15 - 2034/35 and give a pitch requirement for each Local Authority. It looked at the need for residential and transit/emergency sites and bricks and mortar accommodation. Accommodation need was assessed using a model in line with the Practice Guidance issued by Department for Communities & Local Government (CLG) 2007.

**7.13** Its key findings were that there were a total of 168 permanent and temporary pitches across the study area. These were mainly concentrated in the south and north east of the study area. High Peak had no existing sites and no record of unauthorised sites. It found the total requirement for the study area over the 20-year period is

- 134 residential pitches
- 4 transit sites/emergency stopping places
- 13 travelling showpeople plots

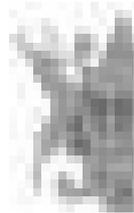
## 7 Housing

**7.14** The main drivers for need were from newly forming families on authorised sites, families living on unauthorised sites and overcrowding. The areas of highest need reflected the existing population distribution with pitch requirements being greatest in the south and north east of the study area. It found that High Peak had no need for any pitches.

**7.15** No sites for gypsy and travellers were allocated in the Local Plan as there the GTAA found there was no identified need in High Peak. Policy H6 is a criteria based policy which will be used to determined applications for sites. During the monitoring period no applications were submitted.

**Progress:Target met**

## 8 Environmental Quality



### **The strategic objectives that the Environmental Quality policies address are as follows;**

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

**8.1** The Local Plan aims to deliver development that meets the specific needs, character and distinctiveness of the Local Plan area. The spatial portrait in the plan identifies those unique elements of the plan area that the development strategy needs to address. One of the three main strategic themes is protection of the area's distinct landscape, cultural and historic environment described by the term - its Peak District Character. The Environmental Quality policies seek to deliver development that reflects, maintains and enhances the Borough's Peak District Character - with regard to climate change, landscape character, biodiversity, design, the built and historic environment and Ecological and Green Infrastructure Networks.

**8.2** The character of the Peak District is exceptional, it is an area of national and international importance and buildings - either singly within the landscape, or collectively in towns and villages - contribute greatly to that character. The Local Plan seeks to protect Peak District Character through delivering sustainable development. Sustainable development is key to tackling the linked challenges of climate change, resource use, economic prosperity and social well-being, and cannot be achieved without sustainable buildings.

**8.3** In the context of High Peak's strategic theme of Peak District character, sustainable building design means delivering an effective protection of the environment. It also involves the prudent use of scarce natural resources. Sustainable design can contribute to Peak District character by helping to: deliver energy efficiency; minimise surface water run-off; protect the local environment through the conservation and improvement of habitats and contribute to the protection and enhancement of landscape character.

**8.4** The Environmental Quality policies cover climate change, balancing need to protect landscape character, the countryside and the green belt with supporting rural community needs and the rural economy, protecting and enhancing biodiversity, design, the built and historic environment, trees, green infrastructure, pollution and flood risk.

## 8 Environmental Quality

### Indicator 7

#### Changes in areas of biodiversity importance

### Target

**To maintain and enhance the quantity and quality of Sites of Special Scientific Interest, Sites of Importance for Nature Conservation and Local Wildlife Sites**

### Local Plan Policy

- S1 Sustainable Development Principles
- S 5 Glossopdale Sub-area Strategy
- S 6 Central Sub area Strategy
- S 7 Buxton Sub area Strategy
- EQ5 Biodiversity
- EQ8 Green Infrastructure

## 8 Environmental Quality

## Changes in priority UK BAP habitats

Table 11 Change in priority UK BAP habitat (area covered is High Peak outside the PDNP)

Habitat	Area (ha)	Net changes (ha) since April 2016 (NB some changes due to boundary amendments and addition/deletion of sites)	Losses in relation to the impact of development (ha)	Gains arising from approved developments	Data source and accuracy/coverage of data
Lowland meadow	96.9		None known	None known	DWT surveys since 1997. High
Lowland dry acid grassland	34	0	None known	None known	DWT surveys since 1997. High
Lowland calcareous grassland	140.72	+6.45	None known	None known	DWT surveys since 1997. High
Purple moor grass and rush pasture	5.33	0	None known	None known	DWT surveys since 1997. Medium
Open mosaic habitats on previously developed land	103.75	+16.08	None known	None known	LWS mapping. Surveys 1998-2017, google mapping, consultants reports
Calaminarian grassland	Not present	0	None known	None known	DWT surveys since 1997. High
Upland heath above 250m	246	0	None known	None known	DWT surveys since 1997. High
Lowland heath below 300m	0	0	None known	None known	DWT surveys since 1997. High
Reedbeds	0	0	None known	None known	DWT surveys between 1980-2014. Consultant's surveys since 2000. Medium
Lowland woodland pasture.	44.61	None known	None known	None known	English Nature. High

## 8 Environmental Quality

Habitat	Area (ha)	Net changes (ha) since April 2016 (NB some changes due to boundary amendments and addition/deletion of sites)	Losses in relation to the impact of development (ha)	Gains arising from approved developments	Data source and accuracy/coverage of data
Native hedgerows	No data	Unknown	Unknown	Unknown	Hedgerow surveys
Lowland fen	5.4	0	None known	None known	DWT surveys since 1980. Consultants surveys since 2000. Medium.
Lowland deciduous woodland. Estimates (a) based on area of non coniferous woodland mapped on OS MasterMap & area in the Lowland Derbyshire BAP (b) area of ancient semi natural woodland in the Derbyshire Ancient Woodland Inventory	(a) 600-747 (b) 558	0	None known	None known	Ancient woodland inventory, LWS system, OS mapping. Medium.
Wet woodlands	None known	0	None known	None known	DWT surveys since 1980. Consultants surveys since 2000. Low further work needed.

## 8 Environmental Quality

Habitat	Area (ha)	Net changes (ha) since April 2016 (NB some changes due to boundary amendments and addition/deletion of sites)	Losses in relation to the impact of development (ha)	Gains arising from approved developments	Data source and accuracy/coverage of data
Eutrophic water - ponds and lakes (the number of ponds is based on present 1:1000 OS map. The actual number is likely to be 1/2 to 1/3 of this as the UK BAP definition is quite strict)	Unknown number of ponds and 620.4ha of lakes	No change	None known	None known	DWT surveys since 1980. Consultants surveys since 2000. Desk top studies of maps. Medium

(Source Derbyshire Wildlife Trust Annual Biodiversity Monitoring Report for Derbyshire April 2016- March 2017)

### Changes in areas designated for their intrinsic environmental value.

**Table 12 Derbyshire Wildlife Sites net gains/losses. (Only losses as a result of development are shown)**

Area (ha) April 2013	Area (ha) March 2014	Area (ha) March 2015	Area (ha) March 2016	Area (ha) March 2017	Net change (ha) 2016 to 2017	Losses in relation to the impact of development (ha)	Gains arising from approved developments (ha)	Notes
1027.4	1027.4	1025.6	1032.6	1044.2	+11.6 (1 new site designated)	None known	No gains known	One new site designated

(Source Derbyshire Wildlife Trust Annual Biodiversity Monitoring Report for Derbyshire April 2016- March 2017)

## 8 Environmental Quality

### Change in UK BAP species in Derbyshire

**Table 13 Changes in UK BAP Species in Derbyshire**

Species	Comments on status and population changes
<b>Lepidoptera - moths &amp; butterflies</b>	
Dingy skipper	Population may be expanding slightly in coal field areas and South Derbyshire. In the east and south most sites are brown field sites and over 50% of these sites are threatened with development. Extent of available habitat in lowland Derbyshire likely to decline without compensatory habitat creation and targeted grassland management/restoration. Future declines in this species are predicted.
Wall	In serious decline in lowland Derbyshire and now found at only a few sites outside of the Peak District such as Alport Heights and Crich Chase meadows. Strongholds now in Peak District only. The reasons remain unclear. However, 2013, 2014, 2015 and to some degree 2016 have been good years for this species and its distribution in the County may now be stabilising in the north.
White-letter hairstreak	Localised, larger colonies scattered. Still vulnerable to loss of breeding elms due to Dutch Elm Disease. Planting of disease resistant elms has been undertaken across lowland Derbyshire by DWT and Butterfly Conservation East Midlands.
Small heath	Some losses in the south, but maintained in the north and east. Appears to be declining in the south and possibly east. In some areas depends on brownfield sites for main populations. Predicted to decline without targeted habitat creation and restoration.
Grizzled skipper	Present at two locations, but these may have been introductions.
White admiral	Only one site in the County with occasional wanderers. Possible expansion into adjacent plantations in coming years.
Moths (72 species in Derbyshire)	These moths are in decline nationally, but some have more marked declines in the southern half of the UK. In Derbyshire the picture is mixed with some stable or even increasing north of Derby. For many, however, their status remains difficult to assess in Derbyshire. A major step forward has been the mapping of all the records for these species in Derbyshire. Further analysis will hopefully reveal more.
Argent & sable	Not re-found at its location in the Derwent Valley in 2008, 2010 or 2011. No new records in last 6 years.
<b>Coleoptera</b>	
Oil beetles. Two possibly present	The violet oil beetle occurs over a relatively restricted area in the moorland cloughs around Ladybower and Howden Reservoirs. It is

## 8 Environmental Quality

Species	Comments on status and population changes
	not known whether the population is stable. Possible threats include changes in land management and climate change. One other oil beetle species has not been recorded with certainty in recent years.
Necklace ground beetle	One site in lowland Derbyshire and a few records from the limestone dales. No new records.
<b>Hymenoptera</b>	
Bumblebee	There are two species of nationally declining bumblebee for which there are 2 Derbyshire records (1 record each). However, these records are fairly old and their veracity cannot be confirmed.
<b>Mammals</b>	
Water vole	Some evidence of a decline across the lowland half of Derbyshire with several sites showing more significant declines e.g. Cromford Canal. Water vole remains absent from much of the south of the County.
Otter	Otter population in Derbyshire appears to be fairly stable.
Brown hare	Insufficient data.
Hedgehog	Declining in some areas. Data in the north east of the County suggest a steep decline. Known to be in decline nationally.
Harvest mouse	Insufficient data. No known change
Dormouse	The reintroduction programme is still being monitored, but no confirmation in lowlands in recent years. Has also been introduced further north and may establish at this location.
Polecat	Re-colonising from the west and still probably expanding its range in Derbyshire. Can be difficult to separate from the polecat-ferret cross. Population size unknown.
<b>Bats</b> ( soprano, pipistrelle, brown, long eared, notule)	No known change.
<b>Birds</b>	
Sky lark	Declining nationally and also within Derbyshire, though still widespread in some areas.
Tree Pipit	Possibly declined in some more southerly areas, but no conclusive data.

