





Contents

| | |
|--|------------|
| 1 Introduction | 3 |
| 2 Local Development Scheme | 4 |
| 3 Neighbourhood Planning | 5 |
| 4 Duty to Cooperate | 8 |
| 5 Community Infrastructure Levy | 17 |
| 6 Self Build Register | 18 |
| 7 Housing | 29 |
| 8 Environmental Quality | 45 |
| 9 Economy | 87 |
| 10 Community Facilities and Services | 106 |
| 11 Conclusions | 131 |
| 12 Appendix 1 - Dwellings in the countryside/green belt | 133 |
| 13 Appendix 2 Applications in the Green Belt | 140 |
| 14 Appendix 3 - List of Indicators | 161 |



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 overall strategy. 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 2018 to 31st March 2019 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 Polices 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 be published to timetable the Local Plan review when required.

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. There is a further Neighbourhood Plan designated area in Hayfield which was done beyond the current monitoring period.

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.

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.

Hayfield

Table 5 Hayfield Neighbourhood Plan

| Name of Designated Area | Hayfield |
|-------------------------|-------------------------|
| Date of Designation | 9th September 2019 |
| Relevant Body | Hayfield Parish Council |

3.13 Hayfield Parish Council applied to both the Peak District National Park Authority and High Peak Borough Council for a Neighbourhood Area designation for the parish of Hayfield. The application consultation ran from 16 May-13 June 2019 and the Neighbourhood Area was jointly designated 9 September 2019.

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 on strategic matters the Council undertakes on planning policy issues.

Table 6 Duty to Cooperate

| Organisation | Strategic matters | Actions |
|---------------------------------|---|---|
| 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 | Actions |
|---|---|---|
| | | 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 | Actions |
|---|--|--|
| 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 | Actions |
|--|--|---|
| | | See arrangements with GMCA below regarding economic development |
| | 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 measures in respective development plans and to work together to identify funding sources 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 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 ⁰ | 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 |
| | Consideration of cross boundary transport infrastructure required to support development and address existing issues | Memorandum of Understanding relating to joint working arrangements and the provision of development and infrastructure requirements (to be drafted) |
| 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 | Actions |
|---|--|---|
| | | <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> |
| <p>Derbyshire Dales District Council (DDDC)</p> | <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 | Actions |
|---|--|---|
| | | 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 | Actions |
|-------------------------|--|--|
| | | 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 | Actions |
|---|---|---|
| | | 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 England | 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 | Actions |
|--|---|--|
| 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 for them to occupy as their sole or main residence. This 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 for a number of purposes including Local Plan review and assessing planning applications (and wider Council functions including housing strategies; regeneration strategies, land disposal plans etc).

6.2 In line with the legislation the Council initiated its register on 1st April 2016. Demand on the register has generally increased each year as more people request to be added. However it is good practice for Councils to keep self-build demand under review by writing out annually to all register entries checking whether they wish to remain on the register. The Government instructs Councils to measure self-build demand according to annual 'base periods' [October-October]- this is discussed further in this section below. To synchronise with base periods the Council writes out to all entries on the register every October. The table below lists all the successful entries received to date **that have requested to remain on the register as of October 2019** (the entries received within the monitoring period are highlighted). In some cases separate entries have been grouped together where it is clear they only constitute a single entry (eg where 2x separate applications were received from each member of a couple living together).

6 Self Build Register

Table 7 Details from the Self Build Register 01.04.16 - December 2019

| Date Received | No. Of plots sought | Registered with other local planning authorities | Location requested | Plot details | Property details | Number of bedrooms | Timescale for building if a suitable plot is identified |
|---------------|---------------------|--|--|---|-------------------|--------------------|---|
| 31/05/16 | 1 | No | All areas | An individual self build plot on a conventional development | Detached House | 3 | Within 6 months |
| 12/06/16 | 1 | No | High Peak | A standalone individual self build plot | Detached House | 5+ | Within 1-2 years |
| 20/07/16 | 1 | Yes Cheshire East | Within 5 miles of Chapel-en-le-Frith | All plot types acceptable | Detached House | 5+ | Within 2-3 years |
| 23/09/16 | 1 | Erewash | Buxton | All plot types acceptable | Detached House | 5+ | within 6 months |
| 23/09/16 | 1 | Stockport | New Mills, Sett, Whaley Bridge, Hayfield, Chapel, Blackbrook | A standalone individual self build plot | Detached bungalow | 3 | Within 1-2 years |
| 09/11/16 | 1 | No | Whaley Bridge, Sett, Hayfield | A standalone individual self build plot | Detached House | 4 | Within 2-3 years |
| 11/11/16 | Up to 4 | No | Chinley, Chapel, Glossop Birchvale | A standalone individual self build plot | Detached House | 4 | Within 6 months |
| 05/12/16 | 1 | No | Buxton | A standalone individual self build plot | Detached house | 5+ | Within 6-12 months |



6 Self Build Register

| Date Received | No. Of plots sought | Registered with other local planning authorities | Location requested | Plot details | Property details | Number of bedrooms | Timescale for building if a suitable plot is identified |
|---------------|---------------------|--|---|---|-------------------|--------------------|---|
| 29/12/16 | 4 | No | Hayfield | Other [family self-build project of 4 homes for us to reside in.] | Detached house | 4 | Within 6 months |
| 19/05/17 | 1 | No | New Mills, Disley, Whaley Bridge, Hayfield, Birch Vale etc | A stand alone individual self build plot | Detached House | 2 | 1-2 years |
| 15/06/17 | 1 | No | Glossop, Hope, Buxton, Castleton, ... Tintwistle | A stand alone individual self build plot | Detached Bungalow | 3 | Within 1-2 years |
| 18/06/17 | 1 | No | New Mills, Whaley Bridge or Glossop areas in the first instance | A stand alone individual self build plot | Detached Bungalow | 3 | Within 1-2 years |
| 10/09/17 | 1 | Peak District | Buxton Hope valley | A stand alone individual self build plot | Detached house | 4 | ASAP |
| 06/11/17 | 1 | Peak District | Hope Valley (or within 15 miles) | A stand alone individual self build plot | Detached house | 4 | 2018 |
| 19/03/18 | 1 | No | Glossop & surrounding areas | A stand alone individual self build plot | Detached House | 4 | Within 24 months |

6 Self Build Register

| Date Received | No. Of plots sought | Registered with other local planning authorities | Location requested | Plot details | Property details | Number of bedrooms | Timescale for building if a suitable plot is identified |
|---------------|---------------------|--|---|---|------------------|--------------------|--|
| 07/04/18 | 2 | No | New Mills and surrounding area | A stand alone individual self build plot | Detached House | 5+ | ASAP |
| 07/05/18 | 1 | No | Glossop area | A stand alone individual self build plot | Detached House | 3 | 6 months |
| 14/06/18 | 1 | No | Any | A plot as part of the wider community self build project | Detached House | 4 | Once sale of house agreed and mortgage for self build arranged |
| 18/07/18 | 1 | No | Glossop and surrounding district | A stand alone individual self build plot | Detached House | 5+ | ASAP |
| 05.12.18 | 1 | yes [not stated] | Any area, I wish to build a Passiv Haus | A stand alone individual self build plot (Would consider a plot on a housing development) | Detached | 4 | ASAP |
| 16.01.19 | 1 | No | Any | Any: land doable for SIP house | Detached | 3 | 1 year |
| 11.04.19 | 1 | No | Whaley Bridge, Hayfield, Glossop | A stand alone individual self build plot | Detached house | 3 | ASAP(2019) |



6 Self Build Register

| Date Received | No. Of plots sought | Registered with other local planning authorities | Location requested | Plot details | Property details | Number of bedrooms | Timescale for building if a suitable plot is identified |
|---------------|---------------------|--|---|--|--|--------------------|--|
| 17.04.19 | 1 | No | East of the District, particularly in and around Edale and Hope | A stand alone individual self build plot | Detached House | 3 | 3-6 months |
| 17.05.19 | 1 | No | All | A stand alone individual self build plot | Detached House | | 2020 |
| 17.05.19 | 1 | Yes [not stated] | Any area would be sufficient but closer to Chapel-en-le-frith would be preferable | A plot as part of the wider community self build project | Detached House | 3 | 2021 |
| 14.08.19 | 1 | Yes [not stated] | Chinley/Disley/ chapel | A stand alone individual self build plot | Detached House | 3 | ASAP |
| 31.08.19 | 1 | No | North west | 2 acres and upwards, poor quality agricultural land, brown field site, any land of suitable size. One of the major points of the project is to improve a piece of land, demonstrating how it can both provide a large part of a family diet while also being a haven for local | Eco house using the construction method of cob, straw bale or earth bag, guided by the BS3632 (British Standards for residential park homes) as a base, single story, no larger than 100sq | 3 | 4 to 12 months, depending on how long it took for the sale of our house. |

6 Self Build Register

| Date Received | No. Of plots sought | Registered with other local planning authorities | Location requested | Plot details | Property details | Number of bedrooms | Timescale for building if a suitable plot is identified |
|---------------|---------------------|--|--|--|---|--------------------|---|
| | | | | wildlife. I will be using a permaculture style approach to grow a forest garden. | meters (internal space). The property will supply all its own energy and water with no need for connection to the mains sewerage, as this to will be handled on site. | | |
| 17.09.19 | 1 | Yes [not stated] | All | A plot as part of the wider community self build project | [All types of property except a flat] | 3 | Within 6 months |
| 18.09.19 | 1 | No | Buxton | A stand alone individual self build plot | Detached House | 3 | 2020 |
| 04.10.19 | 1 | No | Anywhere (except as high north as Glossop) | Any [type of plot /project] | Detached House OR Bungalow | 4 | Immediately |
| 26.10.19 | 1 | Yes [not stated] | Glossop | A plot as part of the wider community self build project | Detached House | 3 | 2021 |
| 31.10.19 | 1 | No | Buxton | A stand alone individual self build plot | Detached House | 3 | "May/June" |
| | | | | | | | |



6 Self Build Register

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

- Whether the applicant is already registered with other local authority(ies)
- Plot/property details
- Location requested
- Anticipated timescale for building

6.4 The total number of successful entries on the High Peak Register (after the annual write out) is 33. Of these, 6 applications for the register were made during this monitoring period. A number of registrations gave limited details. It should also be noted that whilst the vast majority of entries request a single plot (or do not specify number of plots at all) a small number request multiple plots (so the demand for the total number of self/custom-build plots exceeds the number of entries on the register [40 plots compared to 33 entries]. During the monitoring period, all apart from one entry requested a single plot (or did not specify plot number).

6.5 1x of the applications received during this monitoring period had also registered with other local planning authorities [although the identity of the alternate authorities was not stated].

6.6 The following tables set out the number of entries in relation to requested property types and sizes.

Table 8 Self build register property types

| Property Type | Number of entries in monitoring period | Number of entries in overall register |
|----------------------------|--|---------------------------------------|
| Detached House /"detached" | 6 | 27 |
| Detached Bungalow | 0 | 3 |
| Other/flexible | 0 | 3 |
| Semi-detached House | 0 | 0 |
| Total | 6 | 33 |

Table 9 Self build register number of bedrooms

| Number of Bedrooms | Number of entries in monitoring period | Number of entries in overall register |
|--------------------|--|---------------------------------------|
| 1 | 0 | 0 |
| 2 | 0 | 1 |
| 3 | 2 | 15 |
| 4 | 2 | 11 |
| 5 | 0 | 0 |

6 Self Build Register



| Number of Bedrooms | Number of entries in monitoring period | Number of entries in overall register |
|--------------------|--|---------------------------------------|
| 5+ | 2 | 6 |
| Other | 0 | 0 |
| Total | 6 | 33 |

6.7 During both the monitoring period, and in the overall register by far the most common request was for larger, 3 or 4 bed detached dwellings.

Plot Types

6.8 The following table set out the number of entries in relation to requested plot types.

Table 10 Self build register plot types

| Plot Type | Number of entries in monitoring period | Number of entries in overall register |
|---|--|---------------------------------------|
| A stand alone individual self build plot | 4 | 21 |
| An individual self build plot on a conventional housing development | 0 | 1 |
| A plot as part of the wider community self build project | 1 | 4 |
| Other or more than one of the above | 1 | 7 |
| Total | 6 | 33 |

6.9 During the monitoring period, most entries requested a stand alone individual self build plot. This was also by far the most common request in the overall register.

Locations

6.10 Most registrations specified a particular location(s) in the Borough. It is possible to categorise these according to 'sub areas' in the High Peak Local Plan. Both during the monitoring period, and in the overall register, the most common request was for multiple locations straddling sub areas or other areas of the High Peak (or generic answers such as "any location"). After this the most common request during the monitoring period was for the Glossopdale area; and the central area in the wider register.

6 Self Build Register

Table 11 Self build register locations

| High Peak Location | Number of entries in monitoring period | Number of entries in overall register |
|---|--|---------------------------------------|
| Glossopdale Area | 2 | 4 |
| Central Area | 1 | 7 |
| Buxton Area | 0 | 5 |
| Other areas/ More than one of the above | 0 | 7 |
| Any/ Anywhere in High Peak, etc | 3 | 10 |
| Total | 6 | 33 |

Sustainable Construction

6.11 During the monitoring period 2 registrations indicated they wanted to construct a dwelling with sustainable construction methods (eg Passivhaus). In the overall register 7 entries stated this.

Commencement

6.12 Entries on the register may specify a desired construction commencement date. The table below sets out the most common requests (in relation to date the entry was received).

Table 12 Self build register timescales

| Commencement | Number of entries in monitoring period | Number of entries in overall register |
|-------------------------|--|---------------------------------------|
| ASAP/ Immediately | 3 | 7 |
| Within 3 months | 0 | 1 |
| Within 3-6 months | 1 | 8 |
| Within 6-12 months | 1 | 5 |
| Within 1-2 years | 0 | 9 |
| Within 2-3 years | 0 | 2 |
| Over 3 years | 0 | 0 |
| Other/ Unclear response | 1 | 1 |
| Total | 6 | 33 |

6 Self Build Register

6.13 During the monitoring period the most common request was for immediate commencement, followed by commencement within 3-12 months. In the overall register the most common request was for commencement within 1-2 years; commencement within 3-6 months, and immediate commencement were also common requests. In general most entries wanted to commence within 2 years.

Meeting Demand Arising from Base Periods

6.14 The Housing and Planning Act 2016 placed a duty on Councils to grant sufficient development permissions to meet the demand for self-build and custom housebuilding arising in each 'base period' within three years after the end of each base period. This came into force on 31 October 2016. The Planning Practice Guidance (PPG) enshrined these legislative requirements into policy and required base periods to run from 31 October to 30 October each year [With Base Period I running from 01.04.16 - 30.10.16; Base Period II running 31.10.16 - 30.10.17, and so on].

6.15 However whilst some residential applications make clear the scheme is for self-/custom-build, it is not a legal requirement to declare this on the application (and many applicants may not yet have decided their intention for the plot). Further as the legislation defines self-build plots as those *capable of accommodating* a self-build unit, arguably many generic approvals for single market housing plots may qualify (and in some cases, larger development sites). High Peak Council granted various forms of approval for 30 single residential plots throughout the Borough between 01.04.16 and 30.10.19 (ie the start of Base Period I to the end of Base Period IV). The table below shows the number of residential approvals explicitly for self-/custom-build in High Peak across the Base Periods; and how this relates to register demand (**as of 30/10/19 after write out**):

Table 13 Base Periods need and permissions

| | Need on register on 31 October | Permissions needed | Permissions granted |
|------------------------|--------------------------------|--------------------|---------------------|
| Base Period I | 6 | 0 | 0 |
| Base Period II | 8 | 0 | 0 |
| Base Period III | 6 | 0 | 0 |
| Base Period IV | 12 | 6 | 0 |
| Base Period V | 1 | 8 | 0 |

Summary

6.16 In summary most registrations were looking for a stand alone plot for a large 3/4 bedroom detached house or bungalow and timescale for building was relatively short with most wanting to build within 2 years. Many areas of the Borough were popular, including the Central sub area, Glossopdale area, and multiple locations.

6.17 Consideration needs to be given to regularly updating the register to determine if people have found a plot elsewhere, built in the High Peak already 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

6 Self Build Register

build plots; as this evidence feeds into a number of Council functions including Local Plan review and assessing planning applications (and wider Council functions including housing strategies; regeneration strategies, land disposal plans etc).

6.18 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

Indicator 2

New and converted dwellings on previously developed land

Sustainability Appraisal Indicator

% of new and converted dwellings built on brownfield land

To meet 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

Table 14 Annual Housing Completions 2011-2019

| Year | Completions - outside Peak District National Park (PDNP) (net) | Adopted Local Plan Target | PDNP Completions in High Peak (net) | Shortfall Against Relevant Target |
|---------|--|---------------------------|-------------------------------------|-----------------------------------|
| 2011/12 | 102 | 350 | 14 | -234 |
| 2012/13 | 207 | 350 | 7 | -136 |
| 2013/14 | 36 | 350 | 1 | -313 |
| 2014/15 | 100 | 350 | 9 | -241 |

7 Housing



| Year | Completions - outside Peak District National Park (PDNP) (net) | Adopted Local Plan Target | PDNP Completions in High Peak (net) | Shortfall Against Relevant Target |
|--------------|--|---------------------------|-------------------------------------|-----------------------------------|
| 2015/16 | 160 | 350 | 1 | -189 |
| 2016/17 | 330 | 350 | 2 | -18 |
| 2017/18 | 498 | 350 | 4 | +152 |
| 2018/19 | 380 | 350 | 6 | +36 |
| Total | 1,813 | 2800 | 44 | -943 |

Table 15 2018/19 Completions by Local Plan Sub-area (excluding PDNP)

| | |
|--------------|------------|
| Glossopdale | 110 |
| Buxton | 22 |
| Central Area | 248 |
| Total | 380 |

Table 16 2018/19 Completions by Parish (Excluding PDNP)

| | |
|---------------------------------|------------|
| Buxton (non-civil Parish) | 22 |
| Chapel-en-le-Frith | 227 |
| Charlesworth | 5 |
| Chinley, Buxworth and Brownside | 1 |
| Chisworth | 1 |
| Glossop (non-civil Parish) | 104 |
| New Mills | 20 |
| Total | 380 |

Table 17 2018/19 Completions on Previously Developed Land (Excluding PDNP)

| | |
|--|------------|
| New build and conversions | 167 |
| Percentage of total completions | 44% |

7 Housing

Table 18 Requirement Summary at 1 April 2019

| | |
|---|------------|
| A. Housing Target April 2019- March 2024 (350 x 5) | 1,750 |
| B. Housing Shortfall (April 2011- 31 March 2019) | 943 |
| C. Housing Shortfall to be met in next five years. (Based on shortfall apportioned over remaining Local Plan period - Liverpool Method) | 393 |
| D. Housing Requirement April 2019 - March 2024 (Housing Target + shortfall + 5% buffer to target + shortfall: (A+C X 5%)) | 2,250 |
| E. Annualised Housing Requirement (D/5) | 450 |

