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1 Introduction

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

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

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

1.4 This Monitoring Report covers the period from 1st April 2021 to 31st March 2022 and includes the information required under the Town and Country Planning (Local Planning)(England) Regulations 2012.

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

2 Local Development Scheme

2.1 The Planning and Compulsory Purchase Act 2004 (amended by the Localism Act 2011) introduced the requirement for councils to prepare and maintain a Local Development Scheme (LDS). The LDS specifies the documents which, when prepared, will comprise the Local Plan for the area. It must be made available publicly and kept up to date. It is important that local communities and interested parties can keep track of progress. Local planning authorities should publish their LDS on their website.

2.2 Following changes to the Regulations in 2009, there is no longer a requirement for Supplementary Planning Documents (SPDs) to be listed in the Local Development Scheme. Whilst this LDS continues to include SPDs in order to provide information on their content, the timetable for the production of SPDs in this LDS is indicative only. An up-to-date timetable is published on the Council's website where 'real time' information on the progress of all planning documents is given.

2.3 The High Peak Local Plan was adopted on 14th April 2016 and was therefore more than five years old on the 1st April 2022. National planning policy requires Councils to review their Local Plans every five years to make sure they are up to date. On the 23rd June 2022, the Council concluded that Policy S3 (Strategic Housing Development), Policy S4 (Maintaining and Enhancing an Economic Base) and Policy H4 (Affordable Housing) are deemed out of date for development management purposes and agreed to the commencement of an update to the Local Plan to update Policy S3, S4 and H4 and to consider any consequential updates for policies and to reflect corporate priorities including in particular issues around climate change, biodiversity and nutrient neutrality.

2.4 An updated Local Development Scheme (LDS) has therefore been agreed and was brought into effect by the Council in September 2022. This LDS sets out the planning policy documents that are in the pipeline for the Borough. The document supersedes the previous Local Development Scheme that was adopted by the Council in April 2014.

2.5 The future programme for planning policy in the Borough includes the following: updated High Peak Local Plan and policies map, updated Developer Contributions SPD, Neighbourhood Plans, Annual Monitoring Reports, Infrastructure Funding Statements and updated Statement of Community Involvement.

Table 1 Updated High Peak Local Plan and Policies Map

Purpose and scope	
What is the scope of the document?	A spatial strategy and vision for the Borough and the policies and site allocations to deliver them.
What is the purpose of the document?	Part of Development Plan for High Peak to be used to determine planning applications and guide investment.
What will it replace?	High Peak Local Plan adopted April 2016
Timetable	Completed within Milestone

2 Local Development Scheme

Early engagement	Q1 2023	
Options consultation	Q3 2023	
Preferred Options consultation	Q2 2024	
Publication of Local Plan for formal representations	Q1 2025	
Submission of Local Plan	Q2 2025	
Examination*	Q3 2025 - Q1 2026	
Adoption	Q2 2026	

2.6 * The timetable for Examination of the Local Plan is indicative as this is not determined by the Council.

Table 2 Updated Developer Contributions SPD

Purpose and scope		
What is the subject of the document?	Guidance for the application of Local Plan policies relating to developer contributions required to make development acceptable in planning terms	
What is the status of the document?	Supplementary Planning Document	
What will it replace?	Planning Obligations SPD adopted December 2005	
	Timetable	Completed within Milestone
Draft SPD consultation	Q4 2022	

2 Local Development Scheme



Adoption	Q1 2023	
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Table 3 Neighbourhood Plans

Purpose and scope	
What is the subject of the document?	To be determined by the relevant Parish/Town Councils and the Buxton Neighbourhood Forum
What is the status of the document?	Part of the Development Plan for the respective area. Plans must be in general conformity with the strategic policies of the Local Plan.
What will it replace?	TBD
Timetable	
Consultations	TBD by Parish/Town Councils and the Buxton Neighbourhood Forum
Adoptions	TBD

Table 4 Annual Monitoring Reports

Purpose and scope		
What is the subject of the document?	Presentation and analysis of data for indicators relating to development plan policies	
What is the status of the document?	Monitoring report	
What will it replace?	Monitoring reports are produced annually	
Timetable		Completed within Milestone
Consultation	N/A	
Publication	December each year	

Table 5 Infrastructure Funding Statements

Purpose and scope	
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2 Local Development Scheme

What is the subject of the document?	Data on developer contributions that have been secured and spent by the Council on infrastructure	
What is the status of the document?	Monitoring report	
What will it replace?	Monitoring reports are produced annually	
	Timetable	Completed within Milestone
Consultation	N/A	
Publication	December each year	

Table 6 Statement of Community Involvement

Purpose and scope		
What is the subject of the document?	Proposals for how the Council will consult on planning policy documents and planning applications	
What is the status of the document?	Statement of Community Involvement	
What will it replace?	SCI as adopted in February 2019	
	Timetable	Completed within Milestone
Draft SPD consultation	Q1 2023	
Adoption	Q2 2023	

2.7 As the new LDS post dates this monitoring period, there were no key milestones reached - it has been included this year for information only.

3 Neighbourhood Planning



Neighbourhood Planning

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

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

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

Support for Neighbourhood Planning

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

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

3.5 There are five Neighbourhood Plan designated areas in the Borough in Chapel-en-le-frith, Whaley Bridge and Furness Vale, Chinley, Buxworth and Brownside, Hayfield and Buxton Neighbourhood Area and Forum.

Chapel-en-le-frith

Table 7 Chapel-en-le-frith Neighbourhood Plan

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

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

3 Neighbourhood Planning

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

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

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

Whaley Bridge and Furness Vale

Table 8 Whaley Bridge and Furness Vale Neighbourhood Plan

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

3.9 A Neighbourhood Plan group consisting of interested individuals has been formed. The neighbourhood area was designated on 24 October 2013. The group aims to put together a neighbourhood plan that will help to define how development should take place in Whaley Bridge and Furness Vale over the next 15 years. A pre-submission version of the plan was produced this year and Regulation 14 consultation has recently taken place.

Chinley Buxworth and Brownside

Table 9 Chinley Buxworth & Brownside Neighbourhood Plan

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

3.10 Chinley Buxworth and Brownside Parish Council applied to High Peak Borough Council for a Neighbourhood Area Designation for the parish of Chinley Buxworth and Brownside. Applying for designation of Chinley, Buxworth and Brownside Parish as a Neighbourhood Area means that the Parish Council is able to prepare a Community Right to Build Order to help deliver a new community centre to replace the existing building at Lower Lane, Chinley. The application consultation ran from 2nd June to 30th June 2016 and the Neighbourhood Area was designated on 21st July 2016.

3 Neighbourhood Planning

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

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

Hayfield

Table 10 Hayfield Neighbourhood Plan

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

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

Buxton

Table 11 Buxton Neighbourhood Area and Forum

Name of Designated Area	Buxton
Date of Designation	24 February 2021
Relevant Body	Buxton Neighbourhood Forum

3.14 Buxton Neighbourhood Forum applied to High Peak Council to designate a Neighbourhood Forum and Neighbourhood Area for Buxton on 9 September 2020. Comments were invited on the applications between 26 November 2020 and 12 January 2021. The applications were approved by the executive on 11 February 2021.

4 Duty to Cooperate

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

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

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

4.4 The Duty to Cooperate is an on-going process and the Council has continued to work with others. As production of the new Local Plan progresses, the Council will seek to agree Statements of Common Ground (where applicable). The table below summarises the main work on strategic matters the Council is undertaking on planning policy issues.

Table 12 Duty to Cooperate

Organisation	Strategic matters	Actions
Derbyshire County Council (DCC)	Ensuring that County Council led infrastructure has sufficient capacity to accommodate planned growth	Implementation and monitoring of relevant policies. HPBC and DCC will continue to engage with each other on a regular basis on infrastructure issues arising from planning applications. Continued dialogue on the delivery of measures identified in Derbyshire Infrastructure Plan and High Peak Infrastructure Delivery Plan through established partnerships and bi-laterally where appropriate. Schools capacity improvements to support growth and improvements to transport links will be progressed in line with the provisions of the Growth and Prosperity Concordat agreed by DCC and HPBC.
	Need for coordinated policies and designations in respect of the High Peak Local Plan and Derby and Derbyshire Minerals and Waste Plans	Consultation with DCC regarding proposals affected by the Safeguarding and Consultation Areas as appropriate. Continued dialogue and joint work to address issues at Tongue Lane/ Ashwood Dale Quarry as required by Policy DS16
	Collaboration on regeneration and economic development	Priorities will be delivered in line with the provisions of the Growth and Prosperity Concordat agreed by DCC and HPBC.

i The Planning White Paper published in 2020 suggested that Duty to Co-operate would be abolished. New legislation in the form of the Levelling up and Regeneration Bill is currently progressing through parliament but at the time of writing a change in legislation has not yet taken place.