## 8 Environmental Quality

Species	Comments on status and population changes
Great bittern	Rare but increasing in the Trent Valley due to the creation and management of reedbeds. Mainly wintering and not confirmed breeding yet.
European nightjar	Small numbers now breeding at two locations.
Lesser redpoll	Declining nationally and in Derbyshire.
Common linnet	Declining nationally, but still quite common and widespread in Derbyshire.
Twite	Very rare and declining
Hawfinch	Rare has declined in Bolsover due to changes in woodland management. Occurs in the Derwent Valley especially in the Ambergate to Matlock area.
Common cuckoo	Declining nationally, status unknown in Derbyshire, though recent records suggest it has remained more stable. 2011 to 2014 possibly better years with more records received by the Trust, but data inconclusive. 104 recorded sites in 2014.
Lesser spotted woodpecker	In steep decline across much of UK and Derbyshire. 2014 and 2015 were poor years for this species with only a handful of observations. 2016 still no real signs of any recovery.
Corn bunting	Declining nationally and in Derbyshire. Now very rare as a breeding bird.
Yellowhammer	Declining nationally but still common in parts of Derbyshire.
Reed bunting	Declining nationally, but may be stable in Derbyshire.
Red grouse	Common on some upland moors where populations are managed as part of grouse shoots. Population probably artificially high.
Common grasshopper warbler	Uncommon, but has increased in recent years
Yellow wagtail	Probably stable in the east of the County, but unclear elsewhere.
Spotted flycatcher	Declining both nationally and in Derbyshire. Now mainly confined to western and northern Derbyshire.
Eurasian curlew	Locally common in the uplands, but increasingly uncommon in the lowlands.
House sparrow	Decreasing, but still widespread.

## 8 Environmental Quality

Species	Comments on status and population changes
Eurasian tree sparrow	Declining nationally, but may be stable in central and eastern Derbyshire.
Grey partridge	Declining nationally and in Derbyshire. Population may have halved in last 10 – 15 years.
Wood warbler	Declining nationally and in Derbyshire.
Willow tit	Declining nationally, and probably declining in Derbyshire.
Marsh tit	Declining nationally some evidence of a slight decline in Derbyshire.
Hedge accentor	Widespread in Derbyshire. No data to indicate decline.
Common bullfinch	Fairly widespread. Derbyshire population probably stable
European turtle dove	Probably extinct as a breeding species in Derbyshire.
Common starling	Declined nationally. Still widespread in Derbyshire, but less abundant.
Song thrush	Common and fairly widespread in Derbyshire.
Red ouzel	Rare to local – breeds in the Peak District
Northern lapwing	Declining in the lowlands and especially in agricultural areas. The bird is found breeding on brownfield sites, former gravel pits and collieries. Development pressure is likely to result in additional declines of this species. Now largely absent from the Coalfields and Magnesian Limestone areas.
<b>Fish</b>	Unknown
<b>Reptiles &amp; Amphibians</b>	
Common toad	National decline possibly mirrored in parts of Derbyshire, but no clear trend overall in the County. Robust monitoring data difficult to collect.
Great crested newt	Main population stronghold in southern White Peak is stable. Further south and east the species is under greater threat and some populations are isolated. Poor data in some areas restricts assessment.
Slow worm	No known change
Grass snake	No known change
Adder	No known change – most of the population is in the PDNP.
Common lizard	Widespread in moorland uplands, scattered in east and south-west. Absent from the south-west. Rediscovered at one site in Amber Valley near Belper in 2010. No change observable. A large population (80

## 8 Environmental Quality

Species	Comments on status and population changes
	individuals) has been translocated at Sinfin in Derby due to development.
Other BAP species	Awaiting assessment

(Source Derbyshire Wildlife Trust Annual Biodiversity Monitoring Report for Derbyshire April 2016-March 2017)

**8.5** The Plan Area is has a rich biodiversity primarily due to it's rural area. The towns and villages are surrounded by countryside some of which borders the Peak District National Park and contains a number of international, national and locally designated sites important for their nature conservation.

**8.6** The Plan Area contains:

- parts of three nature conservation sites of international importance (European Sites) designated either as a Special Protection Area (SPA) for the conservation of wild birds or Special Areas of Conservation (SAC)
- eight sites of national importance Sites of Special Scientific Interest (SSSI)
- a number of locally important sites
- seven statutory Local Nature Reserves
- 106 High Peak Local Wildlife Sites on the Derbyshire Wildlife Sites Register.
- In addition although not formally designated the remaining countryside provides an importance wildlife habitat and contributes to the rich biodiversity of the area.

**8.7** The Strategic Sub Area policies SS5 Glossopdale, SS6 Central Area, SS7 Buxton aim to promote sustainable growth whilst protecting the character of the area and sites designated for biodiversity value. Policy EQ5 seeks to ensure the biodiversity and geological resources of the Plan Area will be conserved and where possibly enhanced and that development does not result in significant harm to biodiversity/geological interests. It encourages development to include measures which contribute to biodiversity and partnership working to secure the implementation of projects which contribute to improving the Plan Area. Policy EQ8 Green Infrastructure seeks to protect and enhance networks of biodiversity and green infrastructure and promote partnership working to help deliver this.

**8.8** The tables above provide information on the biodiversity of the area and show change in UK BAP habitats, changes in areas designated for their intrinsic environmental value and change in UK BAP species for Derbyshire.

**8.9** Within the monitoring period there was a net gain of land designated as a Local Wildlife site of 11.6ha as one new site was designated. There were no known losses due to development and no known gains. There were no losses in UK BAP habitats and there were gains of 6.45ha in lowland calcareous grassland and 16ha in open mosaic habitats on previously developed land.

**Progress:Target met**

## 8 Environmental Quality

### Indicator 8

**Number of applications approved for dwellings in the countryside including Green Belt**

#### Target

**To protect landscape character in accordance with policy.**

### Indicator 9

**% of applications refused in the Green Belt**

#### Target

**To protect the openness of the Green Belt**

### Local Plan Policy

- EQ2 Landscape Character
- EQ3 Countryside
- EQ4 Green Belt
- S2 Settlement Hierarchy
- S5 Glossopdale Sub-area Strategy
- S6 Central Sub area Strategy
- S7 Buxton Sub area Strategy

**Table 14 Number of applications for dwellings in the countryside/green belt**

Sub area	Number of applications	Approved	Refused	Comment
Glossopdale	6	4	2	<p>Approvals related to:</p> <ul style="list-style-type: none"> <li>• Conversion of existing buildings - mill &amp; a barn,</li> <li>• Agricultural workers dwelling</li> <li>• Reserved matters approval</li> </ul> <p>Refusals were on following grounds:</p>

## 8 Environmental Quality

Sub area	Number of applications	Approved	Refused	Comment
				<ul style="list-style-type: none"> <li>• Visual amenity</li> <li>• Impact on the countryside</li> <li>• Biodiversity</li> <li>• Unsustainable form of development</li> <li>• Size/scale of development</li> <li>• Residential amenity</li> <li>• Impact on scheduled ancient monument</li> <li>• contrary to policies S1. S1a, S5, H1, EQ2, EQ3, EQ5, EQ6, EQ7, EQ9, CF6</li> </ul>
Central	11	2	9	<p>Approvals related to:</p> <ul style="list-style-type: none"> <li>• Conversion of existing buildings - barn</li> <li>• Extension to form dwelling</li> </ul> <p>Refusals were on following grounds:</p> <ul style="list-style-type: none"> <li>• Design impact on locality</li> <li>• Contrary to green belt policy</li> <li>• Impact on trees</li> <li>• Visual amenity</li> <li>• Impact on the countryside</li> <li>• Biodiversity</li> <li>• Access</li> <li>• Unsustainable form of development</li> <li>• Residential amenity</li> <li>• Impact on Conservation Area</li> <li>• contrary to policies S2. S1, S3, S6 H1, H2, EQ2, EQ3, EQ4, EQ5, EQ6, EQ7, EQ9, CF6 Residential Design SPD, Landscape Character SPD</li> <li>• Chapel Neighbourhood Plan E3, H1, H2</li> </ul>
Buxton	3	0	3	<p>Refusals were on the following grounds:</p> <ul style="list-style-type: none"> <li>• Design impact on locality</li> <li>• Impact on the countryside</li> <li>• Biodiversity</li> <li>• Unsustainable form of development</li> <li>• Residential amenity</li> <li>• Lack of housing mix</li> </ul>

## 8 Environmental Quality

Sub area	Number of applications	Approved	Refused	Comment
				<ul style="list-style-type: none"> <li>• Not an efficient use of land</li> <li>• contrary to policies S2, S1, H1, H3, EQ3, EQ5, CHF6 Residential Design SPD,</li> </ul>
Plan Area	20	6	14	

**8.10** High Peak landscapes are one of the defining features of the Plan Area. The area has a distinctive local character due to its landscape which has to a large extent influenced settlement patterns. The Landscape Character SPD details nine different landscape in the Plan Area and provides guidance regarding the appropriate form of development for each landscape type.