Table 19 Five Year Housing Land Supply

| | | | |
|----------------------------------|---|-------|-------------------|
| Annualised Housing Requirement | Total annual housing requirement (April 2019 – March 2024) including 5% buffer and meeting shortfall over the Local Plan period to 2031 | | 2,250/5 = 450 |
| Total Deliverable Housing Supply | Large sites with planning permission | 806 | 2,417 |
| | Small sites with planning permission | 221 | |
| | Local Plan allocations | 1,153 | |
| | Small sites windfall allowance | 210 | |
| | Peak District National Park Allowance | 27 | |
| Total five year supply | Supply / Requirement (2,417/450) | | 5.37 years |

7 Housing



Table 20 Sites allocated for residential development

| Location | No of allocated dwellings | Phase | Residential Planning Applications on allocated sites |
|-------------------------------------|---------------------------|-------|--|
| Glossopdale | | | |
| G2 Paradise Street | 28 | M | This is a greenfield site and the majority of the balance of the allocation is in Council ownership. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site. |
| G 3 Roughfields/ Padfield Main Road | 102 | M | This is a greenfield site which is in Council ownership. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site. |
| G6 North Road | 150 | E | HPK/2013/0327 12/6/14 HPK/2015/0120 21/7/15 Site is being built out. |
| G12 Bute Street | 30 | M | No application has been submitted within monitoring period. HPK/2019/0215 Outline application for 56 dwellings submitted 15/5/19 decision pending. |
| G13 Hawkshead Mill | 31 | E | HPK/2014/0431 25/2/2015 Demolition of mill & ancillary buildings to clear the site HPK/2014/0573 Outline planning permission for 31 dwellings resolution to approve awaiting details of S106 not determined within monitoring period. HPK/2019/0311 Reserved matters application submitted 2/7/2019 outside the monitoring period. Decision pending. |
| G16 Woods Mill | 104 | M | HPK/2015/0571 1/7/2016. |

7 Housing

| Location | No of allocated dwellings | Phase | Residential Planning Applications on allocated sites |
|--------------------------------|---------------------------|-------|--|
| | | | <p>Planning permission granted for mixed use development including 57 dwellings</p> <p>Site is being built out.</p> <p>HPK/2017/0518 Variation of conditions for 2015/0571. Planning permission granted outside the monitoring period.</p> |
| G19 Dinting Road/ Dinting Lane | 64 | E | <p>HPK/2015/0412 27/5/16 Outline planning permission granted for up to 65 dwellings.</p> <p>HPK/2017/0171 Approval of reserved matters for appearance, landscaping, layout and scale for residential development 65 dwellings with associated access pursuant to 2015/0412. Decision pending.</p> <p>HPK/2019/0200 Outline application for up to 65 houses. Submitted 5/6/2019 outside the monitoring period. Decision pending.</p> |
| 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 no application has been submitted. |
| G25 Melandra Castle Road | 35 | M | This is a greenfield site which is in Council ownership. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site. |
| G26 Gamesley Sidings | 38 | M | DET/2018/0002 28/3/2018 |

7 Housing



| Location | No of allocated dwellings | Phase | Residential Planning Applications on allocated sites |
|-------------------------|---------------------------|-------|---|
| | | | <p>Prior notification approval Proposed demolition of former industrial warehouse building, to be replaced with residential development on site and land either side of the former warehouse.</p> <p>HPK/2017/0237 9/5/2017</p> <p>EIA screening opinion</p> <p>Screening not required</p> <p>HPK/2018/0272 Full planning permission for 44 houses & apartments. Not determined within monitoring period. Approved 28/6/2019.</p> |
| G31 Charlestown Works | 100 | E | <p>HPK/2013/0597 17/3/14</p> <p>Outline planning permission granted for demolition of buildings and up to 100 dwellings and office development.</p> <p>HPK/2016/0520 26/3/2018</p> <p>Reserved matters approval for 96 dwellings and associated works. Site is being built out</p> |
| G32 Adderley Place | 130 | M | <p>This is a greenfield site which is in Council ownership. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site.</p> |
| Central Area | | | |
| C3 Derby Road New Mills | 107 | M | <p>HPK/2017/0534</p> <p>Decision pending</p> <p>Residential development comprising 97 units including means of access and associated works.</p> |

7 Housing

| Location | No of allocated dwellings | Phase | Residential Planning Applications on allocated sites |
|---|---------------------------|-------|--|
| 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 Macclesfield Rd | 83 | E | HPK/2014/0119 07/05/15 Outline planning permission granted for up to 107 dwellings. HPK/2017/0247 3/10/2018 Reserved matters application for 107 dwellings HPK/2017/0694 3/10/2018 Variations of conditions 5,24 & 31 relating to 2014/0119 |
| C13 Buxton Rd Chinley | 13 | E | HPK/2016/0692 7/11/2017 Outline planning application for site and adjacent land for residential development. |
| C15 Britannia Mill | 50 | E | No application has been submitted. |
| C16 Furness Vale A6 | 39 | E | No application has been submitted. |
| 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. |
| Buxton | | | |
| B1 Batham Gate Road | 25 | E | HPK/2015/0174 21/07/2015 Planning permission granted for residential development of 27 dwellings. HPK/2018/0106 Application to vary condition 2 of 2015/0174. Decision pending HPK/2019/0280 Full planning permission for 27 dwellings. Submitted outside the monitoring period. Decision pending. |
| B3/4 Hogshaw | 124 | L | No application has been submitted. |

7 Housing



| Location | No of allocated dwellings | Phase | Residential Planning Applications on allocated sites |
|--------------------------|---------------------------|-------|---|
| B6 Hardwick Square South | 30 | E | Work has started on the site. There is permission for 13 dwellings and change of use prior approval applications pending for another 15 dwellings on the site. |
| B7 Market Street Depot | 24 | E | This is a brownfield site which is in Council ownership. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site. |
| B8 West Tongue Lane | 139 | L | No application has been submitted. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site. |
| B10 Dukes Drive | 338 | M | No application has been submitted. |
| B20/21/22 Foxlow Farm | 440 | E/M | <p>HPK/2013/0603 4/11/14 Outline planing permission for 375 dwellings and a residential/retirement facility for up to 70 units.</p> <p>HPK/2017/0590</p> <p>Submission of reserved matters relating to the appearance, landscaping, layout and scale for the whole of the residential phase of the development 393 dwellings pursuant to outline permission. Not determined within monitoring period. Approved 26/6/2019.</p> |
| B27 Harpur Hill Campus | 105 | E | <p>HPK/2018/0315</p> <p>Full planning for 155 dwellings with associated access, public open space and landscaping. Not determined within the monitoring period. Approved 3/7/2019.</p> |
| B31 Station Road | 30 | M | No application has been submitted. |

7 Housing

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 to meet the needs identified in 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 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 Order.

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.

7.6 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.

7.7 It has adopted a Growth Strategy which sets out a plan for sustainable growth and demonstrates the Council's commitment to regeneration as well as to the delivery of the Local Plan.

7.8 Part of the Strategy is an "Accelerated Housing Delivery Programme". The Accelerated Housing Delivery Programme is a comprehensive package of measures to support housing delivery in the Borough. It demonstrates the Council's commitment to delivering the Local Plan and maximising community benefits by supporting developers and making use of Council owned assets.

7.9 There are three main delivery elements within the programme

- Open for Business approach to implement planning applications and regulatory process
- Accelerating development on un-implemented sites
- Proactive delivery of Council owned sites

7.10 Promotion of the 'Open for business' approach is a key part of the accelerated housing delivery programme. Working with regulatory services, this is directed towards ensuring developers and house builders get appropriate planning advice and support at relevant stages of development. Officers are also in regular contact with developers to understand barriers to delivery and prepare a package of incentives to support active conversation from sites with planning permissions to delivery of homes.

7.11 Masterplans, Development Appraisals and Valuations were completed in June 2018. A Soft Market Testing Report commissioned by the Council (Nov 2019) considers the delivery mechanisms required to accelerate the delivery of the above Council owned, allocated sites. The following allocated sites are included in the report:

7 Housing

- Paradise Street, Hadfield
- Padfield Main Road, Hadfield
- Land off Melandra Castle Road, Gamesley
- Adderley Place, Glossop
- Granby Road B/Land west of Tongue Lane, Buxton
- Market Street Depot, Buxton

7.12 The annual housing requirement in the Local Plan is 350 dwellings per year. There have been 380 housing completions in the monitoring period 1 April 2018 to 31 March 2019 and a total of 1,813 completions overall 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 some sites development is underway or complete.

7.13 The Council has a 5.37 years housing land supply (1 April 2019).

Progress: Working towards the target

7 Housing

Indicator 3

Gross Affordable Housing Completions

Sustainability Appraisal Indicator

Number of affordable House Completions

Affordable housing development levels in accordance with Policy H4

7.14 Local Plan Policy

- H3 New Housing Development
- H4 Affordable Housing
- H5 Rural Exception Sites

Sustainability Appraisal Indicator

- Housing which meets local needs

Table 21 Affordable Housing Completions

| Monitoring Period | Number of Dwellings |
|-------------------|---------------------|
| 2016-17 | 49 |
| 2017-18 | 44 |
| 2018-19 | 118 |
| Total | 211 |

Table 22 Affordable Housing during the Monitoring Period

| Site | Affordable Rent | Shared Ownership | Discount Market Sale | Number of dwellings |
|--------------------------|-----------------|------------------|----------------------|---------------------|
| Surrey Street Glossop | 51 | 0 | 0 | 51 |
| Forge Works Chinley | 12 | 0 | 0 | 12 |
| Rosebay Long Lane Chapel | 18 | 2 | 0 | 20 |

7 Housing



| Site | Affordable Rent | Shared Ownership | Discount Market Sale | Number of dwellings |
|--------------------------------------|-----------------|------------------|----------------------|---------------------|
| The Coppice (Woodcutters Way) Chapel | 9 | 1 | 0 | 10 |
| North Road Glossop (Ivy Court) | 15 | 0 | 1 | 16 |
| Beelow Close Dove Holes | 0 | 6 | 0 | 6 |
| Forge manor | 0 | 0 | 3 | 3 |
| Total 2018-19 | 105 | 9 | 4 | 118 |

7.15 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.

7.16 During the monitoring period there were 118 affordable housing completions which included 105 for rent, 9 shared ownership and 4 discount market sales. This is a significant increase since the previous monitoring periods. Developments included the site at Surrey Street in Glossop which was carried out with Homes England and was 100% affordable housing. In addition (not included in the housing figures) there was the Extra Care Scheme on Brown Edge Road in Buxton which was also 100% affordable and carried out with Homes England. This comprised a total of 41 residential units of which 27 were affordable rent and 14 were shared ownership.

Progress: Target met

Indicator 4

Affordable House Completions on Rural Exception Sites

Indicator 5

Number of Approvals/Refusals under Policy H5

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

7 Housing

Local Plan Policy

- H5 Rural Exception Sites

7.17 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 6

Identified Need for Pitch Provision

Indicator 7

Net additional pitches (Gypsy & Traveller)

To meet the identified in the Gypsy & Traveller Accommodation Assessment

Local Plan Policy

- H6 Gypsies, Travellers and Travelling Show People

7.18 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).

7.19 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.

7.20 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

7.21 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.

7.22 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.

7.23 The government publishes a twice year count of Traveller caravans in England for January and July each year. The count measures authorised sites with planning permission and unauthorised sites without planning permission. For High Peak there are no records of any caravans.

7.24 During the monitoring period no applications were submitted. This remains unchanged since the last monitoring periods and no planning applications for gypsy and traveller sites have been submitted since the Local Plan's adoption.

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 polices 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 8

Changes in areas of biodiversity importance

Sustainability Appraisal Indicator

Area of SSSI's and LWS lost to development requiring planning permission

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

Sustainability Appraisal Indicator

- Effect on diversity and abundance of flora and fauna and geological interests

8 Environmental Quality

Changes in priority UK BAP habitats

Table 23 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 | 62.94 | -40.81 (several areas formerly included are now considered to be dominated by other habitat types eg woodland and scrub) | 4 ha likely to be lost at Hadfield. | Compensation for loss of 4 ha on several sites nearby sites but may not be like for like habitat. | LWS system assessment of aerial photographs and MasterMap. Further work on going. Medium |
| Calaminarian grassland | Not present | 0 | None known | None known | DWT surveys since 1997, detailed surveys in 2011, inventory of sites have been drawn up. 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 |
|---|--|---|--|--|--|
| Upland heath | 246 | 0 | None known | None known | DWT surveys since 1997. High |
| Lowland heath | 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 |
| Native hedgerows | No data | Unknown | Unknown | Unknown | Data deficient. Poor |
| Lowland fen | 6.36 | + 1 mapping of new areas of habitats | 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 | (a) 600-747 (b) 558 (includes PDNP) | 0 | None known | None known | Ancient woodland inventory, LWS system, OS mapping. Medium. |

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 |
|--|--|---|--|--|--|
| (b)area of ancient semi natural woodland in the Derbyshire Ancient Woodland Inventory | | | | | |
| Wet woodlands | None known | 0 | None known | None known | DWT surveys since 1980. Consultants surveys since 2000. Low further work needed. |
| 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 2017- March 2018)

Changes in areas designated for their intrinsic environmental value.



8 Environmental Quality

Table 24 Derbyshire Wildlife Sites net gains/losses. (Only loses 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 | Area (ha) March 2018 | Net change (ha) 2017 to 2018 | Losses in relation to the impact of development (ha) | Notes |
|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------------|------------------------------------|--|-------|
| 1027.4 | 1027.4 | 1025.6 | 1032.6 | 1044.2 | | +13.7 | None known | |

(Source Derbyshire Wildlife Trust Annual Biodiversity Monitoring Report for Derbyshire April 2017- March 2018)

8 Environmental Quality



Change in UK BAP species in Derbyshire

Table 25 Changes in UK BAP Species in Derbyshire

| Species | Comments on status and population changes |
|--|--|
| Higher Plants | |
| Flat- sedge | Very rare declined nationally and to some extent in Derbyshire. |
| Rare spring-sedge | Very rare and only at one site. |
| Basil thyme | Very rare and declining. |
| Frog orchid | Population likely to be declining due to unsympathetic management. But many sites are SSSIs and populations within these sites should be stable. |
| English eyebright | Very rare. |
| Red hemp-nettle | Peak District only - local, but stable. |
| Field gentian | Peak District only. Very rare not seen for several years. |
| Floating water-plantain | Very rare, not recorded since 1973. |
| Fine-leaved sandwort | Very rare – one location only. |
| Yellow bird's-nest | Rare occurs in a number of locations, but never abundant. |
| Burnt orchid | Very local in Derbyshire Dales with smaller populations outside of SSSI in decline. |
| Fly orchid | Very local with scattered populations on Carboniferous and Magnesian Limestone |
| Grass-wrack pondweed | Rare last recorded 2010 in Amber Valley |
| Shepherd's needle | Very rare with only one recent (last 10 years) record. |
| Annual knawel | Very rare and not recorded since 2004 |
| Marsh stitchwort | Very rare and not recorded since 1998 |
| Lepidoptera - moths & butterflies | |
| 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. |

8 Environmental Quality

| Species | Comments on status and population changes |
|-----------------------------------|--|
| 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 7 years. |
| Coleoptera | |
| 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 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. |
| Hymenoptera | |
| 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. |

8 Environmental Quality



| Species | Comments on status and population changes |
|--|--|
| Mammals | |
| 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. A number of locations are now known to have mink present. |
| Otter | Otter population in Derbyshire appears to be fairly stable. |
| Brown hare | Fairly widespread in some parts of Derbyshire but no comparative data to look at population trends. |
| 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. |
| Bats (soprano, pipistrelle, brown, long eared, notule) | No known change. |
| Birds | |
| 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. |
| 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 |

8 Environmental Quality

| Species | Comments on status and population changes |
|----------------------------|---|
| 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 and 2017 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. |
| 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 |

8 Environmental Quality



| Species | Comments on status and population changes |
|----------------------------------|---|
| 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. |
| Fish | Unknown |
| Reptiles & Amphibians | |
| 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 | Not known |
| Grass snake | Present across the east of the County. |
| Adder | Some decline – 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 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 2017-March 2018)

8.5 This indicator has not been updated since the last monitoring period as the data is not available.

8.6 The Plan Area is has a rich biodiversity primarily due to the rural character of the 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 Environmental Quality

8.7 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.

8.8 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.

8.9 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.

8.10 This indicator has not been updated this year. Within the previous 2017-2018 monitoring period there was a net gain of land designated as a Local Wildlife site of 13.7ha as one new site was designated. There were no known losses due to development. Within the priority UK BAP habitats there was a change in;

- open mosaic habitats on previously developed land with a net change of minus 40 ha which was largely due to mapping changes and several areas formerly included are now considered to be dominated by other habitat types such as woodland and scrub and a loss of 4 ha in Hadfield in relation to the impact of development. There is compensation for this loss on several sites nearby but it may not be on a like for like habitat. The development of brownfield sites is in accord with Sustainable Development Principles of the Local Plan set out in policy S1 (subject to compliance with other relevant Local Plan policies). The provision of compensatory measures is inline with policy EQ5.
- lowland fen with an increase of 1 ha due to the mapping of new areas of habitats.

Progress: Information unavailable for the monitoring period.

8 Environmental Quality

Indicator 9

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

To protect landscape character in accordance with policy.

Indicator 10

% of applications refused in the Green Belt

To protect the openness of the Green Belt

Local Plan Policy

- EQ4 Green Belt
- S2 Settlement Hierarchy
- S5 Glossopdale Sub-area Strategy
- S6 Central Sub area Strategy
- S7 Buxton Sub area Strategy

Table 26 Number of applications for dwellings in the countryside/green belt

| Sub area | Number of applications | Approved | Refused |
|-------------|-------------------------|--|--|
| Glossopdale | 8 (5 in the green belt) | 6 approvals (5 in the green belt) related to: <ul style="list-style-type: none"> • Conversion of existing buildings • Agricultural workers dwelling • Sites which had previously had approval and reserved matters application • Removal of conditions regarding occupancy | 2 refusals (both in the countryside) and one was for permission in principle on the following grounds: <ul style="list-style-type: none"> • Impact on residential amenity • Impact on the landscape/countryside • Loss of trees • Unsustainable form of development • Lack of space for parking & manoeuvring • Contrary to policies S1 S1a S5 EQ2 EQ3 EQ5 EQ6 EQ9 CF6 |

8 Environmental Quality

| Sub area | Number of applications | Approved | Refused |
|-----------|---------------------------|---|---|
| Central | 11 (6 in the green belt) | 5 (3 in the green belt) Approvals related to: <ul style="list-style-type: none"> Replacement dwelling Conversion and extension of existing buildings | 6 (3 in the green belt) Refusals were on following grounds: <ul style="list-style-type: none"> Contrary to green belt policy - inappropriate development in the green belt. Design out of character with the area Impact on the countryside/landscape Not well related to existing development Harm the character of the Conservation Area Access inadequate Unsustainable form of development Contrary to policies S1, S1a, S2, S6, H1, H3, H4, EQ2, EQ3, EQ4, EQ5, EQ6, EQ7, EQ9, EQ10, CF6, Landscape Character SPD, High Peak Design Guide |
| Buxton | 1 in the countryside | Outline approval for a dwelling on the edge of the built up area boundary | |
| Plan Area | 20 (11 in the green belt) | 12 (8 in the green belt) | 8 (3 in the green belt) |

Table 27 Applications in the Green Belt

| Sub area | Number of applications | Approved | Refused | Comment |
|-------------|------------------------|---|---|--|
| Glossopdale | 20 | 18 <ul style="list-style-type: none"> recreational development residential development Variation of conditions | 2 <ul style="list-style-type: none"> storage building Domestic extension and replacement garage | Refusals were on the grounds of; <ul style="list-style-type: none"> inappropriate development in the green belt Harm to openness of the green belt |

8 Environmental Quality



| Sub area | Number of applications | Approved | Refused | Comment |
|----------|------------------------|---|---|--|
| | | <ul style="list-style-type: none"> residential extensions agricultural development agricultural workers dwelling conversions of buildings to residential equestrian development | | <ul style="list-style-type: none"> Design out of character with existing building impact on landscape Contrary to policies S1 S1a EQ3 EQ4 E <p style="text-align: right;">Q6</p> <p>CF6</p> |
| Central | 32 | 27 <ul style="list-style-type: none"> residential development residential extensions domestic garage air source heat pump system Redistribution of tipped soil change of use of buildings to dwellings/home office rebuilding existing dwelling equestrian development Replacement of temporary classroom with permanent classroom development variation of conditions Septic tank agricultural development | 5 <ul style="list-style-type: none"> dependant relative cottage and garage demolition of outbuilding and new dwelling new access residential extension residential development | Refusals were on the grounds of <ul style="list-style-type: none"> inappropriate development in the green belt impact on openness sub standard access design out of character with the area/building Residential amenity impact on Conservation Area Sub standard access Need for development not justified Impact on landscape/countryside Loss of trees Contrary to policies S1 S1a S2 EQ2 EQ3 EQ4 EQ6 EQ7EQ9 EQ10 EQ11 H1 CF6 High Peak Design Guide |
| Buxton | No applications | | | |

8 Environmental Quality

| Sub area | Number of applications | Approved | Refused | Comment |
|-----------|------------------------|----------|---------|---------|
| Plan area | 52 | 45 | 7 | |

8.11 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 have 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.

