

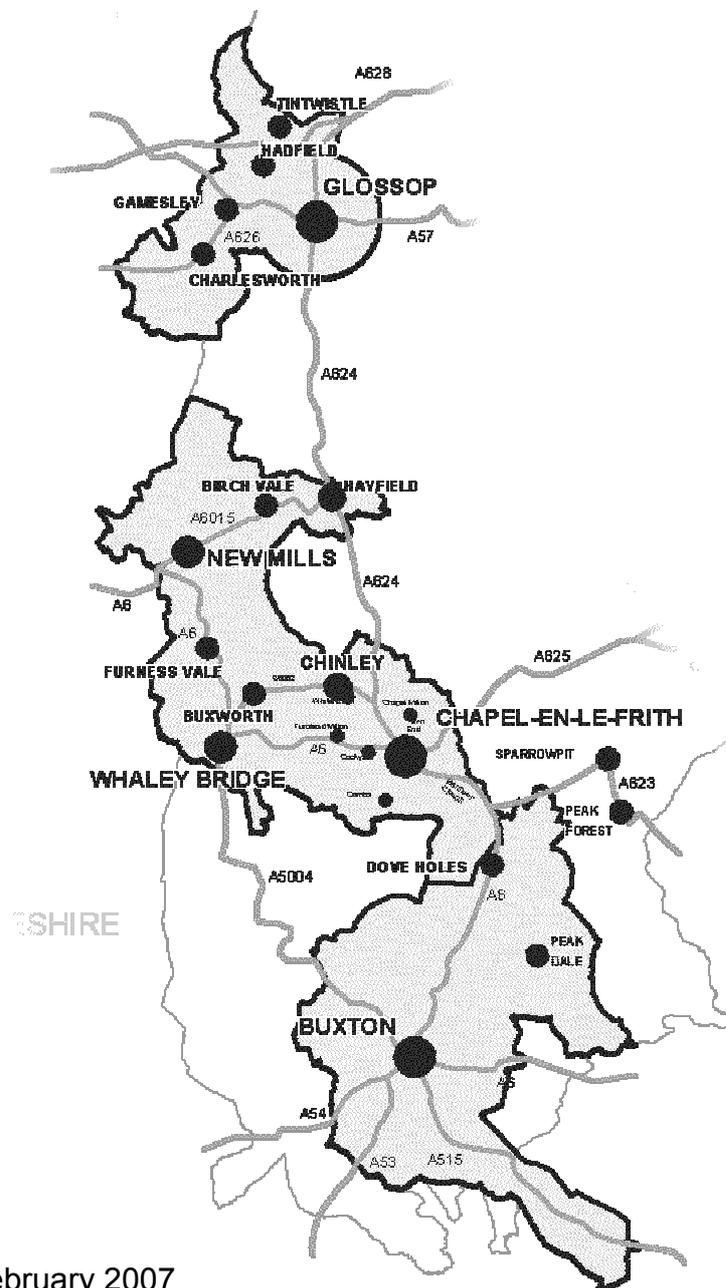
High Peak Borough Council

Housing Needs in High Peak Supplementary Planning Document

Sustainability Appraisal Report

Incorporating an Environmental Report under the
Environmental Assessment of Plans and Programmes
Regulations 2004

Consultation period:
12 April 2007 – 24 May 2007



Prepared: February 2007

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Compliance with SEA Directive

Components making up the SEA Environmental Report

This Sustainability Appraisal Report incorporates the requirements for an Environmental Report under the Environmental Assessment of Plans and Programmes Regulations 2004. These Regulations transpose the Strategic Environmental Assessment Directive (European Directive 2001/42/EC) into English law.

The places in the Sustainability Appraisal Report where the components which are required in relation to the Environmental Report are signposted in the table on the next page.

Information to be included in an Environmental Report under the SEA Regulations	Relevant sections in the SA Report
An outline of the Contents, main objectives of the plan and its relationship with other relevant plans and programmes.	3.12 4.1 – 4.11 Appendix 1
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.	4.12 – 4.66 Appendix 2
The environmental characteristics of areas likely to be significantly affected.	4.12 – 4.66 Appendix 2
Any existing environmental problems which are relevant to the plan, including in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	4.12 – 4.71 Appendix 2
The environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	4.1 – 4.11 Appendix 1
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, landscape and the interrelationship between the above factors.	Section 6 Table 10
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan.	Section 6 Table 10
An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties.	Sections 2,4 & 5
A description of measures envisaged concerning monitoring.	Section 7
A non-technical summary of the information provided above.	Section 1

Housing Needs in High Peak Supplementary Planning Document

Sustainability Appraisal Report

1. SUMMARY AND OUTCOMES

- 1.1 This section provides a non-technical summary of the Sustainability Appraisal report, setting out the process and the difference that this process has made. Contact details are also provided, with information about how to comment on the Report during the consultation period.

Non-technical summary

Background

- 1.2 The Supplementary Planning Document (SPD): Housing Needs in High Peak will provide detailed guidance on implementing High Peak Borough Council's policy regarding the provision of affordable housing, facilitating sufficient provision to meet local need.
- 1.3 The purpose of the Sustainability Appraisal (SA) is to promote the sustainable development of High Peak through the integration of sustainability considerations into the preparation and adoption of the SPD. The SA considers the SPD's implications, from a social, economic and environmental perspective, by assessing options and the draft SPD against available baseline data and sustainability objectives.
- 1.4 SA is mandatory for SPDs under the requirements of the Planning and Compulsory Purchase Act (2004). SAs of SPDs should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the Strategic Environmental Assessment (SEA) Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations.

The appraisal methodology

- 1.5 The approach adopted to undertake the SA was based on the process set out in the Office of the Deputy Prime Minister (ODPM) Guidance for Regional Planning Bodies and Local Planning Authorities: "Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents" November 2005.
- 1.6 Other references used to guide the methodology included the ODPM Practical guide to the Strategic Environmental Assessment Directive (Practical guidance on applying European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment") September 2005. Further useful guidance was obtained

from “Guidelines for cumulative effects assessment in SEA of Plans”, Cooper L.M., Imperial College London 2004.

- 1.7 The level of detail and the scope that the SA covered was agreed by key stakeholders involved in the SA process as part of consultation on an SA Scoping Report. This report was produced to set out the initial context and findings of the SA and the proposed approach to the appraisal process.

Relationship to other plans, programmes and objectives

- 1.8 Other relevant plans and programmes with sustainability objectives have been reviewed in order to ensure that the relationship between these Documents and the draft SPD has been fully explored. This will help to identify any external social, environmental or economic objectives that should be taken into account in the sustainability appraisal of the plan and to identify other external factors, including sustainability issues that might influence the preparation of the plan.
- 1.9 A range of national, regional and local strategies were considered in this way and no major inconsistencies were found between policies. The key links identified were with Planning Policy Statement (PPS) 1: Delivering Sustainable Development; PPS7: Delivering sustainable development in rural areas; East Midlands Regional Spatial Strategy (RSS8) (March 2005); East Midlands Regional Housing Strategy (July 2004), The Derbyshire Dales and High Peak Community Strategy for 2006-2009 and Derbyshire Dales and High Peak Housing Strategy 2005 – 2009.

Baseline characteristics

- 1.10 The collection and assessment of information about the current and likely future state of the High Peak was used within the SA to help identify sustainability problems and predict the SPD’s effects. Where available, comparators, key trends and targets were identified.
- 1.11 Sources for the baseline data included Census 2001, Housing Stock Condition Survey 2003, High Peak Housing Needs Survey 2001 and Land Registry figures April to June 2006.
- 1.12 Where historic data was available, trends identified included that the change in house prices in the High Peak in the last quarter was +9.5% (April to June 2006) and change in the last year was +4.7%.

The sustainability appraisal framework

- 1.13 The establishment of SA objectives and criteria is central to the SA process and provides a way in which sustainability effects can be described, assessed and compared. The sustainability objectives used for the SA of the SPD were drawn from the sustainability issues

identified through analysis of the baseline data and review of other plans and strategies, notably the Regional Spatial Strategy which sets the regional sustainable development framework.

- 1.14 There were seven objectives used in total, organised under the three dimensions of sustainability: social; environmental and economic. The objectives covered a broad range of issues, including: to provide everybody with the opportunity to live in a decent home; to reduce energy consumption and facilitate renewable energy and to strengthen, modernise and diversify the Borough economy; encouraging and supporting a high and stable level of employment and variety of jobs to meet local employment needs.

Key sustainability issues and problems

- 1.15 Most of the sustainability issues and problems facing the residents of High Peak have previously been identified within existing documents and strategies. By analysis of the baseline data as described above, the SA process has helped to clarify the key issues of relevance to implementing the plan. The process has also enabled the presentation of evidence to support the selection of the key sustainability issues.

- 1.16 Some of the key sustainability issues include:
- There is a high incidence of second home ownership. This can make it increasingly difficult for local people to afford housing within the Borough.
 - The Borough has a high percentage of 4, 5 and 6 bedroom properties, compared to smaller sized properties. There is a need to increase the supply of smaller sized dwellings to satisfy locally generated demand.
 - The highest proportion of households in the Borough are those comprising a married couple with dependent children. There needs to be provision for future housing affordable to local children who decide to remain in the Borough when adult.
 - The Borough has a high proportion of owner occupation and a low proportion of rented accommodation. There needs to be provision of new dwellings for rent by Registered Social Landlords.
 - The need for sustainable management of the Borough's landscapes.
 - Loss of local distinctiveness provided by the built environment is risked by poor design quality.
 - Those on low income are at risk of experiencing fuel poverty; made worse by houses with poor energy efficiency.
 - Households in the Council rented sector, single pensioner households and households containing people with special needs have average income levels significantly below the Borough average. Affordable housing should be designed to take account of the needs of such households.

- Of ten local authority areas in close proximity, High Peak is the fourth most expensive area for house prices.
- High Peak has the second highest ratio of house price to earned income in the East Midlands, demonstrating the difficulties experienced by first-time buyers attempting to buy a home.

Appraisal of strategic options

1.17 A key requirement of the SA is to consider reasonable alternatives as part of the assessment process. The options that were assessed were formulated from the Local Plan process and reflect the Council's priority to facilitate provision of more affordable housing within the Borough. The options assessed were thus:

- Option A: to provide detailed guidance on implementing High Peak Borough Council's policy regarding the provision of affordable housing. (This would involve the preparation of a document giving greater detail of Local Plan policy on affordable housing facilitating sufficient provision to meet local need.)
- Option B: to continue with business as usual. (This would involve provision of no additional information for residents, developers and planning officers relating to the implementation of plan policy on provision of affordable housing.)

1.18 The key changes and the sustainability strengths and weaknesses of each option were identified. This concluded that the preferred option was to prepare detailed guidance, the option delivered by the draft SPD.

Likely significant effects of plan

1.19 The significant sustainability effects of the draft SPD were found to be largely positive. Implementing the SPD is most likely to lead to:

- facilitation of a range of housing tenure and principally more affordable housing.
- Improvement in people's satisfaction with their local neighbourhoods.
- support for smaller and community based enterprises by enabling more young people to live and work locally.
- a positive effect on the vitality and viability of town and village centres.

Mitigation and enhancement

1.20 Enhancement of positive effects can be achieved through measures to include:

- Promoting and supporting use of public transport.

- Use of Strategic Flood Risk Assessments and Sustainable Urban Drainage systems.
- Robust application of design guidance, conservation area character statements and the SPD on landscape character.
- Priority given to protection of open space and biodiversity.

Implementation and monitoring

- 1.21 A key part of the SA process is establishing how any significant sustainability effects of implementing the SPD will be monitored. Some potential indicators with targets where they exist have been proposed as a starting point for developing the SPD and sustainability monitoring programme. The indicators proposed are based mainly on data already collected by the Council. It is envisaged that the monitoring will be on an annual basis, although updates of some indicators may not be available with this frequency.
- 1.22 Details are provided in the SA Report of the process that will follow the period of public consultation alongside the draft SPD.

Difference the process has made

- 1.23 The SA process and the preparation of the SPD have been initiated to build upon the Council's stated ambitions in the Local Plan and are in line with the Borough Council's priorities for action 2005 - 2010. The SA has found that implementing the draft SPD will have positive benefits on sustainability.
- 1.24 However some opportunities for further enhancement have been identified through the SA process and these recommendations will be considered alongside responses from the public consultation stage for inclusion in the submission version of the SPD.

How to comment on this report

- 1.25 Details of how to comment on the SA report are provided below.
- 1.26 Public consultation on the draft SPD: Housing Needs in High Peak and its Sustainability Appraisal Report runs from 12 April to 24 May 2007.
- 1.27 All comments must be received by 5pm Thursday 24 May 2007.
- 1.28 Comments can be submitted by:

Post to: Planning Policy and Design
 Planning and Development Services
 High Peak Borough Council
 Municipal Buildings
 Glossop
 Derbyshire SK13 8AF

E-mail to: localplan@highpeak.gov.uk

Via the web through www.highpeak.gov.uk

2. APPRAISAL METHODOLOGY

Approach adopted

- 2.1 The approach adopted to undertake the SA was based on the process set out in the Office of the Deputy Prime Minister (ODPM) Guidance for Regional Planning Bodies and Local Planning Authorities: "Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents" November 2005.
- 2.2 Other references used to guide the methodology included the ODPM Practical guide to the Strategic Environmental Assessment Directive (Practical guidance on applying European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment") September 2005. Further useful guidance was obtained from "Guidelines for cumulative effects assessment in SEA of Plans", Cooper L.M., Imperial College London 2004.
- 2.3 Table One on the next page sets out the SA stages and tasks, based on those listed in Government guidance. This SA Report represents the completion of up to Stage C of the SA process.

Timetable and responsibility

- 2.4 The SA of the draft SPD was undertaken between December 2006 and February 2007, in advance of the formal consultation on the draft SPD taking place during April 2007.
- 2.5 The timing of key SA outputs and tasks is set out below.
 - Preparation of the SA scoping report: September 2006.
 - Circulation of SA Scoping Report to Consultation bodies and key stakeholders for comment: November – December 2006.
 - Preparation of responses to comments from consultees: January 2007.
 - Appraisal of strategic options: January 2007.
 - Preparation of SA Report: February 2007.
- 2.6 The SA has been undertaken by the Senior Environmental Planning Officer at High Peak Borough Council.

Table 1: Sustainability Appraisal stages and tasks

Pre-Production – evidence gathering
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope.
Tasks
Identify and review other relevant plans, programmes and sustainable development objectives that will affect or influence the SPD.
Collect relevant social, environmental and economic baseline information.
Identify key sustainability issues for the SA to address.
Develop the SA framework, consisting of the sustainability objectives, indicators and targets.
Produce Scoping Report and consult Consultation Bodies and other key stakeholders on the scope of the appraisal and the key issues and possible options for solutions.
Production
Stage B: Developing and refining options and assessing effects.
Tasks
Test the SPD objectives against the sustainability objectives and whether the SA objectives are consistent with one another.
Predict the effects of the SPD.
Evaluate the effects of the SPD.
Propose measures to maximise beneficial effects and mitigate adverse effects.
Develop proposals for monitoring the significant effects of implementing the Plan.
Stage C: Preparing the Sustainability Appraisal Report
Tasks
Prepare the final SA Report of the draft SPD.
Stage D: Consultation on the SA Report and draft SPD.
Tasks
Consult on the final SA Report along with the draft SPD.
Carry out, where necessary, appraisal of any significant changes made as a result of representations.
Adoption and monitoring
Stage E: Monitoring implementation of the SPD.
Tasks
Monitor significant effects of the SPD to identify at an early stage any unforeseen adverse effects.
Undertake appropriate remedial action where necessary.

Consultation arrangements

2.7 In September 2006 an SA Scoping Report was produced to set out the initial context and findings of the SA and the proposed approach to the rest of the appraisal. By enabling input from key stakeholders and consultation bodies at this early stage in the process, the aim was to ensure that the SA was comprehensive and addressed all relevant issues and objectives.

- 2.8 The Scoping Report set out an initial assessment of:
- The relationship between the SPD and other relevant plans and programmes.
 - Relevant sustainability objectives established at the national, regional and local level.
 - The current environmental, social and economic baseline and any trends.
 - The likely key sustainability issues.
- 2.9 The Report also set out the proposed methodology for the SA, giving details of its proposed level of detail and scope.
- 2.10 Comments on the Scoping Report were invited from the four consultation bodies required by the SEA Regulations together with other key consultees representing social, economic and environmental interests in High Peak. These organisations were identified using the High Peak Borough Council Statement of Community Involvement.
- 2.11 A list of those consulted is included within the quality assurance checklist.
- 2.12 Letters were sent to all consultees listed in the document above. The consultation period ran between 9th November and 14th December 2006. Statutory consultees were provided with a copy of the SPD and its accompanying SA Scoping Report. Other consultees were directed to the Borough Council's web-site from where the documents can be down-loaded and to the Borough's libraries and Council Offices where hard copies can be inspected.
- 2.13 Three organisations made comments on the scoping report. These are summarised in Table Two below, along with details of how the comments have been incorporated into this Report of the full SA.

Table Two: Comments received on scoping report and High Peak Borough Council's response

Organisation	Comment made	Response
Environment Agency	<p>PPS23: Planning and pollution control should be reviewed in relation to development on contaminated land.</p> <p>Scope of environmental baseline information in Section 5 is welcomed.</p> <p>Assessment of ordinary watercourses (Para 5.27) will help inform the documents as part of an SFRA.</p> <p>Sections of the listed watercourses and in some cases the watercourse in its entirety have recently been classified as main river. Wording (“ordinary”) to be removed from the initial paragraph.</p> <p>PPS25 (published December 2006) to be reviewed and the summary of the document contents amended accordingly. Reference should be made to the sequential approach to flood risk and the application of an exception test in Flood Zone 3.</p> <p>Sustainable Drainage Systems should be included in the implications for the LDD.</p>	<p>PPS23 added to list of plans and programmes reviewed.</p> <p>Noted.</p> <p>This wording changed (para 4.38 in this SA Report).</p> <p>Review of PPG25 amended to take account of recently published PPS25.</p> <p>SUDs added to implications for the LDD.</p>
Government Office for the East Midlands (GOEM)	<p>The Scoping Report sets out the SPD objectives, these should also be referred to within the SPD itself.</p>	<p>Noted and passed to authors of SPD.</p>
East Midlands Regional Assembly	<p>As a basis for general guidance, it is recommended that the 10 Regional Core Objectives as set out in RSS8 Policy 1 give an overall context.</p>	<p>Noted. Context of SA Framework to be provided by ten regional core objectives.</p>

3. BACKGROUND

Purpose of the Sustainability Appraisal (SA) and the SA Report

- 3.1 The purpose of SA is to promote the sustainable development of High Peak through better integration of sustainability considerations into the preparation and adoption of plans. The objective of this SA is to inform the development of the Supplementary Planning Document: Affordable Housing. The SA considers the SPD's implications from a social, economic and environmental perspective, by assessing options and the draft SPD against available baseline data and sustainability objectives.
- 3.2 SA is mandatory for Local Development Documents (LDD) under the requirements of the Planning and Compulsory Purchase Act 2004. These Documents include Development Plan Documents (DPD) and Supplementary Planning Documents (SPD).
- 3.3 This SA Report is the key output of the SA process, documenting the work carried out during the appraisal of the SPD.