**8.11** The Local Plan aims to protect the landscape and strictly control new development in the countryside whilst also facilitating sustainable rural community needs, tourism and development. Policy EQ2 Landscape Character seeks to protect, enhance and restore landscape character and requires that development is sympathetic and does not harm the landscape types identified in the Landscape Character SPD. Policy EQ3 Rural Development details what development is appropriate in the countryside and places a strong emphasis on protecting landscape character. Within the green belt national policy applies.

**8.12** During the monitoring period there were 20 applications for residential development in the countryside. The applications were mostly for smallscale residential development of 1 or 2 dwellings. In Buxton 2 of the applications were for larger development one for 15 dwellings and one for 7 both of which were refused.

**8.13** Overall 6 applications were approved and 14 were refused. Approvals related to extensions/conversions of existing buildings, an agricultural workers dwelling and reserved matters approval. Reasons for refusal varied but largely related to the impact of the development on the countryside/landscape, where applicable being inappropriate development in the green belt, unsustainable form of development due to location and impact on biodiversity.

**8.14** Of these applications 13 were in the green belt, 8 of which were refused.

### **Progress: Target met**

#### Indicator 10

**% of appeals refused where Policy EQ2/Landscape Character is a reason for refusal**

#### Indicator 11

**% of appeals where Policy EQ3 is a reason for refusal**

## 8 Environmental Quality

### Target

**To protect landscape character in accordance with policy.**

### Local Plan Policy

- EQ2 Landscape Character
- EQ3 Countryside

# 8 Environmental Quality

**Table 15 Appeal decisions regarding development in the Countryside/Green Belt**

Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reasons for appeal decision
<b>Glossopdale Sub Area</b>					
2016/0374	Little Padfield Road Glossop	extension	Countryside Green Belt	Dismissed 31/1/2017	Inappropriate development in the Green Belt, impact on landscape, Conservation Area.  Policies EQ3, EQ4, EQ7
2015/0126	Redevelopment of existing sheds to wood store & recladding	2-4 Besthill Cottage Bankwood Charlesworth	Countryside Green Belt	Allowed 6/9/2016	Appropriate development in the Green Belt, design is acceptable. Policies EQ3, EQ4, EQ6
2015/0508	11 dwellings	Dinting Road Glossop	Countryside	Dismissed 6/7/2016	Adverse impact on character on appearance of the area and loss of strategic gap, lack of affordable housing  Policies S5, EQ2, EQ3, H1, H3, H4
<b>Central Sub Area</b>					
2016/0128	Land at New Horwich Road Whaley Bridge	dwelling	Countryside	Dismissed 13/1/2017	Detrimental impact on countryside, Conservation Area contrary to policies EQ2, EQ3, EQ6, EQ7

## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reasons for appeal decision
2015/0283	Demolition of existing buildings replacement with 3 dwellings	Birch House Spinner Bottom Birch	Countryside Green Belt	Dismissed 5/12/2016	Considered to be appropriate development in the Green Belt but would lead to a loss of employment land. Policies EQ2, EQ4, E4
2015/0324	Change of use to car sales	Land adjacent to 32 Bridgement Whaley Bridge	Countryside Green Belt	Dismissed 27/7/2016	Contrary to Green Belt policy, reduce openness, harm character/appearance of surrounding area Policies S2, S3, EQ3, EQ4
2015/0097	2 dwellings	Land adjacent to 32 Bridgement Whaley Bridge	Countryside Green Belt	Dismissed 27/7/2016	Contrary to Green Belt policy, reduce openness, harm character/appearance of surrounding area Policies S2, S3, EQ3, EQ4
2015/0058	Residential development approximately 210 dwellings	Long Lane Chapel en le Frith	Countryside	Dismissed 27/6/2016	Development in the countryside Policies S3, H1 EQ3, Chapel Neighbourhood Plan
2015/0486	Dwelling	Land adj to 52 Bridgement Whaley Bridge	Countryside Green Belt	Dismissed 19/5/2016	Inappropriate development in the Green Belt is not infilling, would harm openness & character & appearance of the area Policies EQ3 EQ4, EQ6

## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reasons for appeal decision
<b>Buxton Sub Area</b>					
2015/0636	Dwelling	The Triangle, land off Macclesfield Main Road Ladmanlow Buxton	Countryside	Dismissed 19/9/2016	Unsustainable location, impact on the countryside, and character and appearance of the area  Policies H1, EQ3, EQ6,

## 8 Environmental Quality

**8.15** During the monitoring period there were 10 appeals regarding development in the countryside/green belt. Most of the appeals were for residential development ranging from 1 or 2 dwellings to 11 dwellings with 1 appeal for approximately 210 dwellings. The other 3 appeals were for change of use to car sales, conversion of sheds to storage and a domestic extension.

**8.16** All appeals were dismissed apart from the conversion of sheds.

**8.17** The reasons for refusal related to impact on the countryside/landscape, where relevant inappropriate development on the green belt, design and impact on the Conservation, loss of a strategic gap and contrary to Chapel-en-le-frith Neighbourhood Plan. Policy EQ3 was used in all the applications. Policy EQ2 was not used in all decisions. Where the site was in the green belt and was considered to be inappropriate development EQ2 was not referred to and in other cases the decisions relied on EQ3 to assess the impact on the countryside. Development in the countryside was also considered against the Strategic policies S2 Settlement Hierarchy and S3 Strategic Housing Development and H1.

**Progress: Target met**

## 8 Environmental Quality

### Indicator 12

**% of appeals where Policy EQ6 / Residential Design SPD is a reason for refusal**

### Target

**To maintain the distinctive character of the Borough in accordance with Local Plan policy**

### Local Plan Policy

- EQ1 Climate Change
- EQ6 Design & Place Making

## 8 Environmental Quality

Table 16 Appeal decisions

Application Number	Site	Proposal	Countryside/Green Belt/built up area boundary	Decision	Reasons for appeal decision and polices considered
<b>Glossopdale Sub Area</b>					
2016/0374	Little Padfield Road Glossop	extension	Countryside Green Belt	Dismissed 31/1/2017	Inappropriate development in the Green Belt, impact on landscape, Conservation Area. Polices EQ3, EQ4, EQ7
2016/0387	28 Scotty Brook Terrace Glossop	Roof terrace & dormer	built up area boundary	Dismissed 24/11/2016	Harm to character & appearance of the area contrary to policy EQ6
2015/0508	Dinting Road Glossop	11 dwellings	Countryside	Dismissed 6/7/2016	Adverse impact on character on appearance of the area and loss of strategic gap, lack of affordable housing Polices S5, EQ2, EQ3, H1, H3, H4. Landscape Character SPD
2015/0460	8 Woolley Bridge Hadfield	Conversion to 2 dwellings	Built up area boundary	Dismissed 21/8/2016	Lack of parking, design complies with policy EQ6, CF6
2015/0216	Coop Norfolk Street Glossop	sign	Built up area boundary	dismissed 19/4/2016	Detrimental effect on listed building Polices EQ7 S5

## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/built up area boundary	Decision	Reasons for appeal decision and policies considered
2015/0229	Coop Norfolk Street Glossop	Sign (LBC)	Conservation Area Listed building Built up area boundary Conservation Area Listed building	dismissed 19/4/2016	Detrimental effect on listed building Policies EQ7 S5
2015/0126	Besthill Cottages Bankwood Charlesworth	Redevelopment of existing sheds	Countryside Green Belt	Allowed 6/9/2016	Is appropriate development in the Green Belt, would not harm openness or character & appearance of the area  Policies EQ3, EQ4, EQ6
<b>Central Sub Area</b>					
2016/0128	Land at New Horwich Road Whaley Bridge	dwelling	Countryside Conservation Area	Dismissed 13/1/2017	Detrimental impact on countryside, Conservation Area contrary to policies EQ2, EQ3, EQ6, EQ7
2015/0283	Birch House Spinner Bottom Birch	Demolition of existing buildings replacement with 3 dwellings	Countryside Green Belt	Dismissed 5/12//2016	Considered to be appropriate development in the Green Belt but would lead to a loss of employment land. Policies EQ2, EQ4, E4

## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/built up area boundary	Decision	Reasons for appeal decision and polices considered
2015/0324	Land adjacent to 32 Bridgement Whaley Bridge	Change of use to car sales	Countryside Green Belt	Dismissed 27/7/2016	Landscape Character SPD  Contrary to Green Belt policy, reduce openness, harm character/appearance of surrounding area  Policies S2, S3, EQ3, EQ4
2015/0097	Land adjacent to 36 Bridgement Whaley Bridge	2 dwellings	Countryside Green Belt	Dismissed 27/7/2016	Contrary to Green Belt policy, reduce openness, harm character/appearance of surrounding area  Policies S2, S3, EQ3, EQ4
2015/0058	Long Lane Chapel en le Frith	Residential development	Countryside	Dismissed 27/6/2016	Development in the countryside  Policies S3, H1 EQ3, Chapel Neighbourhood Plan
2015/0486	Land adj to 52 Bridgement Whaley Bridge	Dwelling	Countryside Green Belt	Dismissed 19/5/2016	Inappropriate development in the Green Belt is not infilling, would harm openness & character & appearance of the area  Policies EQ3 EQ4, EQ6

## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/built up area boundary	Decision	Reasons for appeal decision and polices considered
<b>Buxton Sub Area</b>					
2015/0636	The Triangle, land off Macclesfield Main Road Ladmanlow Buxton	Dwelling	Countryside	Dismissed 19/9/2016	Unsustainable location, impact on the countryside, and character and appearance of the area Policies H1, EQ3, EQ6,
2015/0500	Land adj 10 Brookside Grove Buxton	Dwelling	Built up area boundary	Dismissed 21/6/2016	Overlooking and loss of privacy, harm the character of the area Policy EQ6, Residential Design SPD
2016/0035	Kent House 68 Park Road Buxton	Extension & garage	Built up area boundary Conservation Area	Dismissed 2/8/2016	Harm to Conservation Area and trees Policies EQ7 & EQ9
2015/0472	Land adj Edge Lea Bishops Lane Buxton	Dwelling	Built up area boundary	Dismissed 9/6/2016	Overlooking loss of privacy Residential Design SPD Policy EQ6

## 8 Environmental Quality

**8.18** The towns and villages in High Peak have a distinctive local character and a high environmental quality which contributes to the sense of place and character of the area. The Local Plan aims to plan positively for the development of high quality and inclusive design for all development. Policy EQ 6 Design and Place Making states all development should be well designed, of a high quality. It sets out criteria for new development and refers to the Supplementary Planning Documents including the Residential Design SDP.