8.12 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.

8.13 Within the green belt national policy applies. The Government attaches great importance to green Belts. The fundamental aim of national Green Belt Policy detailed in the National Planning Policy Framework is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belt are their openness and their permanence. The construction of new buildings in the green belt is inappropriate development and is by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering applications local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and “very special circumstances” will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal is clearly outweighed by other considerations.

8.14 A local authority should regard the construction of new buildings as inappropriate within the Green Belt unless the development meets one or more of several exceptions highlighted within The Framework.

Residential Development

8.15 During the monitoring period there were 20 applications for residential development in the countryside (including green belt). The applications were mostly for smallscale residential development of 1 or 2 dwellings. Proposals included conversions of existing buildings, new or replacement dwellings and agricultural workers dwellings.

8.16 Overall 12 applications were approved and 8 were refused. Approvals largely related to change of use of existing buildings, agricultural workers dwelling and replacement dwellings.

8.17 Reasons for refusal varied but mainly related to the impact of the development on the countryside/landscape, unsustainable form of development due to location, impact on biodiversity, highway issues, impact on residential amenity, design issues and where applicable being inappropriate development in the green belt.

8.18 Of these applications 11 were in the green belt, 3 of which were refused.

8 Environmental Quality

8.19 Development in the Green Belt

8.20 Within the green belt there were 52 applications for development of which 45 were approved and 7 were refused. The applications related to a range of proposed developments including tourist/recreational development, residential dwellings, change of use of existing buildings to residential use, agricultural workers dwellings, residential extensions/alterations, equestrian development and agricultural development.

8.21 Policy EQ4 seeks to protect the green belt and maintain its openness and permanence and allows for development in accordance with national policy. The NPPF states that development in the green belt is inappropriate unless it falls within a number of defined categories detailed in the NPPF. Inappropriate development is harmful to the green belt and should not be approved unless there are very special circumstances.

8.22 The approvals largely related to appropriate development in the green belt. The refusals were on the grounds of inappropriate development in the green belt, no special circumstances had been justified, harm to openness of the green belt, impact on the landscape and character of the Conservation Area, design issues and highway safety.

Progress: Target met

Indicator 11

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

Indicator 12

% of appeals where Policy EQ3 is a reason for refusal

To protect landscape character in accordance with policy.

Local Plan Policy

- EQ2 Landscape Character
- EQ3 Countryside

8 Environmental Quality

Table 28 Appeals in the countryside/green belt

| Application Number | Site | Proposal | Countryside/Green Belt | Decision | Reason for Decision |
|--|--------------------------------|-----------------------|---------------------------|------------------------|--|
| Glossopdale sub area 2017/0564 | Fields Head Cottage Glossop | extension to dwelling | Countryside Green belt | Dismissed 25/5/2018 | Inappropriate development in the green belt, adverse impact on openness, effect on character and appearance of the area. Large extension disproportionate increase in the size of the original building would harm openness of the green belt. Design would harm character of the traditional character of the rural building. No special circumstances. Policies EQ4, EQ6 |
| Central Area sub area | | | | | |

8 Environmental Quality



| Application Number | Site | Proposal | Countryside/Green Belt | Decision | Reason for Decision |
|--------------------|---|----------|------------------------|------------------------|--|
| 2017/0362 | Meadow Lodge Manchester Road Tunstead Milton Whaley Bridge | Dwelling | Countryside | Dismissed 14/6/2018 | <p>Inappropriate location, effect of development on the character and appearance of the area. Personal circumstances do not outweigh harm in respect of the development.</p> <p>Tunstead Milton is a smaller village in the settlement hierarchy where only limited development to meet local needs is acceptable, development is focused within settlement boundaries.</p> <p>Proposal did not fall within forms of acceptable residential development defined in EQ3, would be an intrusion into the</p> |

8 Environmental Quality

| Application Number | Site | Proposal | Countryside/Green Belt | Decision | Reason for Decision |
|--------------------|---------------------------|---|------------------------|---------------------|---|
| 2016/0580 | Land off Combs Road Combs | Holiday accommodation 14 units, site managers accommodation & 2 dwellings | Countryside | Dismissed 26/9/2018 | Effect of proposal on character and appearance of the area. Unsuitable location for development. Development would be modern and urbanised, not respond to identity and character of the area. Considered there was an extant 1991 permission for similar development but considered this permission would have a less harmful impact on the character & appearance of the countryside and harm landscape character Policies S1, S1a, S6, EQ2, EQ3, EQ6 and H1 .and H2 H3 of Chapel Neighbourhood Plan |

8 Environmental Quality

| Application Number | Site | Proposal | Countryside/Green Belt | Decision | Reason for Decision |
|--------------------|---|--|------------------------|-------------------------|---|
| 2017/0230 | The Former Cricket Ground Whaley Bridge | Replacement pavilion for recreational and sports use | Countryside | Dismissed 15/10/2018 | <p>area. Conflict with spatial policies which seek to allocate land for housing/tourism outweighed by material consideration of "fallback position of 1991 permission.</p> <p>Policies H1, EQ3, EQ6 and H3 of Chapel Neighbourhood Plan. Referred to High Peak Design Guide 2018</p> <p>Site in the countryside close to RIG, SSSI and local wildlife site. Not in accordance with spatial policies. Policy EQ3 allows for reuse of existing buildings considered existing pavilion was semi derelict and use therefore not</p> |



8 Environmental Quality

| Application Number | Site | Proposal | Countryside/Green Belt | Decision | Reason for Decision |
|------------------------|--------------------------|--------------------------------|------------------------|------------------------|--|
| | | | | | existing. Site is in inaccessible location. Policies EQ3 and CF6 |
| Buxton sub area | | | | | |
| 2017/0448 | Long Hill Farm Buxton | Detached agricultural building | Countryside | Dismissed 23/4/2018 | Adverse effect of proposal on landscape character with particular regard to setting of Peak District National Park. Isolated and prominent site, development would be large modern agricultural building which would be dominant and visible and would harm landscape character. Policies S1, S1a, S7, EQ2, EQ3 EQ4 |

8 Environmental Quality

| Application Number | Site | Proposal | Countryside/Green Belt | Decision | Reason for Decision |
|--------------------|----------------------------------|--|------------------------|---------------------|--|
| 2017/0312 | Land off Batham Gate Road Buxton | Battery storage development and associated works to supply National Grid | Countryside | Dismissed 29/5/2018 | <p>Considered Landscape Character SDP</p> <p>Contrary to spatial strategy regarding rural development and effect of development on rural character and appearance of landscape and area. No analysis provided demonstrating why a rural site is the most appropriate scale and appearance of development out of character with and would harm the landscape – industrial in appearance.</p> <p>Policies S7, EQ2 EQ3, EQ6. Considered Landscape Character SDP</p> |



8 Environmental Quality

8.23 During the monitoring period there were 6 appeals regarding development in the countryside 1 of which was in the green belt. The appeals related to a range of developments including single dwellings, holiday/tourist accommodation, sport/recreation use and agricultural buildings. 1 was in the green belt

8.24 All the appeals were dismissed. The reasons for dismissal related to impact on the countryside/landscape including the setting of the Peak District National Park, where relevant being inappropriate development on the green belt and no special circumstances demonstrated, design, unsustainable location conflict with Spatial Strategy.

8.25 Policy EQ3 was referred to in all the decisions apart from the an extension to a dwelling which referred to EQ4 and EQ6. The decision related to the development being inappropriate development in the green belt and design of the extension. Policy EQ2 was not used in all decisions. In the decision where the site was in the green belt and was considered to be inappropriate development EQ4 was referred to. Development in the countryside was also considered against the Strategic policies S1, S2 Settlement Hierarchy and S3 Strategic Housing Development and H1.

Progress: Target met

8 Environmental Quality



Indicator 13

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

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

Local Plan Policy

- EQ6 Design & Place Making

8 Environmental Quality

Table 29 Appeals

| Application Number | Site | Proposal | Countryside/Green Belt/Built up area boundary | Decision | Reason for Decision |
|-----------------------------|--------------------------------|-----------------------|---|---------------------|---|
| Glossopdale sub area | | | | | |
| 2017/0564 | Fields Head Cottage Glossop | Extension to dwelling | Countryside Green Belt | Dismissed 25/5/2018 | Inappropriate development in the green belt, adverse impact on openness, effect on character and appearance of the area. Large extension disproportionate increase in the size of the original building would harm openness of the green belt. Design would harm character of the traditional character of the rural building. No special circumstances. Policies EQ4, EQ6 |
| 2018/0041 | 85a Simmondley Village Glossop | Residential balcony | Conservation Area Built up area boundary | Allowed 19/7/2018 | Key issue was potential of the proposal for a perception of overlooking leading to a loss of privacy. Considered the separation distances between dwellings and orientation would ensure overlooking would be limited and would not lead to a loss of privacy Policy EQ6 |

8 Environmental Quality

| Application Number | Site | Proposal | Countryside/Green Belt/Built up area boundary | Decision | Reason for Decision |
|--------------------|--|---|---|------------------------|--|
| 2017/0267 | Rainbows End Bute Street Glossop | COU of redundant water treatment building dwelling | Built up area boundary | Dismissed 17/7/2018 | Effect on the character and appearance of the building and area, residential amenity of the occupants, effect on pedestrian safety. Building simple utilitarian in form, prominent development would significantly alter this; size would be unduly prominent and dominant in the landscape. Basement rooms would provide significantly inadequate living conditions in respect of outlook, ceiling height and light. Parking provision inadequate, provision would harm pedestrian safety Policies S5, EQ6 appendix 1 parking provision guidance |
| 2018/0035 | 46 Tavern Road Hadfield | Single storey rear extension | Built up area boundary | Dismissed 8/8/2018 | Impact of the balcony on living conditions of adjacent residents with regard to privacy. Balcony would overlook adjacent gardens and lead to a loss of privacy of neighbouring residents. Policies EQ6 |
| 2016/0614 | Land south of Shaw Lane Hadfield | 9 dwellings | Built up area boundary | Allowed 12/12/2018 | Main issues were effect of the development on the character and appearance of the area & on the living conditions of the future occupiers. |



8 Environmental Quality

| Application Number | Site | Proposal | Countryside/Green Belt/Built up area boundary | Decision | Reason for Decision |
|------------------------------|---------------------------------------|--|---|------------------------|---|
| 2018/0150 | Land at Lambgates Hadfield | 4 detached dwellings | Built up area boundary | Allowed 14/3/2019 | Policies S1 S1a CF4 EQ2 EQ6 EQ9 Main issues were effect of proposal on the character & appearance of the area. Considered to be acceptable and in accord with Local Plan policies. S1 S5 EQ6 H1 H3 Residential Design Guide SPD. |
| Central Area sub area | | | | | |
| 2017/0503 | 1 Cotton Close Whaley Bridge | Extension to dwelling | Built up area boundary | Dismissed 17/5/2018 | Impact on the character and appearance of the area with particular regard to street scene. Development would be an incongruous feature which would interrupt the rhythm and pattern along the backs of properties on Cotton Close. Policies EQ6 S1 S1a |
| 2017/0436 | Acklam Eccles Road Chapel-en-le-frith | Demolition of garage, single storey utility space, construction extensions and | Built up area boundary | Allowed 27/6/2018 | Key issue was impact of the garage on the character and appearance of the area. Considered acceptable and consistent with policy. Policies EQ6, S1 Residential Design SPD |

8 Environmental Quality

| Application Number | Site | Proposal | Countryside/Green Belt/Built up area boundary | Decision | Reason for Decision |
|--------------------|---|--|---|------------------------|---|
| | | detached garage, 2nd driveway and extension to garden terrace. | | | |
| 2017/0362 | Meadow Lodge Manchester Road Tunstead Milton Whaley Bridge | Dwelling | Countryside | Dismissed 14/6/2018 | Inappropriate location, effect of development on the character and appearance of the area. Personal circumstances do not outweigh harm in respect of the development. Tunstead Milton is a smaller village in the settlement hierarchy where only limited development to meet local needs is acceptable, development is focused within settlement boundaries. Proposal did not fall within forms of acceptable residential development defined in EQ3, would be an intrusion into the countryside and harm landscape character Policies S1, S1a, S6, EQ2, EQ3, EQ6 and H1 and H2 H3 of Chapel Neighbourhood Plan |
| 2016/0580 | Land off Combs Road Combs | Holiday accommodation 14 units, site managers | Countryside | Dismissed 26/9/2018 | Effect of proposal on character and appearance of the area. Unsuitable location for development. Development would be modern and urbanised, not respond to identity and character of the |



8 Environmental Quality

| Application Number | Site | Proposal | Countryside/Green Belt/Built up area boundary | Decision | Reason for Decision |
|--------------------|---|--|---|----------------------|--|
| | | accommodation and 2 detached dwellings | | | <p>area. Considered there was an extant 1991 permission for similar development but considered this permission would have a less harmful impact on the character & appearance of the area. Conflict with spatial policies which seek to allocate land for housing/tourism outweighed by material consideration of "fallback position of 1991 permission.</p> <p>Policies H1, EQ3, EQ6 and H3 of Chapel Neighbourhood Plan. Referred to High Peak Design Guide 2018</p> |
| 2017/0230 | The former cricket ground Whaley Bridge | Replacement pavilion for recreational and sports use | Countryside | Dismissed 15/10/2018 | <p>Site in the countryside close to RIG, SSSI and local wildlife site. Not in accordance with spatial policies. Policy EQ3 allows for reuse of existing buildings considered existing pavilion was semi derelict and use therefore not existing. Site is in inaccessible location.</p> <p>Policies EQ3 and CF6</p> |
| 2018/0323 | Jumble Farm Kinder Road Hayfield | Extension | Conservation Area Built up area boundary | Dismissed 30/11/2018 | Effect on character and appearance of host dwelling, a barn conversion, and its setting in Conservation Area. Design of extension out of character with converted |

8 Environmental Quality

| Application Number | Site | Proposal | Countryside/Green Belt/Built up area boundary | Decision | Reason for Decision |
|--------------------|---------------------------------|--|---|-------------------------|--|
| 2017/0667 | Fairhaven Albion Road New Mills | 8 dwellings without affordable housing requirement condition 27 of 2016/0422 | Conservation Area Built up area boundary | Allowed 23/11/2018 | barn and would harm character/appearance of host dwelling and Conservation Area. Policies EQ7 and Design Guide SPD Main issue was whether condition 27 is reasonable & necessary for the provision of affordable housing for the approved scheme. Inspector considered affordable housing condition was unnecessary and conflicts with the NPPF Policy H4 |
| 2016/0337 | 39 Buxton Road Whaley Bridge | Restaurant cafe & retail unit & 5 flats. Part retrospective | Built up area boundary | Dismissed 14/11/2018 | Previous approval for restaurant/café and flat in roofspace appeal is for café in the basement and first floor and roofspace for 5 flats. Development would result in unacceptable living conditions for occupants with regard to outlook and amenity space. Considered unreasonable to expect development to supply affordable housing. Policies EQ6 |



8 Environmental Quality

| Application Number | Site | Proposal | Countryside/Green Belt/Built up area boundary | Decision | Reason for Decision |
|------------------------|--|--|---|------------------------|---|
| 2017/0515 | Reddish Barns Reddish Lane Whaley Bridge | Dwelling | Built up area boundary | Dismissed 1/3/2019 | Would fail to preserve the character & appearance of the area and would harm the setting of a non designated heritage asset. Long term living conditions of future occupants would be adversely effected by shading from trees. Policies S1 S1a EQ6 High Peak Design Guide SPD |
| Buxton sub area | | | | | |
| 2017/0448 | Long Hill Farm Buxton | Detached agricultural building | Countryside | Dismissed 23/4/2018 | Adverse effect of proposal on landscape character with particular regard to setting of Peak District National Park. Isolated and prominent site, development would be large modern agricultural building which would be dominant and visible and would harm landscape character. Policies S1, S1a, S7, EQ2, EQ3 EQ4 Considered Landscape Character SDP |
| 2017/0312 | Land off Batham Gate Road Buxton | Battery storage development and associated works to supply National Grid | Countryside | Dismissed 29/5/2018 | Policies spatial strategy regarding rural development and effect of development on rural character and appearance of landscape and area. No analysis provided demonstrating why a rural site is the most |

8 Environmental Quality

| Application Number | Site | Proposal | Countryside/Green Belt/Built up area boundary | Decision | Reason for Decision |
|--------------------|---|---|---|-------------------------|--|
| | | | | | appropriate scale and appearance of development out of character with and would harm the landscape – industrial in appearance. Policies S7, EQ2 EQ3, EQ6. Considered Landscape Character SDP |
| 2017/0585 | 28 Berwick Road Buxton | Residential extension | Built up area boundary | Allowed 8/8/2018 | Effect on the character and appearance of the area and living conditions of neighbouring property considered acceptable and in accord with EQ6 |
| 2017/0502 | 67 Park Road Buxton | Demolition of garage and construction of garage | Built up area boundary | Dismissed 21/9/2018 | Effect of development on character and appearance of the area. Dwelling would be prominent and incongruous in street scene plot small and narrow in comparison to surrounding plots. Would harm the setting of adjacent to the Conservation Area. Harm to trees Policies S1, S1a, EQ6, EQ7 EQ9 |
| 2017/0296 | Field adjacent to Cherry Tree Drive off Waterswallows Road Buxton | 4 dwellings | Built up area boundary | Dismissed 19/12/2018 | Development would not safeguard route of proposed Fairfield Link Road and due to lack of information in respect of accesses concluded proposal would pose unacceptable risk to highway safety. Policies S7, EQ6 CF6 |



8 Environmental Quality

8.26 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.