4 Duty to Cooperate



Organisation	Strategic matters	Actions
	Joint working on cross boundary strategic and policy matters	<p>Joint working with Derbyshire Planning and Health Group on planning health and social care issues.</p> <p>Joint work with Derbyshire Vision Climate Change Group on issues including climate change, sustainable development and renewable energy. Group includes Derbyshire authorities and Peak District National Park.</p> <p>Work has commenced on an updated A6 corridor study (due for completion around November 2022). Study will produce a clear implementation plan for delivery of the interventions identified, including phasing and approach to cooperation and cross-border delivery between the partners involved in the study (Stockport, Cheshire East, DCC and HPBC).</p>
Peak District National Park Authority (PDNPA)	Working towards meeting objectively assessed needs for development for the whole of High Peak Borough	<p>Liaison with PDNPA on future updates to evidence base studies.</p> <p>Implementation and monitoring of relevant policies.</p>
	Taking account of housing delivery in the areas of High Peak that lie within the National Park	Housing monitoring coordinated with the PDNPA.
	Need to consider the landscape setting of the National Park to mitigate unacceptable adverse impacts	Implementation and monitoring of relevant policies.
	Consideration of the capacity of shared infrastructure to support growth and local communities	<p>Implementation and monitoring of relevant policies.</p> <p>Continued working through established partnerships and working groups to support infrastructure delivery.</p> <p>Continuing liaison on infrastructure planning matters.</p>
	Joint support for Neighbourhood Planning for parish and town councils with land in both plan areas	Continued support and collaboration on Neighbourhood Plans.
	Supporting the wider Peak District Economy	Continued joint working through partnerships.
Tameside Metropolitan Borough Council (TMBC)	Working towards meeting objectively assessed needs for housing within the overlapping housing market areas	Consultation on future evidence base updates and joint working.

4 Duty to Cooperate

Organisation	Strategic matters	Actions
	Supporting the local economy	Consultation on future evidence base updates and joint working. See arrangements with GMCA below regarding economic development.
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.
	Coordination of Green Belt reviews that affect the shared Green Belt boundary	Collaborate and consult on any future Green Belt reviews that would affect the extent of Green Belt shared by Tameside and High Peak.
Stockport Metropolitan Borough Council (SMBC)	Working towards meeting objectively assessed needs for housing within the overlapping housing market areas	Consultation on future evidence base updates and joint working when appropriate.
	Supporting the local economy	Consultation on future evidence base updates and consultations. See arrangements with GMCA below regarding economic development.
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	Work has commenced on an updated A6 corridor study (due for completion around November 2022). Study will produce a clear implementation plan for delivery of the interventions identified, including phasing and approach to cooperation and cross-border delivery between the partners involved in the study (Stockport, Cheshire East, DCC and HPBC). Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.
	Coordination of Green Belt reviews that affect the shared Green Belt boundary	Collaborate and consult on any future Green Belt reviews that would affect the extent of Green Belt shared by Stockport and High Peak.
Cheshire East Council (CEC)	Meeting objectively assessed needs for housing within the overlapping housing market area.	Consultation on future Local Plan reviews. Duty to Cooperate Statement of Common Ground re Cheshire East Local Plan Site Allocations and Development Policies signed 30/9/19.

4 Duty to Cooperate



Organisation	Strategic matters	Actions
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	Work has commenced on an updated A6 corridor study (due for completion around November 2022). Study will produce a clear implementation plan for delivery of the interventions identified, including phasing and approach to cooperation and cross-border delivery between the partners involved in the study (Stockport, Cheshire East, DCC and HPBC). Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.
	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Joint commitment to protect the landscape, setting and habitats of Peak District National Park through relevant Development Plan preparation and implementation along with the determination of planning applications. Consultation on future Local Plan reviews. Monitoring of relevant policies.
	Coordination of Green Belt reviews that affect the shared Green Belt boundary	Commitment to collaborate and consult on any future Green Belt reviews that would affect the extent of Green Belt shared by Cheshire East and High Peak.
Derbyshire Dales District Council (DDDC)	Working towards meeting objectively assessed housing needs for housing within the overlapping housing market areas.	Consultation on future evidence base updates and Local Plan reviews joint working when appropriate.
	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Consultation on future Local Plan reviews. Implementation and monitoring of relevant policies.
	Consideration of the capacity of shared infrastructure to support growth and local communities	Implementation and monitoring of relevant policies. Continued working through established partnerships and working groups to support infrastructure delivery.
	Supporting the wider Peak District Economy	Continued joint working through partnerships.
Sheffield City Council (SCC)	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Consultation on future Local Plan reviews. Implementation and monitoring of relevant policies.
	Working towards meeting objectively assessed needs for	Consultation on future evidence base updates and Local Plan reviews and joint working when appropriate.

4 Duty to Cooperate

Organisation	Strategic matters	Actions
	housing within the overlapping housing market areas	
Staffordshire Moorlands District Council (SMDC)	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Coordination of planning and regeneration initiatives through the Strategic Alliance between HPBC and SMDC. Consultation on future Local Plan reviews. Implementation and monitoring of relevant policies.
	Supporting the wider Peak District Economy	Continued joint working through partnerships.
Oldham Metropolitan Borough Council	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park Main DTC issues affecting both authorities are PDNP, landscape and GI linkages.	Consultation on future Local Plan reviews. Implementation and monitoring of relevant policies.
Kirklees Metropolitan Borough Council	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Consultation on future Local Plan reviews. Implementation and monitoring of relevant policies.
Barnsley Council	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Consultation on future Local Plan reviews. Implementation and monitoring of relevant policies.
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	Implementation and monitoring of relevant policies and Infrastructure Delivery Plan. Consultation on future Local Plan reviews.
Natural England (NE)	Input on Habitats Regulations Assessment, including potential impacts of development on European designated sites in the Peak District National Park	Consultation on planning applications. Implementation and monitoring of relevant policies. Discussions to address the issue of nutrient neutrality. Consultation on future evidence base updates and Local Plan reviews.

4 Duty to Cooperate

Organisation	Strategic matters	Actions
Environment Agency (EA)	Input on Strategic Flood Risk Assessment, including potential downstream cross boundary flood risk matters	<p>Consultation on planning applications.</p> <p>Implementation and monitoring of relevant policies.</p> <p>Consultation on future evidence base updates and Local Plan reviews.</p>
National Highways	Consideration of impact of development proposals in Local Plan on A628 / A57 trunk road in High Peak and neighbouring authorities	<p>Consultation on planning applications.</p> <p>Implementation and monitoring of relevant policies, including S5 and H2.</p> <p>Consultation on future evidence base updates and Local Plan reviews.</p>
Historic England	Partner in the delivery of strategic heritage led regeneration project, namely, the Buxton Crescent and Spa Hotel (Grade 1 listed)	<p>Consultation on planning applications.</p> <p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.</p>
National Health Service Commissioning Board (NHS England)	Provision of additional health care infrastructure and services to support growth where necessary	<p>Consultation on planning applications.</p> <p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.</p> <p>Joint working with Derbyshire Planning and Health Group on planning health and social care issues.</p>
North Derbyshire CCG	Provision of additional health care infrastructure and services to support growth where necessary	<p>Consultation on planning applications.</p> <p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.</p> <p>Joint working with Derbyshire Planning and Health Group on planning health and social care issues.</p>
Tameside and Glossop CCG	Provision of additional health care infrastructure and services to support growth where necessary	<p>Consultation on planning applications.</p> <p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.</p>
Transport for Greater Manchester (TfGM)	Supporting role in identifying and providing cross transport infrastructure and services that connect High Peak with Greater Manchester	<p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.</p> <p>Continued joint working through partnerships.</p>
Homes England	Partner in the delivery of affordable housing	<p>Implementation and monitoring of Policy H5.</p> <p>Continued dialogue regarding funding opportunities for affordable housing.</p>

4 Duty to Cooperate

Organisation	Strategic matters	Actions
	Housing delivery	Joint working to support the delivery of housing.
D2N2 Local Enterprise Partnership	Local Plan should reflect and assist in delivering the LEP's objectives.	Implementation and monitoring of Policy S4. Input into LEP initiatives when required. Consultation on future Local Plan reviews.
Peak District Local Nature Partnership (LNP)	Local Plan should reflect and assist in delivering the LNP's objectives	Discussion regarding the Biodiversity Action Plan and other LNP projects when appropriate. Implementation and monitoring of Policy EQ4.
Greater Manchester Combined Authority (GMCA)	Supporting role in identifying and providing cross transport infrastructure and services that connect High Peak with Greater Manchester	Consultation on Greater Manchester Spatial Framework. 'Places for Everyone' Statement of Common Ground (SOCG) signed by HPBC in January 2022. Discussions regarding Greater Manchester Clean Air Plan.
	Supporting economic development and business growth	
	Working towards meeting objectively assessed needs for housing within the overlapping housing market areas	

Joint evidence base studies

4.5 A number of evidence base studies are currently being prepared, the results of which will help to inform the new Local Plan. A number of these will be jointly prepared with neighbouring authorities. In addition, when not directly involved in relevant studies, neighbouring authorities and other stakeholders have also been consulted on the approach and initial findings of evidence base studies to ensure a consistent approach. A summary of joint working on the Local Plan evidence base so far is provided below.