Background to SPD: Affordable Housing

- 3.4 Affordable housing refers to housing which: "meets the needs of households lacking their own housing or who are inadequately housed and who cannot afford to rent or buy suitable homes from what is generally available on the open market".
- 3.5 High Peak has recently enjoyed relatively low unemployment, but has also traditionally suffered from a low wage economy associated with its basic employment sectors. Wages remain below both the County and Regional averages and are considerably lower than those found in adjoining parts of the North West region (New Earnings Survey 2000). The proximity of better paid employment in Greater Manchester and Cheshire, together with the perceived advantages of a rural environment have served to inflate house prices in some areas.
- 3.6 In 2001 High Peak Borough Council carried out a comprehensive housing need assessment, the results of which indicated a pattern of need across various parts of the High Peak. The assessment demonstrated that all three local plan sub-areas experienced housing need, with some variation experienced between settlements. Overall the need was found to be most acute within Glossopdale; with Buxton and the central areas experiencing a lower, but still significant level of need.
- 3.7 In order to meet a proportion of the community's need for affordable housing the Council sets out in the Local Plan (adopted March 2005) that the authority will seek to secure an element of affordable housing on new residential developments (including new build, conversions and renewals of existing permissions).

- 3.8 Through policy H9, the Council seeks provision of affordable housing on site areas of 0.5ha and over, or 15 units or more, in the relevant areas. It is recommended that at least 30% of units on such sites throughout the Borough be provided as affordable homes.
- 3.9 In rural areas there is sometimes a limited range of lower priced market housing and past “right to buy” practices have also restricted the numbers of available social housing. In addition any development sites are often small scale and so the opportunities for extra local affordable housing are correspondingly limited. Given the level of need across each sub-area, Policy H9 sets a lower development threshold for rural settlements of less than 3,000 population, of 0.17ha and over, or 5 units or more.
- 3.10 When negotiating an element of affordable housing, the Council will take account of not only the size of the site but also the proximity of local services and public transport. Also relevant will be the availability of public funding, whether there are proven abnormal costs associated with the development and whether the provision of affordable housing would prejudice the realisation of other planning objectives that need to be given priority in the development of the site. Also important is the need to achieve a successful housing development in terms of the household mix and housing management.
- 3.11 The preparation of an SPD will offer detailed guidance on arrangements that are necessary to secure sufficient affordable housing to meet local need.

Plan objectives

- 3.12 Three key objectives have been identified for the Affordable Housing SPD. These set out desired outcomes the Council will aim to achieve through implementation of the Plan:
- To provide detailed guidance on implementing High Peak Borough Council’s policy regarding the provision of affordable housing, facilitating sufficient provision to meet local need.
 - To promote the development of sustainable communities.
 - To promote a balanced housing market.

Compliance with the SEA Directive / Regulations

- 3.13 In accordance with the Government’s draft guidance on Strategic Environmental Assessment (SEA), SAs of SPDs should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the SEA Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations. While SEA and SA are distinct processes, the intention of this SA is to adopt an approach to

appraisal which also meets the requirements of the SEA Directive and Regulations.

4. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

Links to other strategies, plans, programmes and sustainability objectives

- 4.1 A range of relevant plans and programmes with sustainability objectives have been reviewed in order to ensure that the relationship between these Documents and the draft SPD was fully explored. This has helped to identify external social, environmental or economic objectives that need to be taken into account in the sustainability appraisal of the plan and to identify other external factors, including sustainability issues that might influence the preparation of the plan.
- 4.2 Table Three on page 20 shows a list of the plans and strategies that have been reviewed as part of the SA. Appendix One contains the findings of the review and sets out any implications for the SPD.
- 4.3 The Sustainable Communities Plan: Building for the Future (2003) sets out a long-term programme of action for delivering sustainable communities. The Plan's policies for increasing the supply of affordable housing in areas of need within the Borough should contribute to increasing the liveability of all communities.
- 4.4 In line with the document: Sustainable Communities: Homes for all ODPM: January 2005, the Plan's policies need to ensure that increases in affordable housing and social housing can still be delivered to meet local need and that policies are balanced by action to promote local regeneration.
- 4.5 In accordance with Circular 6/98 – (Planning and Affordable Housing), where there is evidence of need for affordable housing, an element of such housing should be sought on suitable sites.
- 4.6 The Regional Spatial Strategy for the East Midlands (RSS8) (March 2005) has a Regional Priority for Affordable Housing (3,950 dwellings per annum).
- 4.7 The relevant principles and policies contained in the East Midlands Integrated Regional Strategy – Our Sustainable Development Framework (2005) need to be reflected and taken forward by the Plan, in particular the objective to ensure that the existing and future housing stock meets the housing needs of all communities in the region.
- 4.8 Reflecting the priorities of the East Midlands Regional Housing Strategy (July 2004), the Plan's policies will need to support balanced,

mixed tenure communities; as well as seeking to provide high quality housing which incorporates sustainable construction and design.

- 4.9 The Derbyshire Dales and High Peak Community Strategy for 2006-2009, 'Our Community ... Working Together' places an emphasis on the need to supply affordable housing in order to meet local needs. The Plan's policies will need to support the overall objectives of the Community Strategy and in particular help to deliver the aims and actions under Theme 2: affordable housing. The key action under this theme is to get started on 112 new affordable homes.
- 4.10 Delivery of affordable house is also a priority for action in the Derbyshire Dales and High Peak Housing Strategy 2005 – 2009 which sets the target to enable the provision of a combined total of 450 new affordable homes across the Peak Sub-Region between 2005 and 2009.
- 4.11 The principal aim of the High Peak Affordable Warmth Strategy (draft 2006) is to ensure affordable warmth for all residents of the Peak Sub-Region. There are clear links here to the overall provision of affordable housing and the Plan should make appropriate links to the affordable warmth strategy and related work undertaken in the Borough.

Table Three: List of plans and strategies reviewed

International and national
National Air Quality Strategy 2000
Securing the Future - UK Government sustainable development strategy 2005
PPS1 Delivering sustainable development
PPS3 Housing
PPS6 Planning for town centres
PPS7 Delivering sustainable development in rural areas
PPS9 Biodiversity and Geological Conservation
PPG15 Planning and the historic environment
PPG16 Archaeology and planning
PPS23 Planning and Pollution Control
PPS25 Development and flood risk
Regional / Sub-regional
East Midlands Integrated Regional Strategy 2005
East Midlands Regional Environment Strategy 2002
East Midlands Regional Economic Strategy (Destination 2010) 2003
East Midlands Regional Spatial Strategy (RSS8) March 2005
East Midlands Draft Regional Housing Strategy 2004 - 2010
The Landscape Character of Derbyshire
Derbyshire Community Strategy 2003 - 2006
Derbyshire Cultural Strategy 2002 - 2007
Second Derbyshire Local Transport Plan 2006 – 2011
Local
High Peak Local Plan
High Peak Community Strategy 2006 - 2009
High Peak Community Safety Strategy 2005 - 2008
Peak District Bio-Diversity Action Plan 2001
High Peak Housing Strategy 2005 – 2009
Improving High Peak: Priorities for Action 2005 – 2010.
High Peak and Dales Primary Care Trust local delivery plan 2005 - 2008
High Peak Regeneration Strategy 2005 - 2010
High Peak Affordable Warmth Strategy (draft) 2006
High Peak Homelessness Strategy 2003 - 2008

Baseline Characteristics

4.12 The collection of baseline information has provided the basis for predicting and monitoring sustainability effects and helped to identify sustainability issues, along with alternative ways of dealing with them. The following paragraphs set out the main social, economic and environmental characteristics of the plan area. In Appendix Two, further detail is provided of those characteristics likely to be significantly affected by the plan. These issues are set out in Table Four on page 30, as the main sustainability issues arising from the plan.

- 4.13 High Peak Borough Council area has a population of 90,600 (2005/06) and covers 39,171 hectares. The borough lies in the north-west of Derbyshire and the western tip of the East Midlands region. It is situated between Manchester and Sheffield and adjoins Derbyshire Dales. This position places it within 60 miles of one third of the population of England. Whilst two thirds of the borough lies in the Peak District National Park, most (93%) of its population lives outside the National Park, mainly in the towns of Glossop, New Mills, Chapel-en-le-Frith, Whaley Bridge and Buxton.

Economic performance

- 4.14 Unemployment is low. There were 851 people unemployed in the Borough in March 2005, which represents an unemployment rate of 1.5 per cent. Only one-in-ten unemployed people in the Borough had been out of work for more than one year, this is substantially below the national and regional average.
- 4.15 A key characteristic of the economy of the High Peak is its “two-speed” nature. More than one-in-five local people have degree-level qualifications, this is significantly more than the regional or national average. Of the 44,000 people with employment living in the Borough; over 40 per cent are knowledge workers such as managers, professionals or associate professionals. However most of these highly qualified residents commute out of the Borough to work in Manchester and Sheffield.
- 4.16 Over half the jobs available within the Borough are provided by manufacturing and public services; local industries have been declining. Between 1998 and 2002 total employment in the Borough fell by 8 per cent compared to a decline of only 2.9 per cent in Derbyshire and a growth of 4.9 per cent in Great Britain. Many of the jobs in the Borough are part time (26.7 per cent compared to the regional average 24.9 per cent). As a result of the industrial structure and the high level of part-time employment, wages are low compared to the rest of the region. People employed in the Borough earn £15,999 per year on average, compared to £16,967 in the rest of the East Midlands and the national average of £18,943.
- 4.17 There are 2,900 VAT-registered businesses in the Borough and each year around 295 new VAT-registered businesses are created. However there are also around 245 businesses that each year close down. Between 1998 and 2002 the number of businesses in the Borough grew by only 0.5 per cent compared to the Derbyshire average of 3.3 per cent and the national average of 3.4 per cent.
- 4.18 The pressure of high prices for housing is also having a negative impact on business growth in some areas, with factories and industrial land being purchased by developers who may not develop the land for employment uses in preference for holding out for more lucrative

housing development. This “land-banking” is restricting the supply of industrial land.

- 4.19 Salaries and wages tend to be highest in industries where technology and innovation plays a critical role in making and keeping them competitive. The Borough is currently not well placed to take advantage of this modern knowledge-based economy.
- 4.20 The access to ICT may also acts as a barrier to growth. Whilst broadband networks in the High Peak are present in all main settlements, it has been suggested that wireless internet access in our towns is some way off.

Social character

- 4.21 In the twenty years between 1982 and 2002 the population of High Peak grew by 9.4%, compared with an increase of 9.5% for East Midlands region as a whole. Population density of High Peak averaged 166 people per square kilometre, compared with an average of 270 for the region and 380 people per square kilometre for England overall.
- 4.22 According to the mid-2003 population estimates there were 90,100 people living in High Peak, of whom 49.4% were male and 50.6% were female. The average age of the population in High Peak was 39.2 years. This compared with an average age for England and Wales of 38.6 years. Children under five accounted for approximately 5% of the resident population; compared with almost 6% for England and Wales overall. In mid-2003, 18.3% of the resident population in High Peak were of retirement age (65 and over for males; 60 and over for females) compared with 18.5% in England and Wales. 1.26% of the population are from minority ethnic groups.
- 4.23 The Borough ranks as the 211th most deprived area in England (out of 354). Deprivation is not high compared with many other areas, but there are pockets of significant deprivation such as Gamesley, Stone Bench and New Mills East wards. In these areas communities suffer from higher levels of unemployment, low incomes and poor health. These wards also contain a higher proportion of lone parents and of people with no qualifications.
- 4.24 Because of the attractiveness of the area as a place to live house prices are high. The average house in High Peak costs £163,993 compared to the regional average of £149,487. These prices, linked to the relatively low level of wages in the area, result in a lack of affordable housing. This is exacerbated by a low turnover of social housing and a high incidence of second homes.
- 4.25 School achievement levels are generally higher in High Peak than the Derbyshire and national average.

- 4.26 High Peak has one of the lowest crime rates in the country. Crime figures for 2004/05 per 1,000 of population include: burglary dwelling offences of 3 compared with an English average of 6.4 and theft of a motor vehicle of 2 compared with an English average of 4.5.

Transport and accessibility

- 4.27 The High Peak does not lie on the national motorway or main line rail networks, although it is quite well served by local rail services and other public transport links to Manchester and Sheffield. However, public transport links within the High Peak are limiting.
- 4.28 There are two major cross-Pennine routes through the High Peak, the A57 and A628 linking the M67 and M1. Glossopdale in particular suffers from traffic congestion at peak times.
- 4.29 In some areas, the remoteness and absence of regular public transport makes access to services difficult.

Geological & hydro-geological characteristics

- 4.30 Almost all rocks outcropping at the surface in High Peak originate from the Carboniferous age. The south-eastern part of the Borough is formed from Carboniferous Limestone. This limestone forms a dome-like structure at the southern extremity of the Pennines. These are marine limestones, and interbedded lava flows are found in several locations. The limestone uplands are cut across by dales or valleys, originally formed by water erosion, many of which are dry. Sometimes, a valley is deep enough for its floor to be at, or just below, the water table, at which point a river or stream appears.
- 4.31 To the north and west of the limestone region, the predominant feature is the group of shales and sandstones known as the Millstone Grit Series. The rocks are composed of layers of sandstone and shale and were laid down in primeval coastal deltas. The Edale Shales are the oldest formations and are found directly above the limestone. Above these are sandstone layers which form the Dark Peak. This includes the moorland areas around Glossop and the Goyt Valley.
- 4.32 On the western edge of High Peak are found Coal Measures. Coal mining has taken place in the past around Whaley Bridge, Furness Vale and New Mills.
- 4.33 The Carboniferous Limestone is classified as a “major aquifer” and tends to yield good quality groundwater. It holds groundwater within fissures or voids, which reduces accessibility by abstraction. Because it contains fissures, contaminants can be very quickly transmitted through limestone strata making it very vulnerable to pollution incidents.

- 4.34 The Millstone Grit and the Coal Measures are “minor aquifers” and provide locally important groundwater sources for agriculture and industry. There are also sand and gravel drift deposits which form localised minor aquifers. A number of low permeability drift deposits overlying the aquifers can be found in parts of Chapel-en-le-Frith, Whaley Bridge, New Mills and Glossop. Groundwater movement is generally by fissure flow.

Water resources and protection issues

- 4.35 Within High Peak there are watersheds serving four main rivers (Rivers Etherow, Wye, Goyt and Derwent), together with their tributaries. A significant feature of the Borough is the numerous reservoirs which are located in the area. High Peak also contains a branch of the Peak Forest Canal. Water quality is generally high.
- 4.36 There are some 300 private water supplies in High Peak. A very significant water protection issue relates to Buxton Mineral Water. The earliest uses of the mineral water and the Buxton Thermal Springs date back to Roman times. The water is available free of charge to the public at St Anne’s Well and is also commercially exploited by Buxton Mineral Water Ltd.

Flood risk

- 4.37 In July 2002 flooding of Glossop Brook resulted in damage to properties around High Street West, Glossop, as well as properties in Old Glossop.
- 4.38 Based on historical flooding information and the Environment Agency’s indicative flood maps, the Council has carried out a limited assessment of the risk of flooding from watercourses within the Borough. The main risk areas are:
- Nun Brook, Buxton.
 - Hogshaw Brook, Buxton.
 - Brooklands, Buxton.
 - Around Peakshole Water, Castleton.
 - Woolley Bridge area, Glossop.
 - Spinner Bottom, Birch Vale.
 - Whitehough, Chinley.
 - Unnamed water course at Holehouse Mill, New Mills.

Air, noise and light pollution

- 4.39 High Peak has good air quality with no Air Quality Management Areas declared. However two locations in the Borough are subject to additional study following apparent recent rises in the level of nitrogen oxides. The locations are the A6 Fairfield Road into Buxton and the A628(T) at Tintwistle.

- 4.40 Traffic noise accounts for 66% of the total noise generated outside dwellings in the UK. Derbyshire Local Transport Plan (LTP) (Provisional Plan) 2006 – 2011 Strategic Environmental Assessment (Environmental Report) identifies sections of roads in Derbyshire where current noise level thresholds exceed 73 dB LA10 18hr, that is where more than 50% people are likely to regard the noise as bothering them “very much” or “quite a lot”. (LA10 is the noise level exceeded for 10 per cent of the time period.) In the Borough the affected roads are the A628(T) at Tintwistle and stretches of the A6 between Furness Vale and Whaley Bridge, around Chapel-en-le-Frith and along the Fairfield Road into Buxton.
- 4.41 The above Derbyshire LTP Environmental Report also uses work done by the Countryside Agency and CPRE to map the extent of light pollution in the County. The maps show few very dark areas in the Borough, with high light intensities particularly around Glossop and Buxton.

Mineral resources

- 4.42 High Peak has a rich range and variety of mineral resources including limestone, sandstone, shale, coal and vein minerals. The extraction and processing of limestone is the most significant industrial activity in the southern part of the Borough.
- 4.43 Limestone is used for both construction and industrial purposes and a large proportion is exported to neighbouring areas, mainly to Greater Manchester and Cheshire. Transportation generates a high volume of heavy goods vehicles with associated environmental costs including air pollution, noise and verge over-running.

Landscape character

- 4.44 The character of High Peak covers two nationally important landscapes namely the Dark Peak and White Peak, an importance recognised through the designation of surrounding areas as part of the Peak District National Park.
- 4.45 The dominant rock deposit of the Borough is the gritstone of the Dark Peak found to the northern part of the High Peak. The White Peak occurs to the south of the Borough. Buxton straddles the boundary of the two.
- 4.46 The name Dark Peak refers to the underlying geology of Millstone Grit sandstones. Altitude and exposure are reflected in the landscape character of moorlands and in-bye agricultural land. Elevated plateaux are wild and open with rolling terrain and steep “V” shaped slopes (cloughs) punctuated by gritstone edges and rocky tors. The craggy

outcrops of the Dark Peak reinforce the sense of exposure and wildness.

- 4.47 Moorland areas are covered by a thick layer of peat, the acidic soil preventing most plants from growing except heather, bilberry, and cottongrass. These semi-natural moors or “gaits” are managed for grouse shooting and sheep grazing. As a result woodland regeneration is inhibited, although areas of ancient oak woodland survive below the edges and in steep sided cloughs.
- 4.48 The environmental value of the Dark Peak lies in the contrast between extensive wild moorland and the small-scale domesticated farmland, enclosed by dry stone walls around the margins.
- 4.49 In the White Peak, white limestone walls enclose small narrow fields around villages, whilst larger rectangular fields are found away from settlements; the dominant land use being grassland.
- 4.50 The character of the area encompasses a limestone plateau with a number of deep limestone dales. There are isolated copses of woodland on high ground and scrub space along the dales of outstanding wildlife value. Sycamore is a common species found in broadleaved plantations and colonised spoil tips. Deciduous semi-natural woodland can also be found in the steep sides of dales.
- 4.51 Most dales are ‘dry,’ others hold meandering rivers and streams or are seasonal. Herb-rich grassland grows along the dale sides. The limestone plateaux contain only a few species-rich hay meadows of significant ecological importance.
- 4.52 Within the local plan area, the principal landscape character type is that of settled valley pasture. This is described as a settled, pastoral farming landscape on gently sloping lower valley sides, dissected by stream valleys. Dense watercourse trees, scattered boundary trees and tree groups around settlements contribute to a strongly wooded character.
- 4.53 Around Buxton there are also the landscape types of Plateau pasture: a gently rolling, upland limestone plateau characterized by nucleated limestone villages, dry stone walls, a pastoral land-use with expansive views; and limestone moorland: an undulating highland landscape of rough grazing and stock rearing, with prominent limestone outcrops and open, expansive views.