8.27 Policy EQ 6 Design and Place Making states all development should be well designed and of a high quality. It sets out criteria for new development and refers to the Supplementary Planning Documents including the Residential Design SPD. The Council adopted the High Peak Design Guide SPD in February 2018. The document identifies the overarching principles in securing good and is a material consideration in relevant planning decisions. Policy EQ6 and the SPD's set out what the Council would expect to see in terms of achieving good design.

8.28 During the monitoring period there were a total of 20 appeal decisions. 14 were dismissed and 6 were allowed.

8.29 The appeals related to a variety of developments including domestic extensions, residential developments, holiday accommodation and agricultural developments. They included sites within the built up area boundaries and in the countryside and green belt.

8.30 16 decisions referred to EQ6 - Design and Place Making. The decisions which did not refer to this policy did not have a significant issue with design considerations and relied on other policies in the Local Plan which mainly relating to landscape impact, access issues, unsustainable location and impact on a Conservation Area. 5 decisions referred to the Residential Design SPD or the High Peak Design Guide SPD 2018.

8.31 Policy EQ6 was used in decisions that were dismissed and allowed and was a key policy for assessing the impact of the development on residential amenity, the surrounding area and where appropriate the host building

Progress: Target met

8 Environmental Quality



Indicator 14

Number of planning permissions granted contrary to Environment Agency advice

Sustainability Appraisal Indicator

Number of planning permissions granted contrary to Environment Agency advice in respect of flood risk

No permissions granted contrary to advice

Local Plan Policy

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

Sustainability Appraisal Indicator

- Control of flood risk

Table 30 Environment Agency Objections to Planning Applications

| Application Number | Proposal | Location | Reason for objection | Comment |
|--------------------|--|--|----------------------|---|
| 2018/0011 | Construction of new bespoke paint bay | Strane Crane Sheffield Road Chapel | Request for FRA | Approved 2/5/18 Objection withdrawn following submission of satisfactory FRA |
| 2018/0187 | Retrospective application for garden engineering works and raised levels | 9 The Coppice Whaley Bridge | Request for FRA | Approved 9/4/19 Objection withdrawn. Retrospective application - information submitted and EA records cannot establish if works have increased flood risk. |

8 Environmental Quality

| Application Number | Proposal | Location | Reason for objection | Comment |
|--------------------|---|---|------------------------------|--|
| 2018/0143 | Residential development 12 dwellings, public open space, associated infrastructure and new car park for Scout Group | Land at Forge Road Chinley | Unsatisfactory FRA submitted | Awaiting decision. Flood risk issues still outstanding |
| 2018/0463 | Footbridge Hyde Bank Road New Mills | Proposed erection of new 12m long steel & timber footbridge over the Sett | Unsatisfactory FRA submitted | Approved 15/4/19 Objection withdrawn following submission of satisfactory FRA |

8.32 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 4 planning applications during the monitoring period on the basis of flood risk. There were no objections on the basis of water quality.

8.33 Of the applications 3 were approved. 2 were approved following the submission of additional flood risk assessments (FRA) which overcame the Environment Agency's objections subject to conditions being included in the planning permission. The other application was retrospective and the Environment Agency withdrew their objection as the information submitted and their own records could not determine whether the development had increased flood risk. One application is still under consideration.

8.34 No applications were therefore approved contrary to the recommendations of the Environment Agency.

8.35 **Progress: Target met**

8 Environmental Quality

Indicator 15

Number of properties on Buildings at Risk Register

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

Local Plan Policy

- Policy EQ7 Built and Historic Environment

Table 31 Historic Buildings at Risk Register Derbyshire County Council 23/8/2017

| Building Name | Status | Owner | Risk | Property on the Register in previous monitoring period | Status |
|--|----------|------------------------|------|--|--|
| 85-87 Green Lane Buxton | Grade II | Private | 4 | Yes | Applications to refurbish in 2007 but never implemented |
| Christ Church Macclesfield Road Buxton | Grade II | Religious organisation | 5 | Yes but necessary works have been completed. | 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. 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. |

8 Environmental Quality

| Building Name | Status | Owner | Risk | Property on the Register in previous monitoring period | Status |
|--|----------------------------|---------------------------|------|--|---|
| John Kane Tombstone Church of St Anne Church Street Buxton | Grade II | Private | 4 | Yes | No action identified. |
| The Crescent-Natural Baths Buxton | Grade II Conservation Area | High Peak Borough Council | 3 | Yes but necessary works are well underway. | To be totally refurbished and extended as a spa treatment centre as part of the scheme to convert and repair the Crescent. The scheme is now fully funded and has all the statutory consents in place, work is well underway. |
| The Crescent Buxton | Grade I Conservation Area | High Peak Borough Council | 2 | Yes but necessary works are well underway. | 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 and is well underway. |
| Bank Hall Chapel-en-le-Frith | Grade II | Private | 4 | Yes | Some repairs and alterations carried out during the last 5 years but inadequate to secure the building from further |

8 Environmental Quality



| Building Name | Status | Owner | Risk | Property on the Register in previous monitoring period | Status |
|--|-----------|---------|------|--|--|
| | | | | | 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 | Yes but some progress made. | Council has encouraged owner to appoint a structural engineer to undertake a survey and prepare a schedule of works to carry out full repair. |
| Stodhart tunnel Chapel-en-le-frith | Grade II* | Private | 4 | Yes | 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 | Yes | Gates to property also listed and at risk |
| Barn east of Old Farmhouse The Haugh Dolly Lane Buxworth | Grade II | Private | 6 | Yes | History of application to convert to residential refused due to access issues. No longer |

8 Environmental Quality

| Building Name | Status | Owner | Risk | Property on the Register in previous monitoring period | Status |
|---|-----------------------------|---------------------|------|--|---|
| | | | | | required for farming use. |
| Easton House and adjacent Coach House and Stable Block, 88 High Street East Glossop | Conservation Area | Private | 6 | Yes | 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 | Yes but work has started. | Application to convert buildings to residential use approved. Works have now started to convert the building to residential. |
| West Gatehouse to Woods Mill Glossop | Grade II | Development Company | 4 | Yes but work has been completed. | Approval given in conjunction with Howard Town Mill development. This has now been implemented. |
| Bottom Farm Cowlow | Grade II | Private | 6 | Yes | Used for storage. |
| 3 & 5 Laneside Lane New Mills | Grade II | Private | 4 | Yes | Permission granted for alterations and repair as one cottage now expired |
| Mount Pleasant Methodist Church Spring Bank Road | Conservation Area | Private | 5 | Yes | 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 | Yes. Progress made, some works | Approvals to convert the small ancillary building have been completed. Application |

8 Environmental Quality



| Building Name | Status | Owner | Risk | Property on the Register in previous monitoring period | Status |
|--------------------------------------|-----------------------------|-------------------------|------|--|---|
| | | | | completed and application submitted. | to convert one of the floors to offices uses is being considered. Council is working with owners. |
| Wharf Shed Canal Basin Whaley Bridge | Grade II* Conservation Area | British Waterways Board | 4 | Yes | Canals and River Trust working with local community to explore future use of the building and have been carrying out routine maintenance. |

8.36 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.

8.37 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.

8.38 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.

8.39 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. This remains unchanged since the last two monitoring reports. However progress has been made; work on the Crescent in Buxton is well underway, work has started on the former stables and living accommodation on Manor Park Road, Glossop,

8 Environmental Quality

works have been completed on the Gatehouse to Woods Mill, Glossop and Christ Church Buxton. The Council is working with some of the owners to address the risk issues and find an appropriate solution which will address the risk to the buildings.

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 16

Total amount of additional net floor space by type

Sustainability Appraisal Indicator

Employment land supply

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
- E5 Regenerating an Industrial Legacy

Table 32 Total amount of additional employment land/floorspace - by type

| Use Class | Land developed (Hectares) | | | | | | | 2014/17 | 2017/18 | 2018/19 | Floorspace developed (m ²) | | | | | | |
|-----------------------|---------------------------|--------|--------|---------|---------|---------|---------|---------|---------|---------|--|---------|---------|--------|--------|---------|---------|
| | 2006/7 | 2007/8 | 2008/9 | 2009/10 | 2010/11 | 2013/14 | 2014/17 | | | | 2017/18 | 2018/19 | 2006/7 | 2007/8 | 2008/9 | 2009/10 | 2010/11 |
| Gains | | | | | | | | | | | | | | | | | |
| B1 (a) | 0 | 0 | 0 | 0.01 | 0.22 | | 2.12 | 0.0432 | | | | 0 | unknown | 420 | 567 | 1476 | |
| B1 (b) | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 0 | 0 | | | |
| B1 (c) | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | 0 | 0 | | | |
| B2 | 6.27 | 2.04 | 0.28 | 0.49 | 1.1 | | 4.57 | 0.046 | | | | unknown | 2,448 | 2,868 | 14,118 | 983 | |
| B8 | 0 | 2.1 | 0 (i) | 1.09 | 0.06 | | 4.2 | 0.178 | | | | 0 | 7,962 | 737 | 0 | | |
| Mixed B1/B2/B8 | | | | | | | | 0.0074 | | | | | | | | | |
| Total gains (gross) | 6.27 | 4.14 | 0.28 | 1.59 | 1.38 | | 10.89 | 02746 | | | | unknown | 7,765 | 4025 | 14,685 | 2459 | |
| Losses | | | | | | | | | | | | | | | | | |
| B1 (a) | unknown | 0 | 0 | 0 | 0 | | | 0 | | | | unknown | 72 | | | 492 | |
| B1 (b) | unknown | 0 | 0 | 0 | 0 | | | 0 | | | | | | | | | |
| B1 (c) | unknown | 0 | 0 | 0.11 | 0 | | 1.61 | 0 | | | | | | | | | |
| B2 | unknown | 0 | 0 | 0.09 | 0.065 | | 3.31 | 0 | | | | | | | 623 | 12362 | |
| B8 | unknown | 0 | 0 | 0 | 0.9 | | 3 | 0 | | | | | | | 567 | 338 | |
| Mixed (B1, B2 and B8) | unknown | 0 | 0.78 | 0 | 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 ²) |
|--------------------------|---------------------------|-------------|-------------|-------------|--------------|-------------|---------------|--|
| | unknown | 0 | 0.78 | 0.2 | 0.965 | 7.92 | 0 | |
| Total losses | | | | | | | | 1262 |
| Total gains (net) | 6.27 | 4.14 | -0.5 | 1.39 | 0.415 | 2.97 | 0.2746 | 13423 |
| | | | | | | | | 13792 |

9 Economy

9.7 The table above shows the amount of additional employment land and floorspace completed in that monitoring year by type, or completed losses from B uses. Figures are included for the area of land and also for the amount of floorspace gained and lost to each land type. This is followed by a consolidation of gross gains and losses to produce a "net" gain figure (which in some cases is negative where the loss figure is greater that year). Note that as some employment completions (or loss completions) pertain more than one B class at the same tie, the Mixed B1/B2/B8 rows account for theses completions.

9.8 In some monitoring years totals have been combined with other years.

Indicator 17

Employment land available by type on allocated sites and PEZs

Sustainability Appraisal Indicator

Employment land supply

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 33 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 |

9 Economy

| Site Name | Site area (ha) |
|--------------------------------|----------------|
| Staden Lane extension Buxton | 1.36 |
| Tongue Lane extension Buxton | 2.03 |
| Waterswallows extension Buxton | 5.2 |
| Total | 16.93 |

Table 34 Employment sites with undeveloped space (September 2017)

| Site Name | Available area (ha) |
|---------------------------------------|---------------------|
| Rossington Park/Graphite Way Hadfield | 4.77 |
| Waterside Hadfield | 0.8 |
| Newtown New Mills | 1.1 |
| Tongue Lane Industrial Estate Buxton | 1.16 |
| Harpur Hill Industrial Area Buxton | 2.7 |
| Total | 10.53 |

Table 35 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 |
| Total | 10,686 |

9.9 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 Economy

9.10 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.

9.11 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.

9.12 The employment monitoring indicators have not been updated for the monitoring period.

9.13 There are 5 employment sites with undeveloped space totalling 10.53 hectares and 5 sites with available units totalling 10,686sqm. (September 2017)

9.14 The figures for the total amount of additional employment land and floorspace relate to 2017-2018. Figures for the previous years are also provided. For 2017-2018 2746 sqm of floorspace was developed and there were no losses giving a net gain of 2746 sqm. Most development related to B8.

Progress: Working towards the target

Indicator 18

Net additional; dwellings on industrial legacy sites

To enable the mixed use redevelopment of the industrial legacy sites

Local Plan Policies

- E5 Regenerating an Industrial Legacy

Table 36 Dwellings approved on Industrial Legacy Sites

| Site | Planning Application | Residential approvals | 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 |

9 Economy

| Site | Planning Application | Residential approvals | No. Of dwellings |
|---|--|--|------------------|
| Charlestown Works Glossop | 2013/0597 approved 17/3/14 2016/0520 Approved 26/3/18 | Outline planning permission granted for demolition of buildings and up to 100 dwellings and office development. Reserved matters application for above outline for 96 dwellings and associated works. | 96 |
| Ferro Alloys Glossop | 2015/0113 Approved 28/4/16 | Planning permission granted residential development. Work started June 2016 and is completed. | 51 |
| Bingswood Industrial Estate Whaley Bridge | | No applications | 0 |
| Furness Vale Business Park | | No applications | 0 |
| Torr Vale Mill New Mills | | No applications | 0 |
| Britannia Mill Buxworth | | No applications | 0 |
| Land at Newtown New Mills | | No applications | 0 |
| Total | | | 204 |

9.15 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.

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

9.17 Three of the Industrial Legacy sites have residential approvals. None were granted in the monitoring period. The development at Ferro Alloys is complete and the developments at Charlestown Works and Woods Mill are in progress.

Progress: Target met

9 Economy



Indicator 19

Retail vacancy rate by town centres and Primary Shopping Area (PSA)

Indicator 20

% of units in A1 use within the PSA and Primary Shopping Frontage

Indicator 21

Total amount of floor space for 'Town Centre Uses'

Sustainability Appraisal Indicator

Retail vacancy rates

Vacancy rates in each town centre to be below the National Town Centre Vacancy Rate for the relevant monitoring year (10.4% in January 2019 - Source: Springboard)

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

9.18 The Local Plan seeks to maintain and enhance town centres and provide a choice of shops and services in accordance with their function and scale.

9.19 Buxton and Glossop are the two main town centres in High Peak acting as principal centres for retail, services and leisure facilities. Buxton's position at the highest tier of the hierarchy of centres is reflected in policy through the designation of a Primary Shopping Area in addition to Primary Shopping Frontages and a town centre boundary. Glossop also has designated Primary Shopping Frontage in addition to a town centre boundary. New Mills, Chapel-en-le-Frith and Whaley Bridge are designated as small town centres and each have designated town centre boundaries. The town centre boundary for Chapel-en-le-Frith has been determined within its Neighbourhood Plan.

9 Economy

9.20 The Council participates in the Springboard town centre data collection alongside many other authorities in the country. This generates comparative data such as town centre vacancy rates against which the Council can measure itself. (Note that the data does not cover every single Council in the country, just those who choose to participate.)

Indicator 19: Retail vacancy rate by Town Centres and Primary Shopping Area (PSA)

Vacancy Rates by Town Centre

9 Economy

Table 37 Units in Town Centres November 2018 (except Buxton February 2019)

| Town | Retail | Retail % | Eat in/out | Financial/Prof services | Other business | Pub | Total | Total Vacant | Vacancy rate all % |
|---------------------------|--------|----------|------------|-------------------------|----------------|-----|-------|--------------|--------------------|
| Buxton | 159 | 54% | 51 | 27 | 39 | 21 | 297 | 25 | 8.4% |
| Glossop | 118 | 54% | 33 | 25 | 28 | 14 | 218 | 6 | 2.8% |
| New Mills | 45 | 55% | 14 | 12 | 8 | 3 | 82 | 7 | 8.5% |
| Chapel-en-le-Frith | 33 | 51% | 11 | 4 | 13 | 4 | 65 | 3 | 4.6% |
| Whaley Bridge | 24 | 47% | 10 | 8 | 4 | 5 | 51 | 4 | 7.8% |



9 Economy

Table 38 Vacant Retail Units in Town Centres November 2018 (except Buxton February 2019)

| Town | Number of Retail units | Number of vacant retail units | Vacancy rate % |
|--------------------|------------------------|-------------------------------|----------------|
| Buxton | 159 | 17 | 10.7% |
| Glossop | 118 | 3 | 2.5% |
| New Mills | 45 | 6 | 13.3% |
| Chapel-en-le-Frith | 33 | 3 | 9.1% |
| Whaley Bridge | 24 | 2 | 8.3% |

Retail Vacancy Rate by Primary Shopping Area (Buxton only)

Table 39 Retail Vacancy Rate in Buxton Primary Shopping Area February 2019

| Town | Number of Retail Units in Primary Shopping Area | Number of vacant retail units in Primary Shopping Area | Vacancy Rate % |
|--------|---|--|----------------|
| Buxton | 82 | 9 | 11% |

9.21 The data above shows:

- A break down of all units in each town centre, the percentage of retail units and vacancy rates for all units.
- Retail vacancy rates for town centres.
- Retail vacancy rates in the Primary Shopping Area in Buxton.

9.22 New Mills has the highest percentage of retail units at 55% (though this is lower than the 61% proportion the town had in 2017). The larger centres of Buxton and Glossop both have 54% of retail units in their town centres. This is very similar to 2017 when Buxton had 53% and Glossop had 55%. Whaley Bridge has the lowest proportion of retail units at 47% (the same proportion as in 2017).

9.23 The lowest town centre vacancy rate is just 2.8% in Glossop (falling from 3.1% in 2017). The town centre vacancy rate in Chapel-en-le-Frith has risen from 3.1% in 2017 to 4.6% in 2018. In Buxton the town centre vacancy rate has risen slightly from 8.3% in 2017 to 8.4% 2019. The biggest change is in Whaley Bridge where the vacancy rate has risen from 4.1% in 2017 to 7.8% in 2018. New Mills has also seen a rise in its town centre vacancy rate from 6% in 2017 to 8.5% in 2018. However, despite these changes all centres compare favourably with the national average vacancy rates for all town centre units which is approximately 10.4% (source: Springboard January 2019).

9 Economy

9.24 There has been a reversal of the trend regarding the retail vacancy rate within Buxton's Primary Shopping Area, the heart of the retail centre, since 2017. It was previously 5.5%, significantly lower than the retail vacancy rate across the whole town. However, by February 2019 it had doubled to 11%. This is because, like many other towns, Buxton has experienced national chain stores like H. Samuel and Marks and Spencer leaving the town. This trend is likely to get worse as Santander have also announced that they will shortly be closing their Buxton branch. The Council has submitted a bid to the 'Future High Street' fund for Buxton in an attempt to address this issue. It has recently been announced that Buxton is through to the next stage of the Future High Street Fund bidding process and the Council is currently working up a more detailed business case.