Table 13 Evidence base

Study	Study Partners	Consultees
High Peak Housing and Economic Needs Assessment (HELNA) (underway)	Peak District National Park Authority	Neighbouring local planning authorities

4 Duty to Cooperate



Study	Study Partners	Consultees
Gypsy and Traveller Accommodation Assessment (underway)	Derbyshire County Council, Derbyshire Local Authorities, Peak District National Park Authority and East Staffordshire Borough Council	Key stakeholders
Retail Study (underway)	N/A	Derbyshire County Council and the D2N2 Enterprise Partnership
Renewable Energy Study (underway)	Derbyshire County Council commissioned in partnership with Derbyshire Local Authorities, Peak District National Park Authority, D2N2 Enterprise Partnership.	
A6 Corridor Study (underway)	Derbyshire County Council, Stockport MBC with Transport for Greater Manchester, Cheshire East Council	Key stakeholders

5 Community Infrastructure Levy

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

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

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

5.4 The Council has not made a decision on whether or not it will introduce CIL although the 2020 Planning White Paper suggests that the existing CIL and section 106 planning obligation systems will be merged to create a new 'Infrastructure Levy'.

6 Self Build Register

6.1 The Self-build and Custom Housebuilding Act 2015 requires the Council to keep a register of individuals/associations who are seeking a serviced plot of land to build a house for them to occupy as their sole or main residence. This register will provide information regarding the demand for self/custom build housing in the District and will inform the evidence base of the demand for this housing for a number of purposes including Local Plan review and assessing planning applications (and wider Council functions including housing strategies; regeneration strategies, land disposal plans etc).

6.2 In line with the legislation the Council initiated its register on 1st April 2016. Demand on the register has generally increased each year as more people request to be added. However it is good practice for Councils to keep self-build demand under review by writing out annually to all register entries checking whether they wish to remain on the register. The Government instructs Councils to measure self-build demand according to annual 'base periods' [October-October]- this is discussed further in this section below. To synchronise with base periods the Council usually writes out to all entries on the register every October. **The information provided in this section pertains to the register after having accounted for the annual write out that occurred in October 2022.**

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

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

6.4 The total number of successful entries on the High Peak Register as of 30th October 2022 is 47. Of these, 18 applications for the register were made during this monitoring period. A number of registrations gave limited details. It should also be noted that whilst the vast majority of entries request a single plot (or do not specify number of plots at all) a small number request multiple plots (so the demand for the total number of self/custom-build plots exceeds the number of entries on the register [up to 53 plots compared to 47 entries]. During the monitoring period, all requested a single plot (or did not specify plot number). In some cases separate entries have been grouped together where it is clear they only constitute a single entry (eg where 2x separate applications were received from each member of a couple living together).

6.5 5x of the applications received during this monitoring period had also registered with other local planning authorities [although the identity of the alternate authorities was not stated].

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

Table 14 Self build register property types

Property Type	Number of entries in monitoring period	Number of entries in overall register
Detached House /"detached"	13	34
Detached Bungalow	2	7

6 Self Build Register

Property Type	Number of entries in monitoring period	Number of entries in overall register
Other/flexible	0	2
Semi-detached House/bungalow	3	4
Total	18	47

Table 15 Self build register number of bedrooms

Number of Bedrooms	Number of entries in monitoring period	Number of entries in overall register
1	1	1
2	1	4
3	11	25
4	4	14
5	0	1
5+	1	2
Other	0	0
Total	18	47

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

Plot Types

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

Table 16 Self build register plot types

Plot Type	Number of entries in monitoring period	Number of entries in overall register
A stand alone individual self build plot	17	40
An individual self build plot on a conventional housing development	0	1
A plot as part of a wider community self build project	1	6

6 Self Build Register



Plot Type	Number of entries in monitoring period	Number of entries in overall register
Other or more than one of the above	0	0
Total	18	47

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

Locations

6.10 Most registrations specified a particular location(s) in the Borough. It is possible to categorise these according to 'sub areas' in the High Peak Local Plan. Both during the monitoring period, and in the overall register, the most common request was for multiple locations straddling sub areas in the High Peak. The Central Areas were also popular both during the monitoring period, and in the overall register. Requests for plots in the Buxton area were the least popular during the monitoring period.

Table 17 Self build register locations

High Peak Location	Number of entries in monitoring period	Number of entries in overall register
Glossopdale Area	3	3
Central Area	4	18
Buxton Area	1	4
Other areas/ More than one of the above	2	17
Any/ Anywhere in High Peak, etc	8	5
Total	18	47

Sustainable Construction

6.11 During the monitoring period 4 registrations indicated they wanted to construct a dwelling with sustainable construction methods (eg Passivhaus). In the overall register 11 entries stated this.

Commencement

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

6 Self Build Register

Table 18 Self build register timescales

Commencement	Number of entries in monitoring period	Number of entries in overall register
ASAP/ Immediately	6	11
Within 3 months	0	0
Within 3-6 months	3	10
Within 6-12 months	5	6
Within 1-2 years	2	7
Within 2-3 years	2	5
Over 3 years	0	4
Other/ Unclear response	0	4
Total	18	47

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

Meeting Demand Arising from Base Periods

6.14 The Housing and Planning Act 2016 placed a duty on Councils to grant sufficient development permissions to meet the demand for self-build and custom housebuilding arising in each 'base period' within three years after the end of each base period. This came into force on 31 October 2016. The Planning Practice Guidance (PPG) enshrined these legislative requirements into policy and required base periods to run from 31 October to 30 October each year [With Base Period 1 running from 01.04.16 - 30.10.16; Base Period 2 running 31.10.16 - 30.10.17, and so on].

6.15 However whilst some residential applications make clear the scheme is for self-/custom-build, it has only recently become mandatory to use a standardised "full application" form (in the case of full applications) which raises a question about self-build housing so as to elicit this information from the applicant (and many applicants may not yet have decided their intention for the plot). Other types of planning applications have standardised forms which would not cover this question. Further as the legislation defines self-build plots as those *capable of accommodating* a self-build unit, arguably many generic approvals for single market housing plots may qualify (and in some cases, larger development sites may include some provision of self-build plots as a response to policy expectations). High Peak Council granted various forms of approval for 30 single residential plots throughout the Borough between 01.04.16 and 30.10.19 (ie the start of Base Period 1 to the end of Base Period 4). During Base Period 5 the Council approved 22 separate individual residential planning approvals (discounting 'renewals' or reserved matters of earlier live consents, to avoid doublecounting). The Council now monitors all residential approvals arising in

6 Self Build Register

each Base Period involving a net gain of housing (not just net gains of 1x dwelling): fresh applications on a site following permission expiry, renewals and variations of condition applications etc are also assessed to establish whether there has been a *net change in self-build plot approvals* pertaining to a particular site (eg if the original permission did not specify any self-build plots, but subsequent permissions do so, the difference is counted). Similarly, reserved matters approvals are now assessed - there may be cases where the original outline permission did not establish whether any plots are for self-build, but the reserved matters approval does so, in which case these would be counted in the Base Period the reserved matters were approved in. However the Council continues to avoid 'doublecounting' of self-build plots on the same site. It should also be clarified that the Council only assesses residential permissions where there has been the creation of *self-contained* residential units (so residential annexes or holiday lets do not count). Also residential *conversions* can be construed as self-build [ie in addition to new-build approvals] provided they involve building works and are not straight changes of use.

6.16 Some consents explicitly declare in the particulars that they are self- or custom-build. Also many agricultural workers' dwellings, rural workers' dwellings etc by their nature constitute self-build/custom-build (even if this is not explicitly stated by the applicant). During Base Period 7 the Council approved zero dwellings explicitly for self- or custom-build.

6.17 In addition to this a number of generic residential consents could be reasonably construed to constitute self-/custom-build according to the information provided in the application particulars (even if the term self-build or custom-build is not used by the applicant). During Base Period 7 the Council approved 5x such dwellings.

6.18 The table below shows the number of residential approvals in both categories combined (ie those explicitly for self-/custom-build and other approvals construed as self-/custom-build based on the information within the application) in High Peak across the Base Periods; and how this relates to register demand (as of 30/10/22):

Table 19 Base Periods need and permissions

	Need on register on 31 October	Permissions needed	Permissions granted
Base Period 1	2	0	0
Base Period 2	4	0	0
Base Period 3	2	0	0
Base Period 4	4	2	0
Base Period 5	13	4	3
Base Period 6	4	2	4
Base Period 7	18	4	5
Base Period 8	0	13	0

6 Self Build Register

Summary

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

6.20 Consideration needs to be given to regularly updating the register to determine if people have found a plot elsewhere, built in the High Peak already or no longer wish to be on the register. It is important that the Register contains an accurate and up to date picture of the demand for self build plots; as this evidence feeds into a number of Council functions including Local Plan review and assessing planning applications (and wider Council functions including housing strategies; regeneration strategies, land disposal plans etc).