Biodiversity

- 4.54 The Borough Council is a partner in the Peak District Biodiversity Action Plan.

- 4.55 There are eight Sites of Special Scientific Interest (SSSI) in the Plan area: Toddbrook Reservoir, Combs Reservoir, Waterswallows Quarry, Duchy Quarry, Poole's Cavern and Grinlow Wood, Wye Valley, Dark Peak and Goyt Valley. The latter three sites cross the boundary with the Peak District National Park.
- 4.56 The Plan area includes part of three Nature conservation sites of international importance, designated either as a Special Protection Area (SPA) under the EC Directive on the conservation of wild birds, or as a Special Area of Conservation (SAC) under the European Union's Habitats Directive.
- 4.57 The South Pennine Moors SAC includes the Dark Peak and Goyt Valley SSSIs. The protected habitats include blanket bog and old sessile oak woods. The Peak District Dales SAC includes the Wye Valley SSSI. The protected habitat is principally dry grasslands and scrublands on limestone.
- 4.58 Both Dark Peak and Goyt Valley SSSIs are also components of the Peak District Moor (South Pennine Moors Phase 1) SPA. The SPA is important for breeding waders, raptors and other upland species.
- 4.59 There are three statutory Local Nature Reserves in the Plan area: the Brookfield (CPA) Pond at Whaley Bridge; Watford Lodge and Goytside Meadows, both in New Mills. Watford Lodge supports a mosaic of wetland habitats as well as areas of willow carr woodland. Goytside Meadow contains a variety of grassland, scrub and lowland swamp which together support a high diversity of plant species. CPA pond is a small mill-pond with surrounding secondary woodland.

Historic and cultural heritage

- 4.60 The Borough has a wealth of historic buildings, conservation areas and archaeological sites and monuments. Many of the towns and villages retain historic centres characteristic of the Dark Peak, with buildings tightly grouped and exhibiting considerable use of locally quarried gritstone. In the South of the Borough the influence of the White Peak increases and greater use has traditionally been made of limestone as the predominant building material.
- 4.61 There are 30 Conservation Areas in the Plan Area and about 390 listed buildings, ranging from minor structures such as post boxes and telephone kiosks through to the internationally recognised Crescent in Buxton.
- 4.62 Twenty sites are protected as Scheduled Ancient Monuments, ranging from stone crosses through to major earth works such as Melandra Castle Roman Fort at Glossop and the Bullring Henge at Dove Holes.

- 4.63 During the Roman period, Buxton was one of only two settlements in Britain developed primarily for their natural supply of thermal mineral water (the other being Bath). The Pavilion Gardens and the Slopes in Buxton are registered by English Heritage as being of national importance under the Historic Parks and Gardens scheme.

Predicted future baseline

- 4.64 Predicting the future baseline situation without implementation of the SPD is difficult. However, without this fuller explanation of policy, it is anticipated that it would be more difficult for the Borough Council to secure the number of affordable homes needed.
- 4.65 The Borough Council is working with partners to implement its Community and Housing Strategies, which over the long term, will improve people's quality of life in High Peak and help to achieve a more balanced housing market.
- 4.66 The SPD will help to ensure that opportunities to secure affordable homes will be realised through ensuring that all parties share a common understanding of housing need in the Borough and the scope and application of Local Plan Policy H9.

Identification of main sustainability issues

- 4.67 The collection of baseline data for the SPD has helped to identify the key social, economic and environmental issues that relate to the issues to be tackled in the Plan. A summary of the data collected and issues identified from this are set out in Appendix Two.
- 4.68 Sources for the baseline data included Census 2001, Housing Stock Condition Survey 2003, High Peak Housing Needs Survey 2001 and Land Registry figures April to June 2006.
- 4.69 Where historic data was available, trends identified included that the change in house prices in the High Peak in the last quarter was +9.5% (April to June 2006) and change in the last year was +4.7%.

Key sustainability issues and problems

- 4.70 Using the evidence set out in Appendix Two, the environmental, social and economic characteristics identified where significant effects are likely as a result of implementing the Plan are:
- There is a high incidence of second home ownership. This can make it increasingly difficult for local people to afford housing within the Borough.
 - The Borough has a high percentage of 4, 5 and 6 bedroom properties, compared to smaller sized properties. There is a

need to increase the supply of smaller sized dwellings to satisfy locally generated demand.

- The highest proportion of households in the Borough are those comprising a married couple with dependent children. There needs to be provision for future housing affordable to local children who decide to remain in the Borough when adult.
- The Borough has a high proportion of owner occupation and a low proportion of rented accommodation. There needs to be provision of new dwellings for rent by Registered Social Landlords.
- The need for sustainable management of the Borough's landscapes.
- Loss of local distinctiveness provided by the built environment is risked by poor design quality.
- Those on low income are at risk of experiencing fuel poverty; made worse by houses with poor energy efficiency.
- Households in the Council rented sector, single pensioner households and households containing people with special needs have average income levels significantly below the Borough average. Affordable housing should be designed to take account of the needs of such households.
- Of ten local authority areas in close proximity, High Peak is the fourth most expensive area for house prices.
- High Peak has the second highest ratio of house price to earned income in the East Midlands, demonstrating the difficulties experienced by first-time buyers attempting to buy a home.

4.71 Table Four on the next page summarises the key sustainability issues and the evidence to support it.

Table Four: Sustainability issues identified

Regional SD Framework East Midlands RSS 2005 Regional Core Objectives (from Policy 1)	SEA Directive topic	Other plans/strategies	Sustainability issues identified
To address social exclusion through the regeneration of disadvantaged areas and reducing regional inequalities in the distribution of employment, housing, health and other community facilities.	Population and human health. Social inclusiveness. Material assets.	PPS1 Delivering sustainable development. PPG3 Housing. East Midlands Regional Housing strategy 2004 - 2010. HPBC Housing strategy 2005 - 2009. Sustainable Communities: Homes for all 2005	There is a high incidence of second home ownership. This can make it increasingly difficult for local people to afford housing within the Borough. The highest proportion of households in the Borough are those comprising a married couple with dependent children. It may be difficult for these children to be able to afford to buy a local home.
To address social exclusion through the regeneration of disadvantaged areas and reducing regional inequalities in the distribution of employment, housing, health and other community facilities.	Population and human health. Social inclusiveness.	PPS1 Delivering sustainable development. PPG3 Housing. East Midlands Regional Housing strategy 2004 - 2010. HPBC Housing strategy 2005 - 2009.	The Borough has a high percentage of 4, 5 and 6 bedroom properties, compared to smaller sized properties. The Borough has a high proportion of owner occupation and a low proportion of rented accommodation.

Regional SD Framework East Midlands RSS 2005 Regional Core Objectives (from Policy 1)	SEA Directive topic	Other plans/strategies	Sustainability issues identified
To achieve effective protection of the environment by avoiding significant harm and securing adequate mitigation where appropriate and to promote the conservation, enhancement, sensitive use and management of the region's natural and cultural assets.	Cultural heritage and landscape. Biodiversity, fauna, flora. Water and soil.	PPS9 Biodiversity and Geological Conservation. The Landscape Character of Derbyshire. Peak District Biodiversity Action Plan.	The need for sustainable management of the Borough's landscapes, biological and geological capital.
To promote good design in development so as to achieve high environmental standards and optimum social benefits.	Cultural heritage and landscape. Material assets.	PPG 15 Planning and the Historic environment. Derbyshire Cultural Strategy 2002 – 2007.	Loss of local distinctiveness provided by the built environment is risked by poor design quality.
To take action to reduce the scale and impact of future climate change, in particular the risk of damage to life and property from flooding, especially through the location and design of new development.	Climate factors. Air. Population and human health.	PPS7 Delivering sustainable development in rural areas. PPS22 Renewable energy. High Peak Affordable warmth Strategy (draft 2006)	Those on low income are at risk of experiencing fuel poverty; made worse by houses with poor energy efficiency.
To address social exclusion through the regeneration of disadvantaged areas and reducing regional inequalities in the distribution of employment, housing, health and other community facilities.	Economic development. Population and human health.	PPS6 Planning for town centres. PPS7 Delivering sustainable development in rural areas.	Households in the Council rented sector, single pensioner households and households containing people with special needs have average income levels significantly below the Borough average.

Regional SD Framework East Midlands RSS 2005 Regional Core Objectives (from Policy 1)	SEA Directive topic	Other plans/strategies	Sustainability issues identified
To promote and improve economic prosperity, employment opportunities and regional competitiveness.	Economic development. Social inclusiveness.	PPS6 Planning for town centres. Borough regeneration strategies.	Of ten local authority areas in close proximity, High Peak is the fourth most expensive area for house prices. High Peak has the second highest ratio of house price to earned income in the East Midlands, demonstrating the difficulties experienced by first-time buyers attempting to buy a home.

Data Collection limitations

- 4.72 The baseline has been effective in providing a snapshot of current sustainability issues in the site area and sufficient data has been available to enable an informed and detailed appraisal of the SPD.
- 4.73 However some of the baseline data has been drawn from the Housing Needs Survey carried out in 2001. This information will be brought up to date by the findings of the 2006 Housing Needs Survey which are due to be published in March 2007.

The Sustainability Appraisal framework

- 4.74 The establishment of sustainability objectives is central to the SA process. The SA framework, based on these objectives, provides a way in which sustainability effects can be described, assessed and compared. Sustainability objectives are distinct from those of the SPD, but in some cases may overlap.
- 4.75 The sustainability objectives used for the SA of the SPD were drawn from the sustainability issues identified and recorded in Table Four. There were seven objectives used in total, organised under the three dimensions of sustainability: social, environmental and economic.
- 4.76 The SA Framework objectives, targets and indicators are shown in Table Five on the following page. The framework is accompanied by reference to the baseline data which supports it.

Table Five: SA Framework objectives targets and indicators

Objective	Target	Indicator	Summarised baseline information
Social objectives			
To provide everybody with the opportunity to live in a decent home.	To contribute to the Corporate key target of ensuring that more than 90% of Council homes meet the Decent Homes Standard.	Number of Council homes meeting the Decent Homes Standard.	It is increasingly difficult for local people to afford housing within the Borough. There is a high incidence of second home ownership.
To provide affordable housing to meet local need.	To contribute to the Regeneration Strategy target of an additional 200 affordable homes enabled by 2010.	Affordable housing completion figures.	The Borough has a high percentage of 4, 5 and 6 bedroom properties, compared to smaller sized properties. The Borough has a high proportion of owner occupation and a low proportion of rented accommodation.
Environmental objectives			
To maintain and enhance the quality of the landscape and the biological and geological capital of the borough.	More than one Appeal decision determined in part by reference to landscape character.	The number of Appeal decisions determined in part by reference to landscape character.	The need for sustainable management of the Borough's landscapes.
To maintain and enhance the quality of townscapes.	To be determined in next AMR.	Number of successful enforcements against unauthorised development in: <ul style="list-style-type: none"> • Town centres • Conservation areas • Regeneration Areas 	Loss of local distinctiveness provided by the built environment is risked by poor design quality.

Objective	Target	Indicator	Summarised baseline information
To reduce energy consumption and facilitate renewable energy.	95% of all new affordable homes in the Borough to achieve a Code for Sustainable Homes rating of at least level two. 10% of the energy supply of new developments of affordable homes to be gained on-site and renewably.	The number of affordable homes awarded a certificate under the Code for Sustainable Homes to at least level two. The percentage of the energy supply of new affordable home developments met on-site and renewably.	Those on low income are at risk of experiencing fuel poverty; made worse by houses with poor energy efficiency.
Economic objectives			
To strengthen, modernise and diversify the Borough economy; encouraging and supporting a high and stable level of employment and variety of jobs to meet local employment needs.	To contribute to the Community Strategy target to open three new vocational training centres to address skills gaps in general construction, heritage building and engineering by March 2009.	Number of new vocational training centres opened to address skills gaps in general construction, heritage building and engineering.	Households in the Council rented sector, single pensioner households and households containing people with special needs have average income levels significantly below the Borough average.

Objective	Target	Indicator	Summarised baseline information
To safeguard the vitality of the Borough's towns and villages; creating and sustaining a vibrant rural economy and promoting sustainable economic growth.	To contribute to High Peak Regeneration Strategy 2005 – 2010 target to increase employment in technology and knowledge based industries from 9.3% to 15% by 2010.	Percentage employment in technology and knowledge based industries.	Of ten local authority areas in close proximity, High Peak is the fourth most expensive area for house prices. High Peak has the second highest ratio of house price to earned income in the East Midlands, demonstrating the difficulties experienced by first-time buyers attempting to buy a home.

5 PLAN ISSUES AND OPTIONS

Testing SA objectives

- 5.1 The internal compatibility of the SA objectives has been examined. This assessment has aimed to ensure that any tensions identified between SA objectives are identified and resolved at this stage, so that subsequent decisions are well based and any mitigation or alternatives can be considered.
- 5.2 In Table Six below, a record is provided of whether each sustainability objective is compatible with each of the other sustainability objectives.

List of SA objectives

1. To provide everybody with the opportunity to live in a decent home.
2. To provide affordable housing to meet local need.
3. To maintain and enhance the quality of the landscape and the biological and geological capital of the borough.
4. To maintain and enhance the quality of townscapes.
5. To reduce energy consumption and facilitate renewable energy.
6. To strengthen, modernise and diversify the Borough economy; encouraging and supporting a high and stable level of employment and variety of jobs to meet local employment needs.
7. To safeguard the vitality of the Borough's towns and villages; creating and sustaining a vibrant rural economy and promoting sustainable economic growth.

Table Six: Testing compatibility of SA objectives

Key to table

- ✓ Compatible
 X Potentially incompatible
 ? Uncertain
 (Blank) No links

SA Objective							
1							
2	✓						
3	X	X					
4	✓	✓	✓				
5	X	X	✓	✓			
6	✓	✓		✓	X		
7	✓	✓		✓	X	✓	
SA Objective	1	2	3	4	5	6	7

- 5.3 Generally, there is a high level of compatibility between the individual SA objectives. However some uncertainty exists concerning the relationship between the objective to maintain and enhance the quality of the landscape and the objectives to provide everyone with a decent home, including the provision of affordable housing. The SPD should make clear that the need for more affordable housing will not outweigh the need to protect and enhance landscape quality.
- 5.4 The SA objective to reduce energy consumption and facilitate renewable energy is potentially incompatible with the need to supply more homes. Similarly, there may be conflict between overall reductions in energy consumption and growing the Borough economy, albeit in a sustainable way.
- 5.5 In order to address these potential incompatibilities, the SPD should highlight the Council's commitment to designing for high levels of environmental performance, including energy efficiency and meeting a proportion of on-site energy demand from renewable resources.
- 5.6 Bearing in mind the above points, it is not considered that there are any implications for the subsequent use of all the SA objectives as part of the framework for testing options and the effects of the SPD.

Testing plan objectives against the SA framework

- 5.7 The objectives of the SPD set out what it is aiming to achieve in spatial planning terms and set the context for development of options for the plan. It is important to ensure that the objectives of the SPD are in accordance with sustainability principles. The plan objectives have thus been tested for compatibility with the SA objectives.
- 5.8 The results of this analysis have been recorded in Table Seven on the following page. There is a possible area of conflict between the SA objective to reduce energy consumption and facilitate renewable energy and the Plan objectives to promote the development of sustainable communities and a more balanced housing market.
- 5.9 It will be important to ensure that the SPD highlights the Council's commitment that affordable homes in the Borough should be built with high levels of energy efficiency and meeting a proportion of on-site energy demand from renewable resources. This will help to deliver long-term affordable warmth for the occupiers as well as helping to reduce the impacts of climate change.

Table Seven: Comparing plan objectives against SA Objectives

Sustainability Appraisal Objectives	Plan Objectives		
	To provide detailed guidance on implementing policy on affordable housing.	To promote the development of sustainable communities.	To promote a balanced housing market.
To provide everybody with the opportunity to live in a decent home.	Positively compatible	Positively compatible	Positively compatible
To provide affordable housing to meet local need.	Positively compatible	Positively compatible	Positively compatible
To maintain and enhance the quality of the landscape and biological and geological capital of the borough.	Neutral	Neutral	Neutral
To maintain and enhance the quality of townscapes.	Positively compatible	Positively compatible	Positively compatible
To reduce energy consumption and facilitate renewable energy.	Neutral	Possible conflict	Possible conflict
To strengthen, modernise and diversify the Borough economy; encouraging and supporting a high and stable level of employment and variety of jobs to meet local employment needs.	Neutral	Positively compatible	Positively compatible
To safeguard the vitality of the Borough's towns and villages; creating and sustaining a vibrant rural economy and promoting sustainable economic growth.	Positively compatible	Positively compatible	Positively compatible

Main strategic options and how they were identified

- 5.10 Testing the plan's objectives against the SA framework as described above has shown that the SPD will make an overall positive contribution to the sustainable development of the area.
- 5.11 It was considered that the plan's objectives could only realistically be delivered by the preparation of a Supplementary Planning Document and so this was developed as the principal strategic option.

5.12 There is a duty on those preparing the SPD to contribute to sustainable development and therefore to improve on the existing economic, social and environmental characteristics of the plan area. In order to test this, the alternative option of doing nothing, or continuing “business as usual” was also considered.

5.13 These two strategic options are described in more detail below.

Characteristics of the options

5.14 **Option A:** to provide detailed guidance on implementing High Peak Borough Council’s policy regarding the provision of affordable housing. This would involve the preparation of a document giving greater detail of Local Plan policy on affordable housing facilitating sufficient provision to meet local need.

5.15 **Option B:** to continue with business as usual. This would involve provision of no additional information for residents, developers and planning officers relating to the implementation of plan policy on provision of affordable housing.

Comparison of the sustainability effects of the options

5.16 In order to compare the options against one another and against the current social, environmental and economic characteristics of the area subject to the plan, the plan’s main delivery options have been tested against the SA framework. The results of this appraisal are set out in Table Eight on the next page and are used to help determine which of the described options contributes the most towards sustainable development of the plan area.

5.17 This appraisal of strategic options has used a scoring system based on a five-point scale for rating impacts: (major positive, minor positive, neutral, minor negative and major negative and an uncertain category).

Table Eight: Appraisal of strategic options

Key to impact rating

- major negative impact
- minor negative impact
- 0 neutral impact
- + minor positive effect
- ++ major positive effect
- ? impact uncertain

Sustainability Objectives	Score Option A			Score Option B			Comments
	Short term	Med. Term	Long term	Short term	Med. Term	Long term	
Social objectives							
To provide everybody with the opportunity to live in a decent home.	+	++	++	+	+	++	Without clarifying the policy on affordable housing, action undertaken through the Housing and Affordable Warmth Strategies is expected in the longer term to improve the opportunities for people to live in a decent home. However the adoption of an SPD is expected to enable these opportunities to be maximised and to achieve the goals in a shorter time frame.
To provide affordable housing to meet local need.	+	++	++	+	+	++	Clarifying the policy on affordable housing is expected to deliver higher levels of affordable homes in the short term to medium term, compared with the option to do nothing.