**8.19** During the monitoring period there were 17 appeal decisions. The majority of which were for residential development in the countryside/green belt. 8 of the decisions referred to EQ6 Design and Place Making. The decisions which did not refer to this policy related either to development in the countryside/green belt or effecting heritage assets either a Conservation Area or listed building and in these cases policies EQ3 Rural Development , EQ4 Green Belt and EQ7 Built Historic Environment were used. Only one referred to the Residential Design SPD.

**Progress: Target met**

## 8 Environmental Quality

### Indicator 13

**Number of planning permissions granted contrary to Environment Agency advice**

### Target

**No permissions granted contrary to advice**

### Local Plan Policy

- EQ10 Pollution Control and Unstable Land
- EQ11 Flood Risk Management

**Table 17 Environment Agency Objections to Planning Applications**

Application Number	Proposal	Location	Reason for objection (flood risk)	Comment
2016/0594	Retail unit (A1)	Land adjacent Tesco supermarket Buxton Road Whaley Bridge	Development next to a watercourse/flood defence	Original objection withdrawn following submission of revised flood risk assessment.

**8.20** No objection. The proposed development will be acceptable if a planning condition is included requiring a scheme to be agreed to protect an 8 metre wide buffer zone along the River Goyt.

**8.21** Policy EQ11 of the Local Plan states development proposals will only be supported where it would not increase the risk of flooding elsewhere, avoiding those areas of current or future flood risk. The Environment Agency objected to one planning application during the monitoring period. The application site, land adjacent to Tesco's supermarket Whaley Bridge

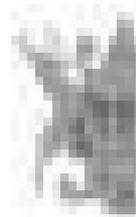
**8.22** The site, along its eastern boundary lies within flood zone 2 and 3, and as those areas most prone to flooding a flood risk assessment accompanies the application.7.25 Following an initial review of the proposals the Environment Agency raised an objection on the grounds of the intrusion of the proposed garden centre into an 8m buffer zone between the building and River Goyt, which is required for essential maintenance works and biodiversity interests. Moreover the Environment Agency objected on the grounds that the flood risk assessment failed to take into account the impacts of climate change and the effect from reservoir sources including Fernilee, Coombs, Toddbrook and Errwood. Since this time a revised flood risk assessment has been submitted and the garden to the rear of building removed from the plans. The Environment Agency are now satisfied that development will not cause flood risk elsewhere given that an 8m buffer will

## 8 Environmental Quality

be provided. Accordingly they have removed their objection subject to the imposition of a condition requiring a scheme for the management of the 8m buffer zone. The development thereby complies with Policy EQ11.

**Progress: Target met**

## 8 Environmental Quality



### Indicator 14

#### Number of properties on Buildings at Risk Register

#### Target

Annual reduction in the number of properties in High Peak on the register

#### Local Plan Policy

- Policy EQ7 Built and Historic Environment

**Table 18 Historic Buildings at Risk Register Derbyshire County Council 23/8/2017**

Building Name	Status	Owner	Risk	Status
85-87 Green Lane Buxton	Grade II	Private	4	Applications to refurbish in 2007 but have not been implemented.
Christ Church Macclesfield Road Buxton	Grade II	Religious organisation	5	The lead valley gutters and cast iron rainwater goods are defective and there is some localised damp penetration. There have been recent rot outbreaks and there is a considerable condensation problem inside. Grant offered March 2011 some work completed in 2012. IN March 2015 the Church received a grant from the Listed Places of Worship Roof Fund for re roofing. The works have been completed and the major repair issues will be addressed.
John Kane Tombstone Church of St Anne Church Street Buxton	Grade II	Private	4	
The Crescent-Natural Baths Buxton	Grade II Conservation Area	High Peak Borough Council	3	To be totally refurbished and extended as a spa treatment centre as part of the scheme to convert and repair the Crescent.

## 8 Environmental Quality

Building Name	Status	Owner	Risk	Status
				The scheme is now fully funded and has all the statutory consents in place, work has started.
The Crescent Buxton	Grade I Conservation Area	High Peak Borough Council	2	Approval given and funding in place for comprehensive repair and refurbishment as a 4 star Spa hotel, new tourist information centre, visitor centre and small shops, in conjunction with the Pump Room and Natural Baths. The scheme is now fully funded and has all the statutory consents in place, work has started.
Bank Hall Chapel-en-le-Frith	Grade II	Private	4	Some repairs and alterations carried out during the last 5 years but inadequate to secure the building from further deterioration. Dining room remains seriously at risk. Future use of building in doubt. Has been school, nursing home, hostel for homeless
Bridge on Bank Hall Drive Long Lane	Grade II	Private	6	Structural survey of bridge to be carried out with a view to carrying out full repair
Stodhart tunnel Chapel-en-le-frith	Grade II*	Private various	4	Some stones are missing, repointing and vegetation removal is needed. Water is penetrating the tunnel roof and the attached walls are bowing due to tree roots. Concern is over its structural stability and requires immediate propping. Local Trust formed to take forward repairs. Trust has referred land ownership difficulties to the Lands Tribunal for resolution.
Hollinknoll Long Lane	Grade II	Private	4	Gates to property also listed and at risk
Barn east of Old Farmhouse The Haugh Dolly Lane Buxworth	Grade II	Private	6	History of application to convert to residential refused due to access issues. No longer required for farming use.

## 8 Environmental Quality

Building Name	Status	Owner	Risk	Status
Easton House and adjacent Coach House and Stable Block, 88 High Street East Glossop	Conservation Area	Private	6	Property sold to development company in October 2014. No scheme or permissions sought or obtained as yet.
Former stables and living accomodation, Manor Park Road	Grade II	Private	6	Application to convert buildings to residential use approved.
West Gatehouse to Woods Mill Glossop	Grade II	Development Company	4	Approval given in conjunction with Howard Town Mill development. This has now been implemented.
Bottom Farm Cowlow	Grade II	Private	6	Used for storage.
3 & 5 Laneside Lane New Mills	Grade II	Private	4	Permission granted for alterations and repair as one cottage now expired
Mount Pleasant Methodist Church Spring Bank Road	Conservation Area	Private	5	Derelict, damaged by fire but stonework to chapel is sound. Property now sold & possible scheme being explored for future uses.
Torr Vale Mills New Mills	Grade II* Conservation Area	Private	5	Poor repair, underused. Partial fire damage. Partnership approach is looking at regeneration solutions. Application to convert floors to office being considered.
Wharf Shed Canal Basin Whaley Bridge	Grade II* Conservation Area	British Waterways Board	4	Canals and River Trust working with local community to explore future use of the building and have been carrying out routine maintenance.

**8.23** The Plan Area has a large number of designated heritage assets with approximately 500 listed buildings, ranging from minor structures such as post boxes through to the internationally recognised Crescent in Buxton. There are also 32 Conservation Areas, three historic parks and gardens included on the Register of Parks and Gardens of Special Historic Interest in England and twenty Scheduled Monuments. In addition there are numerous non designated heritage assets that make a significant contribution to the quality of the environment. The Council is preparing a list of these non designated assets.

## 8 Environmental Quality

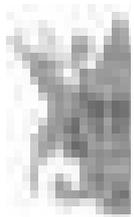
**8.24** Policy EQ7 Built and Historic Environment aims to conserve heritage assets in a manner appropriate to their significance. Development should make a positive contribution to built and historic environment. Development effecting heritage assets should be sympathetic in scale, proportion and materials and should not detract from its character or setting. Development effecting listed buildings or in Conservation Areas needs take account of their special historic or architectural character.

**8.25** The Derbyshire Historic Buildings at Risk Register contains a list of historic buildings which are at risk from vacancy, under use, neglect or structural disrepair. Most of the structures are listed buildings, some are not listed but are within Conservation Areas and a few are scheduled monuments. It grades the level of risk from 1-6 with 1 being the lowest level. Grades 1-3 apply where there is an agreed solution for improvement. The Register has not been fully updated for a while and a number of buildings which are considered to be no longer at risk are due to be removed from the list.

**8.26** There are 18 buildings on the register in High Peak (outside the Peak District National Park). 16 are in the higher risk categories 4-6. However of these 11 have had planning permission/listed building consent or projects to address the risk although they have not been implemented and some have expired.

**Progress: Working towards the target**

## 9 Economy



### **The Strategic Objectives that the Economy policies address are as follows:**

SO6 To welcome development that supports the sustainable growth and diversification of the local economy , including mixed use development on the industrial legacy sites

SO7: To further develop the Borough's tourism and cultural offer as part of a wider Peak District destination

**9.1** A diverse and growing local economy is an important element required for achieving sustainable development throughout the plan area. High Peak has a highly skilled workforce and higher than regional number of people employed the knowledge based sectors. However many residents commute outside of the area to seek high wage job opportunities, particularly to neighbouring urban areas such as Manchester, Tameside and Stockport. Within the Borough the average salary of residents people employed is lower than that of people who live in High Peak, but work elsewhere.

**9.2** In recent years the number of people employed in manufacturing has declined whilst at the same time employment in services, tourism, hotels, distribution and warehousing, finance and business services has grown. Small businesses, self-employment and home-working are an important part of the local economy. Although there has been modest business growth across the plan area new business start ups have been low in comparison with the regional average.

**9.3** A key challenge for the Local Plan is to help develop an economy that provides high-wage, high-skill jobs for local people. Furthermore given the scale of the agriculture industry in the area, the Employment Land Review also indicates that sustainable farm diversification schemes should be supported as a means of achieving a broader economic base.