7 Housing



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

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

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

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

7 Housing

Indicator 1

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

Indicator 2

New and converted dwellings on previously developed land

Sustainability Appraisal Indicator

% of new and converted dwellings built on brownfield land

Target

To meet the housing needs identified in the Local Plan

Local Plan Policies

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

Table 20 Annual Housing Completions 2011-2022 (net)

Year	High Peak Completions (outside Peak District National Park) (net)	High Peak completions (within Peak District National Park) (net)
2011/12	102	14
2012/13	207	7
2013/14	36	1
2014/15	100	9
2015/16	160	1
2016/17	330	2

7 Housing



Year	High Peak Completions (outside Peak District National Park) (net)	High Peak completions (within Peak District National Park) (net)
2017/18	498	4
2018/19	380	6
2019/20	305	3
2020/21	249	0
2021/22	387	2
Total	2,754	49

7.3 The table above shows the number of housing completions since the start of the plan period for the High Peak area. The annual housing requirement in the High Peak Local Plan is 350 dwellings per annum.

7 Housing

Table 21 Completions by Local Plan Sub-area (excluding Peak District National Park (PDNP) (net)

Monitoring Year	Glossopdale	Central	Buxton	Total (net)
2011/12	22	18	62	102
2012/13	127	9	71	207
2013/14	11	5	20	36
2014/15	19	80	1	100
2015/16	22	119	19	160
2016/17	104	181	45	330
2017/18	173	249	76	498
2018/19	110	248	22	380
2019/20	167	93	45	305
2020/21	97	46	106	249
2021/22	90	29	268	387
Total	942	1,077	735	2,754
	34%	39%	27%	100%

7 Housing



7.4 The table above shows the proportion of housing completions across the three sub-areas since the start of the plan period.

Table 22 2021/22 Completions by Parish (Excluding PDNP)

Buxton (non-civil Parish)	261
Chapel-en-le-Frith	24
Glossop (non-civil Parish)	49
New Mills	2
Tintwistle	41
Whaley Bridge	3
Wormhill and Green Fairfield	7
Total	387

Table 23 2021/22 Completions on Previously Developed Land (Excluding PDNP)

New build and conversions	154
Percentage of total completions	40%

The table above shows the number of residential units completed on either previously developed land or conversions of non-rural buildings during the year which equated to 40% of the total.

Table 24 Number of bedrooms per dwelling on large (10+) housing sites completed within monitoring year

Sites completed	1 bed	2 bed	3 bed	4+ bed	Total
Granby Road, Buxton	0	23	48	2	73
Total (%)	0 (0%)	23 (31%)	48 (66%)	2 (3%)	73

The table above shows the dwelling sizes achieved on major planning applications (10+) completed within the year.

7 Housing

Table 25 Progress on sites allocated for residential development

Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
Glossopdale			
G2 Paradise Street	28	M	This is a greenfield site and the majority of the balance of the allocation is in Council ownership. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site.
G3 Roughfields/ Padfield Main Road	102	M	This is a greenfield site which is in Council ownership. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site.
G6 North Road	150	E	HPK/2013/0327 12/6/14 HPK/2015/0120 21/7/15 Site is now complete.
G12 Bute Street	30	M	HPK/2019/0215 Outline application for 56 dwellings submitted 15/5/19 decision pending.
G13 Hawkshead Mill	31	E	HPK/2014/0431 25/2/2015 Demolition of mill & ancillary buildings to clear the site HPK/2014/0573 Outline planning permission for 31 dwellings granted 27/6/19 HPK/2019/0311 Reserved matters application approved 19/6/20. The site is under construction.
G16 Woods Mill	104	M	HPK/2015/0571 1/7/2016. Planning permission granted for mixed use development including 57 dwellings

7 Housing



Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
			Site is now complete.
G19 Dinting Road/ Dinting Lane	64	E	<p>HPK/2015/0412 27/5/16 Outline planning permission granted for up to 65 dwellings.</p> <p>HPK/2017/0171 Approval of reserved matters for appearance, landscaping, layout and scale for residential development 65 dwellings with associated access pursuant to 2015/0412. Decision pending.</p> <p>HPK/2019/0200 Outline application for up to 65 houses. Submitted 7/5/2019. Decision pending.</p>
G20 Dinting Lane	50	M	No application has been submitted.
G23 Former Railway Museum	89	L	The site is in the late phase for delivery and no application has been submitted.
G25 Melandra Castle Road	35	M	This is a greenfield site which is in Council ownership. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site.
G26 Gamesley Sidings	38	M	<p>DET/2018/0002 28/3/2018</p> <p>Prior notification approval Proposed demolition of former industrial warehouse building, to be replaced with residential development on site and land either side of the former warehouse.</p> <p>HPK/2017/0237 9/5/2017</p> <p>EIA screening opinion</p> <p>Screening not required</p>

7 Housing

Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
			<p>HPK/2018/0191</p> <p>(RM) 93 dwellings. Approved on 17/4/2019</p> <p>HPK/2018/0272 Full planning permission for 44 houses & apartments. Approved 28/6/2019.</p> <p>HPK/2019/0474 Full planning permission increases the number on the wider Samas Roneo site by 19 to a total of 156. This was approved on 28 July 2021.</p> <p>The site is under construction.</p>
G31 Charlestown Works	100	E	<p>HPK/2013/0597 17/3/14</p> <p>Outline planning permission granted for demolition of buildings and up to 100 dwellings and office development.</p> <p>HPK/2016/0520 26/3/2018</p> <p>Reserved matters approval for 96 dwellings and associated works. Site is being built out.</p>
G32 Adderley Place	130	M	<p>This is a greenfield site which is in Council ownership. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site.</p>
Central Area			
C3 Derby Road New Mills	107	M	<p>HPK/2017/0534</p> <p>A full planning application for 96 dwellings was submitted in September 2017. The final planning permission was issued on 5 March 2021. The developer is Wain Homes.</p> <p>Construction on the site has now started.</p>

7 Housing



Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
C5,6,17,18 Ollersett Lane/ Pingot Rd/ Laneside Road	239	M/L	No application has been submitted.
C7 Woodside St	25	E	No application has been submitted.
C9 Macclesfield Rd	83	E	HPK/2014/0119 07/05/15 Outline planning permission granted for up to 107 dwellings. HPK/2017/0247 3/10/2018 Reserved matters application for 107 dwellings HPK/2017/0694 3/10/2018 Variations of conditions 5,24 & 31 relating to 2014/0119. The site is now under construction. Barratt Homes is the developer.
C13 Buxton Rd Chinley	13	E	HPK/2016/0692 7/11/2017 Outline planning application for site and adjacent land for residential development. HPK/2020/0261 Reserved Matters application was submitted on 7/7/20 and was approved on 23 December 2020. DOC/2022/0012 was approved on 15 July 2022. DOC/2022/0013 was approved on 14 September 2022.
C15 Britannia Mill	50	E	HPK/2020/0071 received 27/2/2020. Outline planning application for demolition and development of 110 dwellings. Decision pending.
C16 Furness Vale A6	39	E	HPK/2020/0201 received 04/06/2020 by the Guinness Partnership. The Council resolved to grant planning permission subject to a S106 agreement on 18 January 2021. The decision was issued on 4th July 2022.
C19 Furness Vale Business Park	26	L	No application has been submitted.
C20 New Mills Newtown	15	M	No application has been submitted.

7 Housing

Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
C21 Birch Vale IE	100	M	No application has been submitted.
Buxton			
B1 Batham Gate Road	25	E	HPK/2015/0174 21/07/2015 Planning permission granted for residential development of 27 dwellings. HPK/2019/0280 Full planning permission for 27 dwellings approved Jan 2020. Site is under construction.
B3/4 Hogshaw	124	L	No application has been submitted.
B6 Hardwick Square South	30	E	There is permission for 13 dwellings and change of use prior approval applications for another 11 dwellings on the site. All dwellings are now complete.
B7 Market Street Depot	24	E	This is a brownfield site which is in Council ownership. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site.
B8 West Tongue Lane	139	L	No application has been submitted. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site.
B10 Dukes Drive	338	M	No application has been submitted.
B20/21/22 Foxlow Farm	440	E/M	HPK/2013/0603 4/11/14 Outline planning permission for 375 dwellings and a residential/retirement facility for up to 70 units. HPK/2017/0590 Submission of reserved matters relating to the appearance, landscaping, layout and scale for the

7 Housing



Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
			<p>whole of the residential phase of the development 395 dwellings pursuant to outline permission. Approved 26/6/2019.</p> <p>Site is under construction.</p>
B27 Harpur Hill Campus	105	E	<p>HPK/2018/0315 Full planning for 153 dwellings with associated access, public open space and landscaping approved 3/7/2019. Site is under construction.</p>
B31 Station Road	30	M	<p>HPK/2018/0120 Full application for 70 extra care units for older people was approved on 18/7/19. The site is now under construction.</p>

7 Housing

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

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

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

7.8 The Council is taking proactive measures to ensure housing delivery on the allocated sites. It is promoting the sites in Council ownership and working with landowners to bring forward sites identified in the Local Plan.

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

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

7.11 There are three main delivery elements within the programme

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

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

7.13 A Soft Market Testing Report commissioned by the Council (Nov 2019) considers the delivery mechanisms required to accelerate the delivery of the Council owned, allocated sites listed below. An Accelerated Housing Delivery - Update Report, was considered by The Executive

7 Housing

- Individual Executive Decisions on 17th July 2020 which approved the next element of the programme which was to undertake ground investigations and surveys. Curtins were commissioned to undertake this work which has now been completed.