Indicator 20: % of units in A1 use within the Primary Shopping Area and Primary Shopping Frontage

Table 40 % of Units in A1 Use within Primary Shopping Area & Primary Shopping Frontage (2018/19)

| Town | No. of A1 Units in Primary Shopping Area (127 no units in total) | % of A1 Units in Primary Shopping Area | No. of A1 Units in Primary Shopping Frontage | % of A1 Units in Primary Shopping Frontage |
|----------------|--|--|--|--|
| Buxton | 82 | 65% | 103/160 | 64% |
| Glossop | n/a | n/a | 65/115 | 57% |

9.25 In Buxton the proportion of A1 units in the Primary Shopping Area and the Primary Shopping Frontage is very similar (at 65% and 64% respectively). These proportions are the same as they were in 2017. The proportion of A1 units in the primary shopping frontage in Glossop is lower at 57% - this figure has dropped slightly from 59% in 2017.

9.26 It is also useful to monitor the proportion of A1 uses in the smaller town centres of New Mills, Chapel-en-le-Frith and Whaley Bridge. The results show that the smaller centres have a lower percentage of A1 uses and a wider range of other uses than the larger centres which is to be expected given their size and national retail trends. The total number of units in New Mills and Chapel-en-le-Frith has fallen slightly and Whaley Bridge has seen a slight rise. In terms of the proportion in A1 use, New Mills has reduced by 6% since the last monitoring year. Chapel-en-le-Frith has increased by 5% whilst Whaley Bridge has remained relatively static with a 1% increase.

Table 41 % of Units in A1 Use within Town Centre Boundary (November 2018)

| Town | Total No. of Units | Number in A1 Use | % in A1 Use |
|------------------|--------------------|------------------|-------------|
| New Mills | 82 | 45 | 55% |

9 Economy

| | | | |
|---------------------------|----|----|-----|
| Chapel-en-le-Frith | 65 | 33 | 51% |
| Whaley Bridge | 51 | 24 | 47% |

Indicator 21: Total Amount of Floor Space for Town Centre Uses

9.27 Floor space data has been collected from the Valuation Office and the table below shows the gross amount of floor space for each town centre use.

9.28 Some premises do not have any publicly available data from VOA so cannot be included in the figures. Therefore, this data acts as a useful guide rather than a full and complete record.

Table 42 Total Amount of Floor Space for Town Centre Uses

| | Retail (gross m²) | Eat in / Out (gross m²) | Financial / Professional Services (gross m²) | Other Businesses (gross m²) | Pubs (gross m²) | Vacant (gross m²) |
|----------------------------|---|---|--|---|---------------------------------------|---|
| Buxton | 27249 | 5729 | 4803 | 1826 | 1631 | 1995 |
| Glossop | 20603 | 1640 | 2942 | 3782 | 926 | 473 |
| Whaley Bridge | 2435 | 963 | 544 | 257 | 257 | 251 |
| Chapel-en-le-Frith* | 6506 | 807 | 278 | 1326 | 1326 | 28 |
| New Mills | 3819 | 1087 | 1038 | 822 | 822 | 845 |

9.29 (Source: VOA Data 2019 and 2005)

9.30 *Chapel-en-le-Frith Town Centre Boundary in Neighbourhood Plan has been used

9.31 The floor space data contained within the tables has been updated in this monitoring year. The data shows that Buxton has significantly more floor space within the town centre boundary than any of the other centres. Looking at floor space levels for different town centre uses in terms of retail Buxton and Glossop have significantly higher levels than the other centres. Chapel-en-le-Frith has a much higher level of retail floor space than Whaley Bridge and New Mills. Buxton has much higher levels of floor space occupied by eat in / out and financial / professional services uses than any other centre. Floor space given over to other businesses (i.e. those outside of A class uses) is significantly higher in Glossop than the other centres. For its size Chapel has a high level of floor space being used by other businesses in the town centre. The floor space figures for pubs are indicative as many are not included as the VOA data is not publicly available. Vacancy rates are best viewed in Table 37 as although the Buxton figure is significantly higher, when calculated proportionally it does not have the highest town centre vacancy rate in High Peak.

9 Economy



9.32 Progress: Target met for town centre vacancy rate as a whole. However there is an issue with rising proportions of vacant retail units particularly in Buxton and New Mills.

9 Economy

Indicator 22

Number of planning applications for tourist and accommodation facilities

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 43 Applications regarding tourist facilities

| Application No | Site | Proposal | Decision | Comment |
|--------------------|---|--|-----------------------|--|
| Glossopdale | | | | |
| 2018/0351 | Lodge Farm Boggard Lane Charlesworth | Proposed implement shed to accommodate storage of equipment, machinery and other items utilised by the existing Charlesworth Lodges holiday park | Refused 31/10/2018 | Inappropriate development in the green belt, harm openness of the green belt. Encroach into green belt. Minor benefits from the development which may increase visitors to the holiday site do not outweigh harm to green belt S1, S1a, EQ4 |
| Central | | | | |
| 2018/0213 | The Old Sea Scout Club House Unnamed Road From Tom Lane To Tunstead Farm Tunstead Milton Whaley Bridge | Replacement 2 bed dwelling for leisure holiday accommodation | Approved 29/6/2018 | Provision of additional tourist facilities |

9 Economy



| Application No | Site | Proposal | Decision | Comment |
|----------------|--|--|-----------------------|--|
| 2016/0409 | Four Acres Field (260 m from The Firs) Buxton Road Whaley Bridge | Retention of a caravan to be used for holiday rentals and free holiday accommodation for underprivileged or disadvantaged children and their careers | Refused 14/12/2018 | Development would have an adverse impact on landscape character EQ2, EQ6 EQ7 Design SPD |
| 2017/0615 | Milton Farmhouse Hayfield Road Chapel Milton Chapel-En-Le-Frith | Proposed change of use of gamesroom/gym to holiday cottage | Approved 20/4/2018 | Provision of additional tourist facilities |
| 2018/0105 | Hayfield Camp Site Kinder Road Hayfield | Variation of condition 6 in relation to HPK/2010/0479 To allow site sitters to be present during the site closed period | Approved 23/5/2018 | Improved tourist facilities |
| 2018/0101 | Hilltop Cottage Eccles Road Whaley Bridge | Outline planning application with same matters reserved for campsite | Refused 19/4/2018 | Prominent intrusion into open countryside, would harm landscape character. Remote location would be unsustainable form of development result in reliance on private car for access. Increase use of sub standard access and roadways S1, S1a, EQ2, EQ3, CF6 Chapel Neighbourhood Plan TM2. Landcape Character SPD |
| Buxton | | | | |

9 Economy

| Application No | Site | Proposal | Decision | Comment |
|----------------|---|--|--------------------|--|
| 2018/0241 | 1-2 Buckingham Hotel Burlington Road Buxton | Demolition of hotel & erection of new hotel ancillary facilities with sub-ground parking. | Refused 4/9/2018 | <p>Site within the Buxton settlement boundary. Development would harm the Conservation Area/ Listed Park and Buckingham Hotel a non designated heritage asset. Not demonstrated harm is outweighed by public benefits</p> <p>Loss of trees.</p> <p>S1 S1a S2 S3 S7 EQ1 EQ2 EQ5 EQ6 EQ7 EQ9 EQ10 EQ11 CF3 CF4 CF6 CF7</p> |
| 2018/0501 | Lime Tree Park Dukes Drive Buxton | Proposed change of use of land for extension to existing camp site to include the siting of 21 static caravans | Approved 15/1 2019 | <p>Additional tourist facilities.</p> <p>Site is in the countryside, limited harm to the landscape which can be mitigated, would bring economic benefits in supporting tourism.</p> <p>S1 S1a S2 S4 S7 EQ1 EQ2 EQ3 EQ5 EQ6 EQ8 EQ9 EQ10 EQ11 E6 E7 CF6</p> |

9.33 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.

9.34 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. Policies EQ2, EQ3 and EQ4 seek to protect landscape character, allow for appropriate development in the countryside and ensure development is inline with national green belt policy.

9 Economy



9.35 Within the monitoring period there were 8 applications which directly related to the provision of development for tourist. Applications were holiday accommodation relating to holiday cottages, campsites and hotels (both new and improvements/alterations to existing facilities) and playing fields,

9.36 4 were approved and 4 refused. The refusals related to the impact of the proposed development on the countryside and landscape character, inappropriate development in the green belt, unsustainable remote location and harm to a Conservation Area, listed building and non designated heritage assets.

9.37 Tourist development by the rural nature of High Peak is often for proposed development in the countryside and green belt and the Local Plan seeks to balance the need for the protection of the distinctive rural character of the area whilst encouraging the tourist development and the rural economy.

9.38 **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 23

Approvals for new infrastructure and community facilities

Indicator 24

Approvals that result in a loss of a community facility

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 44 Applications regarding Community/Sport Facilities

| Application No | Proposal | Site | Decision | Comment | Loss gain of community sport recreation facility |
|-----------------------------|--|--|-----------------------|--|--|
| Glossopdale Sub Area | | | | | |
| 2018/0155 | change of use of no 4 Glossop Road returning it back to full dwelling separate from no 2 change of use of upper floor of no 2 from dwelling to business hub construction of single storey back extension to no 2 alterations associated with the above | 2 The Grey Mare Glossop Road Charlesworth | Approved 22/6/2018 | Public house had been closed for some time. Proposal would replace public house with separate dwelling & business hub. | loss of public house gain of business hub |
| 2018/0065 | Modular Building next to existing building | Glossopdale Furniture Project Pikes Lane Glossop | Approved 28/6/2018 | Expansion of existing premises which restore furniture & sold on to the public | Gain |

10 Community Facilities and Services



| Application No | Proposal | Site | Decision | Comment | Loss gain of community sport recreation facility |
|----------------|--|---|------------------------|---|--|
| 2018/0397 | Conversion alteration and renovation of public house into 2 dwellings. | 2 The Grey Mare Glossop Road Charlesworth | Approved 5/11/ 2018 | Public house has been closed for some time. Previous approval for COU to dwelling & business hub. Statement submitted stating public house became financially unstable. Another public house in Charlesworth virtually opposite. | Loss |
| 2018/0031 | Refurbishment works to main building comprising of new entrance porch to front; new walkway link to rear, new plant room to southwest side and revised parking arrangement | Reuben's Retreat Woods Continuation Hospital Park Crescent Glossop | Approved 20/7/2018 | Improved facilities | Gain |
| 2018/0060 | Change of use from agricultural land to playing field | Recreation Site West Drive Tintwistle | Approved 3/4/2018 | Additional facilities provided | Gain |
| 2018/0088 | Change of use from Light Industrial to D2 Leisure. | Unit 4 Waterside Business Park Waterside Hadfield Glossop | Approved 10/5/2018 | Additional facilities provided | Gain |
| 2018/0262 | Formation of new external bin store and scooter store, rear extension to form new flat and conversion of current void space to form 2 new flats and a new treatment room | Corn Mill House King Edward Avenue Glossop | Approved 10/1/2018 | Improved facilities | Gain |
| 2018/0443 | Variation of Condition 12 of HPK/2015/0423 | Football Ground West Drive Tintwistle | Approved 8/11/2018 | Application to permanently extend the | Gain |

10 Community Facilities and Services

| Application No | Proposal | Site | Decision | Comment | Loss gain of community sport recreation facility |
|---------------------|---|---|---------------------------|---|--|
| | | | | operating hours of the pavilion. Improved facilities. | |
| 2018/0449 | Proposed replacement of 244m of concrete post and panel boundary enclosure/fence with 1830mm(high) x 2510mm(wide) twin mesh fencing | Glossop Cricket Club North Road Glossop | Approved 23/11/2018 | Improved facilities | Gain |
| 2018/0109 | The construction of a synthetic turf pitch with associated floodlighting, fencing, car parking and ancillary features. | Sir Philip Howard Roman Catholic School, St Marys Road, Glossop | Refused 11/3/2019 | | No change |
| 2018/0582 | Construction of an extension to the south western side elevation accessed from the Railway Street frontage to provide universal access to both the Library and First Floor (Upper Hall). | Hadfield Library Station Road Hadfield Glossop | Approved 7/2/2019 | Improved facilities | Gain |
| 2018/0523 | Retrospective Permission for Proposed demolition of existing outbuilding, addition of new main entrance with canopy, addition of first-floor link extension, minor alterations to external elevations, improved access and parking arrangements | St Christophers Trust Redcourt Hollin Cross Lane Glosso | Approved 7/3/2019 | Improved facilities | Gain |
| 2019/0021 | Proposed change of use to (D1) Dental Surgery and the installation of new disabled ramp | 27 Kershaw Street Glossop | Approved 18/3/2019 | Improved facilities | Gain |
| Central Area | | | | | |

10 Community Facilities and Services



| Application No | Proposal | Site | Decision | Comment | Loss gain of community sport recreation facility |
|------------------------|---|---|--------------------|--|--|
| 2018/0086 | Replacement of temporary classroom with a permanent traditional build with connecting corridor to the main school. | Chinley Primary School Buxton Road Chinley | Approved 10/8/2018 | Additional facilities | Gain |
| 2018/0431 | Proposed extension to surgery | Thornbrook Surgery Thornbrook Road Chapel-En-Le-Frith | Approved 5/11/2018 | Additional facilities | Gain |
| 2018/0324 | Demolition of existing police station (disused) and the erection of three pairs two storey semi detached houses with drives. | 90 - 94 Manchester Road Chapel-En-Le-Frith | Approved 25/1/2019 | Former police station and residences. Use has ceased. | No change as site is no longer in use. |
| 2018/0164 | Change of use of Public House to form three dwellings, replacement of former toilet block to form dwelling and Erection of three new dwellings in car park. | White Horse Inn 141 Buxton Road Whaley Bridge | Approved 28/1/2019 | Ceased trading as a public house in 2017. A number of other public houses in the vicinity. Applicants submitted statement stating premises were not commercially viable. | Loss |
| 2018/0291 | Change of use from general industrial to a fitness suite and spa facility for public use (D2 Assembly and Leisure) | Low Leighton Garage Low Leighton Road New Mills | Approved 21/1/2019 | New facilities | Gain |
| 2018/042 | New changing rooms and associated facilities | Community Field Park Avenue Furness Vale | Approved 14/1/2019 | Additional facilities | Gain |
| Buxton Sub Area | | | | | |
| 2017/0612 | Variation of condition 4 of outline consent HPK/2014/0403 to amend the approved plans relating to indicative landscape masterplan, | Land At Burlow Road And Heathfield Nook Road Harpur Hill Buxton | Approved 10/7/2018 | Additional facilities | Gain |

10 Community Facilities and Services

| Application No | Proposal | Site | Decision | Comment | Loss gain of community sport recreation facility |
|----------------|--|---|------------------------|---|--|
| | access and location of community facilities/crèche | | | | |
| 2017/0377 | Conversion and change of use of Peak Dale Methodist Church into 3no. residential units including demolition of single storey extensions with 2no. new build semi-detached affordable dwellings to the rear garden. | Peak Dale Methodist Church Upper End Road Peak Dale | Approved 25/6/2018 | Vacant church, previous refusal for residential development of the site 2014/0500. Letter form Buxton Methodist Circuit stating church not viable, has a small congregation and alternative churches in Fairfield Buxton & Dove Holes | Loss |
| 2017/0581 | Change of use from children's day nursery to 5 self-contained apartments including removal of existing external fire escape and site works to create parking areas and waste and recycling facilities | 15 College Road Buxton | Approved 16/5/2018 | Information submitted demonstrating nursery is not commercially viable & are other similar facilities nearby. | Loss |
| 2018/0089 | Refurbishment and alteration to Derby House, and conversion to six dwellings (Change of Use) | 12 Derby House Nursing Home Broad Walk Buxton | Approved 2/11/2018 | Information submitted demonstrating applicant is unable to sell the business as a going concern | Loss |
| 2018/0496 | Variation of condition 6 (floodlight use) of HPK/2017/0620 | Football Ground Silverlands Buxton | Approved 16/12/2018 | Proposal to extend the hours of use the floodlights | Improved facilities |
| 2018/0620 | Provision of new accommodation for educational facilities and replacement of pitch and floodlights | Football Ground Silverlands Buxton | Approved 3/5/2018 | Additional facilities | Gain |

10 Community Facilities and Services



| Application No | Proposal | Site | Decision | Comment | Loss gain of community sport recreation facility |
|----------------|---|---|--------------------|-----------------------|--|
| 2017/0232 | Proposed conversion of former White Lion Public House (now known as the Artisan Quarter) and associated outbuildings to form 13 apartments | The Artisan Quarter Spring Gardens Buxton | Approved 13/8/2018 | | Loss |
| 2018/0177 | Proposed change of use from residential C3 to mixed use development to consist of C3 and D1 Therapy Centre Minor internal alterations to layout of rooms. | Flat 4 2 St James Terrace Buxton | Approved 20/8/2018 | Additional facilities | Gain |
| 2018/0465 | Change of use from neglected and litter strewn area to one that is beneficial to residents, visitors and wildlife. | Land For Open Space Asset 227 Water Street Buxton | Approved 14/1/2019 | Additional facilities | Gain |
| 2018/0125 | New multi-agency healthcare campus | Buxton Mineral Water Station Road Buxton | Approved 11/1/2019 | New facilities | Gain |
| 2017/0573 | Library extension | St Thomas More Roman Catholic School Palace Road Buxton | Approved 9/7/2018 | Improved facilities | Gain |

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 30 applications regarding community facilities. 1 was refused. 21 resulted in an improvement of existing facilities or the provision of new facilities, 7 resulted in a loss and 2 there no change. Of the 7 applications that resulted in a loss the majority related to uses that were demonstrated to be no longer commercially viable and there were similar facilities nearby, uses included public houses, garden nursery and a nursing home. 1 related to a vacant church where the congregation had alternative provision in Buxton and Dove Holes.