Sustainability Objectives	Score Option A			Score Option B			Comments
	Short term	Med. Term	Long term	Short term	Med. Term	Long term	
Environmental objectives							
To maintain and enhance the quality of the landscape and the biological and geological capital of the borough.	0	0	0	0	0	0	Landscape character is protected by a separate Supplementary Planning Document and this is expected to apply with or without additional guidance on affordable housing. Neither option is anticipated to impact on landscape quality in the short or long term, assuming that any development taking place does so within the existing policy framework.
To maintain and enhance the quality of townscapes.	0	0	0	0	0	0	It is anticipated that the SPD will lead to a greater percentage of new homes being smaller (principally two bedroomed) and falling within the social rented sector. Neither option should have a significant impact on townscape quality, with the design quality of any development taking place being governed by the current planning policy framework.
To reduce energy consumption and facilitate renewable energy.	-	-	?	-	-	-	Preparing additional guidance on affordable housing is anticipated to lead to the creation of more smaller homes and flats. Where this leads to the creation of more new households within the Borough, it may be expected to lead to greater energy consumption than would otherwise be the case. Larger numbers of flats might however present more opportunity for the installation of communal heating systems based on renewable energy sources.

Sustainability Objectives	Score Option A			Score Option B			Comments
	Short term	Med. Term	Long term	Short term	Med. Term	Long term	
Economic objectives							
To strengthen, modernise and diversify the Borough economy; encouraging and supporting a high and stable level of employment and variety of jobs to meet local employment needs.	+	++	++	+	+	+	Maximising opportunities for the provision of affordable housing is likely to retain workers in the Borough, supporting local employment and a variety of jobs. This is more likely to happen in the shorter to medium term under option A.
To safeguard the vitality of the Borough's towns and villages; creating and sustaining a vibrant rural economy and promoting sustainable economic growth.	+	++	++	+	+	+	Maximising opportunities for the provision of affordable housing should make a significant contribution to the vitality of the Borough's towns and villages, by helping to ensure that more people who wish to are able to stay in the Borough. This is more likely to happen in the shorter to medium term under option A.

Consideration of sustainability issues in selecting the preferred option

- 5.18 Results of the comparison of options recorded in Table Eight above demonstrates that the option to prepare the SPD performs well in terms of sustainability in comparison with the option to do nothing.
- 5.19 Preparing the additional guidance on Local Plan Policy concerning affordable housing is expected to bring forward the benefits of a more balanced housing market, including the provision of more opportunities for people to live in a decent home and the chance to contribute economically and socially to the development of vital local communities.
- 5.20 The option to do nothing has been rejected on the grounds that whilst other local strategies including the affordable warmth and housing strategies will in the long term help to deliver plan policies concerning affordable housing, it is anticipated that this would occur within a longer time frame without preparation of the additional guidance proposed via the SPD.
- 5.21 By demonstrating the maximum positive impacts on local sustainable development offered by the option to prepare the SPD, the sustainability appraisal has thus contributed to the selection of the preferred option. This is the option delivered by the draft SPD.

6. APPRAISAL OF PLAN POLICIES

- 6.1 By providing a record of the predicted impact of the plan on the sustainability objectives, Section 5 has identified the likely effects of the SPD:
- Improved opportunities for people to live in a decent home.
 - Delivery of higher levels of affordable homes.
 - Creation of more new households leading to greater energy consumption.
 - Retention of workers in the Borough, supporting local employment.
 - Contribution to the vitality of towns and villages, by helping to ensure that more people who wish to, are able to stay in the Borough.
- 6.2 In section 6, an evaluation of their significance is made. The aim is to identify and appraise significant sustainability effects of policies and proposals.
- 6.3 The evaluation of likely significant effects comprises a description of potential changes to the sustainability baseline. In evaluating effects, a judgement is made about whether a predicted effect will be environmentally significant.

6.4 Judging whether a sustainability effect is significant or not includes a consideration of the following issues:

- What is the probability of an effect occurring; what is its duration and frequency; will it be reversible?
- Is the effect likely to be cumulative?
- Is there a trans-boundary nature to the effect?
- Are there risks to human health and the environment?
- What is the geographical area and size of population likely to be affected?
- What is the value and vulnerability of the area likely to be affected due to its cultural heritage or environmental quality standard?
- What is the effect on any landscape with protected status?

Cumulative and synergistic effects of the Plan

6.5 As part of the evaluation process, the assessment has attempted to highlight impacts identified in the appraisal that are likely to be cumulative.

6.6 Cumulative effects occur when there is:

- Spatial crowding or temporal overlap between plans, proposals and actions.
- Repeated removal or addition of resources due to proposals and actions.
- Repeated alteration of the landscape in the plan area.

6.7 Cumulative and synergistic effects result from a combination of activities, which may be insignificant individually. For example:

- From interaction between various proposals in a plan.
- From interaction of proposals in a plan with those of other plans programmes or activities.
- Because of effects over a larger area than the plan area, including county and regional level.
- Resulting from effects that continue for a long period of time, both past and future.
- Indirect impacts where one effect may trigger others.

6.8 A number of potential cumulative effects issues of relevance to the Plan have been identified and these have been recorded in Table Nine on page 47. Although it is important to note that these effects are related to new housing development in general and not to the building of affordable homes in particular.

6.9 Having identified possible relevant cumulative effect issues, the appraisal has attempted to establish how valued resources might be

affected. Valuable resources are those considered important by the public for environmental, social or aesthetic reasons. In the High Peak, these include people, flora, fauna, air quality, water resources, soils, habitats, landscape character, community resources, parks, areas of heritage importance and conservation areas. Such resources where cumulative effects may be a problem as a result of the plan (or more accurately as a result of increased housing in general, rather than affordable housing in particular) are as follows:

- Property, people and human health.
- Water resources and habitats, flora and fauna.
- Area of heritage importance.
- Countryside, habitats and bio-diversity.
- Townscape character.
- Landscape character.

6.10 Other plans or programmes affecting the same geographical area, affecting the same resource or including activities causing similar impacts that could lead to cumulative effects are:

- Housing in Buxton DPD
- Woods Mill Area Action Plan DPD
- Station Road, Buxton Design Framework SPD

6.11 The effects identified are discussed further in the section on significant effects at page 60.

Table Nine: Potential cumulative effects of the plan

Cumulative effects issues	Cumulative effects causes	Affected receptor
Increase in flood risk.	New developments on or close to the floodplain. Increase in water run-off from built up areas.	Property and people.
Increase in surface water run-off leading to change in quality of water bodies.	Many new developments in the area.	Water resources.
Reduction or contamination of ground water supplies.	Many new developments in the area.	Water resources.
Impact on water quality of rivers and fresh- water habitats.	Increased activity close to rivers.	Water resources and habitats, flora and fauna.
Loss of historic heritage.	Insensitive developments in or near Conservation Areas.	Area of heritage importance.
Loss of open countryside or green spaces, including disruption to network of green spaces.	Development on open spaces and brownfield sites.	Countryside, habitats and bio-diversity.
Habitat degradation, loss and fragmentation, including loss of biological diversity.	Use of land for development and transport infrastructure.	Habitats and bio-diversity.
Increase in demand for utilities and services.	Growth in population.	Townscape character.
Increase in waste production.	Increase in industrial, commercial and residential activities.	Landscape character.
Impact on urban environment and health, including increase in noise.	Developments giving rise to construction activities, traffic, noise and air pollution.	People and human health.

Method used to evaluate effects

- 6.12 A qualitative rather than a quantitative approach has been used to evaluate the plan's likely significant effects. The appraisal uses a stated set of key questions as criteria and it is considered that this gives an appropriate level of detail, given the difficulties associated with assigning any numerical or quantitative values to the potential effects identified.
- 6.13 The appraisal framework is presented in matrix form in Table Ten on the next page and includes each of the plan objectives. The plan objectives are appraised in turn for their potential impact on each of the sustainability objectives. Comments on significance and any appropriate mitigation or enhancement measures are also recorded in the table.
- 6.14 Scores are recorded on a five-point scale (major negative impact; minor negative impact; neutral impact; minor positive effect; major positive effect; impact uncertain).
- 6.15 The plan's objectives appraised in this way are as follows:
- To provide detailed guidance on implementing High Peak Borough Council's policy regarding the provision of affordable housing, facilitating sufficient provision to meet local need.
 - To promote the development of sustainable communities.
 - To promote a balanced housing market.

Table Ten: Summary of the potential significant effects of the draft SPD

Key to impact rating

- major negative impact
- minor negative impact
- 0 neutral impact
- + minor positive effect
- ++ major positive effect
- ? impact uncertain

Plan objective 1: To provide detailed guidance on implementing High Peak Borough Council's policy regarding the provision of affordable housing, facilitating sufficient provision to meet local need.

SA Objective and target	Criteria for appraisal and any data for effects that can be quantified	Score	Comments: Effects and any Mitigation
Social objectives			
To provide everyone with the opportunity to live in a decent home. Target: More than 90% of Council homes meet the Decent Homes Standard.	Will it increase access to good quality and affordable housing?	++	Likelihood/scale/permanence/timing: The principal purpose of detailed guidance is to increase access to affordable housing and to the social rented sector. It is not expected to reduce the number of unfit homes in the short term. Mitigation / Enhancement: The Borough Council will continue action identified in the joint housing strategy 2005 – 2008 to meet the target relating to the Decent Homes Standard.
	Will it encourage mixed use and range of housing tenure?	++	
	Will it reduce the number of unfit homes?	0	

SA Objective and target	Criteria for appraisal	Score	Comments: Effects and any Mitigation
To provide affordable housing to meet local need. Target: an additional 200 affordable homes enabled by 2010.	Will it help to secure an element of affordable housing on new residential developments?	++	Likelihood/scale/permanence/timing: The provision of detailed guidance is intended to facilitate the provision of affordable homes as part of all new residential developments within the Borough. Use of Registered Social Landlords is also promoted by the Policy. Mitigation / Enhancement: N/a
	Will it increase the number of homes available within the social rented sector.	++	
Environmental objectives			
To maintain and enhance the quality of the landscape. Target: More than one appeal decision determined in part by reference to landscape character.	Will it protect and enhance the landscape type providing the setting for any new developments?	-	Likelihood/scale/permanence/timing: The guidance is not likely to protect and enhance landscape type or the ecological quality of open space. However the guidance is not expected to lead to more development taking place than would have done so without it, but to a greater proportion of any development constituting affordable homes. This might lead to a lower visual impact. Mitigation / Enhancement: The SPD should make cross reference to the SPD on Landscape Character.
	Will it improve the ecological quality and character of open spaces?	-	

SA Objective and target	Criteria for appraisal	Score	Comments: Effects and any Mitigation
<p>To maintain and enhance the quality of townscapes. Target: Number of successful enforcements against unauthorised development in: town centres; conservation areas and Regeneration Areas.</p>	<p>Will it improve the satisfaction of people with their neighbourhoods as places to live?</p>	<p>++</p>	<p>Likelihood/scale/permanence/timing: Guidance leading to the provision of an increased number of affordable homes is likely to improve people's satisfaction in the short to medium term. High quality design of new developments will contribute in the short and medium terms to improving residential amenity and the public realm.</p> <p>Mitigation / Enhancement: Officers to work with developers in pre-application discussions to secure high quality design of new developments, including those for affordable housing, ensuring that the quality of local townscapes is maintained.</p>
	<p>Will it improve residential amenity and sense of place?</p>	<p>+</p>	
	<p>Will it enhance the public realm?</p>	<p>+</p>	
<p>To reduce energy consumption and facilitate renewable energy. Target: 10% of the energy supply of new developments of affordable homes to be gained on-site and renewably.</p>	<p>Will it reduce energy consumption?</p>	<p>-</p>	<p>Likelihood/scale/permanence/timing: Provision of any new homes will lead to an increase in energy consumption; increasing the proportion of those homes that are affordable is likely to have a negligible effect on overall consumption levels.</p> <p>Mitigation / Enhancement: SPD should make clear that energy and water efficiency will be key design principles. The document should also include a statement of the Council's commitment to requiring a proportion of energy demand on site being met from renewable resources.</p>
	<p>Will it lead to an increased proportion of energy needs being met from renewable resources?</p>	<p>-</p>	
	<p>Will it help residents to adopt lifestyle changes that help to mitigate and adapt to climate change (such as promoting water and energy efficiency).</p>	<p>?</p>	

SA Objective and target	Criteria for appraisal	Score	Comments: Effects and any Mitigation
Economic objectives			
<p>To strengthen, modernise and diversify the Borough economy. Target: to open three new vocational training centres to address skills gaps in general construction, heritage building and engineering by March 2009.</p>	<p>Will it promote and support economic diversity, small and medium sized enterprises and community based enterprises.</p>	<p>?</p>	<p>Likelihood/scale/permanence/timing: Provision of a greater proportion of affordable homes within the Borough should help to support smaller and community based enterprises by enabling more young people to live and work locally. Meeting housing need is not expected to have an impact on infrastructure, but good quality design can contribute to a quality environment, in the longer term enhancing the prospects of the area for business investment. Mitigation / Enhancement: N/a</p>
	<p>Will it support the economy with high quality infrastructure and a high quality environment?</p>	<p>0</p>	
	<p>Will it encourage local provision of and access to jobs and services?</p>	<p>?</p>	
<p>To safeguard the vitality of the Borough's towns and villages. Target: to increase employment in technology and knowledge based industries from 9.3% to 15% by 2010.</p>	<p>Will it help support viable and attractive town and village centres?</p>	<p>+</p>	<p>Likelihood/scale/permanence/timing: Provision of more affordable housing is likely to have a positive effect on the vitality and viability of town and village centres in the short and medium terms as more people are enabled to remain locally. This might have a long term impact on business development if the pool of available workers for local businesses is increased. Inward investment is only likely to be impacted if the quality of the overall environment is improved by high quality residential developments. Mitigation / Enhancement: Cross reference should be made to the Residential Design Guide SPD.</p>
	<p>Will it improve business development and enhance competitiveness?</p>	<p>?</p>	
	<p>Will it encourage inward investment?</p>	<p>0</p>	

Plan Objective 2: To promote the development of sustainable communities.

SA Objective and target	Criteria for appraisal and any data for effects that can be quantified	Score	Comments: Effects and any Mitigation
Social objectives			
To provide everyone with the opportunity to live in a decent home. Target: More than 90% of Council homes meet the Decent Homes Standard.	Will it increase access to good quality and affordable housing?	+	Likelihood/scale/permanence/timing: Developing more sustainable communities is designed to encourage a range of housing tenure and principally more affordable housing. Mitigation / Enhancement: N/a
	Will it encourage mixed use and range of housing tenure?	++	
	Will it reduce the number of unfit homes?	+	
To provide affordable housing to meet local need. Target: an additional 200 affordable homes enabled by 2010.	Will it help to secure an element of affordable housing on new residential developments?	++	Likelihood/scale/permanence/timing: One of the principal aims of developing sustainable communities is to secure more affordable housing units and increase the number of homes for rent from registered social landlords. Mitigation / Enhancement: N/a
	Will it increase the number of homes available within the social rented sector.	++	

SA Objective and target	Criteria for appraisal	Score	Comments: Effects and any Mitigation
Environmental objectives			
To maintain and enhance the quality of the landscape. Target: More than one appeal decision determined in part by reference to landscape character.	Will it protect and enhance the landscape type providing the setting for any new developments?	+	<p>Likelihood/scale/permanence/timing: A key part of building sustainable communities should be a recognition of the importance of respecting the landscape character of their setting and providing appropriate and high quality public open spaces as part of any development.</p> <p>Mitigation / Enhancement: The SPD should make cross reference to the SPD on landscape character.</p>
	Will it improve the ecological quality and character of open spaces?	+	
To maintain and enhance the quality of townscapes. Target: Number of successful enforcements against unauthorised development in: town centres; conservation areas and Regeneration Areas.	Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	<p>Likelihood/scale/permanence/timing: Sustainable communities is a key element of the Community Strategy and delivery should have a positive impact on people's satisfaction levels. It is also likely to help deliver an improved sense of place in the medium to long term. Schemes incorporating high levels of urban design will enhance the public realm.</p> <p>Mitigation / Enhancement: The SPD should make cross reference to the Residential Design Guide SPD.</p>
	Will it improve residential amenity and sense of place?	+	
	Will it enhance the public realm?	?	

SA Objective and target	Criteria for appraisal	Score	Comments: Effects and any Mitigation
To reduce energy consumption and facilitate renewable energy. Target: 10% of the energy supply of new developments of affordable homes to be gained on-site and renewably.	Will it reduce energy consumption?	-	Likelihood/scale/permanence/timing: A positive effort to ensure that new developments contribute to the aim of building more sustainable communities is likely to help minimise the additional energy consumption that will result from the creation of new households. Mitigation / Enhancement: The SPD should make a clear statement of the Council's expectation for new all homes to be built to the minimum standard of level 3 of the Code for Sustainable Homes.
	Will it lead to an increased proportion of energy needs being met from renewable resources?	+	
	Will it help residents to adopt lifestyle changes that help to mitigate and adapt to climate change (such as promoting water and energy efficiency).	+	
Economic objectives			
To strengthen, modernise and diversify the Borough economy. Target: to open three new vocational training centres to address skills gaps in general construction, heritage building and engineering by March 2009.	Will it promote and support economic diversity, small and medium sized enterprises and community based enterprises.	+	Likelihood/scale/permanence/timing: Work to promote and build sustainable communities should support economic diversity in the long term, in particular supporting community based enterprises. Provision of infrastructure is not likely to be affected. By helping to provide more local homes that are affordable for first time buyers, access to jobs and services will be improved in the short term. Mitigation / Enhancement: N/a
	Will it support the economy with high quality infrastructure and a high quality environment?	0	
	Will it encourage local provision of and access to jobs and services?	+	

SA Objective and target	Criteria for appraisal	Score	Comments: Effects and any Mitigation
To safeguard the vitality of the Borough's towns and villages. Target: to increase employment in technology and knowledge based industries from 9.3% to 15% by 2010.	Will it help support viable and attractive town and village centres?	+	Likelihood/scale/permanence/timing: Achieving more sustainable communities is likely to make a significant contribution to the vitality and viability of town and village centres. By creating attractive places to live and work, inward investment is likely to be enhanced in the long term. No impacts are expected on business development and competitiveness. Mitigation / Enhancement: N/a
	Will it improve business development and enhance competitiveness?	0	
	Will it encourage inward investment?	+	

Plan Objective 3: To promote a balanced housing market.