7.14 Council owned allocated sites:

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

7.15 The annual housing requirement in the Local Plan is 350 dwellings per year. There have been 387 housing completions in the monitoring period 1 April 2021 to 31 March 2022 and a total of 2,754 completions overall in the Plan period. There has been progress in the delivery of a number of the allocated housing sites in the Local Plan, with sites having planning permission granted and on some sites development is underway or complete.

Progress: Working towards the target

7 Housing

Indicator 3

Gross Affordable Housing Completions

Sustainability Appraisal Indicator

Number of affordable House Completions

Target

Affordable housing development levels in accordance with Policy H4

7.16 Local Plan Policy

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

Sustainability Appraisal Indicator

- Housing which meets local needs

Table 26 Affordable Housing Completions

Monitoring Period	Number of Dwellings
2016-17	49
2017-18	44
2018-19	118
2019-20	23
2020-21	45
2021-22	153
Total	432

Table 27 Affordable Housing during the Monitoring Period

Site	Affordable Rent	Shared Ownership	Discount Market Sale	Rent to Buy	Number of dwellings
Total 2021-22	83	53	7	10	153

7 Housing



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

7.18 During the monitoring period there were 153 affordable housing completions which included 83 for rent, 53 shared ownership, 7 discount market sales and 10 rent to buy. This is significantly more than the number of completions from previous years as more sites are coming forward further into the plan period. Since the adoption of the Local Plan affordable house completions have been typically between 44-49 per year, with higher than average completions (118) in 2018-19 partly due to the completion of the Ferro Alloys site in Glossop which was 100% affordable and lower than average on 2019-20.

Progress: Target met

Indicator 4

Affordable House Completions on Rural Exception Sites

Indicator 5

Number of Approvals/Refusals under Policy H5

Target

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

Local Plan Policy

- H5 Rural Exception Sites

7.19 No approvals or refusals under Policy H5 in this monitoring period.

Progress:N/A

7 Housing

Indicator 6

Identified need for Pitch Provision

Indicator 7

Net additional pitches (Gypsy & Traveller)

Target

To meet the identified in the Gypsy & Traveller Accommodation Assessment

Local Plan Policy

- H6 Gypsies, Travellers and Travelling Show People

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

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

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

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

7 Housing

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

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

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

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

Progress:Target met

8 Environmental Quality

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

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

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

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

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

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

8 Environmental Quality



Indicator 8

Changes in areas of biodiversity importance

Sustainability Appraisal Indicator

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

Target

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

Local Plan Policy

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

Sustainability Appraisal Indicator

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

8 Environmental Quality

Changes in priority UK BAP habitats

Table 28 Change in priority UK BAP habitat (area covered is High Peak outside the PDNP)

Habitat	Area (ha)	Net changes (ha) since April 2019 (NB some changes due to boundary amendments and addition/deletion of sites)	Losses in relation to the impact of development (ha)	Gains arising from approved developments	Data source and accuracy/coverage of data
Lowland meadow	96.12	No change	None recorded	0.1 (not confirmed at site)	DWT surveys since 1997. High
Lowland dry acid grassland	34	0	None recorded	None recorded	DWT surveys since 1997. High
Lowland calcareous grassland	133.8	0	None recorded	None recorded	DWT surveys since 1997. High
Purple moor grass and rush pasture	5.33	0	None recorded	None recorded	DWT surveys since 1997. Medium
Open mosaic habitats on previously developed land	56.17	0	None recorded	None recorded	LWS system assessment of aerial photographs and MasterMap. Further work on going. Medium
Calaminarian grassland	Not present	0	None recorded	None recorded	DWT surveys since 1997, detailed surveys in 2011, inventory of sites have been drawn up. High
Upland heathland	246	0	None recorded	None recorded	DWT surveys since 1997. High
Lowland heathland	0	0	None recorded	None recorded	DWT surveys since 1997. High
Reedbeds	0	0	None recorded	None recorded	DWT surveys between 1980-2014. Consultant's surveys since 2000. Medium
Lowland woodland pasture.	44.61	None known	None recorded	None recorded	English Nature. High
Native hedgerows	unknown	+100	None recorded	100 2019/0540	Data deficient. Poor
Lowland fen	6.3	0	None recorded	None recorded	DWT surveys since 1980. Consultants surveys since 2000. Medium.
Traditional Orchards	0	0 (Net change since April 2017)	None recorded	None recorded	Historic maps, DWT survey data since 2000. High

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Habitat	Area (ha)	Net changes (ha) since April 2019 (NB some changes due to boundary amendments and addition/deletion of sites)	Losses in relation to the impact of development (ha)	Gains arising from approved developments	Data source and accuracy/coverage of data
Lowland deciduous woodland. Estimates (a) based on area of non coniferous woodland mapped on OS MasterMap & area in the Lowland Derbyshire BAP (b) area of ancient semi natural woodland in the Derbyshire Ancient Woodland Inventory	(a) 600-747 (b) 558 (includes PDNP)	0 (Net change since 2017)	0.3	None recorded	Ancient woodland inventory. LWS system, OS mapping. Medium. Not all woodlands have been checked.
Wet woodlands	None known	0 (Net change since 2017)	None recorded	None recorded	DWT surveys since 1980. Consultants surveys since 2000. Low further work needed.
Eutrophic water - ponds and lakes (the number of ponds is based on present 1:1000 OS map. The actual number is likely to be 1/2 to 1/3 of this as the UK BAP definition is quite strict)	Unknown number of ponds and 620.4ha of lakes	No change (Net change since 2017)	None recorded	None recorded	DWT surveys since 1980. Consultants surveys since 2000. Desk top studies of maps. Medium

(Source Derbyshire Wildlife Trust Annual Biodiversity Monitoring Report for Derbyshire April 2019 - March 2020)

Changes in areas designated for their intrinsic environmental value.



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Table 29 Derbyshire Wildlife Sites net gains/losses. (Only losses as a result of development are shown)

Area (ha) April 2013	Area (ha) March 2014	Area (ha) March 2015	Area (ha) March 2016	Area (ha) March 2017	Area (ha) March 2018	Area (ha) March 2019	Area (ha) March 2020	Net change (ha) 2019 to 2020	Losses in relation to the impact of development (ha)	Notes
1027.4	1027.4	1025.6	1032.6	1044.2	1057.37	1056.94	1056.94	0	None recorded	

(Source Derbyshire Wildlife Trust Annual Biodiversity Monitoring Report for Derbyshire April 2019 - March 2020)

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Change in UK BAP species in Derbyshire

Table 30 Changes in UK BAP Species in Derbyshire

Species	Comments on status and population changes.
Higher Plants	
Flat- sedge	Very rare declined nationally and to some extent in Derbyshire.
Rare spring-sedge	Very rare and only at one site.
Basil thyme	Very rare and declining.
Frog orchid	Population likely to be declining due to unsympathetic management. But many sites are SSSIs and populations within these sites should be stable.
English eyebright	Very rare.
Red hemp-nettle	Peak District only - local, but stable.
Field gentian	Peak District only. Very rare not seen for several years.
Floating water-plantain	Very rare, not recorded since 1973.
Fine-leaved sandwort	Very rare – one location only.
Yellow bird's-nest	Rare occurs in a number of locations, but never abundant.
Burnt orchid	Very local in Derbyshire Dales with smaller populations outside of SSSI in decline.
Fly orchid	Very local with scattered populations on Carboniferous and Magnesian Limestone
Grass-wrack pondweed	Rare last recorded 2010 in Amber Valley
Shepherd's needle	Very rare with only one recent (last 10 years) record.
Annual knawel	Very rare and not recorded since 2004
Marsh stitchwort	Very rare and not recorded since 1998
Lepidoptera - moths & butterflies	
Dingy skipper	Population may be expanding slightly in coal field areas and South Derbyshire. In the east and south most sites are brown field sites and over 50% of these sites are threatened with development. Extent of available habitat in lowland Derbyshire likely to decline without compensatory habitat creation and targeted grassland management/restoration. Future declines in this species are predicted.
Wall	In serious decline in lowland Derbyshire and now found at only a few sites outside of the Peak District such as Alport Heights and Crich Chase meadows. Strongholds now in Peak District only. The reasons remain unclear. However, 2013, 2014, 2015 and to some degree 2016, 2017 and 2019 have been good years for this species and its distribution in the County may now be stabilising in the north.
White-letter hairstreak	Localised, larger colonies scattered. Still vulnerable to loss of breeding elms due to Dutch Elm Disease. Planting of disease resistant elms has been undertaken across lowland Derbyshire by DWT and Butterfly Conservation East Midlands.
Small heath	Some losses in the south, but maintained in the north and east. Appears to be declining in the south and possibly east. In some areas depends on brownfield sites for main populations. Predicted to decline without targeted habitat creation and restoration.
Grizzled skipper	Present at two locations, but these may have been introductions.