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

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

**9.6** The Economy policies in the Plan allocate land for employment, promote and protect employment in the Primary Employment Zones, seek to protect existing employment development and to maximise the potential of the industrial legacy sites and promote Peak District Tourism.

## 9 Economy

### Indicator 15

#### Total amount of additional net floor space by type

#### Target

**To develop sufficient land for B1, B2 and B8 to meet the needs identified in the Local Plan**

#### Local Plan Policies

- S4 Maintaining and Enhancing and Economic Base
- S 5 Glossopdale Sub-area Strategy
- S 6 Central Sub area Strategy
- S 7 Buxton Sub area Strategy
- E1 New Employment Development
- E2 Employment Land Allocations
- E3 Primary Employment Zones
- E4 Change of use on Existing Business Land and Premises

Table 19 Total amount of additional employment land/floorspace - by type

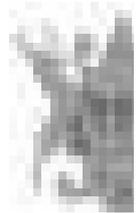
Use Class	Land developed (Hectares)						Floorspace developed (m <sup>2</sup> )							
	2006/7	2007/8	2008/9	2009/10	2010/11	2013/14	2014/17	2006/7	2007/8	2008/9	2009/10	2010/11	2013/14	2014/17
<b>Gains</b>														
B1 (a)	0	0	0	0.01	0.22		2.12	0	0	0	unknown	420	567	1476
B1 (b)	0	0	0	0	0			0	0	0	0	0		
B1 (c)	0	0	0	0	0			0	0	0	0	0		
B2	6.27	2.04	0.28	0.49	1.1		4.57	unknown	2,448	1,181	105	2,868	14118	983
B8	0	2.1	0 <sup>(i)</sup>	1.09	0.06		4.2	0	5,277	7,962	894	737	0	
Total gains (gross)	6.27	4.14	0.28	1.59	1.38		10.89	unknown	7,765	0	999	4025	14,685	2459
<b>Losses</b>														
B1 (a)	unknown	0	0	0	0			unknown		unknown			72	492
B1 (b)	unknown	0	0	0	0									
B1 (c)	unknown	0	0	0.11	0		1.61							
B2	unknown	0	0	0.09	0.065		3.31						623	12362
B8	unknown	0	0	0	0.9		3						567	338
Mixed (B1, B2 and B8)	unknown	0	0.78	0	0								0	

i Please note - completions for B8 use developments were incorrectly recorded as 8.7ha in 2008/9 in previous AMR's

Use Class	Land developed (Hectares)						Floorspace developed (m <sup>2</sup> )	
	unknown	0	0.78	0.2	0.965	7.92	1262	13192
Total losses								13192
<b>Total gains (net)</b>	<b>6.27</b>	<b>4.14</b>	<b>-0.5</b>	<b>1.39</b>	<b>0.415</b>	<b>2.97</b>	<b>13423</b>	<b>10733</b>

9.7 (1)

# 9 Economy



## Indicator 16

### Employment land available by type on allocated sites and PEZs

#### Target

To make sufficient land available to met the needs identified in the Local Plan

#### Local Plan Policies

- S4 Maintaining and Enhancing and Economic Base
- S 5 Glossopdale Sub-area Strategy
- S 6 Central Sub area Strategy
- S 7 Buxton Sub area Strategy
- E2 Employment Land Allocations
- E3 Primary Employment Zones
- E4 Change of use on Existing Business Land and Premises

**Table 20 Employment Land Allocations to be developed (September 2017)**

Site Name	Site area (ha)
Land off Wren Nest Road Glossop	2.5
Chapel site es4	2.4
Chapel site es5	2.5
Chapel site es6	0/74
Chapel site es7	0.2
Staden Lane extension Buxton	1.36
Tongue Lane extension Buxton	2.03
Waterswallows extension Buxton	5.2
<b>Total</b>	<b>16.93</b>

**Table 21 Employment sites with undeveloped space (September 2017)**

Site Name	Available area (ha)
Rossington Park/Graphite Way Hadfield	4.77

## 9 Economy

Site Name	Available area (ha)
Waterside Hadfield	0.8
Newtown New Mills	1.1
Tongue Lane Industrial Estate Buxton	1.16
Harpur Hill Industrial Area Buxton	2.7
<b>Total</b>	<b>10.53</b>

**Table 22 Developed employment sites with available units (September 2017)**

Site Name	Floorspace available (sqm)
Brookfield Industrial Estate Glossop	4,903
Rossington Park/ Graphite Way Hadfield	1,858 955
Glossop Brook Business Park Surrey Street Glossop	889 582 418
Furness Vale Industrial Estate Furness Vale	494
Harpur Hill Industrial Area Buxton	587
<b>Total</b>	<b>10,686</b>

**9.8** The Local Plan seeks to encourage a diverse and growing local economy to help the sustainable development of the area and ensure an adequate provision of employment land to meet identified needs.

**9.9** Policies E1, E2 and E3 of the Plan designate Employment Land Allocations and Primary Employment Zones which will be the focal point for the majority of new business and industrial development and support employment development. Policy E4 aims to prevent the loss of employment space unless it can be demonstrated the site is no longer suitable or viable and it would not result in an under supply of suitable employment land.

**9.10** The Local Plan allocates 4 sites as Employment Land Allocations, additionally the Chapel-en-le-firth Neighbourhood Plan allocates 4 sites in the Chapel Neighbourhood Plan area. Work has started on some of the Chapel sites, none of the other sites have been developed.

**9.11** There are 4 employment sites with undeveloped space totalling 10.53 hectares and 4 site with available units totalling 10,686sqm.

## 9 Economy

**9.12** The figures for the total amount of additional employment land and floorspace relate to 2014-2017 due to the monitoring information available. Figures for the previous years are also provided. Between 2014-2017 there was a gain of 10.89 ha in employment land and a loss of 7.92 ha giving an overall gain of 2.97ha. Most gains and losses related to B2 development.

**9.13** 2459 sqm of floorspace was developed and there was a loss of 13192 sqm giving a net loss of 10733 sqm. Most of the gains related to B1 development and the bulk of the losses were B2 and related to the loss of Woods Mill on Glossop. Woods Mill is a disused mill building which is classed as an industrial legacy site under policy E5. In line with this policy permission has been granted for a mixed use development of this site. Work has commenced and the mill building demolished leading to the loss of B2 floorspace.

### **Progress: Working towards the target**

#### Indicator 17

**Net additional; dwellings on industrial legacy sites**

#### Target

**To enable the mixed use redevelopment of the industrial legacy sites**

### **Local Plan Policies**

- E5 Regenerating an Industrial Legacy

**Table 23 Dwellings approved on Industrial Legacy Sites**

Site	Planning Application	Details	No. Of dwellings
Woods Mill Glossop	2015/0571 Approved 1/7/16	Planning permission granted for mixed use development including 57 dwellings  Work commenced mill building has been demolished	57
Charlestown Works Glossop	2013/0597 approved 17/3/14  2016/0520  Decision pending	Outline planning permission granted for demolition of buildings and up to 100 dwellings.  Reserved matters application submitted 8/9/17 for 96 dwellings and associated works.	100

## 9 Economy

Site	Planning Application	Details	No. Of dwellings
Ferro Alloys Glossop	2015/0113 Approved 28/4/16	Planning permission granted residential development.  Work started June 2016 and is expected to be completed early in 2018.	51
Bingswood Industrial Estate Whaley Bridge	2016/0594 Approved 21/2/17	Planning permission granted for A1 retail unit on small part of the site	0
Furness Vale Business Park		No applications	0
Torr Vale Mill New Mills		Listed building applications for minor works approved	0
Britannia Mill Buxworth		No applications	0
Land at Newtown New Mills		Planning permission granted for mixed use development no dwellings 16/1/2015 prior to the adoption of the Local Plan  2015/0030	0
<b>Total</b>			<b>208</b>

**9.14** A number of the existing employment sites are a legacy of a former industrial period and largely comprise former mill buildings. Their location reflects the needs of a previous industrial processes and many are constrained in terms of access, conflict with surrounding uses, contamination, environmental issues and poor condition of buildings.

**9.15** Policy E5 seeks to maximise the potential of these sites by encouraging their mixed use redevelopment or reuse of these sites.

**9.16** There are 5 planning permissions for development on the industrial legacy sites, 3 are for mixed use schemes which provide a total of 208 dwellings. The permission at Newtown New Mills was granted prior to the adoption of the Local Plan and does not include any residential development, the approval at Bings Wood Industrial Estate related to a small part of the site in close proximity to existing commercial development.

**Progress: Target met**

## 9 Economy

### Indicator 18

**Number of new developers signing up to the Employment & Skills Charter**

### Target

**To be determined**

### Local Plan Policies

- E1 New Employment Development

**9.17** The Local Plan seeks to maximise the the benefits to the local economy from new employment development. The Council has adopted the Local Employment and Skills Charter which aims to ensure that local people as well as local businesses can access opportunities for jobs, training, or local contracts as part of major developments in the Borough. The Council will work with applicants and stakeholders to implement the Charter for relevant developments.