10.10 Progress: Targets met

10 Community Facilities and Services

Indicator 25

Provision of identified infrastructure required to support growth

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

Local Plan Policy

- Policy CF3 Local Infrastructure Provision

10 Community Facilities and Services

Table 45 Approvals on sites allocated for residential development since Local Plan adoption

| Location | No of dwellings | Phase | Planning Application No and approval date | Requirements from the IDP | Comment |
|----------------------|-----------------|-------|--|--|---|
| Glossopdale Sub Area | | | | | |
| G16 Woods Mill | 104 | M | HPK/2015/0571 1/7/2016. Planning permission granted for mixed use development including 57 dwellings | <ul style="list-style-type: none"> • Affordable housing (in accordance with Local Plan policy) • Open space/sports/recreation provision (in accordance with Local Plan policy) • Public transport & highways improvements (TBD, S106 as required, developers, DCC) • Education provision to ensure there is sufficient school capacity at St James Primary School/Duke of Norfolk Primary School to support growth (S106 as required) • Health care (S106 as required health care providers) • Water, gas, electricity infrastructure (to be determined on a site by site basis) | <ul style="list-style-type: none"> • No objections to the application from infrastructure providers • 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. • Conditions included in permission in line with comments received from Highways, United Utilities /Environment Agency Flood Risk,DWT • S06 regarding highway improvements |



10 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"> • Affordable housing (in accordance with Local Plan policy) • Open space/sports/recreation provision (in accordance with Local Plan policy) • Public transport & highways improvements (TBD, S106 as required, developers, DCC) • Education provision to ensure there is sufficient school capacity at St Luke's Primary School to support growth (S106 as required) • Health care (S106 as required health care providers) • Water, gas, electricity infrastructure (to be determined on a site by site basis) | <ul style="list-style-type: none"> • No objections to the application from infrastructure providers. Network Rail requested a contribution towards footpath diversion and improvement works or rebuilding of a bridge but it was concluded that this is not justified. • Conditions included in permission in line with comments received from DCC, United Utilities / Flood Risk, Network Rail, DWT • S06 regarding affordable housing, waste management facilities, education & off-site play space and outdoor sport provision |
| G31 Charlestown Works | 100 | E | HPK/2016/0520 26/3/2018 Reserved matters approval for 96 dwellings | <ul style="list-style-type: none"> • Affordable housing (in accordance with Local Plan policy) • Open space/sports/recreation provision (in accordance with Local Plan policy GF4) | <ul style="list-style-type: none"> • No objections from infrastructure providers • Conditions included in the permission inline with comments received from |

10 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"> • Public transport & highways improvements (TBD, S106 as required) • Education provision to ensure there is sufficient school capacity at St James Primary School to support growth (S106 as required) • Health care (S106 as required health care providers) • Water, gas, electricity infrastructure (to be determined on a site by site basis) | <p>highways and United Utilities</p> <ul style="list-style-type: none"> • S106 regarding play space provision, bus enhancement and travel plan |
| Central Sub Area | | | | | |
| C13 Buxton Road Chinley | 13 | E | HPK/2016/0692 27/11/2017 Outline planning permission for allocated site and | <ul style="list-style-type: none"> • Affordable housing (in accordance with Local Plan policy) • Open space/sports/recreation provision (in accordance with Local Plan policy) | <ul style="list-style-type: none"> • No objections from infrastructure providers |

10 Community Facilities and Services

| Location | No of dwellings | Phase | Planning Application No and approval date | Requirements from the IDP | Comment |
|----------------------|-----------------|-------|---|--|---|
| | | | adjacent land for residential development | <ul style="list-style-type: none"> • Public transport & highways improvements (TBD, S106 as required, developers, DCC) • Education provision to ensure there is sufficient school capacity at Chinley Primary School to support growth (S106 as required) • Health care (S106 as required health care providers) • Water, gas, electricity infrastructure (to be determined on a site by site basis) | <ul style="list-style-type: none"> • Conditions included in the permission in line with comments from highways, LLFA, United Utilities and Network Rail • S106 regarding affordable housing, allotments, education contribution, play space and outdoor sports facilities |
| C9 Macclesfield Road | 83 | E | HPK/2017/0247 3/10/2018 Reserved matters approval for 107 dwellings | <ul style="list-style-type: none"> • Affordable housing (in accordance with Local Plan policy) • Open space/sports/recreation provision (in accordance with Local Plan policy) • Public transport & highways improvements (TBD, S106 as required, developers, DCC) • Education provision to ensure there is sufficient school capacity to support growth (S106 as required) | <ul style="list-style-type: none"> • No objections from infrastructure service providers. • Conditions included taking account of comments received |

10 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"> ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) | |

10 Community Facilities and Services

10.11 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.

10.12 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.

10.13 The table above shows the key requirements from the IDP for the allocated housing sites which were granted permission since the adoption of the Local Plan. Consultation was carried out on the applications with interested bodies including infrastructure providers. In most cases the infrastructure required was secured with conditions on the planning permission or through a S106 agreement. In the case of reserved matters permission conditions and S106 agreements may have been agreed as part of the outline permission.

Progress: Target met

Indicator 26

% of major applications approved contrary to infrastructure provider advice

No applications approved contrary to infrastructure provider advice

10.14 Local Plan Policy

- **Policy CF4 Open Space, Sports and Recreation**

10 Community Facilities and Services

Table 46 Comments on applications by infrastructure providers

| Application | Proposal | Site | Decision | Comment |
|-----------------------------------|---|---------------------------------------|---|---|
| Glossopdale Sub Area 2017/0325 | Outline application for up to 108 dwellings | Land north of Dinting Road Glossop | Approved 6/4/2018 S106 - contribution to allotments & off site sports. Travel plan, play space, on site open space | <p>DCC Policy - request S106 contributions for education & guidance notes regarding access to high speed broadband.</p> <p>DCC Flood risk - no objections recommend conditions</p> <p>Derbyshire Wildlife Trust - recommend conditions</p> <p>Open Space - request contributions for recreational facilities and allotments</p> <p>United Utilities - no objections subject to conditions</p> <p>DCC highways - proposal unlikely to cause significant adverse impact on highway safety, recommend S106 contributions for monitoring travel plan and conditions</p> <p>Coal Authority - no objections</p> |



10 Community Facilities and Services

| Application | Proposal | Site | Decision | Comment |
|-------------|--|---|---|---|
| 2016/0550 | 51 dwellings (re submission of 2015/0113) | Land off Surrey Street Glossop | Approved 19/4/2018 S106 affordable housing | DCC highways - no objections recommend conditions DCC Flood risk - recommend conditions DCC Planning - Request contributions for education and access to high speed broadband DCC Archaeologist – no objections subject to conditions |
| 2018/0161 | Application for approval of all reserved matters following outline application HPK/2016/0691 | Former Bridge Mills New Road Tintwistle | Approved 5/12/2018 S106 on outline permission affordable housing, link to trans pennine trail & open space | Environment Agency - recommend conditions DCC Flood Risk - no comment United Utilities no objections , recommend conditions DCC highways - recommend conditions DCC Pennine Bridleways - no objections recommend conditions DWT - recommend conditions |

10 Community Facilities and Services



| Application | Proposal | Site | Decision | Comment |
|-------------------------|--|---|--|---|
| 2017/0198 | Outline application with all matters reserved (except access) for residential development and associated works | Land at Woolley Bridge East of A57 Hadfield Glossop | Approved 31/1/2019 S106 affordable housing outdoor sports and recreation, education, open space off site contribution | DCC Highways - recommend conditions United Utilities - recommend conditions DCC contributions officer - recommends education contributions and access to high speed broadband services DCC Flood Risk - recommend conditions Coal Authority - no objections DWT - recommend conditions |
| Central Sub Area | | | | |
| 2017/0247 | Reserved matters application for 107 dwellings | Land off Linglongs Road Whaley Bridge | Approved 3/10/2018 | DCC highways – proposal would not have not have an unacceptable impact on highway safety. DCC Archaeologist – no objections subject to conditions DCC Flood risk – sufficient information provided to discharge relevant condition |

10 Community Facilities and Services

| Application | Proposal | Site | Decision | Comment |
|-------------|--|--|--|--|
| 2016/0516 | Outline application for residential dwellings and associated works | Land at Elnor Farm Elnor Lane Whaley Bridge | Refused landscape impact 24/4/2018 | <p>Derbyshire Wildlife Trust – sufficient information provided to discharge relevant condition</p> <p>Natural England – No objections</p> <p>Environment Agency – no objections</p> <p>Coal Authority – no objection</p> <p>DCC Policy & Monitoring – no further comments</p> <p>Severn Trent – no comments</p> <p>United Utilities- Revised proposals are acceptable</p> <p>DCC highways – recommend conditions and s106 contribution for junction improvements, footpath/greenway network improvements and travel plan monitoring</p> <p>United Utilities – no objections subject to conditions</p> <p>DCC Policy & Monitoring</p> |

10 Community Facilities and Services

| Application | Proposal | Site | Decision | Comment |
|-------------|--|--|------------------------|--|
| | | | | <p>s106 contributions recommend s106 contributions for education and guidance provided regarding access to high speed broadband services for future residents</p> <p>DCC LLFA Flood risk – FRA needs more information. Recommend conditions</p> <p>DCC Archaeology – Additional information requested and provided recommend conditions regarding investigation or archaeological work</p> <p>National Grid – No objections recommend developer contact NG before any works are carried out</p> <p>Electricity North West - no objections recommend conditions</p> |
| 2018/0105 | Variation of condition 2010/0479 | Hayfield Camp Site Hayfield | Approved 23/5/2018 | DCC highways - no objections |
| 2018/0601 | Application to vary Condition 3 of Outline planning permission HPK/2013/0625 to facilitate a phased discharge of the condition and phased development | Land to the rear of Hallsteads Dove Holes | Approved 16/12/2018 | DCC highways - no objections |



10 Community Facilities and Services

| Application | Proposal | Site | Decision | Comment |
|-----------------|--|--|----------------------------|---|
| Buxton Sub Area | | | | |
| 2017/0613 | Reserved matters application re 2014/0403 | Land at Burlow Road/Heathfield Nook Road Harpur Hill | Approved 20/7/2018 | DCC highways - recommend conditions DCC archaeologist - recommends further information before condition 12 discharged DCC Flood risk - no comments DCC Policy & Monitoring - no comments S106 in place on outline approval 2014/0403 |
| 2017/0612 | Variation of conditions re 2014/0403 - changes to site layout & strategic landscape masterplan | Land at Burlow Road/Heathfield Nook Road Harpur Hill | Outline Approved 10/7/2018 | DCC highways - no objections |
| 2017/0620 | Accommodation for educational facilities and replacement of pitch and floodlights | Football ground Silverlands Buxton | Approved 3/5/2018 | Sport England - no objections recommend conditions Severn Trent - no objections DCC highways - no objections recommend conditions |

10 Community Facilities and Services



| Application | Proposal | Site | Decision | Comment |
|-------------|---|---|------------------------|--|
| 2018/0496 | Variation of condition re 2017/0620 extend operating hours of floodlights | Football ground Silverlands Buxton | Approved 16/12/2018 | No comments |
| 2018/0337 | Proposed new covered riding area | Fern Farm, Fern Farm Road Buxton | Approved 21/12/2018 | DCC highways - no objections recommend conditions DCC archaeology - no objections suggest conditions Buxton Mineral Water - no comments |
| 2017/0673 | Extension to bottling plant & distribution facility | Nestle Waters UK Ltd Waterswallows Lane Fairfield Buxton | Approved 27/4/2018 | DCC highways – recommend conditions and fees for monitoring the Travel Plan DCC flood risk – recommend conditions Environment Agency – no objections subject to conditions Derbyshire Wildlife Trust – Recommend mitigation and compensation measures and conditions. |

10 Community Facilities and Services

| Application | Proposal | Site | Decision | Comment |
|-------------|------------------------------------|--|---|--|
| 2018/0125 | New multi-agency healthcare campus | Buxton Mineral Water Station Road Buxton | Approved 11/1/2019 S106 plan monitoring Traffic Regulation Orders, active car parking signage, bus stop shelters | <p>County Archaeologist – Significant archaeological implications recommend conditions re archaeological evaluation of the site and</p> <p>DCC minerals – no objections</p> <p>Severn Trent - no objections</p> <p>Environment Agency - no comments</p> <p>DCC highways no objections recommend conditions & S106 re Travel Plan, bus stops, parking traffic management</p> <p>Severn Trent - recommend conditions</p> <p>Network Rail recommend conditions</p> <p>PeakRail no objections ,</p> <p>land is affected by a number of existing covenants protecting Peak Rail's interests which will require Peak Rail's agreement to waive or amend.</p> |

10 Community Facilities and Services



| Application | Proposal | Site | Decision | Comment |
|-------------|--|--|--------------------|--|
| 2016/0086 | Proposed Refurbishment of Existing Courtyard Buildings and Garage Space to Form 14 New Dwellings | Brooklyn Place Fairfield Road Buxton | Approved 29/3/2019 | <p>DCC highways recommend conditions</p> <p>Environment Agency - no objections Council to consider whether site passes the Exemption Test</p> <p>DWT - recommend conditions</p> <p>DCC Planning Policy- no developer contributions required</p> <p>DCC Flood Risk no objections</p> |
| 2018/0601 | Variation of condition 2 of planning permission HPK/2017/0673 | Nestle Waters Uk Ltd Waterswallows Lane Green Fairfield Buxton | Approved 28/3/2019 | Environment Agency - request condition relating to contamination |

10 Community Facilities and Services

10.15 During the monitoring period there were 17 major applications submitted. 16 were approved and 1 were refused. The table above shows the comments received from the key infrastructure service providers. Comments were received from Derbyshire County Council in respect of highways, flooding and education, the Environment Agency, Network Rail, United Utilities, Severn Trent and the Coal Authority. In most cases the concerns raised were overcome with additional information and/or conditions on the planning permissions. S106 agreements were used to include provisions related to infrastructure such as education contributions.

Progress: Target met

11 Conclusions

11.1 The Annual Monitoring Report looks at the implementation of the policies in the adopted High Peak Local Plan 2016 against a number of defined indicators and targets. Monitoring is a key part of the plan preparation process and helps to establish what is happening at a point in time and compares trends against existing policies and targets. The Report can be used to consider whether the policies are achieving their intended objectives and can help to determine if the Plan needs to be reviewed.

11.2 The Local Plan contains policies for High Peak outside the National Park. The Plan seeks to promote the sustainable growth and development of the Borough. It aims to protect the environmental quality of the area, maintain and develop the economy including the rural economy, provide housing to meet the needs of the population and maintain and develop community facilities and services and infrastructure to support development.

11.3 The housing policies in the Local Plan outline the locational requirements for new homes and allocates sites for residential development and mixed use. Housing will be provided on sites allocated in policy H2 (and in the Chapel-en-le-frith Neighbourhood Plan) and from small sites which accord with policy H1. The Plan details the level of affordable housing required and provides a criteria based policy for gypsy and travellers.

11.4 The net requirement for dwellings is 3,549 with an annual requirement of 350 dwellings. Within the monitoring period housing delivery has been good exceeding the annual requirement with 380 housing completions and a total of 1813 completions overall in the Plan period. There is a 5.37 years housing land supply (April 2019). Since the adoption of the Local Plan there has been progress on a number of the allocated sites.

11.5 The Council continues to take a proactive approach to housing delivery through the Accelerated Housing Delivery Programme which is targeting 6 of the allocated sites which are in the Council's ownership. Masterplanning and development appraisals and valuations of these sites has been carried out and work is ongoing to secure the development of these sites.

11.6 There were 118 affordable housing completions which provided a range of affordable rent, shared ownership and discount market sale properties.

11.7 The Plan seeks to protect the distinctive landscape character of the countryside including the green belt whilst also facilitating sustainable rural community needs, tourism and economic development. It allows for some development in the rural areas and development in the green belt in line with national policy. Within the countryside and green belt there were approvals for mainly smallscale policy compliant development comprising a range of uses including conversion of existing buildings to residential use, replacement dwellings, agricultural workers dwellings, agricultural and tourist related development. Refusals largely related to the impact of development of the landscape or development being inappropriate development in the green belt being contrary to EQ2 or EQ3. The importance of protecting the landscape and green belt was reflected in appeal decisions on applications in the countryside. Of the 6 appeal decisions only 1 was allowed.

11.8 The provision of community facilities increased. There were 30 applications regarding community facilities 21 resulted in an improvement or gain of facilities. 7 resulted in a loss, in these cases it was considered the development was not viable and/or there was suitable alternative provision available. The infrastructure needs associated with development was taken into consideration through the comments on applications from infrastructure service providers and

11 Conclusions

consideration of the Infrastructure Delivery Plan. The provision of infrastructure was included in S106 agreements and planning conditions which included requirements relating to education, play provision and recreation, travel plans and transport infrastructure drainage and highways.

12 Appendix 1 - Dwellings in the countryside/green belt



Table 47 Applications for dwellings in the countryside/green belt

| Application Number | Site | Proposal | Countryside/Green belt | Decision | Comment |
|-----------------------------|--|---|----------------------------------|-----------------------|--|
| Glossopdale Sub Area | | | | | |
| 2017/0692 | Land off Simmondley Lane Glossop | 4 dwellings | Countryside Conservation Area | Approved 11/9/2018 | Previous approval on appeal for single dwelling and approval for 2 dwellings. |
| 2018/0286 | Turnlee Centre Charlestown Road Glossop | Proposed change of use from a Retreat Building to a Class C3 Dwelling | Countryside | Refused 8/8/2018 | Would be a prominent encroachment into the countryside. Insufficient information provided regarding impact on landscape/trees. Environmental impacts development result in proposal not being sustainable development. S1,S1a,S5 H1, EQ2, EQ3,EQ5, EQ6, EQ9 |
| 2018/0468 | The Stables The Heath Glossop | 4 dwellings | Countryside | Refused 11/10/2018 | Application for Permission in Principle. Insufficient space for turning, parking & manoeuvring. Detrimental impact on residential amenity of existing and future residents. Loss of TPO trees EQ6, EQ9, CF6 |
| 2017/0554 | Land Off Padfield Main Road Padfield Glossop | Agricultural workers dwelling | Green belt | Approved 4/6/2018 | Outline application, is appropriate development in the green belt & in accord with policy. Need for agricultural workers dwelling was demonstrated. Would not harm the character of the area. S1 S1a S2 S3 S5 EQ1 EQ2 EQ3 EQ5 EQ6 EQ10 EQ11 H1 H2 H3 CF3 CF4 CF6 CF7 Residential Design SPD |

12 Appendix 1 - Dwellings in the countryside/green belt

| Application Number | Site | Proposal | Countryside/Green belt | Decision | Comment |
|--------------------|--|---|------------------------|------------------------|--|
| | | | | | Landscape Character SPd, Housing Needs SPD, Planning Obligations SPDicy |
| 2017/0691 | Bankwood Mill Bankwood Charlesworth | Erection of 2 dwellings, associated garages, stables and small office and ancillary works (variation of planning permission HPK/2015/0689 | Green belt | Approved 10/5/2018 | Previous approval for development. EQ3, EQ4, H1, H2 H3, H4, H5, H6 |
| 2018/0416 | Charlesworth Nursery And Garden Centre Glossop Road Charlesworth | Removal of condition 3 (occupation restriction) of planning permission HPK/0000/8456 | Green belt | Approved 22/10/2018 | Condition ties occupancy of dwelling to Charlesworth Nursery, which has not been trading for 14 years. Considered there was no conflict with Local Plan policies. S1, S1a, EQ3, EQ4 |
| 2016/0533 | Hargate Hill Equestrian Centre Hargate Hill Glossop | Proposed change of use of agricultural barn to dwelling, excavation works to allow light at ground floor level and alterations to elevations including changes to the roof shape. | Green Belt | Approved 25/1/2019 | |
| 2018/0393 | Winterhill Farm Padfield Main Road | Approval of reserved matters, affecting access, appearance, | Green Belt | Approved 4/1/2019 | Main issues design landscaping highways sustainability |

12 Appendix 1 - Dwellings in the countryside/green belt



| Application Number | Site | Proposal | Countryside/Green belt | Decision | Comment |
|-------------------------|---|---|------------------------|--------------------------|---|
| | Padfield Glossop | landscaping and layout relating to Principle of development already acceptable, details of HPK/2017/0554 for the erection of 1 No. dwelling for agricultural worker | | | Principle of development already acceptable, details of development considered to be acceptable. S1 S1a S2 S3 S5 EQ1 EQ2 EQ3 EQ4 EQ5 EQ6 EQ9 EQ10 EQ11 H1 h2 h3 h4 CF3 CF4 CF6 CF7 |
| Central Sub Area | | | | | |
| 2016/0516 | Land at Elnor Farm Elnor Lane Whaley Bridge | Outline with all matters reserved apart from access for residential development | Countryside | Refused 19/6/2018 | Would be a prominent intrusion into the landscape. Harm appearance and character of the countryside. Environmental harm outweighs the social and economic benefits and therefore not sustainable development Policies S1, S1a, H1, S6, EQ2, EQ3, E Landscape Character S |
| 2017/0513 | Land Between 105 And 111 Bings Road Whaley Bridge | Outline application for residential development (1 no. dwelling), all matters reserved | Countryside | Refused 19/6/2018 | Site does not adjoin built up area boundary, is not an infill plot and would reflect pattern of development in locality. Would be visually intrusive, harm landscape character. Could not provide adequate access S1, S1a, S6, H1, H3, EQ3, EQ5, EQ6, EQ9, C |