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Species	Comments on status and population changes.
White admiral	Only one site in the County with occasional wanderers. Possible expansion into adjacent plantations in coming years.
Moths (72 species in Derbyshire)	These moths are in decline nationally, but some have more marked declines in the southern half of the UK. In Derbyshire the picture is mixed with some stable or even increasing north of Derby. For many, however, their status remains difficult to assess in Derbyshire. A major step forward has been the mapping of all the records for these species in Derbyshire. Further analysis will hopefully reveal more.
Argent & sable	Not re-found at its location in the Derwent Valley in 2008, 2010 or 2011. No new records in last 9 years.
Coleoptera	
Oil beetles. Two possibly present	The violet oil beetle occurs over a relatively restricted area in the moorland cloughs around Ladybower and Howden Reservoirs. It is not known whether the population is stable. Possible threats include changes in land management and climate change. One other oil beetle species has not been recorded with certainty in recent years.
Necklace ground beetle	One site in lowland Derbyshire and a few records from the limestone dales. No new records. Possibly extinct?
Hymenoptera	
Bumblebee	There are two species of nationally declining bumblebee for which there are 2 Derbyshire records (1 record each). However, these records are fairly old and their veracity cannot be confirmed. No new records.
Mammals	
Water vole	Some evidence of a decline across the lowland half of Derbyshire with several sites showing more significant declines e.g. Cromford Canal. Water vole remains absent from much of the south of the County. A number of locations are now known to have mink present.
Otter	Otter population in Derbyshire appears to be fairly stable. However the number of individuals is possibly quite low and they should still be considered vulnerable to pollution or persecution.
Brown hare	Fairly widespread in some parts of Derbyshire but no comparative data to look at population trends.
Hedgehog	Declining in some areas. Road casualty data in the north east of the County suggest a steep decline. Known to be in decline nationally. probably now widely scattered in smaller populations.
Harvest mouse	Insufficient data. No known change
Dormouse	The reintroduction programme is still being monitored, but no confirmation in lowlands in recent years. Has also been introduced further north and may establish at this location.
Polecat	Re-colonising from the west and still probably expanding its range in Derbyshire. Can be difficult to separate from the polecat-ferret cross. Population size unknown.
Bats (soprano, pipistrelle, brown, long eared, notule)	No known change.
Birds	
Sky lark	Declining nationally and also within Derbyshire, though still widespread in some areas.

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Species	Comments on status and population changes.
Hen Harrier	Scarce with 2 reports of breeding birds in 2018 in the uplands. Breeding successful at one nest, but several young disappeared in mysterious circumstances.
Tree Pipit	Possibly declined in some more southerly areas, but no conclusive data.
Great bittern	Rare but increasing in the Trent Valley due to the creation and management of reedbeds. Mainly wintering and not confirmed breeding yet.
European nightjar	Around 20 territories in 2018 an increase on recent years.
Lesser redpoll	Declining nationally and in Derbyshire.
Common linnet	Declining nationally, but still quite common and widespread in Derbyshire.
Twite	Very rare and declining. Probably only one breeding site with 4 or 5 confirmed pairs breeding in 2018.
Hawfinch	Rare has declined in Bolsover due to changes in woodland management. Occurs in the Derwent Valley especially in the Ambergate to Matlock area.
Common cuckoo	Declining nationally, status unknown in Derbyshire, though recent records suggest it has remained more stable. 101 recorded sites in 2018.
Lesser spotted woodpecker	In steep decline across much of UK and Derbyshire. Reported from only 13 sites in 2018 (26 in 2011 for comparison) and breeding not confirmed. No signs of any recovery.
Corn bunting	Declining nationally and in Derbyshire. Now very rare as a breeding bird. Only one bird was reported in 2018.
Yellowhammer	Declining nationally but still common in parts of Derbyshire.
Reed bunting	Declining nationally, but may be stable in Derbyshire.
Red grouse	Common on some upland moors where populations are managed as part of grouse shoots. Population probably artificially high.
Common grasshopper warbler	Uncommon and numbers slightly erratic, but 2018 saw a decline from previous years after a period of small increases. Reported 30 sites in 2018.
Yellow wagtail	Probably stable in the east of the County, but unclear elsewhere.
Spotted flycatcher	Declining both nationally and in Derbyshire. Now mainly confined to western and northern Derbyshire. Reported c.60 locations during the breeding season 2018.
Pied flycatcher	Red listed - 96 pairs recorded in 2018.
Eurasian curlew	Locally common in the uplands, but increasingly uncommon in the lowlands.
House sparrow	Decreasing, but still widespread.
Eurasian tree sparrow	Declining nationally, but may be stable in central and eastern Derbyshire.
Grey partridge	Declining nationally and in Derbyshire. Population may have halved in last 10 – 15 years.
Wood warbler	Declining nationally and in Derbyshire. 21 single males and 12 sites in 2018.
Willow tit	Declining nationally, and probably declining in Derbyshire. Reported from 56 locations in 2018, but only 5 major sites.
Marsh tit	Declining nationally some evidence of a slight decline in Derbyshire. Reported from 23 locations in 2018.

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Species	Comments on status and population changes.
Hedge accentor	Widespread in Derbyshire. No data to indicate decline.
Common bullfinch	Fairly widespread. Derbyshire population probably stable
European turtle dove	Probably extinct as a breeding species in Derbyshire.
Common starling	Declined nationally. Still widespread in Derbyshire, but less abundant.
Song thrush	Common and fairly widespread in Derbyshire.
Red ouzel	Rare to local – breeds in the Peak District. Reported from 25 sites during the breeding season in 2018.
Northern lapwing	Declining in the lowlands and especially in agricultural areas. The bird is found breeding on brownfield sites, former gravel pits and collieries. Development pressure is likely to result in additional declines of this species. Now largely absent from the Coalfields and Magnesian Limestone areas.
Fish	Unknown
Reptiles & Amphibians	
Common toad	National decline possibly mirrored in parts of Derbyshire, but no clear trend overall in the County. Robust monitoring data difficult to collect.
Great crested newt	Main population stronghold in southern White Peak is stable. Further south and east the species is under greater threat and some populations are isolated. Poor data in some areas restricts assessment.
Slow worm	Not known
Grass snake	Present across the east of the County.
Adder	Some decline – most of the population is in the PDNP.
Common lizard	Widespread in moorland uplands, scattered in east and south-west. Absent from the south-west. Rediscovered at one site in Amber Valley near Belper in 2010. No change observable. A large population (80 individuals) has been translocated at Sinfin in Derby due to development.
Other BAP species	Awaiting assessment

(Source Derbyshire Wildlife Trust Annual Biodiversity Monitoring Report for Derbyshire April 2019 - March 2020)

8.5 This indicator remains the same as last year as the 2019-2020 data was the most up to date information available at the time this AMR was completed. The Derbyshire Wildlife Trust Annual Biodiversity Monitoring Report for Derbyshire provides information on biodiversity monitoring it does not assess changes in the area of statutory nature conservation sites (SSSIs) in Derbyshire.

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

8.7 The Plan Area contains:

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

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

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

8.10 The results remain the same as last year as 2019 - 2020 data is the latest available at the time of writing. The figures for the changes to priority UK BAP habitats indicate there have been no significant changes to habitats since the last reported. Recorded changes include lowland meadow a potential gain of 0.1 ha from development but not confirmed on site. An additional 100m of hedgerow planted in connection with a residential development in Buxton.

8.11 There have been no recorded changes to the extent of land designated as local wildlife site.

8.12 The changes to the UK BAP species is recorded on a Derbyshire wide basis and does not show High Peak specific data. For Derbyshire as a whole it shows there have been no significant changes in populations. However many populations are still rare and vulnerable.

Progress: Working towards target

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Indicator 9

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

Target

To protect landscape character in accordance with policy.

Indicator 10

Percentage of applications refused in the Green Belt

Target

To protect the openness of the Green Belt

Local Plan Policy

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

Table 31 Number of applications for dwellings in the countryside/green belt

Sub area	Number of applications	Approved	Refused
Glossopdale	7 in the countryside 7 also in Green Belt	approvals related to: <ul style="list-style-type: none"> • certificate of lawfulness for use as a single family dwelling; • 2 x changes of use of a barn to a dwelling • construction of 7 new dwellings at Bankwood Mill, Charlesworth plus 2 variation of condition approvals on this site 	1 (countryside and Green Belt) refusal relates to: <ul style="list-style-type: none"> • removal of a condition at Bankwood Mill, Charlesworth.
Central	11 in the countryside	approvals related to: <ul style="list-style-type: none"> • construction of a pair of semi-detached houses 	1 (countryside and Green Belt) refusal at appeal for variation of a condition relating to the change of use