SA Objective and target	Criteria for appraisal and any data for effects that can be quantified	Score	Comments: Effects and any Mitigation
Social objectives			
To provide everyone with the opportunity to live in a decent home. Target: More than 90% of Council homes meet the Decent Homes Standard.	Will it increase access to good quality and affordable housing?	++	Likelihood/scale/permanence/timing: Promotion of a balanced housing market is very likely to promote and facilitate access to good quality and affordable housing in the short to medium term. A key element of a balanced housing market is provision of a range of housing tenures. Mitigation / Enhancement: N/a
	Will it encourage mixed use and range of housing tenure?	++	
	Will it reduce the number of unfit homes?	++	

SA Objective and target	Criteria for appraisal	Score	Comments: Effects and any Mitigation
To provide affordable housing to meet local need. Target: an additional 200 affordable homes enabled by 2010.	Will it help to secure an element of affordable housing on new residential developments?	++	Likelihood/scale/permanence/timing: Achievement of a balanced housing market is very likely to result in an increase in the number of homes in the social rented sector in the short to medium term. In order to meet this objective, it will be vital for the Council to secure affordable units as part of new residential developments. Mitigation / Enhancement: N/a
	Will it increase the number of homes available within the social rented sector.	++	
Environmental objectives			
To maintain and enhance the quality of the landscape. Target: More than one appeal decision determined in part by reference to landscape character.	Will it protect and enhance the landscape type providing the setting for any new developments?	0	Likelihood/scale/permanence/timing: Promotion of a balanced housing market is not expected to have any significant impacts on landscape types and open spaces. Mitigation / Enhancement: N/a
	Will it improve the ecological quality and character of open spaces?	0	

SA Objective and target	Criteria for appraisal	Score	Comments: Effects and any Mitigation
<p>To maintain and enhance the quality of townscapes. Target: Number of successful enforcements against unauthorised development in: town centres; conservation areas and Regeneration Areas.</p>	Will it improve the satisfaction of people with their neighbourhoods as places to live?	+	<p>Likelihood/scale/permanence/timing: Achievement of a balanced housing market is likely in the medium to long term to increase people's satisfaction with their local area, as it is expected to widen access to a decent home. High quality developments will be required to ensure enhancement of the public realm over the long term.</p> <p>Mitigation / Enhancement: The SPD should cross refer to the adopted Residential design Guide SPD, to help ensure high quality developments.</p>
	Will it improve residential amenity and sense of place?	+	
	Will it enhance the public realm?	?	
<p>To reduce energy consumption and facilitate renewable energy. Target: 10% of the energy supply of new developments of affordable homes to be gained on-site and renewably.</p>	Will it reduce energy consumption?	-	<p>Likelihood/scale/permanence/timing: A balanced housing market is not likely to lead to reduced energy consumption if it leads to the provision of more dwellings than would otherwise have been built. It will be important to build homes to high standards of the Code for Sustainable Homes in order to assist occupiers of the new homes to reduce their environmental impact.</p> <p>Mitigation / Enhancement: The Council will need to ensure that developers are aware of the authority's intention to enforce national planning policy to require a standard of 10% of the energy supply of new developments to be gained on-site and renewably; as set out in the supplement to PPS1: Planning and Climate Change.</p>
	Will it lead to an increased proportion of energy needs being met from renewable resources?	0	
	Will it help residents to adopt lifestyle changes that help to mitigate and adapt to climate change (such as promoting water and energy efficiency).	0	

SA Objective and target	Criteria for appraisal	Score	Comments: Effects and any Mitigation
Economic objectives			
To strengthen, modernise and diversify the Borough economy. Target: to open three new vocational training centres to address skills gaps in general construction, heritage building and engineering by March 2009.	Will it promote and support economic diversity, small and medium sized enterprises and community based enterprises.	+	Likelihood/scale/permanence/timing: A balanced housing market is likely to support economic diversity in the long term, as it is expected to assist with the retention of a wider range of workers within the borough. No impact is expected on infrastructure, a marginally positive benefit is likely on access to jobs and services if more people are enabled to stay within the borough. Mitigation / Enhancement: Access to jobs and services might be improved by specific measures relating to enabling key workers to secure decent local homes.
	Will it support the economy with high quality infrastructure and a high quality environment?	?	
	Will it encourage local provision of and access to jobs and services?	+	
To safeguard the vitality of the Borough's towns and villages. Target: to increase employment in technology and knowledge based industries from 9.3% to 15% by 2010.	Will it help support viable and attractive town and village centres?	+	Likelihood/scale/permanence/timing: A balanced housing market is likely over the long term to help support town and village centres, by enabling more local people to remain within the borough. Impact on business development is not expected. A vibrant local neighbourhood is likely to encourage inward investment over the long term. Mitigation / Enhancement: N/a
	Will it improve business development and enhance competitiveness?	0	
	Will it encourage inward investment?	?	

Conclusion on the potential overall effects of the draft SPD

- 6.16 According to the findings set out in Table Ten above, the significant sustainability effects of the draft SPD were found to be overwhelmingly positive. Implementing the SPD is most likely to lead to:
- a range of housing tenure and principally more affordable housing.
 - Improvement in people's satisfaction with their local neighbourhoods.
 - support smaller and community based enterprises by enabling more young people to live and work locally.
 - a positive effect on the vitality and viability of town and village centres.
- 6.17 Results of the assessment of cumulative effects as set out in Table Nine showed that valuable resources where cumulative effects may be an issue as a result of implementing the plan are as follows.
- Property, people and human health.
 - Water resources and habitats, flora and fauna.
 - Area of heritage importance.
 - Countryside, habitats and bio-diversity.
 - Townscape character.
 - Landscape character.
- 6.18 Any long-term negative impacts may be brought to light by monitoring the Plan and its SA.

Proposed mitigation measures

- 6.19 Mitigation of potential cumulative effects can be undertaken through measures including:
- Promoting and supporting use of public transport.
 - Use of Strategic Flood Risk Assessments and Sustainable Urban Drainage systems.
 - Robust application of design guidance, conservation area character statements and the SPD on landscape character.
 - Priority given to protection of open space and biodiversity.
- 6.20 The appraisal did not identify any negative impacts of the SPD on the sustainable development of the borough that would require mitigation. However there are opportunities to enhance positive impacts and these are listed below.
- 6.21 The Borough Council will continue action identified in the joint housing strategy 2005 – 2008 to meet the target relating to the Decent Homes Standard.

- 6.22 Access to jobs and services might be improved by specific measures relating to enabling key workers to secure decent local homes.
- 6.23 The SPD should highlight the authority's expectations for high quality design of new developments that respect local landscape character and Officers' willingness to work with developers in pre-application discussions to secure this. To facilitate this, the SPD should cross refer to the adopted SPDs on Landscape Character and Residential Design.
- 6.24 The SPD should also set out the Council's aspirations for all new developments to meet the highest standards of environmental performance. The SPD should make a clear statement of the Council's expectation for new all homes to be built to the minimum standard of level 3 of the Code for Sustainable Homes and state that energy and water efficiency will be considered as key design principles. Appropriate links should be made to the authority's affordable warmth strategy and related work undertaken in the Borough.
- 6.25 The SPD should include a statement of the Council's intention to enforce national planning policy to require a standard of 10% of the energy supply of new developments to be gained on-site and renewably; as set out in the supplement to PPS1: Planning and Climate Change.

Uncertainties and risks

- 6.26 The principal uncertainties and risks identified with implementation of this SPD are as follows:
- The number, size and location of future housing applications cannot be known at this time. Provision of affordable units is dependent on housing applications being put forward.
 - The nature of any such future housing applications cannot be known at this time, creating uncertainty around the percentage of affordable units that can be negotiated. This makes it difficult accurately to predict the number of affordable units that will be secured.
 - Once approval has been given for a development, it cannot be known how quickly construction will take place and be completed on site.
 - The Housing Needs Survey is currently being updated.
- 6.27 In order to contain these risks, High Peak Borough Council will need to continue liaison with developers and Registered Social Landlords operating within the borough and with the designation of strategic housing sites.

6.28 The Council is preparing to undertake a DPD relating to Affordable Housing that will take into account any new findings from the updated Housing Needs Survey and ensure that policy is updated accordingly.

7. IMPLEMENTATION AND MONITORING

7.1 The significant sustainability effects of implementing the draft SPD will be monitored to help identify unforeseen adverse effects and to enable remedial action to be taken.

7.2 The monitoring programme of the plan's effects will include the monitoring of the overall cumulative effects on valued resources.

7.3 The Council is required to prepare Annual Monitoring Reports to assess the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being achieved. The SPD will be included in this process which requires an annual monitoring report to be submitted by 31 December 2007.

7.4 Table Eleven below shows the indicators that were included in the SA Framework, see Table Five on page 34.

Table Eleven: Potential indicators

Indicator	Data Source
Number of Council homes meeting the Decent Homes Standard.	High Peak Housing.
Affordable housing completion figures.	Housing strategy team.
The number of Appeal decisions determined in part by reference to landscape character.	Development Control.
Number of successful enforcements against unauthorised development in: <ul style="list-style-type: none"> • Town centres • Conservation areas • Regeneration Areas 	Enforcement Officer.
The number of affordable homes awarded a certificate under the Code for Sustainable Homes to at least level two.	Planning Support.
The percentage of the energy supply of new affordable home developments met on site and renewably.	Planning Support.
Number of new vocational training centres opened to address skills gaps in general construction, heritage building and engineering.	Economic Development Team.
Percentage employment in technology and knowledge based industries.	Economic Development Team.

- 7.5 These indicators will take account of SA objectives, the likely significant effects identified during the effects assessment and mitigation measures proposed.
- 7.6 SA Monitoring will be incorporated into existing performance monitoring undertaken. Responsibility for assembling and co-ordinating the data collection will lie with the Planning Policy and Design Team.

Conclusions of the SA relevant to plan delivery

- 7.7 The findings of the SA should contribute towards the final version of the SPD. In particular the SA draws attention to the need for approving schemes with high levels of urban design that will enhance the public realm. It also draws attention to the fact that the need for more affordable housing should not outweigh the need to protect and enhance landscape quality. In order to achieve these aims, the SA Report recommends that the SPD should cross refer to the adopted SPDs on Landscape Character and Residential Design.
- 7.8 The SA Report further recommends that the SPD should set out energy and water efficiency as key design principles. The document should include a statement of the Council's commitment to requiring a proportion of energy demand on site being met from renewable resources. This will help to deliver long term affordable warmth for occupiers of new homes, as well as helping to reduce the impacts of climate change.

Next steps

- 7.9 The key next steps of the SA (once the formal consultation on the SA Report along with the draft SPD is complete) will involve:
- Appraisal of any significant changes proposed to the draft SPD not already considered.
 - Publishing a statement following adoption of the SPD setting out the changes to the SPD in response to the SA process, the ways in which responses to consultation have been taken into account and confirmation of monitoring arrangements.
 - Monitoring the significant effects.

Appendix One

Implication of other plans and their objectives

Plan / Strategy description and outline contents	Key aims, targets and indicators relevant to Plan and SA	Implications for the LDD
INTERNATIONAL		
Johannesburg Summit on Sustainable Development 2002		
A commitment to sustainable development.	Key objectives and ideas are; <ul style="list-style-type: none"> • Sustainable production and consumption; • Renewable energy and energy efficiency; • Reduce rate of loss of biodiversity by 2010; • Integrated water resource management and water efficiency. 	Ensure that the Plan's policies support overall objectives in relation to the sustainable use of resources, encouraging energy and water efficiency and the protection and enhancement of biodiversity within the Plan area.
The Rio Declaration on Environment and Development		
Includes a number of principles of sustainable development including conservation and restoration of the health of ecosystems and the participation of people in solving environmental problems.	None identified (any targets or indicators should be translated into national legislation or guidance).	Ensure that the Plan's policies support the objectives of the declaration.
Kyoto Protocol 1997		
Established to limit the emissions of greenhouse gases.	Reduce greenhouse emissions by 5% of 1990 levels, 2008-2012; UK has an agreement to reduce greenhouse gas emissions by 12.5% below 1990 levels by 2008-2012 and a national goal for a 20% reduction in carbon dioxide emissions below 1990 levels by 2010.	Consider how the Plan can contribute to achieving the objectives and targets set out in the Protocol. The Plan should promote energy efficiency through the use of sustainable building design and micro-generation technology.
UN Framework Convention on Climate Change 1994		
Framework protocol to limit and / or reduce emissions of greenhouse gases.	None identified (any targets or indicators should be translated into national legislation or guidance)	Consider how the Plan can contribute to achieving the objectives and targets set out in the Framework. The Plan should promote energy efficiency through the use of sustainable building design and micro-generation technology.

Plan / Strategy description and outline contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
European Spatial Development Perspective 97/150/EC		
Based on the EU aim of achieving balanced and sustainable development, in particular by strengthening economic and social cohesion.	Key ideas and objectives; <ul style="list-style-type: none"> • Economic and social cohesion; • Conservation of natural resources and cultural heritage; • More balanced competitiveness of the European territory; • Achieve more spatially balanced development. These goals must be pursued simultaneously in all regions of the EU.	Ensure that the Plan's policies support the objectives of the Directive.
European Strategy for Sustainable Development (2001)		
Sets out longer term objectives for sustainable development in Europe. Covers climate change, health, natural resources and transport.	None identified (any targets or indicators should be translated into national legislation or guidance)	Ensure that the Plan's policies support the objectives of the Strategy.
European Sixth Environmental Programme 2001 (Environment 2010: Our Future, Our Choice)		
Identifies four priority areas for urgent action: <ul style="list-style-type: none"> • Climate Change • Nature and Biodiversity • Environment, Health and Quality of Life • Natural Resources and Waste. 	For each priority area individual targets and actions are set out.	Ensure that the Plan's policies support the priority action areas at a local level.
European Water Framework Directive 2000/60/EC		
Sets out a high level framework to protect inland surface waters and ground water, which: <ul style="list-style-type: none"> • prevents further deterioration and protects and enhances the status of aquatic ecosystem; • promotes sustainable water use; • ensures the progressive reduction of pollution of groundwater and prevents further pollution; • contributes to mitigating the effects of floods and droughts; • aims for enhanced protection and improvement of the aquatic environment. 	River Basin Management Plans required for managing the water environment, the first in 2009 and then six yearly. Each Plan applies to a River Basin District. Environmental objectives will be set for all ground and surface waters within the District. RBMP will be supported by Catchment Flood Management Plans (CFMP) through which the Environment Agency will seek to work with other key decision-makers within a river catchment to identify and agree policies for sustainable flood risk management.. All inland waters to reach good ecological status by 2015.	The East Midlands is split into two river basin management plans, the Humber and the Anglian. CFMP will be drawn up for the Derwent and Upper Mersey catchments. Ensure that the Plan's policies support the objectives of the appropriate RBMPs and CFMPs.

Plan / Strategy description and outline contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
EC Council Directive on the Conservation of Habitats and Wild Fauna and Flora 92/43/EEC		
General requirements to conserve biodiversity and natural habitats, especially those of EU importance including Natura 2000 network. Introduces concept of Special Areas of Conservation (SACs) designed to maintain and restore natural habitats and species to sustainable levels. Development policies should encourage management of landscape features of a linear nature which act as stepping stones for the movement of species.	None identified (any targets or indicators should be translated into national legislation or guidance)	Ensure that the Plan's policies support the objectives of the Directive. Ensure any potential effects on SACs are identified and evaluated under the Appropriate Assessment process.
European Noise Directive 2000/14/EC		
Monitor the environmental problem by drawing up strategic noise maps; Inform and consult the public about noise exposure, its effects and the measures considered to address noise; Addressing local noise issues by requiring authorities to draw up action plans to reduce noise where necessary and maintain environmental noise where it is good; Developing a long term EU strategy.	None identified (any targets or indicators should be translated into national legislation or guidance)	Ensure that the Plan's policies support the objectives of the Directive.
Council Directive 2002/49/EC on the Assessment and Management of Environmental Noise		
Defines a common approach intended to avoid, prevent or reduce noise on a prioritised basis including the harmful effects of exposure to environmental noise in built-up areas, public parks or other quiet areas.	None identified (any targets or indicators should be translated into national legislation or guidance)	Ensure that the Plan's policies support the objectives of the Directive. Implemented through PPG24 (Planning and noise).
European Wild Birds Directive 1979/409/EC		
Sustaining of habitats in order to maintain important bird populations at "ecologically and scientifically sound levels". Introduces the concept of "Special Protection Areas" (SPAs).	None identified (any targets or indicators should be translated into national legislation or guidance)	Ensure that the Plan's policies support the general objectives of the Directive in relation to the protection of wildlife habitats. Ensure any potential effects on SPAs are identified and evaluated under the Appropriate Assessment process.

Plan / Strategy description and outline contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
European Air Quality Framework Directive 1996/62/EC		
<p>Sets out long term air quality objectives and introduction of new air quality standards. Introduces a common strategy to:</p> <ul style="list-style-type: none"> • Avoid, prevent or reduce harmful effects on human health and the environment; • Make information on ambient air quality available to the public; • Maintain air quality where good and improve it in other cases. 	None identified (any targets or indicators should be translated into national legislation or guidance)	Ensure that the Plan's policies support the objectives of the Directive. There are currently no Air Quality Management Areas in High Peak.
Council Directive 1999/30/EC on Ambient Air Quality Limits		
Establishment of limits for concentrations of sulphur dioxide, nitrogen dioxide, particulate matter and lead in the ambient air.	None identified (any targets or indicators should be translated into national legislation or guidance)	Ensure that the Plan's policies support the objectives of the Directive.
European Nitrates Directive		
Reducing water pollution caused or induced by nitrates from agricultural sources and preventing any further such pollution.	None identified (any targets or indicators should be translated into national legislation or guidance)	Ensure that the Plan's policies support the objectives of the Directive.
European Climate Change Programme		
Introduces measures to combat climate change.	None identified (any targets or indicators should be translated into national legislation or guidance)	Ensure that the Plan's policies support the objectives of the Programme. The Plan should contribute to measures through the use of sustainable building design promoting energy efficiency, renewable energy technologies and the efficient use of water.
European Energy Performance at Buildings Directive 2002/91/EC		
To promote the improvement of the energy performance of buildings within the Community, taking into account climatic and local conditions, as well as indoor climate requirements and cost-effectiveness.	None identified (any targets or indicators should be translated into national legislation or guidance)	Ensure that the Plan's policies support the objectives of the Directive. The Plan should promote energy efficiency through the use of sustainable building design and renewable energy.

Plan / Strategy description and outline contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
European Biodiversity Strategy 1998		
<p>Endorses the Bern Convention on Conservation of European Wildlife and Natural Habitats (1979). Aims to anticipate, prevent and attack the causes of significant reduction or loss of biodiversity at the source.</p>	<p>Protect and restore habitats and natural systems and halt the loss of biodiversity by 2010.</p>	<p>Ensure that the Plan's policies support the objectives of the Strategy. The Plan should identify any relevant national and local nature conservation interests and designations. The Plan should consider the effect of any residential development on biodiversity and land allocation should seek to avoid areas of high biodiversity interest. The Plan's policies should provide for adequate protection of important features, or ensure adequate mitigation measures are provided in any land allocations that may impact on nature or conservation interests.</p>
Aarhus Convention		
<p>Establishes a number of rights of the public (citizens and their associations) with regard to the environment. Public authorities (at national, regional or local level) are to help enable these rights to become effective.</p>	<p>The right of everyone to receive environmental information that is held by public organisations; Public authorities are obliged to actively disseminate environmental information in their possession; The right to participate from an early stage in environmental decision making; The right to challenge, in a court of law, public decisions that have been made without respecting the two aforementioned rights or environmental law in general.</p>	<p>Ensure that consultation on preparation of the Plan is done in line with the Statement of Community Involvement (SCI).</p>

Plan / Strategy description and outline contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
NATIONAL		
UK Sustainable Development Strategy – Securing the Future (2005)		
Statement of Government policy on sustainable development.	Sets five guiding principles for sustainable development: <ul style="list-style-type: none"> • Living within environmental limits; • Ensuring a strong, healthy and just society; • Achieving a sustainable economy; • Promoting good governance; • Using sound science responsibly. 	Ensure that the Plan’s policies support the objectives of the Strategy and that the Plan sets out a sustainable spatial vision. Plan policies should contribute to ensuring a just society.
Sustainable Communities Plan: Building for the Future (2003)		
The Plan sets out a long term programme of action for delivering sustainable communities.	<ul style="list-style-type: none"> • Addressing housing shortage; • Addressing low demand and abandonment; • Providing homes of a decent standard; • Increasing the liveability of all communities; • Protecting the countryside. 	Ensure that the Plan’s policies support the requirements of the Strategy. Plan policies should contribute to increasing the liveability of all communities.
Delivering stability: securing our future housing needs Barker Review of Housing Supply: 17 March 2004		
The Barker Review’s final report set out a range of policy recommendations for improving the functioning of the housing market.	Key recommendations included: To achieve improved housing market affordability. To invest in the delivery of additional social housing to meet projected future needs. To ensure that local communities share in the value of development. To introduce flexibility at the local level through the allocation of additional land in Local Development Frameworks, with the release of this additional land triggered by market signals. To locate housing supply to support patterns of economic development.	Ensure that the Plan’s policies support the recommendations of the Report. Plan policies need to ensure that increases in affordable housing and social housing can still be delivered.