**9.18** During the monitoring period there were no new developers signing up to the Charter.

**Progress: Target not met**

## 9 Economy

### Indicator 19

**Retail vacancy rate by town centres and PSA**

### Indicator 20

**% of units in A1 use within the PSA and primary shopping frontage**

### Target

**To be reviewed annually**

### Local Plan Policy

- S5 Glossopdale Sub-area Strategy
- S6 Central Sub-area Strategy
- S7 Buxton Sub-area Strategy
- CF1 Retail and Town Centres
- CF2 Primary Shopping Frontages

**Table 24 Units in town centres September 2016**

Town	Retail	Retail %	Eat in/out	Other business	Pub	Total	Total Vacant	Vacancy rate all %
Buxton	192	62%	48	54	16	310	28	9%
Glossop	158	67%	34	32	13	237	11	4.6%
New Mills	59	69%	12	11	3	85	5	5.9%
Chapel-en-le-frith	62	63%	17	15	4	98	7	7.1%
Whaley Bridge	31	53%	13	10	5	59	4	6.8%
Hadfield	28	65%	8	6	1	43	1	2.3%
<b>Total/average</b>	<b>530</b>	<b>63%</b>	<b>132</b>	<b>128</b>	<b>42</b>	<b>832</b>	<b>48</b>	<b>6.7%</b>

## 9 Economy

**Table 25 Vacant retail units in town centres September 2016 (includes eat in/out)**

Town	Number of Retail units	Number of vacant retail units	Vacancy rate %
Buxton	240	22	9.2%
Glossop	192	9	4.7%
New Mills	71	5	7.0%
Chapel-en-le-frith	79	7	8.9%
Whaley Bridge	46	2	4.3%
Hadfield	36	2	5.6%
<b>Total/average</b>	<b>664</b>	<b>47</b>	<b>7.1%</b>

**9.19** The Local Plan seeks to maintain and enhance town centres and provide a choice of shops and services.

**9.20** The tables above show

- A break down of all units in the town centre, the percentage of retail units and vacancy rates for all units
- Retail vacancy rates for town centres

**9.21** The percentage of retail units is fairly uniform across most town centres varying from 62%-69% with the exception of Whaley Bridge which has a lower percentage 53%. The retail vacancy rates range from 4.7% in Glossop to 9.2 % in Buxton. This compares favourably with the national average is approximately 9.6%.

**9.22** Future reports will monitoring the change in town retail units and vacancy rates.

**Progress: Working towards target**

## 9 Economy

### Indicator 21

**Number of planning applications for tourist and accommodation facilities**

### Target

**To increase and improve tourist facilities**

### Local Plan Policy

- E6 Promoting Peak District Tourism and Culture
- E7 Chalet Accommodation, Caravan and Camp Site Developments

**Table 26 Applications regarding tourist facilities**

Application No	Site	Proposal	Decision	Comment
<b>Glossopdale</b>				
2016/0105	Land to the south of Windy Harbour Farm Woodhead Road Glossop	Change of use of informal recreation area to include siting of four movable Shepherds Huts for visitor accommodation	Approved 8/8/2016	Provision of additional tourist facility
<b>Central</b>				
2016/0512	Blacks Lane Head Farm Buxton Road Chinley	Change of use of agricultural land and buildings to camp site & facilities	Approved 24/2/2017	Provision of additional tourist facility
2016/0611	Foundry Cottage Hyde Bank Road New Mills	2 holiday lodges	Refused 13/2/2017	No change
2016/0684	Little Mill Inn Rowarth	Change of use of A4 (public house) to guest accommodation and 2 short term holiday lets	Approved 1/3/2017	Provision of additional tourist facility
<b>Buxton</b>				

## 9 Economy

Application No	Site	Proposal	Decision	Comment
2016/0204	Staden Grange Staden Lane Buxton	Change of use from office 3 bedrooms to cafe/shop/activity room (A1/A3/D2) for camper & farm visitors	Approved 7/7/2016	Provision of additional tourist facility

**9.23** Tourist makes an important contribution to the economy of the Plan area reflecting High Peak's attractive landscape and towns and villages and it's proximity to the Peak District National Park.

**9.24** Policies E6 and E7 seek to support the development tourism and culture and the provision of visitor accommodation provided it does not adversely impact the landscape.

**9.25** Within the monitoring period there were five applications which directly related to the provision of development for tourist. Apart from one all were approved , leading to a gain in the provision of facilities.

**Progress: Target met**

## 10 Community Facilities and Services

**The Strategic Objectives that the Community Facilities & Services policies address are as follows:**

- SO1: To protect and Enhance the Green Infrastructure Network
- SO4: To protect and enhance the character, appearance and setting of towns and villages
- SO8: TO strengthen the vitality and viability of town centres by adapting to changing consumer habits in shopping and leisure
- ASO10: To protect existing and support the delivery of new services, facilities and infrastructure that improve accessibility and connectivity
- SO11: TO promote opportunities for healthy lifestyles and support developments that minimise the risk to health

**10.1** The Community Facilities and Services policies include policies regarding:

- Retail and town centres
- Local infrastructure provision
- Open space, sports and recreation facilities
- Community facilities
- Accessibility and transport

**10.2** The town, local centres and village shops in the plan area provide focus for a range of shopping facilities and services. The availability of shops and services is important to the sustainability of communities and the quality of life for local residents. The retail sector makes an important contribution to the local economy and providing a range and choice of shops to meet the needs of residents and visitors. The Local Plan needs to maintain and promote the retail sector and to respond to ongoing challenges and changes in the retail sector with the rise in Internet and click and collect shopping and the increase in larger out of town stores. The role of town centres is likely to change over the plan period and in order to thrive they will need to diversify and provide a range of uses and activities.

**10.3** The Local Plan defines a hierarchy of centres in High Peak in the Spatial Strategy policy S2 and location, scale and type of retail and leisure developments should reflect this hierarchy. The policies in Local Plan seek to maintain and enhance the vitality and viability of the town and local centres and maintain the primary shopping frontages in Glossop and Buxton.

**10.4** The Local Plan's approach towards infrastructure including health and social care, transport, utilities, waste management and communications is to make the most of the capacity of existing infrastructure, encouraging behavioural change where this will enable more efficient use of infrastructure, remedying major deficiencies and providing new infrastructure that is required to serve the development in the Local Plan. The policies seek to ensure development is informed by capacity in the existing local infrastructure to meet the needs of the development and there improvements where necessary to existing provision.

**10.5** Access to high quality open spaces, sports and recreation facilities and green infrastructure networks can contribute to the health and well being of communities, biodiversity, opportunities for sport/recreation, and visual amenity. The Local Plan policies seek to protect maintain and where possible enhance existing open space, sport and recreational facilities.

## 10 Community Facilities and Services

**10.6** The provision and availability of community facilities is an important factor in ensuring the sustainability and vitality of local communities. Community facilities include a range of services and may include community/village halls, village shops, post offices, schools, nurseries, places of worship, health services care homes, convenience stores, libraries, public houses, museums and performing arts venues. The loss of such facilities particularly in rural areas can have significant consequences where there is no alternative provision nearby. The policies in the Local Plan seek to ensure community facilities are maintained and provision improved.

**10.7** The distribution of settlements in High Peak means that access to some services particularly in the villages is an issue. The Local Plan can help reduce the need for travel through shaping the future scale and location of development and encouraging partnership working with transport services providers. The Local Plan policies aim to ensure that development can be accessed in a sustainable manner, the need to travel is minimised. This will be achieved by delivering sustainable patterns of development and supporting transport and infrastructure services.

# 10 Community Facilities and Services

## Indicator 22

**Approvals for new infrastructure and community facilities**

## Indicator 23

**Approvals that result in a loss of a community facility**

## Target

**To maintain and improve the provision of community services**

### Local Plan Policy

- Policy CF3 Local Infrastructure Provision
- CF4 Open Space, Sports and Recreation
- Policy CF5 Provision and Retention of Community Services and Facilities

**Table 27 Applications regarding Community Facilities**

Application No	Site	Proposal	Decision	Comment	Loss /gain of community/sport/recreational facility
<b>Glossopdale Sub Area</b>					
2016/0279	Duke of Norfolk School Church Street Glossop	Conversion of redundant school to 4 flats	Approved 10/10/2016	Previous approval for the development, school is redundant and therefore development is in accord with policy	Loss
2016/0292	The Old Coop Platt Street Padfield	COU from utility room to Art Gallery	Approved 4/7/2016	New facility provided	Gain

## 10 Community Facilities and Services

Application No	Site	Proposal	Decision	Comment	Loss /gain of community/sport/recre facility
2016/0463	Unit 9 & 10 Glossop Brook Business Park Surrey St Glossop	COU of warehouse to sports education centre	Approved 19/10/2016	Site in a PEZ considered it would not lead to an under supply of employment land would provide education & training opportunities	Gain
<b>Central Sub Area</b>					
2016/0139	64 Manchester Road Chapel	COU of dwelling to residential children's home	Approved 12/5/2017	Development would provide residential care home for young people in accord with policy	Gain
2016/0262	Charley Lane Chinley	COU from grazing land to show ground for local riding club	Approved 23/6/2016	Development would provide facilities for a local riding club	Gain
2016/0584	27 Long Lane Chapel	COU from industrial to strength facility	Approved	Development would lead to the loss of employment use but the application satisfactorily demonstrated that there was insufficient demand for this use.	Gain

## 10 Community Facilities and Services

Application No	Site	Proposal	Decision	Comment	Loss /gain of community/sport/recreational facility
2016/0138	Furness Vale Community Centre	Proposed new facilities at Furness Vale Community Centre	Approved 25/5/2016	Development would provide additional facilities at an existing community centre	Improvement
2016/0284	Buxworth Football Club Buxworth	Replacement changing facilities	Approved 27/7/2016	Development would provide replacement facilities at a football club	Improvement
2016/0391	Whaley Bridge Sports Pavilion Park Rd Whaley Bridge	Replacement facilities	Approved 29/9/2016	Development would provide replacement facilities at Whaley Bridge football club	Improvement
2016/0485	Hayfield Community Centre Station Road Hayfield	2 Steel sculptures	Approved 27/1/2017	Development would provide artwork in Hayfield at the Community Centre	Gain
2016/0576	Blythe House Eccles Rd Chapel	Extension to existing amenity building	Approved 3/1/2017	Development would provide additional facilities	Gain
2017/0016	Playing Fields Park Avenue Furness Vale	Paths and outdoor gym equipment	Approved 15/3/2017	Development would provide additional facilities at Furness Vale playing fields	Gain
<b>Buxton Sub Area</b>					
2016/10140	5 Market Street Buxton	COU from retail to wellbeing hub	Approved 18/5/2016	Development would provide services for	Gain

## 10 Community Facilities and Services

Application No	Site	Proposal	Decision	Comment	Loss /gain of community/sport/recre facility
				people with mental illness	
2016/0162	St Annes School Lightwood Road Buxton	Extension to school	Approved 6/7/2016	Improvements to existing school	Improvement
2016/0683	Buxton Cricket Club Park Rd Buxton	Wall to contain electronic scoreboard	Approved 20/2/2017	Improvements to existing facilities	Improvement

**10.8** The Local Plan aims to support the provision of the necessary infrastructure for High Peak and to maintain and improve community and sports and recreation facilities. Policies CF3 Local Infrastructure Provision, CF4 Open Space, Sports and Recreation Facilities and CF5 Provision and Retention of Local Community Services and Facilities seek to secure the retention and improvement and of facilities and services.