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Sub area	Number of applications	Approved	Refused
	4 also in the Green Belt 3 applications withdrawn	<ul style="list-style-type: none"> construction of two dwellings construction of a single dwelling variation of a condition for the construction of a dwelling sub-division of Bowden Hall, Chapel-en-le-Frith to create 2 houses variation of condition for the erection of an additional dwelling on a housing scheme reserved matters for residential development S106 variation to amend affordable housing provision at Forge Works, Chinley 	<p>of an agricultural building to a dwelling on the following grounds:</p> <ul style="list-style-type: none"> Council refused the application on the grounds that the proposed extension would harm the traditional rural character and appearance of the former agricultural building and the wider rural landscape character. <p>1 countryside and Green Belt refusal for demolition of a building and erection of 7 dwellings on the following grounds: (NB appeal process underway)</p> <ul style="list-style-type: none"> Scheme would not be well related with the existing pattern of development and surrounding land uses or be of an appropriate scale for this aspect of the Whaley Bridge settlement. Also poor design and amenity issues. Local Plan Policy EQ3 and the Adopted Landscape Character Assessment Supplementary Planning Document 2006 listed in reasons for refusal. <p>1 (countryside and Green Belt) refusal for 46 affordable dwellings on the following grounds (amongst others):</p> <ul style="list-style-type: none"> Does not constitute limited affordable housing for local community needs so does not fall within the exception to inappropriate development at paragraph 149(f) of the Framework. There would also be substantial harm spatially and harm visually to the openness of the Green Belt as well as landscape harm. In addition, the proposal would result in harm to the Green Belt's purpose to assist in safeguarding the countryside from encroachment. The development is inappropriate development in the Green Belt. Therefore, the very special circumstances necessary to justify development in the Green Belt do not exist.
Buxton	3 in the countryside	<p>approvals related to:</p> <ul style="list-style-type: none"> RM for a single dwelling variation of condition for a pair of semi-detached dwellings 	<p>1 (countryside) refusal for construction of a dwelling on the following grounds:</p> <ul style="list-style-type: none"> The proposed dwelling would be situated in an isolated location that fails to comply with the relevant criterion for where residential development can be supported in the rural areas under Local Plan Policies EQ3 and H1, and as such is considered to constitute an unsustainable form of development.
Plan Area	24 (including 11 in the Green Belt)	16	5 + 3 withdrawn

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Table 32 Applications in the Green Belt

Sub area	Number of applications	Approved	Refused	Comment
Glossopdale	26	21 <ul style="list-style-type: none"> ● household extensions and other householder development ● change of use to residential ● equestrian development ● variation of conditions ● change of use to care home ● use of decking outside pub for A4 ● residential development 	5 <ul style="list-style-type: none"> ● single storey extension to side and front construction of 2 agricultural buildings ● Existing cow and silage shed to be changed to a kennel, playroom and hydrotherapy centre with reception and office ● change of use of land for use as domestic parking ● variation of condition relating to residential development 	Refusals included: <ul style="list-style-type: none"> ● The proposed development, by reason of its size, design and use of materials would form a visually obtrusive feature which would detract from the rural character and appearance of the landscape and the visual qualities of the Green belt within which it is located - applicant appealed and appeal was dismissed. ● The proposed development is an inappropriate form of development within the Green Belt, which by definition is harmful and in the absence of any very special circumstances which may outweigh this harm. ● Refusal to remove permitted development rights to protect the openness of the Green Belt.
Central	44	36 <ul style="list-style-type: none"> ● householder extensions and other householder development ● conversion of stable into dog day care facility ● creation of holiday let replacement building ● change of use of stables to ancillary living accommodation ● construction of agricultural building ● toilet and shower unit on a camping field ● equestrian development 	8 <ul style="list-style-type: none"> ● rebuild ruined cottage ● outline application for 46 affordable dwellings ● annex and driveway alterations ● warehouse extension ● variation of condition ● demolition of building and construction of 7 dwellings ● retrospective application for additional 10 static 	Refusals included: <ul style="list-style-type: none"> ● The proposed dwelling does not fall within any of the exceptions for development in the Green Belt and thus constitutes inappropriate development. The dwelling and associated engineering operations comprises an encroachment into open countryside that fails to preserve the openness of the Green Belt. There are no 'very special circumstances' that outweigh the harm to Green Belt by definition, or any other harm (to openness). ● (warehouse extension - refused by Council and dismissed at appeal) Inspector's view: "Although I agree there would be clear benefits to the scheme, these would not clearly outweigh the harm to the Green Belt, a matter which attracts substantial weight. For these reasons, it has not been demonstrated that very special circumstances exist which would

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Sub area	Number of applications	Approved	Refused	Comment
		<ul style="list-style-type: none"> tourism development construction of a replacement spillway and associated dam infrastructure, replacement sailing club facilities including new access, replacement play equipment and park landscaping at Toddbrook Reservoir. works to listed buildings RM approval for residential development variation of s106 agreements 	<ul style="list-style-type: none"> caravans on site vary s106 planning obligation 	<p>justify the proposed development. In addition, the proposal would conflict with the Green Belt protection aims of the Framework and those of Policy EQ4 of the LP, which states that within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy".</p> <ul style="list-style-type: none"> The site lies within open countryside and within the Green Belt. The additional caravans located within the site adversely affect the openness of the Green Belt and are deemed to be inappropriate development. No very special circumstances have been demonstrated to would outweigh the harm to the Green Belt. Does not constitute limited affordable housing for local community needs so does not fall within the exception to inappropriate development at paragraph 149(f) of the Framework. There would also be substantial harm spatially and harm visually to the openness of the Green Belt as well as landscape harm. In addition, the proposal would result in harm to the Green Belt's purpose to assist in safeguarding the countryside from encroachment. The development is inappropriate development in the Green Belt. Therefore, the very special circumstances necessary to justify development in the Green Belt do not exist.
Buxton	No applications	n/a	n/a	
Plan area	70	57	13	

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

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

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

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

Residential Development

8.17 During the monitoring period there were 24 applications for residential development in the countryside (including green belt), more than double the amount in the previous monitoring year. The applications were mostly for small scale residential development of 1 or 2 dwellings with the largest approval being for 7 dwellings. Proposals included conversions of existing buildings and new dwellings.

8.18 Overall 16 applications were approved, 5 were refused and 3 were withdrawn. Approvals related to conversion of existing buildings and construction of dwellings.

8.19 Reasons for refusal varied but mainly related to the impact of the development on the countryside/landscape, unsustainable form of development due to location and scale and design of development as well as harm to the Green Belt.

8.20 Of these refused applications, 4 of the 5 were in the green belt.

Development in the Green Belt

8.21 Within the green belt there were 70 applications for development (20 more than the previous monitoring year). Of these, 57 were approved and 13 (19%) were refused. The applications related to a range of proposed developments including householder development e.g. extensions and alterations, changes of use to residential, other changes of use (e.g. agricultural to doggy day care), tourist development, residential dwellings, equestrian development and agricultural development.

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

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8.23 The approvals largely related to appropriate development in the green belt. The refusals were on the grounds of inappropriate development in the green belt and no special circumstances had been justified, where the development was considered appropriate development applications were refused where other issues were contrary to policy - unsustainable location and design grounds.

Progress: Target met

Indicator 11

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

Indicator 12

Percentage of appeals where Policy EQ3 is a reason for refusal

Target

To protect landscape character in accordance with policy.

Local Plan Policy

- EQ2 Landscape Character
- EQ3 Countryside

Table 33 Appeals lodged in the countryside/green belt 21/22

Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
Glossopdale sub area					
HPK/2020/0381	11 Lord Street, Glossop, SK17 7DN	A rear flat roof dormer roof extension to be clad in natural slate finish.	Countryside	Allowed 11/05/2021	The proposal would not cause harm to the character and appearance and aligns with policy EQ2.
HPK/2020/0525	1 Royle Avenue, Glossop SK13 7RD	Two storey side extension linked to two storey rear extension. Lower ground floor attached garage to	Countryside	Dismissed 04/06/2021	Taken as a whole, the development would be harmful to the character and appearance of the host building. The

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Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
		be formed partially through excavation. Inglenook single storey extension to kitchen. Elevational alterations including to the front elevation			proposal therefore conflicts with Policy EQ2 & 3.
HPK/2020/0308	Crossgate Farm, Crossgate Lane, Tintwistle SK13 1HP	Existing cow and silage shed to be changed to a kennel, playroom and hydrotherapy centre with reception and office.	Countryside	Dismissed 17/03/2022	The proposed development would harm the character and appearance of the area and would conflict with Policies EQ 2, EQ 3 and EQ 6 of the LP and the guidance in the SPD and the Framework. Collectively, these seek to ensure that proposals are well designed so as to respect and protect the character of the area.
HPK/2020/0308	Crossgate Farm, Crossgate Lane, Tintwistle SK13 1HP	Existing cow and silage shed to be changed to a kennel, playroom and hydrotherapy centre with reception and office.	Countryside	Dismissed 17/03/2022	The proposed development would harm the character and appearance of the area and would conflict with Policies EQ 2, EQ 3 LP and the guidance in the SPD and the Framework. Collectively, these seek to ensure that proposals are well designed so as to respect and protect the character of the area.
Buxton sub area					
HPK/2017/0145	16 Small Knowle End, Peak Dale, Buxton SK17 8BE	Double garage and turning space from existing access	Countryside	Dismissed 28/05/2021	The proposal would be harmful to the character and appearance of the area and would therefore conflict