12 Appendix 1 - Dwellings in the countryside/green belt

| Application Number | Site | Proposal | Countryside/Green belt | Decision | Comment |
|--------------------|---|--|------------------------|-----------------------|--|
| 2018/0073 | Barn South of Silk Hill Buxworth SK23 | Conversion of barn into 1 number C3 dwelling house with associated access and curtilage - Re submission of HPK/2016/0501 | Countryside | Approved 2/5/2018 | In accord with EQ3 which allows reuse of redundant buildings where it does not have an adverse impact on the character and appearance of the countryside, where building is isolated development should lead to enhancement of the immediate setting. S1,S1a, S2, S6, EQ2, EQ3, EQ5, EQ6, EQ7, EQ10, EQ11, H1, H3, CF6 |
| 2018/0364 | Buxton House Farm Back Eccles Lane Whitehough | Change of use of barn to create 3 bed dwelling | Countryside | Approved 6/11/2018 | Site in open countryside. In accord with EQ3 which allows reuse of redundant buildings where it does not have an adverse impact on the character and appearance of the countryside, where building is isolated development should lead to enhancement of the immediate setting. S1,S1a,S2, S6, EQ2, EQ3, EQ5, EQ6, EQ7, EQ10, EQ11, H1, H3, CF6. Chapel Neighbourhood Plan H1, H2, H3, CNP1, C2, TR1 High Peak Design Guide |
| 2018/0083 | The Alders Alders Lane Chinley | Extension and conversion of existing stable building into a dwelling. Resubmission of HPK/2017/0098 | Green belt | Approved 27/4/2018 | Conversion of existing building would not harm character and appearance of the countryside and is in accord with policy. Appropriate development in the green belt. S1,S1a,S2, S3,S6,EQ1, EQ2, EQ3,EQ4, EQ5, EQ6, EQ7, EQ9,EQ10, EQ11, H1, H2, H3, H4, CF6 |

12 Appendix 1 - Dwellings in the countryside/green belt



| Application Number | Site | Proposal | Countryside/Green belt | Decision | Comment |
|--------------------|--|---|---|----------------------------|--|
| 2018/0362 | Noon Sun Barn Brookbottom New Mills | Conversion of outbuilding to form separate dwelling | Green belt | Approved 12/10/2018 | Conversion of existing buildings to form dwellings considered to be in accordance with policy appropriate development in the green belt. Re use of an existing building, would not harm openness. In a relatively sustainable location. S1 S1a S2 S3 EQ1 EQ2 EQ4 EQ8 EQ10 H1 H2 CF3 CF4 CF6 CF7 Residential Design SPD Landscape Character Study Housing Needs in High Peak SPD, Planning Obligations SPD |
| 2018/0327 | 57 Whittle Road New Mills | Two storey granny cottage in garden and double garage linked to the existing house | Green belt | Refused | Poor standard of design cramped form of development out of character with the area. Sub standard access EQ6, CF6 |
| 2018/0168 | 3 Waterside Cottages Dolly Lane Buxworth | Demolition and rebuilding of existing dwelling and proposed extension on footprint of existing attached storage building. | Green belt Within setting of a listed building | Approved | Replacement dwelling would not be significantly larger than the existing dwelling and would not harm the countryside or setting of listed building. Appropriate development in the green belt EQ4, EQ5, EQ6, EQ7 |
| 2017/0219 | Thorncroft Lower Hague New Mills | Proposed demolition of existing outbuilding and erection of a single dwelling | Green belt | Refused 10/12/2018 | Impact on the openness of the green belt is inappropriate development in the green belt. Design out of character with the area S1, S1a, S2, S6, EQ3, EQ4, EQ6 High Peak Design Guide |

12 Appendix 1 - Dwellings in the countryside/green belt

| Application Number | Site | Proposal | Countryside/Green belt | Decision | Comment |
|------------------------|---|--|---|-----------------------|---|
| 2018/0598 | Land at New Horwich Road Whaley Bridge | Dwelling | Countryside | Refused 11/2/2019 | <p>Main issues countryside, affordable housing Conservation Area/design, amenity, trees/ecology, flood risk & highway safety.</p> <p>Previous refusal and appeal dismissed for for dwelling on the site (2016/0128)</p> <p>Development would harm character of the area and cause less than substantial harm to character & appearance of the Conservation Area.</p> <p>S1, S1a, S2, S6, EQ2, EQ3, EQ4, EQ5, EQ6, EQ7, EQ10, H1, H3, H4 CF6</p> |
| 2018/0587 | Birch Vale Quarry Ltd Oven Hill Road Birch Vale | Residential development involving a single dwelling, garden area and retention of access | Green Belt | Refused 4/2/2019 | <p>Main issues landscape, parking/access & trees</p> <p>Inappropriate development in the green belt</p> <p>S1 S1a S2 S6 EQ2 EQ3 EQ4 EQ6 EQ9 EQ10 EQ11 CF6 H1</p> |
| Buxton Sub Area | | | | | |
| 2018/0008 | Land Adjacent To 52 St Peters Road Buxton | Outline application for the erection of a detached dwelling house | Countryside Adjacent Conservation Area | Approved 25/5/2018 | Development in accord with EQ3 and H1 |

12 Appendix 1 - Dwellings in the countryside/green belt



| Application Number | Site | Proposal | Countryside/Green belt | Decision | Comment |
|--------------------|------|----------|------------------------|----------|---|
| | | | | | <p>S1, S1a, S2, S3, S7, EC EQ2, EQ3, EQ5, EQ6, EQ9, EQ10, EQ11, H1, H H3, H4, CF6, DS17</p> <p>Residential design SPD Landscape Character S</p> |

13 Appendix 2 Applications in the Green Belt

Table 48 Applications in the Green Belt

| Application Number | Site | Proposal | Decision | Comment |
|-----------------------------|---|--|---------------------------|--|
| Glossopdale Sub Area | | | | |
| 2018/0351 | Lodge Farm Boggard Lane Charlesworth | Proposed implement shed to accommodate storage of equipment, machinery and other items utilised by the existing Charlesworth Lodges holiday park | Refused 31/10/2018 | Inappropriate development in the green belt, harm to openness of the green belt. Encroaches into green belt. Minor benefits from the development which may increase visitors to the holiday site do not outweigh harm to green belt. S1 S1a EQ4 |
| 2018/0060 | Recreation Site West Drive Tintwistle | Change of use from agricultural land to playing field | Approved 3/4/2018 | Proposal was inappropriate development in the green belt but considered there were very special circumstances to to approve development - would not harm the openness of the green belt, would not harm landscape character. Would provide improved sports facilities and proposal attracted strong support form local people. S1 S1a EQ2 EQ3 EQ4 EQ6 CF4 CF5 |

13 Appendix 2 Applications in the Green Belt



| Application Number | Site | Proposal | Decision | Comment |
|--------------------|---|--|------------------------|---|
| 2017/0691 | Bankwood Mill Bankwood Charlesworth | Erection of 2 dwellings, associated garages, stables and small office and ancillary works (variation of planning permission HPK/2015/0689) | Approved 10/5/2018 | Previous approval for development EQ3 EQ4 H1 H2 H3 H4 H5 H6 |
| 2017/0554 | Land Off Padfield Main Road Padfield Glossop | Erection of agricultural workers dwelling. | Approved 4/6/2018 | Outline application, is appropriate development in the green belt & in accord with policy. Need for agricultural workers dwelling was demonstrated. Would not harm the character of the area. S1 S1a S2 S3 S5 EQ1 EQ2 EQ3 EQ5 EQ6 EQ9 EQ10 EQ11 H1 H2 H3 H4 CF3 CF4 CF6 CF7 Residential Design SPD, Landscape Character SPd, Housing Needs SPD, Planning Obligations SPD |
| 2018/0416 | Charlesworth Nursery And Garden Centre Glossop Road Charlesworth | Removal of condition 3 (occupation restriction) of planning permission HPK/0000/8456 | Approved 22/10/2018 | Condition ties occupancy of dwelling to Charlesworth Nursery which has not been trading for 14 years. Considered there was no conflict with Local Plan policies S1 S1a EQ3 EQ4 |

13 Appendix 2 Applications in the Green Belt

| Application Number | Site | Proposal | Decision | Comment |
|--------------------|--|---|------------------------|---|
| 2018/0438 | Gamesley Fold Farm Gamesley Fold Gamesley Glossop | Proposed alterations and extensions to an existing dwelling and replacement garage, resubmission of HPK/2018/0206 | Approved 26/10/2018 | Size of development means it is inappropriate development in the green belt. However it is considered very special circumstances. Are a number of existing approvals which represent a fallback position that could be implemented whilst the proposal would result in disproportionate additions to the property it would result in a smaller development than the fallback position and the fallback position is therefore considered to represent very special circumstances. S1 S1a EQ3 EQ4 EQ6 CF6 |
| 2018/0382 | The Barn Higher Chisworth Chisworth | Proposed demolition of the existing garage to create a gravel drive for two cars, replacement of existing windows, doors and guttering and installation of 1900l oil tank | Approved 2/10/2018 | Within Conservation Area. Would not impact on openness of the green belt and would not significantly harm visual or residential amenities of the area or highways safety. EQ6 EQ7 |

13 Appendix 2 Applications in the Green Belt



| Application Number | Site | Proposal | Decision | Comment |
|--------------------|---|---|-----------------------|---|
| 2018/0136 | Little Padfield Farm Little Padfield Glossop | Internal and external repairs and alterations to a Grade 2 listed farmhouse | Approved 10/7/2018 | <p>Main issues impact on listed building, conservation area, green belt, countryside and parking/access. proposal would not harm the character of the heritage asset and the area. Would not involve any extension to the dwelling and as such is acceptable & is in accordance with countryside & green belt policies</p> <p>S1 S1a S5 EQ3 EQ4 EQ6 EQ7 CF6</p> |
| 2018/0206 | Gamesley Fold Farm Gamesley Fold Gamesley Glossop | Alterations and extensions to an existing dwelling and replacement garage | Refused 26/6/2018 | <p>Main issues green belt, design amenity & highway safety.</p> <p>Development would result in overall disproportionate additions to the original dwelling house.</p> <p>S1 S1a EQ3 EQ4 EQ6 CF6</p> |
| 2018/0318 | Bank House Field Head Glossop | Mono pitch agricultural building to replace existing container. | Approved | <p>Main issues green belt, landscape design and amenity</p> <p>Building for agricultural use, considered to be</p> |

13 Appendix 2 Applications in the Green Belt

| Application Number | Site | Proposal | Decision | Comment |
|--------------------|--|---|---------------------------|---|
| | | | | appropriate development in the green belt S1 S1a EQ3 EQ6 CF6 |
| 2018/0076 | Little Padfield Farm Little Padfield Glossop | Change of Use of Listed Barn. Demolition and re-build of structurally unstable walls and roof areas, new timber doors and windows. Construction of first floor extension. | Approved 8/11/2018 | Main issues green belt, sustainability, listed building, Conservation Area, amenity, highway safety, ecology. Would not harm openness of the green belt or character appearance of listed building and Conservation Area. S5 EQ3 EQ4 EQ5 EQ7 |
| 2018/0372 | Oakwood Farm New Mills Road Chisworth | Proposed erection of an agricultural building within the clients ground. The proposed building is 40ft by 80ft | Approved 9/10/2018 | Main issue green belt, landscape character, design & setting. Considered to be appropriate development in the green belt an agricultural dwelling. No harm to openness of the green belt and rural appearance of the locality. S1 S1a S5 EQ2 EQ3 EQ4 EQ6 EQ10 CF6 |

13 Appendix 2 Applications in the Green Belt



| Application Number | Site | Proposal | Decision | Comment |
|--------------------|---|---|-----------------------|---|
| 2018/0316 | Bankwood Mill Bankwood Charlesworth | Variation of conditions 2, 3 & 16 relating to HPK/2017/0691 Changes in layout & condition regarding bat mitigation licence | Approved 12/9/2018 | Minor changes to existing approval. Considered to be acceptable. |
| 2018/0185 | The Barn Hobroyd Glossop | Proposed outbuilding to provide single stable, tack room & external storage. | Approved 17/7/2018 | Considered to be appropriate development in the green belt facilities for outdoor sport & recreation, will not harm openness of the green belt or amenity. S1 S1a S5 EQ2 EQ3 EQ4 EQ6 |
| 2018/0607 | 76 Long Lane Charlesworth | Proposed single storey rear extension | Approved 14/2/2019 | Main issues green belt, design, amenity Size of extension means it is inappropriate development in the green belt but considered there were exceptional circumstances to justify development. S1 S1a S5 EQ2 EQ3 EQ4 EQ6 CF6 |
| 2018/0311 | 86 Long Lane Charlesworth | Replacing front window with front door. Single storey ground floor | Approved 11/2/2018 | Main issues green belt design amenity highway safety |

13 Appendix 2 Applications in the Green Belt

| Application Number | Site | Proposal | Decision | Comment |
|--------------------|---|---|-----------------------|---|
| | | extension to existing side porch. Raise roof height of middle section and install dormer windows to front. Two storey rear extension to middle section. Dormer windows to rear of new first | | Considered to be appropriate development in the green belt smallscale extension, would not harm openness, design and impact on amenity & highway safety acceptable. S1 S1a EQ3 EQ4 EQ6 CF6 |
| 2018/0594 | Bankwood Mill Bankwood Charlesworth | Vary condition number 2 in relation to HPK/2018/0316 | Approved 31/1/2019 | Variation of condition of existing permission minor changes to design and layout. |
| 2016/0533 | Hargate Hill Equestrian Centre Hargate Hill Glossop | Proposed change of use of agricultural barn to dwelling, excavation works to allow light at ground floor level and alterations to elevations including changes to the roof shape. | Approved 25/1/2019 | |
| 2018/0393 | Winterhill Farm Padfield Main Road Padfield Glossop | Approval of reserved matters, affecting access, appearance, landscaping and layout relating to HPK/2017/0554 for the erection of 1 No. dwelling for agricultural worker | Approved 4/1/2019 | Main issues design landscaping highways sustainability Principle of development already acceptable, details of development considered to be acceptable. |

13 Appendix 2 Applications in the Green Belt



| Application Number | Site | Proposal | Decision | Comment |
|-----------------------------|---|---|---------------------------|--|
| | | | | S1 S1a S2 S3 S5 EQ1 EQ2 EQ3 EQ4 EQ5 EQ6 EQ9 EQ10 EQ11 H1 h2 h3 h4 CF3 CF4 CF6 CF7 |
| 2018/0542 | Winterhill Farm Padfield Main Road Padfield Glossop | Extension to approved barn | Approved 7/1/2019 | Main issues green belt design landscape amenity highway safety Considered to be appropriate development in the green belt agricultural development, acceptable impact on landscape amenity and highway safety. S1 S1a S5 EQ2 EQ3 EQ4 EQ6 CF6 |
| Central Sub Area | | | | |
| 2018/0327 | 57 Whittle Road New Mills | Two storey granny cottage in garden and double garage linked to the existing house, in local stone with slate roofs. | Refused | Poor standard of design, cramped form of development, out of character with the area. Sub standard access. EQ6 CF6 |
| 2017/0219 | Thorncroft Lower Hague New Mills | Proposed demolition of existing outbuilding and erection of a single dwelling | Refused 10/12/2018 | Impact on openness of the green belt - is inappropriate development in the green belt. Design is out of character with the area. |

13 Appendix 2 Applications in the Green Belt

| Application Number | Site | Proposal | Decision | Comment |
|--------------------|--|--|------------------------|---|
| | | | | S1 S1a S2 S6 EQ3 EQ4 EQ6 High Peak Design Guide |
| 2018/0362 | Noon Sun Barn Brookbottom New Mills | Conversion of outbuilding to form separate dwelling | Approved 12/10/2018 | <p>Conversion of existing buildings to form dwelling considered to be in accord with policy appropriate development in the green belt. Re use of an existing building, would not harm openness. In a relatively sustainable location.</p> <p>S1 S1a S2 S3 EQ1 EQ3 EQ4 EQ8 EQ10 H1 H2 H3 CF3 CF4 CF6 CF7 Residential Design SPD, Landscape Character SPD, Housing Needs in High Peak SPD, Planning Obligations SPD</p> |
| 2018/0168 | 3 Waterside Cottages Dolly Lane Buxworth | Demolition and rebuilding of existiiing dwelling and proposed extension on footprint of existing attached storage building | Approved | <p>Within the setting of a listed building. Replacement dwelling would not be significantly larger than the existing dwelling and would not harm the countryside or setting of the listed building. Appropriate development in the green belt.</p> |

13 Appendix 2 Applications in the Green Belt



| Application Number | Site | Proposal | Decision | Comment |
|--------------------|--|--|------------------------|---|
| | | | | EQ4 EQ5 EQ6 EQ7 |
| 2018/0083 | The Alders Alders Lane Chinley | Extension and conversion of existing stable building into a dwelling. Resubmission of HPK/2017/0098 | Approved 27/4/2018 | Conversion of existing building would not harm character & appearance of the countryside and is in accord with policy. Appropriate development in the green belt. S1 S1a S2 S3 s6 EQ1 EQ2 EQ3 EQ4 EQ5 EQ6 EQ7 EQ9 EQ10 EQ11 H1 H2 H3 CF6 |
| 2018/0485 | 1 Buxton Croft Unnamed Road From Tramway Track To Whitehough Head Lane Whitehough | Retention of raising of a roof height to an outbuilding. | Approved 6/12/2018 | Main issues conservation area green belt. Considered to be appropriate development in the green belt small alteration to existing dwelling. Siting, scale, design & materials would enhance Conservation Area. S1 S1a S6 EQ3 EQ4 EQ6 EQ7 CF6 |
| 2018/0495 | The Nook Start Lane Whaley Bridge | New single garage in location of existing container and retaining wall moved back by 1m | Approved 30/11/2018 | Main issues impact on green belt, highway safety, design/amenity. |

13 Appendix 2 Applications in the Green Belt

| Application Number | Site | Proposal | Decision | Comment |
|--------------------|--|---|-----------------------|--|
| | | | | <p>Appropriate development in the green belt-replacement buildings not materially larger than original. Will not harm openness of the green belt and rural character of the area. Highways and amenity impact acceptable.</p> <p>S1 S1a S2 S6 EQ2 EQ3 EQ4 EQ6 CF 6</p> |
| 2018/0384 | 11 Maybank Close New Smithy Chinley | Proposed porch to the side of the property | Approved 29/9/2018 | <p>Main issues impact on green belt, design and amenity. Appropriate development in the green belt small extension to existing building. Design is acceptable, no adverse impact on amenity or highway safety.</p> <p>S1 S1a EQ4 EQ6 CF6</p> |
| 2018/0216 | Appletree Barn Whittle Fold White Bank Road New Mills | Proposed air source heat pump system and associated works | Approved 10/9/2018 | <p>Main issues impact on green belt and heritage assets, design, landscape impact and amenity. Is considered to be inappropriate development in the green belt but outweighed by special</p> |