**10.9** During the monitoring period there were 15 applications regarding community facilities, all resulted in a gain or improvement to a community facility apart from one. The loss was the conversion of a redundant school building in Glossop. The school was previously split between 2 sites and moved all facilities to one site and the premises were no longer needed. The development was in accord with policy.

**Progress: Target met**

## 10 Community Facilities and Services

### Indicator 24

**Provision of identified infrastructure required to support growth**

### Target

**Infrastructure provided in accordance with the phasing of housing growth and site delivery**

### Local Plan Policy

- Policy CF3 Local Infrastructure Provision

Table 28 Approvals on sites allocated for residential development during the monitoring period

10

Location	No of dwellings	Phase	Planning Application No and approval date	Requirements from the IDP	Comment
Glossopdale G16 Woods Mill	104	M	HPK/2015/0571 17/2016. Planning permission granted for mixed use development including 57 dwellings	<ul style="list-style-type: none"> <li><b>Affordable housing</b> (in accordance with Local Plan policy)</li> <li><b>Open space/sports/recreation provision</b> (in accordance with Local Plan policy)</li> <li><b>Public transport &amp; highways improvements</b> (TBD, S106 as required, developers, DCC)</li> <li><b>Education provision</b> to ensure there is sufficient school capacity at St James Primary School/Duke of Norfolk Primary School to support growth (S106 as required)</li> </ul>	<ul style="list-style-type: none"> <li>No objections to the application from infrastructure providers</li> <li>DCC Education requested contributions for classroom improvements, however no obligations were imposed regarding affordable housing or education as a viability assessment of the development indicated the development would not be viable with these obligations.</li> <li>Conditions included in permission in line with comments received from Highways, United Utilities/Environment Agency Flood Risk, DWT</li> <li>S06 regarding highway improvements</li> </ul>

Community Facilities and Services

# Community Facilities and Services

Location	No of dwellings	Phase	Planning Application No and approval date	Requirements from the IDP	Comment
G19 Dinting Road/ Dinting Lane	64	E	HPK/2015/0412 27/5/16 Outline planning permission granted for up to 65 dwellings	<ul style="list-style-type: none"> <li>• <b>Health care</b> (S106 as required health care providers)</li> <li>• <b>Water, gas, electricity infrastructure</b> (to be determined on a site by site basis)</li> </ul>	
				<ul style="list-style-type: none"> <li>• <b>Affordable housing</b> (in accordance with Local Plan policy)</li> <li>• <b>Open space/sports/recreation provision</b> (in accordance with Local Plan policy)</li> <li>• <b>Public transport &amp; highways improvements</b> (TBD, S106 as required, developers, DCC)</li> <li>• Education provision to ensure there is sufficient school capacity at St Luke's Primary School to support growth (S106 as required)</li> </ul>	<ul style="list-style-type: none"> <li>• No objections to the application from infrastructure providers</li> <li>• Conditions included in permission in line with comments received from Highways, United Utilities / Flood Risk, Network Rail, DWT</li> <li>• S06 regarding affordable housing &amp; off-site play space and outdoor sport provision</li> </ul>

# Community Facilities and Services

Location	No of dwellings	Phase	Planning Application No and approval date	Requirements from the IDP	Comment
				<ul style="list-style-type: none"> <li>• <b>Health care</b> (S106 as required health care providers)</li> <li>• <b>Water, gas, electricity infrastructure</b> (to be determined on a site by site basis)</li> </ul>	

## 10 Community Facilities and Services

**10.10** Policy CF3 states that the phased release of land for development will be informed by the existing and planned infrastructure capacity to ensure that sufficient provision is made to support growth. This will be achieved by working in partnership with infrastructure providers, local communities and developers to identify and implement necessary improvements. Identified needs are included within the Infrastructure Delivery Plan.

**10.11** The Infrastructure Delivery Plan (IDP) details how the infrastructure needed to support the Local Plan will be provided, what infrastructure is needed and who is responsible for its provision. It is an evolving document and will be reviewed and updated regularly to take account of relevant funding programmes and changes in infrastructure providers delivery programmes. Infrastructure delivery is carried out by a range of responsible delivery bodies including developers, infrastructure providers, Derbyshire County Council and the Council.

**10.12** The table above shows the key requirements from the IDP for the allocated housing sites which were granted permission during the monitoring period. Consultation was carried out on the applications with interested bodies including infrastructure providers. The Woods Mill development in Glossop was a mixed use redevelopment of a former mill site development of this site was in accord with Local Plan policy and was considered to have benefits in terms of town centre regeneration in Glossop. The requirements for education provision and affordable housing were not imposed as a viability assessment of the site indicated the development would not be viable with these requirements. Conditions were included in planning permission in line with comments received from the Highway Authority, United Utilities, Environment Agency and the Derbyshire Wildlife Trust, and there was a S016 regarding highway improvements

**10.13** The application at Dinting Road/Dinting Lane had conditions and a S106 were included in the planning permission to ensure the provision of required infrastructure to support the development.

**Progress: Target met**

## 11 Appendix 1 - Dwellings in the countryside/green belt

Table 29 Applications for dwellings in the countryside/green belt

Application Number	Site	Proposal	Countryside/Green belt	Decision	Comment
<b>Glossopdale Sub Area</b>					
2015/0689	Former Bankwood Mill Charlesworth	Redevelopment of mill to 2 dwellings	Countryside Green Belt	Approved 01/07/2016	There have been a number of previous approvals to convert the mill to residential development part of which has already been completed. The application is a redesign of previously approved scheme  Countryside and Green Belt
2016/0367	Boggard Lane Charlesworth	Barn conversion 1 dwelling	Countryside Green Belt	Approved 27/9/2016	Barn conversion in line with EQ3 and NPPF Site has had previous approvals for similar development.
2016/0386	New Mills Road Chisworth	Agricultural workers dwelling and agricultural development	Countryside Green Belt	Approved 18/11/2016	In accordance with Policies S4 & EQ3 which allow development to support the rural economy in specific circumstances
2016/0243	Land adj 26 Brickfield Street Padfield	2 dwellings	Countryside Green Belt	Approved 8/8/2016	Reserved matters approval

## 11 Appendix 1 - Dwellings in the countryside/green belt

Application Number	Site	Proposal	Countryside/Green belt	Decision	Comment
2016/0240	Dover Mill	Change of use of leisure building to dwelling	Countryside	Refused 26/5/2016	Refused on visual amenity grounds ,impact on the countryside, biodiversity and unsustainable form of development contrary to Local Plan policies S1, S1a, S5, H1, EQ2, EQ3, EQ5, EQ6, EQ7,EQ9, CF6
2015/0604	Moorside Farm Higher Chisworth	Agricultural workers dwelling	Countryside Green Belt	Refused 31/5/2016	Refused on size scale of development, impact on countryside, unsustainable, detrimental impact on visual amenities, harm scheduled ancient monument, harm to biodiversity  PoliciesS1, EQ3, EQ5 EQ7
<b>Central Sub Area</b>					
2016/0663	Reddish Barns Reddish Lane Whaley Bridge	2 dwellings	Countryside Green Belt	Refused 24/2/17	Harmful impact to residential amenity  Policy EQ6
2016/0338	Gorsty Low Farm The Wash Chapel Le Frith	Conversion of farmhouse to 2 dwellings	Countryside Green Belt	Approved 19/09/2016	Conversion of existing building In accordance with policy

## 11 Appendix 1 - Dwellings in the countryside/green belt

Application Number	Site	Proposal	Countryside/Green belt	Decision	Comment
2016/0346	Shedyard Farm New Mills	Extension to existing buildings to form 2 dwellings	Countryside Green Belt	Approved 8/8/2016	In line with EQ3/EQ5 which supports high quality design that protects/enhances the countryside & EQ4 green belt development in line with national policy - the development is an extension to an existing building & would not harm openness
2015/0632	61 Lower Lane Chinley	Pair of semi detached dwellings	Countryside Green Belt	Refused 15/4/2016	Refused on design grounds and impact on the locality.  Policies EQ5
2016/0058	Whitehough Head Lane Chinley	dwelling	Countryside Green Belt	Refused 23/5/2016	Refused contrary to green belt policy, impact on Conservation Area, countryside, trees, substandard access, insufficient information submitted  Policies S1,S2, S6, H1, EQ3, EQ4, EQ6, EQ7, EQ9, CF6 and E3 of Chapel Neighbourhood Plan

## 11 Appendix 1 - Dwellings in the countryside/green belt

Application Number	Site	Proposal	Countryside/Green belt	Decision	Comment
2016/0128	New Horwich Road Whaley Bridge	dwelling	Countryside	Refused 26/5/2016	Refused impact on the countryside, Conservation Area  Policies S1, S2, H1, EQ2, EQ3, EQ6, EQ7
2016/0320	Eccles Road Chapel en le frith	4 dwellings	Countryside	Refused 28/7/2016	Refused impact on the countryside  Policies  S1, S2, S3, H1, EQ2, EQ3  H2 Chapel Neighbourhood Plan
2016/0612	Kirkstones Garrison Road Birch Vale	Extension and conversion of building to form dwelling	Countryside  Green Belt	Refused 17/1/2017	Refused impact on countryside and design grounds  Policies S1, EQ3, EQ6, Landscape Character SPD
2017/0040	Nut Farm Cottage Highgate Road Hayfield	dwelling	Countryside	Refused 23/3/2017	Refused impact on countryside and Conservation Area and residential amenity.  Appeal pending.  Policies S6, EQ3, EQ6, EQ7, H1 Residential Design SPD