Plan / Strategy description and outline contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
Sustainable Communities: Homes for all ODPM: January 2005		
<p>A five year plan offering everyone the opportunity of a decent home at a price they can afford. It includes measures to deliver new homes while protecting the environment; help for 80,000 first-time- buyers and Key Workers to own a home; Homebuy, which could enable up to 300,000 social tenants to buy a share in their home; moveUK - a new system bringing together information about jobs and homes; extending choice-based lettings nationwide; and action to halve numbers living in temporary accommodation by 2010.</p>	<p>Key objectives:</p> <ul style="list-style-type: none"> • Make sure that there are enough high quality homes across the whole spectrum of housing: owner-occupied, social rented and private rented. • Create sustainable, mixed communities in both rural and urban areas, with the jobs, services and infrastructure they need to thrive. • Protect and enhance the environment, our historic towns and cities and the countryside. 	<p>Ensure that the Plan's policies support the Strategy. Plan policies need to ensure that increases in affordable housing and social housing can still be delivered to meet local need and that plan policies are balanced by action to promote local regeneration.</p>
Planning Policy Statement 1: Delivering Sustainable Development		
<p>PPS1 sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. Reiterates the four key elements of sustainable development as:</p> <ul style="list-style-type: none"> • social progress which recognises the needs of everyone; • effective protection of the environment; • the prudent use of natural resources; and, • the maintenance of high and stable levels of economic growth and employment. 	<p>No specific indicators or targets but sets out the basic principles that all development plans should follow. Specifically, plans should facilitate and promote sustainable and inclusive patterns of urban and rural development by:</p> <ul style="list-style-type: none"> • making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life; • contributing to sustainable economic development; • protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities; • ensuring high quality development through good and inclusive design, and the efficient use of resources; and, • ensuring that development supports existing communities and contributes to the creation of safe, sustainable, livable and mixed communities with good access to jobs and key services for all members of the community. 	<p>Ensure that the Plan's policies satisfy the requirements of PPS1. In particular the Plan policies will be relevant to contribution towards the creation of sustainable, livable and mixed communities for all.</p>

Plan / Strategy description and outline contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
Planning Policy Guidance 2: Green Belts		
<p>Outlines Government Policy on Green Belts.</p>	<p>Aims of Green Belt policy are:</p> <ul style="list-style-type: none"> • To provide opportunities for access to the open countryside for the urban population. • To provide opportunities for outdoor sport and outdoor recreation near urban areas. • To retain attractive landscapes, and enhance landscapes, near to where people live. • To improve damaged and derelict land around towns. • To secure nature conservation interest. • To retain land in agricultural, forestry and related uses. 	<p>Ensure the Plan's policies are consistent with Guidance on Green Belts and that they reinforce the strategic importance of Green Belt.</p>
Planning Policy Guidance 3: Housing (see also Circular 6/98 – Planning and Affordable Housing)		
<p>Outlines Government Policy on housing. It provides guidance on planning the provision of new housing on a regional basis and on the allocation of land for housing by local authorities. Circular sets out that where there is evidence of need for affordable housing, an element of such housing should be sought on suitable sites. Such sites are defined as those with 25 or more dwellings, or 1ha in size. In rural areas with a population of 3,000 or fewer, sites are defined as those with 15 dwellings or 0.5ha.</p>	<p>The objectives of the guidance are to:</p> <ul style="list-style-type: none"> • Provide everyone with the opportunity of a decent home. • Offer a greater choice of housing, without social distinctions, with both affordable and special housing in urban and rural areas. • Promote sustainable patterns of development and make better use of previously developed land. • Promote urban renaissance and improve quality of life through well-designed new housing and residential environments. <p>In addition, Local planning Authorities should:</p> <ul style="list-style-type: none"> • plan to meet the housing requirements of the whole community, including affordable and special needs housing; • provide wider housing opportunity and choice, a better mix, and seek to create mixed communities; • provide sufficient housing land but give priority to re-using previously-developed land within urban areas; • create more sustainable patterns of development; • make more efficient use of land by reviewing planning 	<p>Ensure that the Plan contributes to the Council's targets for the provision of residential development on previously developed land. Ensure that the Plan promotes the redevelopment of previously developed sites before considering development on greenfield sites. Ensure that the Plan provides for a mix of housing types, including affordable housing to meet local needs.</p>

	<p>policies and standards;</p> <ul style="list-style-type: none"> • allocate sufficient land to meet the strategic housing requirement and should take a sequential approach to allocating land starting with the reuse of brownfield sites in the built up areas. <p>Particular targets within the guidance are for;</p> <ul style="list-style-type: none"> • 60% of all housing to be provided on previously developed land by 2008. • Average housing density on sites of no less than 30 dwellings per hectare. • Where there is evidence of need for affordable housing, this is to be provided on suitable sites. 	
Planning Policy Guidance 4: Industrial, commercial development and small firms		
Encourage continued economic development that is compatible with the Government's environmental objectives.	<p>New developments should be encouraged in locations that:</p> <ul style="list-style-type: none"> • Minimise the length and number of motor trips by car; • Can be served by energy efficient modes of transport; • Will not add unacceptably to congestion. 	Ensure that the Plan's policies are consistent with and support the objectives of the Guidance.
Planning Policy Statement 6: Town Centres		
<p>This Planning Policy Statement outlines Government policy for town centres and the main town centre uses, including retail, leisure, offices, food & drink, hotels etc.</p> <p>The Government's key objective for town centres is to promote their vitality and viability by:</p> <ul style="list-style-type: none"> • planning for the growth and development of existing centres; and • promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all. 	<p>Government objectives which need to be taken into account are:</p> <ul style="list-style-type: none"> • enhancing consumer choice by making provision for a range of shopping, leisure and local services, which allow genuine choice to meet the needs of the entire community, and particularly socially-excluded groups; • supporting efficient, competitive and innovative retail, leisure, tourism and other sectors, with improving productivity; and • improving accessibility, ensuring that existing or new development is, or will be, accessible and well-served by a choice of means of transport. <p>All developments/allocations to be considered against;</p> <ul style="list-style-type: none"> • Whether there is a need for development; • Whether a sequentially preferable site is available, suitable or viable for the proposed use; 	Ensure that the Plan's policies are consistent with, and support the objectives of, the Guidance.

	<ul style="list-style-type: none"> • Whether the scale of the proposal is consistent with the scale, nature and function of the centre; • Whether it is in an accessible location and; • Whether there would be any impact on the vitality and viability of existing centres within the shopping hierarchy. 	
Planning Policy Statement 7: Sustainable development in rural areas		
Sets out Government policy on planning in rural areas.	Objective to balance agricultural, conservation and economic factors when considering the quality of the environment and local distinctiveness in rural areas. Recognises the importance of countryside around towns which is accessible to urban residents and where the environment should be improved and access increased. Most new development should be focused in or next to towns or villages; priority should be given to brown-field sites. Guidance reiterates principles in PPG3 for housing.	Important guidance for High Peak, a predominantly rural area. Ensure that the Plan's policies are consistent with and support the objectives of the Guidance.
Planning Policy Statement 9: Biodiversity and Geological Conservation and ODPM Circular 06/2005		
Gives guidance on how the Government's policies for the conservation of our natural heritage are to be reflected in land use planning. It embodies the Government's commitment to sustainable development and to conserving the diversity of our wildlife.	Objectives for planning are: <ul style="list-style-type: none"> • To promote sustainable development. • To conserve, enhance and restore the diversity of England's wildlife and geology. • To contribute to rural renewal and urban renaissance by enhancing biodiversity in green spaces and among developments so that they are used by wildlife and valued by people. 	The Plan should identify any relevant national and local nature conservation interests and designations. The Plan's policies should provide for adequate protection of important features, or ensure adequate mitigation measures are provided in any development schemes that may impact on important nature or geological conservation interests.

Plan / Strategy description and outline contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
Planning Policy Guidance 15: Planning and the Historic Environment		
<p>This sets out government policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment. It explains the role of the planning system in their protection.</p>	<p>No specific targets or indicators identified. General objectives are to:</p> <ul style="list-style-type: none"> • Protect the historic environment, listed buildings, conservation areas, parks and gardens and the wider historic environment. • Reconcile the need for economic growth with the need to protect the natural and historic environment. 	<p>Ensure that the Plan's policies are consistent with, and support the objectives of, the Guidance. Plans should clearly set out factors to be taken in to consideration when dealing with an application's effect on the historic environment.</p>
Planning Policy Statement 23: Planning and pollution control and DETR Circular 02/2000 Contaminated Land.		
<p>PPS23 complements the new pollution control framework under the Pollution Prevention and Control Act 1999 and the PPC Regulations 2000.</p>	<p>Close co-ordination between planning authorities, transport authorities and pollution control regulators is essential to ensure that where development takes place, it is sustainable. The Government's objectives for contaminated land are set out in DETR Circular 02/2000 <i>Contaminated Land</i>. These are:</p> <ul style="list-style-type: none"> • to identify and remove unacceptable risks to human health and the environment; • to seek to bring damaged land back into beneficial use; • to seek to ensure that the cost burdens faced by individuals, companies and society as a whole are proportionate, manageable and economically sustainable. 	<p>Where pollution issues are likely to arise, intending developers should discuss their proposals with both the planning and pollution control authorities, before submitting an application.</p>

Plan description and contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
Planning Policy Statement 25: Development and Flood Risk, also Circular 04/06 (Communities and Local Government): The Town and Country Planning (Flooding)(England) Direction 2007		
<p>The aims of planning policy on development and flood risk are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe without increasing flood risk elsewhere and where possible, reducing flood risk overall.</p> <p>The Circular sets out the requirements of the Town and Country Planning (Flooding)(England) Direction 2007. This Direction requires local planning authorities to notify the Secretary of State of any application for major development in a flood risk area, where it is minded to grant permission against advice on flood risk grounds from the Environment Agency.</p>	<p>Key planning objectives are:</p> <ul style="list-style-type: none"> • identifying land at risk and the degree of risk of flooding from river, sea and other sources in their areas; • preparing Regional Flood Risk Appraisals or Strategic Flood Risk Assessments as appropriate, as freestanding assessments that contribute to the Sustainability Appraisal of their plans; • framing policies for the location of development which avoid flood risk to people and property where possible, and manage any residual risk, taking account of the impacts of climate change; • only permitting development in areas of flood risk when there are no reasonably available sites in areas of lower flood risk and benefits of the development outweigh the risks from flooding; • safeguarding land from development that is required for current and future flood management eg conveyance and storage of flood water, and flood defences; • reducing flood risk to and from new development through location, layout and design, incorporating sustainable drainage systems (SUDS); • using opportunities offered by new development to reduce the causes and impacts of flooding eg surface water management plans; making the most of the benefits of green infrastructure for flood storage, conveyance and SUDS; re-creating functional floodplain; and setting back defences; • working effectively with the Environment Agency. <p>In determining planning applications, LPAs should:</p> <ul style="list-style-type: none"> • Apply the sequential approach at a site level to minimise risk by directing the most vulnerable developments to areas of lowest flood risk; • Give priority to the use of SUDS; and • Ensure that all new developments in flood risk areas are appropriately flood resilient and resistant. 	<p>The SPD should refer to reduction of flood risk through location, layout and design, where possible incorporating sustainable drainage systems. The SPD should also require identification of opportunities offered by new development to reduce the causes and impacts of flooding eg surface water management plans; making the most of the benefits of green infrastructure for flood storage.</p>

Plan / Strategy description and contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
Working with the Grain of Nature - Biodiversity Strategy for England (2002)		
<p>This sets out the Government's vision on biodiversity. It is described as follows: "Our vision is for a country – its landscapes and water bodies, coasts and seas, towns and cities – where wild species and habitats are part of healthy functioning ecosystems; where we nurture, treasure and enhance our biodiversity, and where biodiversity is a natural consideration of policies and decisions and in society."</p>	<p>Targets have been set to bring 95% of SSSIs into favourable condition by 2010 and reverse the decline in farmland birds. Key headline indicators are:</p> <ul style="list-style-type: none"> • The populations of wild birds; • The condition of Sites of Special Scientific Interest; • Progress with Biodiversity Action Plans; • Area of land under agri-environment agreement; • Biological quality of rivers; • Fish stocks around the UK fished within safe limits. 	<p>Ensure that the Plan's policies support the objectives of the Strategy. Policies should be included in the Plan which promote biodiversity conservation and enhancement.</p>
Our Energy Future - Creating a Low Carbon Economy (Energy White Paper)		
<p>Government Statement on energy policy.</p>	<p>There are four key objectives for energy policy:</p> <ul style="list-style-type: none"> • cut the UK's carbon dioxide emissions by some 60% by about 2050 with real progress by 2020; • to maintain the reliability of energy supplies; • to promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; and • to ensure that every home is adequately and affordably heated. 	<p>Ensure that the Plan's policies support the objectives of the White Paper. Policies should be included in the plan which promote energy efficiency.</p>
National Air Quality Strategy 2000		
<p>This sets out the Government's Strategy for managing and improving air quality.</p>	<p>Sets out targets and objectives for the 8 main air pollutants to protect health. Pollutants covered are:</p> <ul style="list-style-type: none"> • benzene; • 1,3-butadiene; • carbon monoxide; • lead; • nitrogen dioxide; • ozone; • particles (PM₁₀); and • sulphur dioxide. 	<p>Ensure that the Plan's policies support the objectives of the Strategy.</p>

Plan / Strategy description and contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
UK Climate Change Programme		
<p>This programme sets out the Government's strategic approach to tackling climate change.</p>	<p>Overall target is to cut emissions of carbon dioxide by 12% by 2012 (from 1990 base) by:</p> <ul style="list-style-type: none"> • Improving business use of energy. • Stimulating investment and cutting costs. • Stimulating new, more efficient sources of power generation. • Cutting emissions from the transport sector. • Promoting better energy efficiency in the domestic sector. • Improving energy efficiency requirements of Building Regulations. • Continuing the fall in emissions from agriculture and forestry. • Ensuring the public sector takes a leading role. 	<p>Ensure that the Plan's policies support the objectives of the Strategy.</p> <p>The Plan's policies should include measures to try to encourage energy efficiency.</p> <p>The Plan should also consider any ways in which it can contribute to achieving the targets outlined in the Programme.</p>
Rural strategy 2004		
<p>The Rural Strategy provides the policy framework, tools and evidence base to help Government Departments, regional and local partners work together to deliver more sustainable rural communities. It identifies the key priorities for rural policy for the next three to five years and sets out the specific actions that will drive progress forward.</p>	<p>Key objectives are:</p> <ul style="list-style-type: none"> • Economic and social regeneration. • Social justice for all – tackling rural social exclusion. • Enhancing the value of our countryside. 	<p>Plan policies should seek to support the themes of the Strategy, in particular, promoting economic development and good access to services and facilities, whilst maintaining and enhancing countryside quality.</p>
REGIONAL		
Regional Spatial Strategy for the East Midlands (RSS8) (March 2005)		
<p>This sets out Regional policy and framework for Development Plans in the Region. It is split into 5 main topic areas:</p> <ul style="list-style-type: none"> • Housing. • Economy and Regeneration. • Natural and Cultural Resources. • Regional Transport Strategy. • Monitoring and Review. 	<p>Regional core objectives are:</p> <ul style="list-style-type: none"> • Addressing social exclusion; • Protecting and enhancing the quality of the environment; • Improving health; • Promoting economic prosperity; • Improving accessibility; • Achieving effecting protection of the environment; • Achieving a step change in the level of the Region's biodiversity; • Prudent use of resources; 	<p>The Plan will have to forward these priorities where possible and reflect the policies. Indicators in the RSS should be used to inform required indicators and evidence for preparation of this Plan.</p>

	<ul style="list-style-type: none"> • Taking action on climate change, especially flooding; • Promoting good design in developments. <p>Significant targets and indicators (others exist):</p> <ul style="list-style-type: none"> • Regional Housing Provision (13,700 dwellings per annum); • Regional Priorities for Affordable Housing (3,950 dwellings per annum); • Regional target for re-using previously developed land and buildings for housing (60% by 2021); • Regional Priority Areas for Regeneration (reduce number of local authorities in Region in worst 10% of most deprived districts); • Regional Priorities for Employment Land (to meet local needs); • Regional Priorities for Tourism (15,000 new jobs by 2008; visitor spending in region to increase by 2% by 2010; tourism to contribute 4.5% of region's GDP by 2010); • Protecting and enhancing the Region's Natural and Cultural Assets (No net loss of natural or cultural assets; 95% of SSSIs in favourable condition by 2010); • Regional target for increasing woodland cover (65,000 ha by 2021). 	
Integrated Regional Strategy – Our Sustainable Development Framework (2005)		
<p>The Integrated Regional Strategy (IRS) seeks to integrate economic, environmental, social and spatial objectives in plan making and decision making.</p> <p>The Spatial, Housing, Environment, Health, Energy, Waste and other Regional Strategies have all been developed (are being developed) in line with the IRS.</p>	<p>The spatial sustainability objectives of the IRS are:</p> <ul style="list-style-type: none"> • To ensure that the location of development makes efficient use of existing physical infrastructure and helps to reduce the need to travel; • To promote and ensure high standards of sustainable design and construction, optimising the use of previously developed land and buildings; • To minimise waste and to increase the re-use and recycling of waste materials; and • To improve accessibility to jobs and services by increasing the use of public transport, cycling and walking, and reducing traffic growth and congestion. <p>The social sustainability objectives of the IRS are:</p> <ul style="list-style-type: none"> • To ensure that the existing and future housing stock meets the housing needs of all communities in the region; 	<p>All of these important principles and policies will have to be reflected and taken forward by the Plan, including the central message of integration between different aspects of sustainable development.</p> <p>The Plan will need to reflect and support the core objectives of the IRS. This will be assured through the Sustainability Appraisal Framework.</p>