13 Appendix 2 Applications in the Green Belt



| Application Number | Site | Proposal | Decision | Comment |
|--------------------|----------------------------------|---|-----------------------|--|
| | | | | <p>circumstances being the use of renewable energy in line with EQ1. Impact on heritage assets and rural landscape character and amenity acceptable.</p> <p>S1 S1a EQ1 EQ2 EQ3 EQ4 EQ6 EQ7</p> |
| 2018/0336 | 1 Rock Hall Valley Road Hayfield | Single Storey Rear Extension | Approved 3/9/2018 | <p>Main issues green belt, character of the Conservation Area, amenity access/parking. Considered appropriate development in the green belt small extension to existing building. Impact on Conservation Area, amenity and access/parking acceptable.</p> <p>S1 S1a S6 EQ2 EQ3 EQ4 EQ6 EQ7 CF6</p> |
| 2018/0273 | The Haugh Dolly Lane Buxworth | Erection of a single storey side extension. | Approved 26/7/2018 | <p>Main issues green belt, design, amenity and setting of listed building. Considered to be appropriate development in the green belt small extension to existing dwelling will not harm the setting of the nearby listed building. Impact on listed building</p> |

13 Appendix 2 Applications in the Green Belt

| Application Number | Site | Proposal | Decision | Comment |
|--------------------|---|---|--------------------|---|
| | | | | S1 S1a S6 EQ2 EQ3 EQ4 EQ6 EQ7 CF6 |
| 2018/0237 | Whiterock Buxton Road Chinley | Proposed two storey rear addition forming an extended kitchen garden utility and cloak room on the ground floor and an en-suite bedroom on the first floor. | Approved 25/7/2018 | <p>Main issues green belt, design, and amenity. Considered to be appropriate development in the green belt an extension to existing building PD rights removed as condition of permission. Impact on design/ highway safety in accordance with policy.</p> <p>S1 S1a EQ3 EQ4 EQ6 CF6</p> |
| 2017/0520 | Wilshaw Whitehough Head Lane Whitehough | Proposed redistribution of previously tipped soil | Approved 12/7/2018 | <p>Main issues green belt, ecological landscape design & impact on Conservation Area, sustainability. Considered to be appropriate development in the green belt would not harm the character and appearance of the area and openness of the green belt.</p> <p>S1 S1a EQ1 EQ2 EQ3 EQ4 EQ6 EQ7 EQ9. Chapel Neighbourhood Plan</p> |

13 Appendix 2 Applications in the Green Belt



| Application Number | Site | Proposal | Decision | Comment |
|--------------------|---|--|-----------------------|--|
| 2018/0261 | 4 Bank End Cottages Buxton Road Furness Vale | Extension and remodelling of existing single storey rear outbuilding to provide new kitchen accommodation | Approved 11/7/2018 | <p>Main issues green belt/countryside. design, amenity, highway safety & sustainability.</p> <p>Considered to be appropriate development smallscale extension to existing dwelling no harm to openness and little impact on the character & appearance of the area. No adverse impact on amenity or highway safety.</p> <p>S1 S1a S2 EQ1 EQ3 EQ4 EQ6 CF6.</p> |
| 2018/0146 | Willow Cottage Hayfield Road Chapel Milton Chapel-En-Le-Frith | Single storey rear extension to provide one additional room and bathroom with external access, resubmission of HPK/2017/0127 | Refused 9/5/2018 | <p>Main issues green belt, heritage assets, landscape character & design, highway safety. Previous applications for extension refused.</p> <p>Considered to be inappropriate development in the green belt, would encroach into the countryside beyond existing curtilage. Would harm the character of the building and Conservation Area and rural landscape.</p> <p>S1 S1a EQ2 EQ3 EQ6 EQ7 CF6</p> |

13 Appendix 2 Applications in the Green Belt

| Application Number | Site | Proposal | Decision | Comment |
|--------------------|--|---|------------------------|--|
| 2018/0139 | Bella Vista Buxton Road Chinley | Variation of condition 2 relating to HPK/2017/0525 | Approved 3/5/2018 | <p>Main issues impact on green belt. design & amenity.</p> <p>Minor amendment to existing permission, would result in smaller extension, considered to be appropriate development in the green belt. Not adverse impact on amenity, design acceptable.</p> <p>S1 S1a EQ3 EQ4 EQ6</p> |
| 2018/0522 | Land Rear Of 129 To 135 Hayfield Road Birch Vale | Proposed detached garage building for domestic purposes, on existing garage site. | Approved 20/12/2018 | <p>Main issues green belt, character form & design, amenity highway safety. Would replace 3 garages and considered to be appropriate development in the green belt. Would not harm openness or amenity of neighbouring properties.</p> <p>S1 S1a S6 EQ2 EQ3 EQ4 EQ6 CF6</p> |
| 2018/434 | Land Adjacent To Willow Cottage Hayfield Road Chapel Milton Chapel-En-Le-Frith | Erection of a stable block comprising one loose box, tack room and hay store | Approved 19/11/2018 | <p>Main issues green belt, heritage, design, amenity, public right of way, trees. Considered appropriate development in the</p> |

13 Appendix 2 Applications in the Green Belt



| Application Number | Site | Proposal | Decision | Comment |
|--------------------|--|---|-----------------------|---|
| | | | | green belt. No harm to trees, residential amenity, Conservation Area or landscape. S1 S1a EQ4 EQ6 EQ7 CF6 |
| 2018/0295 | Meadows Barn Gow Hole Furness Vale | Variation of conditions 2 and 3 relating to HPK/2015/0520 | Approved 24/8/2018 | Main issues green belt, design, parking/access Isolated dwelling in the green belt. Changes to conditions relate to increasing roof height and changes to garage to include first floor. No adverse impact on green belt, amenity or landscape. Minimal changes to previous approval. S1 S1a S6 EQ2 EQ3 EQ4 EQ6 EQ9 CF6 |
| 2018//086 | Chinley Primary School Buxton Road Chinley | Replacement of temporary classroom with a permanent traditional build with connecting corridor to the main school | Approved 10/8/2018 | Main issues community facilities, impact on green belt, rural development and accessibility Development would be inappropriate development in the green belt as the replacement building would be materially larger than the existing but |

13 Appendix 2 Applications in the Green Belt

| Application Number | Site | Proposal | Decision | Comment |
|--------------------|------------------------------|--|--------------------|--|
| | | | | <p>considered there were special circumstances to outweigh this potential harm in providing educational facilities. Additionally the temporary building had been in place for 19 years.</p> <p>S1 S1a S6 CF5 EQ2 EQ3 EQ4 EQ6 CF6</p> |
| 2018/266 | Fern Lea Buxton Road Chinley | Variation of Conditions 2, 3, 4, 6, 7 and 11 to planning permission reference HPK/2017/0643 | Approved 26/7 2018 | <p>Variation of conditions to existing permission for a replacement dwelling to provide a basement. Considered no additional impact on the green belt than the existing permission.</p> <p>S1 S1a S2 S6 EQ1 EQ2 EQ3 EQ4 EQ5 EQ6 EQ8 EQ9 EQ10 EQ 11 CF6</p> |
| 2018/0154 | Land Off Dolly Lane Buxworth | New vehicular access and visibility splay lines. All drawings/documents should be read in conjunction to a previous application ref: HPK/2016/0108 | Refused 23/5/2018 | Main issues principle of development, visual amenity/open countryside, impact on trees amenity access/highway safety & flood risk drainage. |

13 Appendix 2 Applications in the Green Belt



| Application Number | Site | Proposal | Decision | Comment |
|--------------------|---|---|--------------------|--|
| | | | | <p>Agricultural access to fields sits within a belt of trees some of which would need to be removed.</p> <p>Considered to be appropriate development in the green belt. Would have some economic benefit but proposal would be prominent and have an adverse impact on the character of the countryside and would lead to a loss of trees without adequate mitigation.</p> <p>S1 S1a S2 S4 S6 EQ1 EQ2 EQ3 EQ4 EQ5 EQ6 EQ8 EQ9 EQ11 CF6</p> |
| 2018/0066 | Big Tree Farm Dolly Lane Buxworth | Proposed menage and turn out area | Approved 14/5/2018 | <p>Main issues green belt, landscape character & public right of way. Considered to be appropriate development in the green belt and acceptable design & scale and impact on highway safety.</p> <p>S1 S1a S2 EQ2 EQ3 EQ4 EQ6 CF6</p> |
| 2018/0105 | Hayfield Camp Site Kinder Road Hayfield | Variation of condition 6 in relation to HPK/2010/0479 | Approved 23/5/2018 | Variation of condition 6 in relation to |

13 Appendix 2 Applications in the Green Belt

| Application Number | Site | Proposal | Decision | Comment |
|--------------------|--|---|-----------------------|---|
| | | | | HPK/2010/0479 To allow site sitters to be present during the site closed period. Would not effect the openness of the green belt. |
| 2018/0541 | Hill Top Cottage Whitle Fold Whitle Bank Road New Mills | Replacement Porch | Approved 8/1/2019 | Main issues impact on Conservation Area, green belt, amenity and parking/access. Modest extension considered to be appropriate development in the green belt, no adverse impact on Conservation Area, amenity & highways. S1 S1a S6 EQ6 EQ7 CF6 |
| 2018/0571 | Millstone Willows Beet Lane New Smithy Chinley | Retrospective Application for a Proposed stable building and access trackway (resubmission of HPK/02017/0695) | Approved 16/1/2019 | |
| 2018/0587 | Birch Vale Quarry Ltd Oven Hill Road Birch Vale | Residential development involving a single dwelling, garden area and retention of access | Refused 4/2/2019 | Main issues landscape, parking/access & trees Inappropriate development in the green belt |

13 Appendix 2 Applications in the Green Belt



| Application Number | Site | Proposal | Decision | Comment |
|--------------------|---|--|-----------------------|--|
| | | | | S1 S1a S2 S6 EQ2 EQ3 EQ4 EQ6 EQ9 EQ10 EQ11 CF6 H1 |
| 2018/0597 | Unit 4 Hague Bar Works Hague Bar New Mills | Application for variation of condition 2 in relation to HPK/2017/0162 | Approved 5/2/2019 | Variation of a condition of an existing permission |
| 2018/0533 | Land off Dolly Lane Buxworth | Proposed agricultural livestock building | Approved 7/2/2019 | Main issues green belt, countryside design amenity highway safety. Considered to be appropriate development in the green belt, need for the building was justified, acceptable landscape impact. S1 S1a S6 EQ1 EQ2 EQ3 EQ4 EQ5 |
| 2019/0024 | The Old Manse Hayfield Road Chapel Milton Chapel-En-Le-Frith | To replace an existing septic tank with a sewage treatment plant | Approved 19/3/2019 | Main issues green belt, design/impact on Conservation Area. Considered to be be appropriate development in the green belt smallscale "building" will not harm openness of the green belt, impact on Conservation Area acceptable. S1 S1a S6 EQ2 EQ3 EQ4 EQ5 EQ6 EQ7 EQ10 |

13 Appendix 2 Applications in the Green Belt

| Application Number | Site | Proposal | Decision | Comment |
|--------------------|--|--|--------------------|--|
| 2018/0540 | Land off Dolly Lane Buxworth | Proposed agricultural livestock building extension | Approved 12/2/2019 | <p>Main issues green belt, countryside, design, amenity, highway safety, sustainability.</p> <p>Considered to be appropriate development in the green belt - agricultural development, need for building is justified, acceptable impact on landscape character</p> <p>S1 S1a S6 EQ1 EQ2 EQ3 EQ4 EQ5 EQ6 EQ9 CF6</p> |
| 2018/0610 | Millstone Willows Beet Lane New Smithy Chinley | Proposed Alteration to Existing Outbuilding (Domestic Store Building) to Form Home Office | Approved 13/2/2019 | <p>Main issues green belt rural development amenity parking/access</p> <p>Considered to be appropriate development in the green belt</p> <p>S1 S1a S4 S6 EQ3 EQ4 EQ6 CF6</p> |

14 Appendix 3 - List of Indicators



Table 49

| Indicator | Policy Sustainability Appraisal Indicator (SAI) | Monitored in this report | Target met |
|--|---|--|----------------------------|
| 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"> 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 | Yes | Working towards the target |
| New and converted dwellings on previously developed land | <ul style="list-style-type: none"> S1 Sustainable Development Principles H1 Location of Housing Development SAI | Yes | Working towards the target |
| Gross Affordable Housing Completions | <ul style="list-style-type: none"> H3 New Housing Development H4 Affordable Housing H5 Rural Exception Sites SAI | Yes | Target met |
| Number of approvals/refusals under Policy H5 | <ul style="list-style-type: none"> H5 Rural Exception Sites | Yes | Target met |
| Affordable House Completions on Rural Exception Sites | <ul style="list-style-type: none"> H5 Rural Exception Sites | Yes | Target met |
| Identified Need for Pitch Provision | <ul style="list-style-type: none"> H6 Gypsies, Travellers & Travelling Show People | Yes | Target met |
| Net additional pitches (Gypsy & Traveller) | <ul style="list-style-type: none"> H6 Gypsies, Travellers & Travelling Show People | Yes | Target met |
| Changes in areas of biodiversity importance | <ul style="list-style-type: none"> S1 Sustainable Development Principles S 5 Glossopdale Sub-area Strategy S 6 Central Sub area Strategy S 7 Buxton Sub area Strategy EQ5 Biodiversity | Not updated for this monitoring period | |

14 Appendix 3 - List of Indicators

| Indicator | Policy Sustainability Appraisal Indicator (SAI) | Monitored in this report | Target met |
|---|--|--|------------------------|
| | <ul style="list-style-type: none"> EQ8 Green Infrastructure SAI | | |
| Number of applications approved for dwellings in the countryside including Green Belt | <ul style="list-style-type: none"> S2 Settlement Hierarchy S5 Glossopdale Sub-area Strategy S6 Central Sub area Strategy S7 Buxton Sub area Strategy | Yes | Target met |
| % of applications refused in the Green Belt | <ul style="list-style-type: none"> EQ4 Green Belt Development | Yes | Target met |
| % of appeals refused where Policy EQ2/Landscape Character is a reason for refusal | <ul style="list-style-type: none"> EQ2 Landscape Character | Yes | Target met |
| % of appeals where Policy EQ3 is a reason for refusal | <ul style="list-style-type: none"> EQ3 Countryside | Yes | Target met |
| % of applications refused in the Green Belt | <ul style="list-style-type: none"> EQ4 Green Belt | Yes | Target met |
| % of appeals where Policy EQ6 / Residential Design SPD is a reason for refusal | <ul style="list-style-type: none"> EQ6 Design & Place Making | Yes | Target met |
| % of commercial development over 1,000m ² built to the highest viable BREEAM rating, at least meeting the BREEAM good standard | <ul style="list-style-type: none"> EQ1 Climate Change EQ6 Design & Place Making | No | |
| Number of planning permissions granted contrary to Environment Agency advice | <ul style="list-style-type: none"> EQ10 Pollution Control and Unstable Land EQ11 Flood Risk Management SAI | Yes | Target met |
| Number of properties on Buildings at Risk Register | <ul style="list-style-type: none"> EQ7 Built and Historic Environment | Yes | Working towards target |
| Total amount of additional net floor space by type | <ul style="list-style-type: none"> S4 Maintaining and Enhancing and Economic Base S 5 Glossopdale Sub-area Strategy S 6 Central Sub area Strategy | Not updated for this monitoring period | |

14 Appendix 3 - List of Indicators



| Indicator | Policy Sustainability Appraisal Indicator (SAI) | Monitored in this report | Target met |
|--|---|--|--------------------------------|
| | <ul style="list-style-type: none"> • 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 | | |
| Total amount of floorspace on previously developed land by type | <ul style="list-style-type: none"> • S1 Sustainable Development Principles | Not updated for this monitoring period | |
| Employment land available by type on allocated sites and PEZs | <ul style="list-style-type: none"> • S4 Maintaining and Enhancing and EconomicBase • 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 | Not updated for this monitoring period | |
| Net additional; dwellings on industrial legacy sites | <ul style="list-style-type: none"> • E5 Regenerating an Industrial Legacy | Yes | Working towards the target met |
| Number of new developers signing up to the Employment & Skills Charter | <ul style="list-style-type: none"> • E1 New Employment Development | No | |
| Total amount of floorspace for town centre uses | <ul style="list-style-type: none"> • S5 Glossopdale Sub-area Strategy • S6 Central Sub-area Strategy • S7 Buxton Sub-area Strategy • Retail and Town Centres | | Target met |
| Retail vacancy rate by town centres and PSA | <ul style="list-style-type: none"> • S5 Glossopdale Sub-area Strategy | Yes | Target met |

14 Appendix 3 - List of Indicators

| Indicator | Policy Sustainability Appraisal Indicator (SAI) | Monitored in this report | Target met |
|--|---|--------------------------|------------|
| | <ul style="list-style-type: none"> S6 Central Sub-area Strategy S7 Buxton Sub-area Strategy CF1 Retail and Town Centres CF2 Primary Shopping Frontages SAI | | |
| % of units in A1 use within the PSA and primary shopping frontage | <ul style="list-style-type: none"> CF2 Primary Shopping Frontages | Yes | Target met |
| Number of planning applications for tourist and accommodation facilities | <ul style="list-style-type: none"> E6 Promoting Peak District Tourism and Culture E7 Chalet Accommodation, Caravan and Camp Site Developments | Yes | Target met |
| Approvals for new infrastructure and community facilities | <ul style="list-style-type: none"> CF3 Local Infrastructure Provision Policy CF5 Provision and Retention of Community Services and Facilities | Yes | Target met |
| Approvals that result in a loss of a community facility | <ul style="list-style-type: none"> CF4 Open Space, Sports and Recreation Policy CF5 Provision and Retention of Community Services and Facilities | Yes | Target met |
| Number of major applications that result in a loss of sports, recreation, play facility or amenity green space | <ul style="list-style-type: none"> CF4 Open Space, Sports and Recreation | No | |
| S106 agreements for open space provisions | <ul style="list-style-type: none"> CF4 Open Space, Sports and Recreation | No | |
| Provision of identified infrastructure required to support growth | <ul style="list-style-type: none"> CF3 Local Infrastructure Provision | Yes | Target met |
| % of major applications approved contrary to infrastructure provider advice | <ul style="list-style-type: none"> CF3 Local Infrastructure Provision | Yes | Target met |

14 Appendix 3 - List of Indicators



| Indicator | Policy Sustainability Appraisal Indicator (SAI) | Monitored in this report | Target met |
|---|---|--------------------------|------------|
| Number of approvals that comply with parking standards required by the Highways Authority | <ul style="list-style-type: none"> CF6 Accessibility and Transport | No | |
| Number of approvals supported by a Travel Plan | <ul style="list-style-type: none"> CF6 Accessibility and Transport | No | |

14.1 The following indicators from the Sustainability Appraisal have been monitored in this report:

- Housing which meets local needs: Number of affordable house completions
- Effects on biodiversity and geodiversity: Area of SSSI's and LWS lost to development requiring planning permission.
- Control of flood risk: Number of planning applications granted contrary to the Environment Agency in respect of flood risk.
- Effects on the economy: Employment land supply.
- Effects on the economy: Retail vacancy rates.