## 11 Appendix 1 - Dwellings in the countryside/green belt

Application Number	Site	Proposal	Countryside/Green belt	Decision	Comment
2016/0285	Land to south east of Sett Bank View Valley Road Hayfield	dwelling	Countryside Green Belt	Refused 15/7/2016	Refused contrary to Green Belt policy, impact on openness visual impact, impact on countryside, unsustainable location.  Policies S2, S6, EQ3 EQ4, H1
2016/0536	Wilshaw Whitehough	dwelling	Countryside Green Belt	Refused 10/3/2017	Refused contrary to Green Belt policy, impact on trees, contrary to Chapel Neighbourhood Plan not sustainable development.  Policies S2,S6,H1, H2, EQ2, EQ3, EQ4, EQ6, EQ9  H1 H2 Chapel Neighbourhood Plan  Appeal pending
<b>Buxton Sub Area</b>					
2015/0573	Macclesfield Old Road Buxton	15 dwellings	Countryside	Refused 17/6/2016	Refused design grounds, landscape and biodiversity. site is close to European Site of nature conservation

## 11 Appendix 1 - Dwellings in the countryside/green belt

Application Number	Site	Proposal	Countryside/Green belt	Decision	Comment
					Policies EQ6, CF6, Regulation 53 Conservation of Habitats and Species Regs 2010
2016/0589	11-13 Small Knowle End Smalldale	2 dwellings	Countryside	Refused 19/1/2017	Refused unsustainable isolated countryside location, residential amenity  Appeal pending  Policies S1, S1a, H1, EQ3, EQ6 Residential Design SPD
2016/0597	Goslin Bar Farm Buxton	7 dwellings	Countryside	Refused 20/12/2016	Refused impact on landscape, lack of housing mix, would not make most efficient use of land.  Appeal dismissed 3/8/2017  Policies S1, S2, S3, H1, H3 EQ3, EQ6

## 12 Appendix 2 - List of Indicators

Table 30

Indicator	Policy	Monitored in this report
Net additional dwellings for a) previous years, b) reporting years c) future years by Local Plan sub-area and Parish	<ul style="list-style-type: none"> <li>• S 3 Strategic Housing Development</li> <li>• S 5 Glossopdale Sub-area Strategy</li> <li>• S 6 Central Sub area Strategy</li> <li>• S 7 Buxton Sub area Strategy</li> <li>• H1 Location of Housing Development</li> <li>• H2 Housing Allocations</li> <li>• H3 New Housing Development</li> </ul>	Yes
New and converted dwellings on previously developed land	<ul style="list-style-type: none"> <li>• S1 Sustainable Development Principles</li> <li>• H1 Location of Housing Development</li> </ul>	No
Gross Affordable Housing Completions	<ul style="list-style-type: none"> <li>• H3 New Housing Development</li> <li>• H4 Affordable Housing</li> </ul>	Yes
Number of approvals/refusals under Policy H5	<ul style="list-style-type: none"> <li>• H5 Rural Exception Sites</li> </ul>	Yes
Affordable House Completions on Rural Exception Sites	<ul style="list-style-type: none"> <li>• H5 Rural Exception Sites</li> </ul>	Yes
Identified Need for Pitch Provision	<ul style="list-style-type: none"> <li>• H6 Gypsies, Travellers &amp; Travelling Show People</li> </ul>	Yes
Net additional pitches (Gypsy & Traveller)	<ul style="list-style-type: none"> <li>• H6 Gypsies, Travellers &amp; Travelling Show People</li> </ul>	Yes
Changes in areas of biodiversity importance	<ul style="list-style-type: none"> <li>• S1 Sustainable Development Principles</li> <li>• S 5 Glossopdale Sub-area Strategy</li> <li>• S 6 Central Sub area Strategy</li> <li>• S 7 Buxton Sub area Strategy</li> <li>• EQ5 Biodiversity</li> <li>• EQ8 Green Infrastructure</li> </ul>	Yes
Number of applications approved for dwellings in the countryside including Green Belt	<ul style="list-style-type: none"> <li>• S2 Settlement Hierarchy</li> <li>• S5 Glossopdale Sub-area Strategy</li> <li>• S6 Central Sub area Strategy</li> <li>• S7 Buxton Sub area Strategy</li> </ul>	Yes
% of applications refused in the Green Belt	<ul style="list-style-type: none"> <li>• EQ4 Green Belt Development</li> </ul>	Yes

## 12 Appendix 2 - List of Indicators

Indicator	Policy	Monitored in this report
% of appeals refused where Policy EQ2/Landscape Character is a reason for refusal	<ul style="list-style-type: none"> <li>EQ2 Landscape Character</li> </ul>	Yes
% of appeals where Policy EQ3 is a reason for refusal	<ul style="list-style-type: none"> <li>EQ3 Countryside</li> </ul>	Yes
% of applications refused in the Green Belt	<ul style="list-style-type: none"> <li>EQ4 Green Belt</li> </ul>	Yes
% of appeals where Policy EQ6 / Residential Design SPD is a reason for refusal	<ul style="list-style-type: none"> <li>EQ6 Design &amp; Place Making</li> </ul>	Yes
% of commercial development over 1,000m <sup>2</sup> built to the highest viable BREEAM rating, at least meeting the BREEAM good standard	<ul style="list-style-type: none"> <li>EQ1 Climate Change</li> <li>EQ6 Design &amp; Place Making</li> </ul>	No
Number of planning permissions granted contrary to Environment Agency advice	<ul style="list-style-type: none"> <li>EQ10 Pollution Control and Unstable Land</li> <li>EQ11 Flood Risk Management</li> </ul>	Yes
Number of properties on Buildings at Risk Register	<ul style="list-style-type: none"> <li>EQ7 Built and Historic Environment</li> </ul>	Yes
Total amount of additional net floor space by type	<ul style="list-style-type: none"> <li>S4 Maintaining and Enhancing and Economic Base</li> <li>S 5 Glossopdale Sub-area Strategy</li> <li>S 6 Central Sub area Strategy</li> <li>S 7 Buxton Sub area Strategy</li> <li>E1 New Employment Development</li> <li>E2 Employment Land Allocations</li> <li>E3 Primary Employment Zones</li> <li>E4 Change of use on Existing Business Land and Premises</li> </ul>	Yes
Total amount of floorspace on previously developed land by type	<ul style="list-style-type: none"> <li>S1 Sustainable Development Principles</li> </ul>	No
Employment land available by type on allocated sites and PEZs	<ul style="list-style-type: none"> <li>S4 Maintaining and Enhancing and Economic Base</li> <li>S 5 Glossopdale Sub-area Strategy</li> <li>S 6 Central Sub area Strategy</li> <li>S 7 Buxton Sub area Strategy</li> </ul>	Yes

## 12 Appendix 2 - List of Indicators

Indicator	Policy	Monitored in this report
	<ul style="list-style-type: none"> <li>• E2 Employment Land Allocations</li> <li>• E3 Primary Employment Zones</li> <li>• E4 Change of use on Existing Business Land and Premises</li> </ul>	
Net additional; dwellings on industrial legacy sites	<ul style="list-style-type: none"> <li>• E5 Regenerating an Industrial Legacy</li> </ul>	Yes
Number of new developers signing up to the Employment & Skills Charter	<ul style="list-style-type: none"> <li>• E1 New Employment Development</li> </ul>	Yes
Total amount of floorspace for town centre uses	<ul style="list-style-type: none"> <li>• CF1 Retail and Town Centres</li> </ul>	No
Retail vacancy rate by town centres and PSA	<ul style="list-style-type: none"> <li>• S5 Glossopdale Sub-area Strategy</li> <li>• S6 Central Sub-area Strategy</li> <li>• Buxton Sub-area Strategy</li> <li>• CF1 Retail and Town Centres</li> <li>• CF2 Primary Shopping Frontages</li> </ul>	Yes
% of units in A1 use within the PSA and primary shopping frontage	<ul style="list-style-type: none"> <li>• CF2 Primary Shopping Frontages</li> </ul>	Yes
Number of planning applications for tourist and accommodation facilities	<ul style="list-style-type: none"> <li>• E6 Promoting Peak District Tourism and Culture</li> <li>• E7 Chalet Accommodation, Caravan and Camp Site Developments</li> </ul>	Yes
Approvals for new infrastructure and community facilities	<ul style="list-style-type: none"> <li>• CF3 Local Infrastructure Provision</li> <li>• Policy CF5 Provision and Retention of Community Services and Facilities</li> </ul>	Yes
Approvals that result in a loss of a community facility	<ul style="list-style-type: none"> <li>• CF4 Open Space, Sports and Recreation</li> <li>• Policy CF5 Provision and Retention of Community Services and Facilities</li> </ul>	Yes
Number of major applications that result in a loss of sports, recreation, play facility or amenity green space	<ul style="list-style-type: none"> <li>• CF4 Open Space, Sports and Recreation</li> </ul>	No
S106 agreements for open space provisions	<ul style="list-style-type: none"> <li>• CF4 Open Space, Sports and Recreation</li> </ul>	No

## 12 Appendix 2 - List of Indicators

Indicator	Policy	Monitored in this report
Provision of identified infrastructure required to support growth	<ul style="list-style-type: none"> <li>• CF3 Local Infrastructure Provision</li> </ul>	Yes
% of major applications approved contrary to infrastructure provider advice	<ul style="list-style-type: none"> <li>• CF3 Local Infrastructure Provision</li> </ul>	No
Number of approvals that comply with parking standards required by the Highways Authority	<ul style="list-style-type: none"> <li>• CF6 Accessibility and Transport</li> </ul>	No
Number of approvals supported by a Travel Plan	<ul style="list-style-type: none"> <li>• CF6 Accessibility and Transport</li> </ul>	No