	<ul style="list-style-type: none"> • To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing health services; • To provide better opportunities for people to value and enjoy the region's heritage and participate in cultural and recreational activities; • To improve community safety, reduce crime and the fear of crime; • To promote and support the development and growth of social capital across the communities of the region. <p>The environmental sustainability objectives of the IRS are:</p> <ul style="list-style-type: none"> • To protect, enhance and manage the rich diversity of the natural, cultural and built environmental and archaeological assets of the region; • To enhance and conserve the environmental quality of the region by increasing the environmental infrastructure; • To manage prudently the natural resources of the region including water, air quality, soil and minerals; • To minimise energy usage and to develop the region's renewable energy resource, reducing dependency on non-renewable resources; • To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts; <p>The economic sustainability objectives of the IRS are:</p> <ul style="list-style-type: none"> • To create high quality employment opportunities and to develop a culture of ongoing engagement and excellence in learning skills, giving the region a competitive edge in how we acquire and exploit knowledge. • To develop a strong culture of enterprise and innovation, creating a climate within which entrepreneurs and world class business can flourish. • To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies. 	
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Plan / Strategy description and contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
Regional Economic Strategy: Destination 2010 (2003)		
<p>Sets out the economic strategy for the Region, including;</p> <ul style="list-style-type: none"> • International trade and inward investment; • Transport connecting people when and where they need to travel; • Tourism and culture; • Rural development; • Urban regeneration; 	<p>Core objectives of the Strategy are:</p> <ul style="list-style-type: none"> • To create high quality employment opportunities and to bring about excellence in learning and skills, giving the region a competitive edge in how we acquire and exploit knowledge. • To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies. • To develop a strong culture of enterprise and innovation, creating a climate within which entrepreneurs and world-class businesses can flourish. 	<p>Ensure that the Plan's policies support overall objectives of the Strategy.</p> <p>The Plan should contain policies which promote sustainable economic growth.</p>
Regional Environment Strategy (2002)		
<p>Sets out policies and objectives and suggests actions on environmental issues.</p>	<p>The key objectives of the Environment Strategy are:</p> <ul style="list-style-type: none"> • To protect, improve and manage the rich diversity of the natural, cultural and built environmental and archaeological assets of the region. • To manage change by enhancing and conserving the environmental quality of the region including high standards of design and to maximise the re-use of previously used land and buildings. • To manage the natural resources of the region including water, air quality and minerals in a prudent manner; to seek to minimise waste and to encourage re-use and recycling. • To involve people, through changes to lifestyles and activities in minimising adverse local, regional and global environmental impacts. <p>Policies cover the following areas:</p> <ul style="list-style-type: none"> • people and heritage • water • air • natural heritage • land and land use 	<p>Ensure that the Plan's policies support overall objectives of the Strategy.</p> <p>The Plan should contain policies which promote environmental protection.</p>

Plan / Strategy description and contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
East Midlands Regional Energy Strategy		
Sets out policies and objectives for reducing energy consumption and pollution in the Region and promoting the use of renewable energy.	<p>The overall vision for the Strategy is: “The East Midlands will take a lead in moving towards a low carbon future that benefits our economy, protects our environment and supports our communities.”</p> <p>The policies and actions for energy are structured around the energy hierarchy adopted by the LGA in 1998 with priorities set in the following order:</p> <ul style="list-style-type: none"> • Reducing the need for energy. • Using energy more efficiently. • Using energy from renewable sources. • Making clean and efficient use of fossil fuels. 	<p>Ensure that the Plan’s policies support overall objectives of the Strategy.</p> <p>The Plan should contain policies which promote energy efficiency and which try to reduce energy demand through the careful siting and design of new development.</p>
Putting wildlife back on the map East Midlands Biodiversity Strategy' Consultation Draft (October 2004)		
Draft consultation document, setting out priorities and objectives for the conservation and enhancement of biodiversity taking forward the national biodiversity strategy and the regional environment strategy.	<p>Targets and indicators are taken from the Regional Spatial Strategy. The document highlights 5 main issues for the region;</p> <ul style="list-style-type: none"> • To halt the decline of characteristic habitats and species; • Increase knowledge of the resource; • To recognise the human benefits of contact with the natural environment; • To recognise the economic benefits of the environmental economy; • To restore degraded wildlife habitats including through promoting the delivery of green infrastructure. 	<p>Ensure that the Plan’s policies support, and give spatial expression to, the overall objectives of the draft Strategy. Wherever appropriate the Plan should seek to contribute to achieving the aims of the Strategy and help to deliver the Borough’s portion of the regional aspiration to halt biodiversity decline.</p>
Investment for Health: A Public Health Strategy for the East Midlands (2003)		
Investment for Health pulls together the issues which would have the greatest positive impact, both locally and regionally, on the health and well being of the population of the region.	<p>Overall objective for the “Investment for Health” strategy: “The Investment for Health strategy aims to improve the health of East Midlands’ residents by reducing health inequalities year-on-year through:</p> <ul style="list-style-type: none"> • addressing the social, economic and environmental determinants of health, • supporting healthy lifestyles, • protecting health, 	<p>Ensure that the Plan’s policies support, and give spatial expression to, the overall objectives of the Strategy. The Plan should contain policies which can support healthier living and ensure that there is adequate</p>

	<ul style="list-style-type: none"> improving access to and provision of local health and health related services.” <p>There are 16 further objectives that reflect the most important public health issues for the region as a whole.</p>	access to healthcare facilities.
East Midlands Regional Housing Strategy (July 2004)		
<p>The RHS is part of the IRS, sitting alongside the RES and the RSS. It delivers national housing priorities, set out in the Sustainable Communities Plan (SCP), in a way that is appropriate to the East Midlands and has been informed by stakeholders in the region. It provides guidance on regional priorities for regional stakeholders.</p>	<p>No specific targets or indicators identified. The objective for Housing is: “to ensure that the existing and future housing stock is appropriate to meet the housing needs of all parts of the community.” Overall objectives are to:</p> <ul style="list-style-type: none"> Help create neighbourhoods where people want to live. Reflect the need for balanced mixed tenure communities. Prioritise the use of previously developed land and buildings. Provide high quality housing which incorporates sustainable construction and design. Enhance the quality of the local environment and support community safety. Improve accessibility to jobs, recreation and services and reduces the need to travel. Contribute to ‘environmental infrastructure’. (Environmental infrastructure includes a network of multifunctional green spaces, sustainable construction and drainage systems and environmental work in rural areas). 	<p>Ensure that the Plan’s policies support, and give spatial expression to, the overall objectives of the Strategy. The Plan should contain policies which prioritise the use of previously developed land and buildings, seek to enhance the quality of the local environment, improve (and ensure) accessibility to jobs and services and promote multi-functional green spaces and sustainable construction techniques.</p>
The Northern Way Growth Strategy: Business Plan 2005 - 2008		
<p>The Northern Way Growth Strategy is a vision for the long-term sustainable growth of the North. It will establish the North of England as an area of exceptional opportunity combining a world-class economy with a superb quality of life. It will set out how we will develop the North’s current and potential future assets in a staged manner to deliver this vision by 2025.</p>	<p>The Strategy’s over-arching measure of success is to achieve national UK average GVA per head within 25 years. Ten investment priorities are:</p> <ul style="list-style-type: none"> Bringing more people into employment. Strengthen the North’s knowledge base and drive innovation. Build a more entrepreneurial North. Capture a larger share of global trade. Meet employer skills needs. The North’s connectivity. Create truly sustainable communities. Market the North to the world. 	<p>The Plan should support the growth strategy where possible,</p>

Plan / Strategy description and contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
'Time for Culture ' A Cultural Strategy for the East Midlands.		
<p>This strategy offers a perspective on the cultural development of the East Midlands. It complements the IRS and the RES.</p>	<p>No specific targets or indicators identified. Time for Culture has 8 objectives that will be achieved through campaigning and working in partnership with others:</p> <ul style="list-style-type: none"> • To encourage more people to take part. • To celebrate our diversity. • To research the case for culture. • To promote the role of culture in lifelong learning. • To support the cultural economy. • To encourage sustainable regeneration. • To campaign for the protection and improvement of our cultural resources. • To campaign to raise the profile of culture. 	<p>Ensure that the Plan's policies support, and give spatial expression to, the overall objectives of the Strategy.</p>
Water Resources for the Future – A Strategy for the East Midlands (2001)		
<p>This strategy sets out a framework to influence the location, timing, and water management of new developments, encouraging social and economic improvements in the region without threatening environmental damage.</p>	<p>No specific targets or indicators identified. The key principles of the strategy are:</p> <ul style="list-style-type: none"> • prudent and sustainable use of natural resources; • to seek the efficient use of water while bringing forward timely proposals for resource development (the 'twin-track' approach); • the need for the strategy to be robust to uncertainty and change; • where there is uncertainty about the consequences of a proposal, decisions taken should ensure that the environment is protected (the 'precautionary principle'). 	<p>Ensure that the Plan's policies support, and give spatial expression to, the overall objectives of the Strategy.</p>
Towards a Regional Waste Strategy Consultation Draft (February 2005)		
<p>The Regional Waste Strategy provides a strategic framework for the region to move towards more sustainable ways to produce and consume goods and recycle and recover value from the waste that is produced.</p>	<p>The Strategy outlines 9 key priorities. Of most relevance are:</p> <ul style="list-style-type: none"> • Improving the efficiency of our resource use and reducing commercial and industrial waste. • Procurement and market development. • Reduction and management of construction/demolition waste. • Managing the impacts of Regional and Sub-Regional growth. <p>Targets and Indicators:</p> <ul style="list-style-type: none"> • The tonnage of commercial and industrial waste arising will not exceed 7.5 million tonnes per annum as at 2021; 	<p>Ensure that the Plan's policies support, and give spatial expression to, the overall objectives of the Strategy.</p>

	<ul style="list-style-type: none"> • Energy and waste per unit GVA for the Region's industry and commerce to be ranked within the top 20 EU regions by 2010; • 10% of the material value of public sector to be derived from recycled content by 2010; • Construction and demolition will not exceed 7.5 million tones per annum as at 2021. 	
Destination East Midlands: The East Midlands Tourism Strategy (2003)		
<p>Sets out the Strategy for encouraging tourism in the Region (prepared by EMDA).</p>	<p>The Strategy has been divided into seven strands:</p> <ul style="list-style-type: none"> • Branding and Marketing. The objectives are to define and build a powerful set of destination brands, to rationalise and harness integrated marketing using new media techniques, and to appeal to clearly defined customer segments. • Attractors. The objective is to invest in excellence in those products and experiences that relate to the lifestyles of contemporary visitors and are capable of attracting high value visitors. • Infrastructure. The objective is to turn the theoretical accessibility of the region into a reality, across information services, transport and getting around the region. • Business Skills and Training. The objective is to encourage businesses that are capable of flourishing in the changing tourism environment and help to ensure that the skills that they need are readily available. • Performance Measurement. The objective is to set up systems for comprehensively and reliably measuring and assessing the performance of the tourism industry to the benefit of both operators and public sector agencies. • Special Projects. The objective is to prioritise and focus on projects that will have a major impact of the performance of the East Midlands as a visitor destination. • Delivery. The objective is to establish the principles for mechanisms that will ensure the delivery of the Strategy. <p>Targets and Indicators:</p> <ul style="list-style-type: none"> • To raise the visitor expenditure to 4.5% of the region's GDP in 2010. In 1999, it represented 3.5% of GDP. 	<p>Ensure that the Plan's policies support, and give spatial expression to, the overall objectives of the Strategy.</p>

	<ul style="list-style-type: none"> To increase visitor value rather than volume, by placing emphasis on increasing overnight stays. The target is to increase visitor spend in the region by an average of 1.6% per annum by 2005 and by 2% by 2010. 	
SUB-REGIONAL / COUNTY		
Derbyshire Community strategy 2003 - 2006		
<p>The priorities set out in the Derbyshire Community Strategy reflect local concerns and are the result of extensive consultation. The strategy aims to deliver big improvements in six key areas:</p> <ul style="list-style-type: none"> • Crime and community safety - by reducing crime, drug misuse and anti-social behaviour while increasing police visibility on our streets. • Children and young people - by promoting their safety and well-being, helping them do better at school and college and by creating more things for them to do. • Health and social well-being - by reducing accident rates, improving access to health services and encouraging healthier lifestyles. • Economic and community regeneration - by encouraging investment in Derbyshire, helping to develop new and existing businesses and promoting tourism. • Environment, transport and housing - by increasing recycling rates, use of public transport and access to affordable housing. • Lifelong learning and culture - by improving educational results and facilities for all ages, increasing participation and expanding cultural activities. 	<p>The strategy includes 20 cross cutting targets, including:</p> <ul style="list-style-type: none"> • Reduce the number of young offenders in Derbyshire (Reduction of 9% to 3,800 offenders aged 10-17 years by 2006) • Reduce disorder and nuisance incidents in Derbyshire (3.2% reduction by 2003/04 to 59.5 per 1,000 population) • Reduce vehicle crime in Derbyshire (33% reduction by 2005) • Reduce domestic burglary in Derbyshire (30% reduction by 2005) • Reduce the proportion of 16 - 19 year old young people not in employment, education or training (9.2% by November 2004) • Seek to incorporate in association with developments over 10,000m² gross floor space, renewable energy technologies, including energy generating equipment, to provide at least 10% of the developments' predicted energy requirements (100% of all new developments over 10,000m² by 2010) • Increase the area of Local Nature Reserves in Derbyshire from 224 ha in 2003 to 426 ha by 2006 (426 ha by 2006) 	<p>Ensure that the Plan's policies support overall objectives of the Strategy.</p>

Plan / Strategy description and contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
Derbyshire Cultural Strategy 2002 - 2007		
<p>The Derbyshire Local Cultural Strategy aims to support the creation of local action plans shared between all organisations and agencies working in partnership. Six themes have been identified to focus action.</p> <ul style="list-style-type: none"> • Enjoyment and involvement. • Employment, prosperity, community. • Taking care of the future. • Safe, sound and healthy. • Education for all for life. • Celebrating local identity and diversity. 	<p>The aim of the Strategy is that by 2010:</p> <ul style="list-style-type: none"> • Derbyshire will provide a wide range of opportunities and choices for people to participate in a rich, diverse and fulfilling cultural life, with a strong sense of community and a healthy lifestyle. • Culture and the creative industries in Derbyshire will make a substantial contribution to a thriving regional economy. • All barriers to the participation in the County's cultural life, whether due to geography, education, ability or income will be removed. • The distinctive, world-class culture of Derbyshire will influence and draw from the heritage of Britain, Europe and the rest of the world. • Local, regional, national and European resources will be maximised to provide excellent, accessible, well-used cultural services and facilities. 	<p>Ensure that the Plan's policies support overall objectives of the Strategy.</p>
Regional Forestry Framework for the East Midlands 2005 (Space4trees)		
<p>Space4trees forms part of the Regional Environment Strategy and focuses on the contribution of woodlands to quality of life and on addressing issues of social inclusion, seeking to develop stronger policy linkages in areas such as health and well being.</p>	<p>Strategic aims include to:</p> <ul style="list-style-type: none"> • maximise the contribution of trees and woodlands to sustainable patterns of development; • reduce the need to travel to access woodland benefits; • promote sustainable design and construction in the built and natural environment and enhance local distinctiveness; • protect, enhance and extend existing ancient and native woodlands; • restore planted ancient woodland sites; • support the creation and management of new native woodlands which deliver regional and national targets for biodiversity, reflect and enhance local character and contribute to a rich, diverse and attractive environment and cultural heritage; • improve the diversity, quality and accessibility of woodlands; • provide and promote a wider range of opportunities for leisure and recreation, cultural and educational activities; and • contribute to health, well being and quality of life for both local residents and visitors. 	<p>Ensure that the Plan's policies support overall objectives of the Strategy.</p>

Plan / Strategy description and contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
Derbyshire Local Transport Plan (Provisional) 2006 – 2011		
<p>The second Derbyshire Local Transport Plan sets out transport proposals for the County, in the context of the previous five years' achievements and related to longer term predictions of economic, environmental and traffic trends. The Plan is structured around the four shared priorities that have been agreed between Government and the local authorities:</p> <ul style="list-style-type: none"> • Road safety: improving road and community safety. • Accessibility: improving local accessibility and promoting healthy and sustainable travel choices. • Air quality: reducing the environmental impacts of transport. • Congestion: managing and improving the transport network and helping to strengthen the local economy. 	<p>Indicators and targets have been developed based on each of the strategic transport aims. These include:</p> <ul style="list-style-type: none"> • To achieve at least a 35% reduction in the number of children killed or seriously injured in road traffic accidents in the Derbyshire LTP area, from a 2001 - 04 baseline. • To increase the proportion of designated deprived areas with hourly or better weekday public transport links to town centres between the hours of 0700 and 1800 from 80% to 95% by 2008. • To increase the level of cycling by Derbyshire residents by 10% by 2010/11 from a 2004/05 baseline. <p>The SEA Environmental Report includes the following targets:</p> <ul style="list-style-type: none"> • To reduce the proportion of designated landscapes severely affected by traffic or transport infrastructure from a 2005/06 baseline. • To reduce the proportion of designated townscapes severely affected by traffic or transport infrastructure from a 2005/06 baseline. • To reduce the proportion of cultural, architectural or archaeological heritage sites and features severely affected by traffic or transport infrastructure from a 2005/06 baseline. • To increase the level of walking by Derbyshire residents by 2010 from a 2004/05 baseline. 	<p>Ensure that the Plan's policies support overall objectives of the Strategy.</p>

Plan / Strategy description and contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
LOCAL		
High Peak Borough Council Corporate Plan 2006 – 2011		
<p>Improving High Peak - Our Corporate Plan 2006 – 2011.</p> <p>The Council's overall aim is to improve the quality of life in the High Peak. The Priorities for Action each have an action plan which are contained in our Corporate Plan.</p>	<p>The priorities for action are organised under four corporate aims:</p> <ul style="list-style-type: none"> • Aim One: Supporting People “ To promote social inclusion and enable communities and individuals to participate in improving the quality of life in the High Peak.” Top priority: Ensure local homes meet the Decent Homes Standard. • Aim Two: Creating Jobs and Prosperity “ To create a thriving local economy which is responsive to the needs of local communities.” Top priority: Ensure our Market Towns are attractive, vibrant and distinctive places meeting the needs of local people. • Aim Three: Protecting the Environment “ To enhance the quality of the local and global environment.” Top priority: Enhance and maintain a clean public realm. • Aim Four: Improving the Council “ To be considered a high performing council by our local community, partners and peers.” Top priority: Ensure the Council can demonstrate value for money and remains fit to meet future challenges. 	<p>Ensure that the Plan’s policies support overall objectives of the Corporate Plan.</p> <p>Plan should contribute to the priorities under Aim One which states that we will have met this priority if by 2011, 200 additional affordable homes have been enabled.</p>
High Peak Community Strategy 2006		
<p>The Derbyshire Dales and High Peak Community Strategy for 2006-2009, 'Our Community ... Working Together' has been produced by the Derbyshire Dales and High Peak Local Strategic Partnership. It sets out the vision, priorities and actions to improve the quality of life in the Derbyshire Dales and High Peak.</p>	<p>The aims and actions are set out in eight themes. These are:</p> <ul style="list-style-type: none"> • Theme 1: Furthering community participation & involvement. Key action: Carrying out diversity & equalities training for LSP Members and Produce a directory for accessible sports venues. • Theme 2: Affordable Housing. Key action: Get started on 112 new affordable homes and award 6 grants to bring empty properties back into use. • Theme 3: A thriving local economy. Key action: Increase the provision of business accommodation in the area. • Theme 4: Enhancing the natural and built environment. Key action: Carry out Sustainability Appraisals for the Community Strategy and support the Theme Groups. • Theme 5: Access to services and rural transport. Key action: review 	<p>Ensure that the Plan’s policies support the overall objectives of the Strategy. Ensure the Plan can help to deliver aims and actions under Theme 2: affordable housing.</p>

	<p>and restructure Rural Transport Partnerships and test new ways of delivering services and funding that support enterprise amongst businesses and communities through the RAZ Rural Pathfinder Initiative.</p> <ul style="list-style-type: none"> • Theme 6: Opportunities for young people. Key action: In Partnership, deliver a wide range of sports provision to increase levels of physical activity of young people in the area. • Theme 7: Crime and Community Safety. Key action: Develop and strengthen safer neighbourhood teams and increase number of car parks with "Park Mark" Safer parking award. • Theme 8: Health. Key action: Implement an annual programme of Health Walks. 	
High Peak Community Safety Strategy 2005 -2008		
<p>Since 1998, High Peak Community Safety Partnership has been working successfully to create a safer community. The High Peak Community Safety Strategy Group sets priorities, manages resources and monitors the activity of the Partnership. The priorities of the Strategy are to:</p> <ul style="list-style-type: none"> • reduce domestic burglary; • reduce vehicle crime; • reduce anti-social behaviour; • reduce violent crime. 	<p>Key targets are:</p> <ul style="list-style-type: none"> • To reduce domestic burglary by 30% by March 2008 <p>A principal action to deliver this is through encouraging developers to work towards Secured by Design accreditation so that new developments are designed in ways that reduce the risk of crime.</p> <ul style="list-style-type: none"> • To reduce perception of Anti-Social Behaviour by 10% by March 2008. 	<p>Ensure that the Plan's policies support overall objectives of the Strategy.</p>
Peak District Biodiversity Action Plan 2001		
<p>The Plan is in two parts. The first is the Action Plan which focuses on the objectives, targets and actions for biodiversity conservation. The second part is a series of Audits for individual habitats and species, setting out in some detail what is known about the current extent, importance, trends and problems faced by those habitats/species in the Peak District.</p>	<p>Key objectives include:</p> <ul style="list-style-type: none"> • To conserve and enhance the rich variety of wildlife habitats and species in the Peak District, with particular priority to those which are of international or national importance, those which are particularly characteristic of the Peak District, and those which are endangered, vulnerable or declining in the Peak District. • To redress historic wildlife losses by the restoration of habitats and species and (re-) creation of a network of wildlife habitats. • To help deliver and demonstrate socio-economic benefits to local 	<p>Ensure that the Plan's policies support overall objectives of the Strategy.</p>

	people through wildlife conservation. This will be done by encouraging sustainable development, attracting increased resources to the area, strengthening local distinctiveness and encouraging economic benefits for wildlife-friendly farming, forestry and other land management.	
High Peak Housing strategy 2005 – 2009		
The document sets out the key housing issues in the Peak Sub Region, which the Authority seeks to address over the four year period from 2005 – 2009. The strategy and its associated action plan have been based on an analysis of local housing need.	<p>Priorities for action, including targets where relevant include to:</p> <ul style="list-style-type: none"> • Enable the provision of new affordable housing appropriate to the needs of the local population. Target to enable the provision of a combined total of 450 new affordable homes between 2005 and 2009 across the Peak Sub Region. • Enable the provision of a range of services including supported housing, floating support, advice and assistance to people in need. Target to enable the provision of supported accommodation and floating support to: women fleeing domestic violence, the homeless, ex-offenders and vulnerable young people. • Remedy poor housing. Target to: to make decent 322 private sector homes by April 2009; bring back into use 168 empty homes by April 2009. 	<p>Ensure that the Plan's policies support overall objectives of the Strategy.</p> <p>Plan policies need to ensure that increases in affordable housing and social housing can be delivered to meet local need.</p>
High Peak Homelessness strategy 2003 -2008		
The High Peak Homelessness Strategy is based upon a multi-agency review of levels of homelessness and the availability of services for homeless people in the High Peak. A variety of unmet needs and gaps in service provision have been identified through thorough and wide-ranging data collection and consultation exercises, which involved both service users and service providers.	<p>5 key priorities have been identified for the High Peak Homelessness Strategy. These are:</p> <ul style="list-style-type: none"> • Improving services to prevent homelessness. • Improving the provision of temporary accommodation. • Increasing access to permanent accommodation for homeless people. • Providing specialist services for particular groups. • Working in partnership with service users and service providers. 	<p>Ensure that the Plan's policies support overall objectives of the Strategy.</p> <p>Plan policies need to ensure that increases in affordable housing and social housing can be delivered to meet local need.</p>

Plan / Strategy description and contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
High Peak Affordable warmth strategy (draft 2006)		
<p>High Peak Borough Council and Derbyshire Dales District Council have produced a joint Affordable Warmth Strategy. The strategy builds on existing local work and links to national and regional policies such as the UK Fuel Poverty Strategy (published 2001), 'Fuel Poverty in England: The Government's Plan for Action' (published 2004) and the Affordable Warmth Action Plan for the East Midlands (published 2004).</p>	<p>The overall aim of the strategy is to ensure affordable warmth for all residents of the Peak Sub –Region. There are also a number of key sub-aims:</p> <ol style="list-style-type: none"> 1: Developing partnerships to oversee and deliver the Strategy. 2: Maximising financial resources for energy efficiency measures. 3: Maximise personal income and ensure benefit take-up. 4: Targeting action. 5: Provide an effective energy advice service. 	<p>Ensure that the Plan makes appropriate links to the affordable warmth strategy and related work undertaken in the Borough.</p>
Peak District Sustainable Tourism Strategy 2000		
<p>The Peak District Sustainable Tourism Strategy was developed in 2000 by the Peak District Rural Development Partnership. It sets out a new vision for tourism in the Peak District:</p> <p>Recreation and tourism development must be sustainable to protect the Park for future generations to enjoy.</p> <p>Using sustainability in a social, economic and environmental context, it is recognised there is a need to build an economy that depends on and contributes to the conservation of the unique qualities or the Peak District, which improves the quality of life for the local community and which promotes opportunities for public enjoyment and understanding.</p>	<p>The aims of the strategy are to:</p> <ul style="list-style-type: none"> • increase visitor spend and maximise the local benefits of that spend; • encourage visitors to stay longer; • encourage visits throughout the year; • attract new visitors (with potential spending power) where appropriate; • reduce dependency on the car when visiting the area; • deliver for local people and not just visitors; • conserve the landscape, including the towns and villages, and their special qualities; • enhance visitor enjoyment and understanding of the market towns and rural areas; • ensure that the traditional enjoyment of the Peak District will be more accessible to a wider range of people; • encourage best use of existing resources. 	<p>Ensure that the Plan's policies support overall objectives of the Strategy.</p>

Plan / Strategy description and contents	Key aims and targets relevant to Plan and SA	Implications for the LDD
High Peak and Dales Primary Care Trust Local Delivery Plan 2005 - 2008		
<p>The Local Delivery Plan translates national NHS priorities into services that meet the needs of our local communities.</p> <p>The Plan also explains how services will be delivered and demonstrates that allocated money is spent correctly and within budget.</p>	<p>Five local targets are set out. These are to:</p> <ul style="list-style-type: none"> • Increase care at home where clinically appropriate. • Improve dental health and access. • Improve health and reduce health inequalities by targeting deprived communities. • Improve child and adolescent mental health services. • Tackle obesity. 	<p>Ensure that the Plan's policies support overall objectives of the Strategy.</p> <p>Plan needs to ensure any sites allocated for residential development have good access to medical facilities.</p> <p>Increasing sustainable transport such as walking, cycling can help to promote a healthier lifestyle. Plan should encourage this and ensure there are safe and easily accessible walking and cycling routes.</p>
High Peak Regeneration Strategy: Building distinctive communities 2005-2010		
<p>The regeneration strategy is guided by the Council's overall vision to improve the quality of life in High Peak. Its primary purpose is to set out how the Council and its partners will achieve the aim of creating jobs and prosperity but it also contributes to the aims of supporting people and protecting the environment. The strategy will be delivered in accordance with the core values of the council, namely:</p> <ul style="list-style-type: none"> • Leading the community • Empowering people • Achieving excellence • Treating everyone equally 	<p>A series of targets have been set out for 2010. These are to:</p> <ul style="list-style-type: none"> • Increase satisfaction with the attractiveness of our town centres from 55.6% in December 2004 to 66%. • An increase in employment in technology and knowledge-based industries from 9.3% to 15%. • Increase the number of new businesses created or attracted to the area from 295 to 330. • 200 new affordable homes by 2010. • Narrow the gap between the most deprived neighbourhoods and the rest of the Borough such that by 2010, 300 people in the most disadvantaged areas gain qualifications, compared with the current 8,000 people of working age. • 2,500 jobs created and safeguarded by 2010. 	<p>Ensure that the Plan's policies support overall objectives of the Strategy.</p>

Appendix Two

Baseline data

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issue for SA
Social issues					
Household spaces and accommodation type. Neighbourhood statistics KS16 Census 2001.	All household spaces in High Peak: with residents: 37,059 Vacant household spaces: 2.4% Holiday / 2 nd residence: 0.5% Whole house or bungalow: detached: 23.5% Whole house or bungalow: semi-detached: 30.1% Whole house or bungalow: terraced: 35.7% Flat, maisonette, apartment: purpose built: 6.3% Flat, maisonette, apartment: part of converted/shared house: 2.6% Flat, maisonette, apartment: in commercial building: 1.3% Caravan or other mobile or temporary structure: 0.3%	The Borough has less vacant space than East Midlands as a whole (3.3%) and England (3.1%). However there are slightly higher numbers of second homes than for the region as a whole: 0.3%. The numbers of detached properties are typical for England but low for the East Midlands (32%). It is a similar case for semi-detached properties (East Midlands: 36%). However High Peak has higher percentages of terraced properties than the East Midlands and England.		There is a high incidence of second home ownership. This can make it increasingly difficult for local people to afford housing within the Borough.	The plan should counter the trend for in-migrant demand being triggered by the building of more larger dwellings.

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issue for SA
Dwelling size. Number of rooms. Neighbourhood statistics UV57. Census 2001. (The number of rooms count does not include bathrooms, toilets or storage rooms.)	All occupied household spaces in High Peak: 37,059. 1 room: 0.4% 2 rooms: 1.6% 3 rooms: 6.2% 4 rooms: 21.6% 5 rooms: 25.9% 6 rooms: 20.9% 7 rooms: 10.7% 8 or more rooms: 12.6%	In the East Midlands as a whole there is a similar proportion of 1 and 2 and 3 roomed dwellings. The region has fewer 4 bedroomed properties rooms (18.1%), but more 5 bedroomed dwellings (30.2%) and more 6 bedroomed dwellings (22.3%).		The Borough has a high percentage of 4, 5 and 6 bedroom properties, compared to smaller sized properties. The Housing Needs Survey (2001) indicated a shortfall of affordable housing for all sizes except 3-bedroom accommodation. The main shortfall being for 2-bedroom accommodation. In the social rented sector there is a shortage of one bedroom accommodation.	The plan should make provision to increase the supply of smaller sized dwellings (mainly one or two bed) to satisfy locally generated demand, as opposed to demand from in-migration.

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issue for SA
Household composition. Neighbourhood statistics KS20. Census 2001.	<p>All households in High Peak: 37,059.</p> <p>1 person: pensioner: 14.1%</p> <p>1 person: other: 13.05%</p> <p>1 family: all pensioners: 8.75%</p> <p>Married couple no children: 15.19%</p> <p>Married couple with children: 20.03%</p> <p>Married couple with non-dependent children: 6.41%</p> <p>Co-habiting couple: no children: 5.07%</p> <p>Co-habiting couple with children: 3.85%</p> <p>Co-habiting couple with non-dependent children: 0.42%</p> <p>Lone parent household with children: 5.55%</p> <p>Lone parent household with non-dependent children: 3.27%</p> <p>Other households with dependent children: 1.63%</p> <p>All student households: 0.02%</p> <p>All pensioner households: 0.36%</p> <p>Other households: 2.3%</p>	<p>Across the East Midlands and England, the proportion of households comprising a married couple with children is 18.16 and 17.56% respectively.</p>		<p>The highest proportion of households in the Borough are those comprising a married couple with dependent children. This proportion is slightly higher than is typical across both England and the East Midlands.</p>	<p>The Plan should make provision for future housing affordable to those children born and brought up in the High Peak and who wish to remain living in the Borough.</p>

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issue for SA
Tenure of dwellings. Neighbourhood Statistics KS18. Census 2001.	All households in High Peak: 37,059. Owner occupied: owns outright: 32.21% Owner occupied: owns with mortgage/loan: 44.14% Owner occupied: shared ownership: 0.75% Rented from local authority: 10.99% Rented from Housing Association/ RSL: 2.38% Rented from private landlord/ letting agency: 6.43% Rented from other: 3.1%	In East Midlands and England, owner occupation with a mortgage is slightly lower at 40.83 and 38.88% respectively. Renting from a local authority is slightly higher in East Midlands and England, at 13.85% and 13.21% respectively. Renting from a housing association or Registered Social Landlord is also higher elsewhere: 3.66% in East Midlands and 6.05% in England.		The Borough has a high proportion of owner occupation and a low proportion of rented accommodation. The Housing Needs Survey 2001 found that renting privately is slightly more affordable than having a mortgage.	Plan should take into account provision of new dwellings for rent by Registered Social Landlords.

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issue for SA
Environmental issues					
Conservation and enhancement of the open environment.	The North West Derbyshire Green Belt is defined in the Structure Plan as the area northwards from Whaley Bridge between the boundaries of the Peak District National Park, Cheshire, Stockport and Tameside. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Much of the Countryside within the Local Plan area has been defined as "Special Landscape Area" in the Derbyshire Special landscape Areas Local Plan 1988. The Core Strategy (2008) will address the option to replace this designation with Landscape Character types identified by the Landscape Character Appraisal carried out by the Borough Council in partnership with Derbyshire County Council and the Countryside Agency. An SPD was adopted in March 2006.	The East Midlands has the poorest biodiversity of all the English regions.	Between 1990 and 1998, there was a decrease of 11.4% in the mountain, moor, heath and down broad habitat category in the region (The State of the Countryside: East Midlands) Countryside Agency 2001.	The need for sustainable management of the Borough's landscapes. Any new development should respect and where practicable contribute towards enhancing the local character and sense of place of the landscape.	To maintain and enhance the overall quality and diversity of landscape character across the Borough, including the distinctive sense of place and individual identity of each particular area. The plan should make reference to the SPD on Landscape Character.

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issue for SA
<p>Conservation and enhancement of the built environment.</p>	<p>High Peak's Local Plan adopted March 2005 states that in planning for new housing, priority will be given to the development of previously developed (brownfield) urban land and to the conversion of existing urban buildings that are suitable for housing use.</p> <p>The Borough has a wealth of historic buildings, conservation areas and archaeological sites and monuments. There are 30 Conservation Areas in the Plan Area and about 390 listed buildings, ranging from minor structures such as post boxes and telephone kiosks through to the internationally recognised Crescent in Buxton. Twenty sites are protected as Scheduled Ancient Monuments.</p>	<p>According to Viewpoints on the historic environment of the East Midlands (EMRA 2002) the East Midlands region contains approximately 9% of the 1 million national archaeological records.</p>	<p>The number of ancient monuments to be scheduled in the region has grown since 1989. The number of Conservation Areas in the East Midlands increased by 46% between 1989 and 2000.</p>	<p>The diverse character of the built environment provides a sense of place which gives the area its character. Loss of local distinctiveness is risked by poor design quality.</p>	<p>To maintain and enhance the overall quality and diversity of townscape character across the Borough, including the distinctive sense of place and individual identity of each particular area. The plan should ensure high quality design of all new buildings.</p>

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issue for SA
<p>Fuel poverty and affordable warmth. (A household suffering from fuel poverty is generally taken to be when more than 10% of the household income would need to be spent on heating the house to comfort levels.)</p>	<p>The Housing Stock Condition Survey (2003) estimated that 3,418 households were in fuel poverty in January 2003; representing a Borough wide average of 10.4%. The Survey also estimated that 7,363 homes in the High Peak failed the Decent Homes Standard on thermal comfort grounds.</p>	<p>The High Peak Affordable Warmth Strategy includes the objectives to ensure that energy efficiency is included in Housing Renewal Policies. Also to ensure energy efficiency measures are included in housing renewal/decent homes grants where appropriate. Also to provide energy efficiency training for private sector housing staff.</p>	<p>In 2001 the UK Fuel Poverty Strategy estimated that there were approx. 4 million fuel poor households in England. The figure was reduced to around 2 million in 2003 but recent fuel price increases mean that the figure is feared to be rising again.</p>	<p>Those on low income are at risk of experiencing fuel poverty. This is made worse by houses with poor energy efficiency.</p>	<p>Affordable housing should be built to high energy efficiency standards in order to help minimise fuel costs. Where possible developments should incorporate energy generated from renewable technologies to meet a proportion of energy demand on site.</p>

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issue for SA
Economic issues					
<p>Household income. Taken from the High Peak Housing Needs Survey 2001. Household income is taken to include income of the head of household and partner, but not other members of the household.</p>	<p>Average household incomes for High Peak Borough are: Annual gross household income (excluding all benefits): £22,092 Annual gross household income (including non housing benefits): £23,737 Weekly net household income (excluding all benefits): £335 Weekly net household income (including non housing benefits): £366 Households renting from the Council had the lowest average incomes estimated at £5,622. Owner occupiers (with mortgage) have the highest average income at £32,098. Single pensioner and lone parent households had incomes considerably below the Borough average (23% and 44.2% respectively).</p>	<p>It is estimated that average gross earned household income in England is around £21,750.</p>		<p>Households in the Council rented sector, single pensioner households and households containing people with special needs have average income levels significantly below the Borough average.</p>	<p>Affordable housing should be designed to take account of the needs of single pensioner households and households containing people with special needs.</p>

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issue for SA
House prices. Land Registry figures for the period April – June 2006.	The average cost of a property in High Peak is: £174,520, this is broken down by property types: Detached: £289,647 Semi-detached: £171,606 Terraced: £136,471 Flat: £135,210	The average price of a detached property in Derbyshire Dales is £328,811 and Stockport is: £295,697 A flat in Derbyshire Dales is £140,694 and in Stockport is £138,249 A semi in Derbyshire Dales is £194,218 and in Stockport is £178,444 A terraced property in Derbyshire Dales is £154,035 and in Stockport is £131,742.	Change in house prices in High Peak in the last quarter: +9.5% Change in last year: +4.7%	Of ten local authority areas in close proximity, High Peak is the fourth most expensive area.	The SPD must improve the affordability of homes in the Borough.

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issue for SA
House price: income ratio from Joseph Rowntree Foundation report: "Affordability differences by area for working households buying their homes – 2003 update.	House price to income ratio for working households aged 20 – 39, based on gross household earnings and mean house prices for two- and three-bedroom dwellings (Quarter 4, 2003) in High Peak is 4.10	High ratios of price to earned income generally makes homes unaffordable for first-time buyers. The average ratio in the East Midlands is 3.42, in Derbyshire Dales is 5.24 and for England is 4.11 to 1.		High Peak has the second highest ratio of house price to earned income in the East Midlands, demonstrating the difficulties experienced by first-time buyers attempting to buy a home.	The SPD must improve the affordability of homes in the Borough.