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Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
					with policy EQ2 and would not preserve character and appearance.
Central sub area					
HPK/2020/0062	Football Club, Western Lane, High Peak, SK23 7NS	The retention of 17 pitch perimeter hoarding signs.	Greenbelt	Dismissed 18/05/2021	The advertisements have a harmful effect upon amenity and are contrary to Policy EQ3.
HPK/2020/0273	Wildes Crossing Cottage, Garrison Road, Birch Vale SK22 1AL	The demolition of existing rear conservatory and construction of two storey rear extension with balcony to side elevation.	Countryside	Dismissed 15/04/2021	The proposed extension would be an incongruous form of development which would fail to respect or enhance the surrounding natural landscape character, conflicting with policy EQ2 of the Local Plan.
HPK/2020/0435	Horwich Farm, Eccles Road, Whaley Bridge SK23 7EW	Change of use of land for the installation of 2no. luxury camping pods	Greenbelt	Allowed 28/09/2021	No conflict with the requirements of Policy EQ2.
HPK/2019/0561	Forge Manor (Phase 2 (Plots 110- 114) Re-Plan) Land At Forge Road, Chinley, Derbyshire, SK23 6BW	Revisions To Layout Approved Under Reserved Matters Approval HPK/2016/0313 (Phase 2) Comprising Alternative Road Layout, The Repositioning Of A Bridge Crossing Black Brook And Revised Dwelling Types For Plots 110 – 114.	Countryside	Dismissed 22/10/2021	The appeal proposal would cause significant harm to the character and appearance of the surrounding area. This would fail to accord with Policies EQ2 and EQ3 of the Local Plan.
HPK/2020/0517	26 Bings Road (land adjacent to 25 Bings Road), Whaley Bridge, High Peak SK23 7ND	Erection of two detached dwelling houses, each a traditional 2-storey dwelling	Greenbelt	Dismissed 10/08/2021	The appeal site is outside a settlement boundary and therefore Policy EQ3 is relevant.

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Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
HPK/2021/0373	Quarry Bank, Lanehead Road, Taxal, Derbyshire SK23 7DZ	Three storey side extension, and single storey side and rear extension.	Countryside	Dismissed 17/03/2022	The proposed extension would be an incongruous form of development which would fail to respect or enhance the surrounding natural landscape character. Therefore, the proposal would conflict with Policies S1, EQ2, EQ3 and EQ6 of the Local Plan
HPK/2021/0204	3 Lake View, Furness Vale, Derbyshire SK23 7QD	A retrospective application for a single storey shed	Countryside	Dismissed 17/03/2022	The proposal contrary to policies EQ3 and EQ6 of the LP that expect development, amongst other matters, to contribute positively to an area's character. In addition, it fails to respect the guidance in terms of design set out in the High Peak Design Guide and the design chapter of the National Planning Policy Framework.

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8.24 During the monitoring period, according to the PINS website, there were 12 appeals lodged regarding development in the countryside 3 of which was in the green belt. The appeals related to a range of developments including single dwellings, domestic development and residential development.

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

8.26 Policies EQ2 and EQ3 were referred to most decisions (70% of appeals were refused where EQ2 was a reason for refusal and 80% where EQ3 was a reason for refusal). In the decisions where they were not referred to the main issues related to residential amenity or green belt development.

8.27 Development in the countryside was also considered against the Strategic policies S1, S2 Settlement Hierarchy and S3 Strategic Housing Development and H1.

Progress: Target met



8 Environmental Quality

Indicator 13

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

Target

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

Local Plan Policy

- EQ6 Design & Place Making

8 Environmental Quality

Table 34 Appeals

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
Glossopdale sub area					
HPK/2020/0182	6 Sandybank Close, Hadfield, Glossop, SK13 2EE	Single and two storey extensions	Built up area boundary	Allowed 06/04/2021	The proposal is well designed and consistent with the requirements of policy EQ6 and S1 of the High Peak Local Plan (adopted 2006) (LP) and guidance within the SPD2.
HPK/2021/0503	Glossop Caravans, Brookfield, Dinting, Glossop SK13 6JF	2 internally illuminated LED digital display totems.	Built up area boundary	Dismissed 14/03/2022	The proposed development would harm the character and appearance of the area and would conflict with Policies EQ 2, EQ 3 and EQ 6 of the LP and the guidance in the SPD and the Framework. Collectively, these seek to ensure that proposals are well designed so as to respect and protect the character of the area.
HPK/2021/0503	Glossop Caravans, Brookfield, Dinting, Glossop SK13 6JF	2no internally illuminated SMD LED Digital Display Totems	Built up area boundary	Dismissed 14/03/2022	The main issue is the effect of the proposed advertisements on the amenity of the area and the proposed advertisements would conflict with Policy EQ6.
Central Area sub area					
HPK/2020/0273	Wildes Crossing Cottage, Garrison Road, Birch Vale SK22 1AL	The demolition of existing rear conservatory and construction of two storey rear extension with balcony to side elevation.	Countryside	Dismissed 15/04/2021	The proposed extension would be an incongruous form of development which would fail to respect or enhance the surrounding natural landscape character, conflicting with policy EQ6.
HPK/2020/0062	Buxworth Football Club, Western Lane, High Peak, SK23 7NS	Retention of 17 pitch perimeter hoarding signs	Greenbelt	Dismissed 18/05/2021	The advertisements have a harmful effect upon amenity and are contrary to Policy EQ6.
HPK/2020/0435	Horwich Farm, Eccles Road, Whaley Bridge SK23 7EW	Change of use of land for the installation of 2no. luxury camping pods	Greenbelt	Allowed 06/07/2020	No conflict with the requirements of policy EQ6



8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
HPK/2019/0561	Forge Manor (Phase 2 (Plots 110- 114) Re-Plan) Land At Forge Road, Chinley, Derbyshire, SK23 6BW	Revisions To Layout Approved Under Reserved Matters Approval HPK/2016/0313 (Phase 2) Comprising Alternative Road Layout, The Repositioning Of A Bridge Crossing Black Brook And Revised Dwelling Types For Plots 110 – 114.	Countryside	Dismissed 22/10/2021	The replacement fencing preserves the character and appearance of Town End Conservation Area and the host property, but the lean-to structure does not. Accordingly, the lean-to structure conflicts with Policy EQ6.
HPK/2021/0367	9 Hayfield Road, Chapel-En-Le-Frith, SK23 0JF	Replacement fencing and construction of lean-to-timber	Built up area boundary	Dismissed 14/03/2022	the development does not have a harmful effect on the character and appearance of the area. There is no conflict with Local Plan Policies S1 and EQ6.
HPK/2021/0373	Quarry Bank, Lanehead Road, Taxal, Derbyshire SK23 7DZ	Three storey side extension, and Single storey side and rear extension.	Countryside	Dismissed 17/03/2022	The proposed extension would be an incongruous form of development which would fail to respect or enhance the surrounding natural landscape character. Therefore, the proposal would conflict with Policies S1, EQ2, EQ3 and EQ6 of the Local Plan
HPK/2021/0204	3 Lake View, Furness Vale, Derbyshire SK23 7QD	A retrospective application for a single storey shed	Built up area boundary	Dismissed 17/03/2022	The proposal contrary to policies EQ3 and EQ6 of the LP that expect development, amongst other matters, to contribute positively to an area's character. In addition, it fails to respect the guidance in terms of design set out in the High Peak Design Guide and the design chapter of the National Planning Policy Framework.
Buxton sub area					
HPK/2017/0145	16 Small Knowle End, Peak Dale, Buxton SK17 8BE	double garage and turning space from existing access	Countryside	Dismissed 28/05/2021	The proposal would be harmful to the character and appearance of the area and would therefore conflict with policy EQ6 and the guidance within the Landscape Character SPD.

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
HPK/2021/0141	73 School Road, Peak Dale SK17 8AR	Resubmission of a domestic garage to side of existing dwelling under HPK/2019/0408	Countryside	Dismissed 25/10/2021	The development conflicts with policy EQ6 by being harmful to the character and appearance of the area.
HPK/2020/0432	2 Amberley Drive, Harpur Hill, Buxton SK17 9PF	The change of use of part of a ground floor hobby room within a residential dwelling to a small hair salon	Built up area boundary	Allowed 29/11/2021	The development would harm the character and appearance of the BCA and would not with policy EQ6.
HPK/2021/0209	3 Hereford Road, Harpur Hill, Buxton, SK17 9PG	Demolition of existing conservatory to be replaced with 2 storey rear dropping down to single storey extension.	Built up area boundary	Dismissed 16/12/2021	The main issues are the effect of the development on the area; and whether or not the development is in an appropriate location with particular regard to local and national policy. There is therefore no conflict with Policies EQ3 and EQ6 of the High Peak Local Plan.
HOK/2021/0198	5 Clifton Bank, Buxton, SK17 7DS	The demolition of bay window to rear of property and proposed single storey extension.	Built up area boundary	Allowed 15/12/2021	The proposed single storey extension would not harm the character and appearance of either the host property or the surrounding area. It would therefore have a neutral effect, preserving the character and appearance of the CA, and consequently find no conflict with Policy EQ6.
HPK/2020/0432	2 Amberley Drive, Harpur Hill, Buxton SK17 9PF	The change of use of part of a ground floor hobby room within a residential dwelling to a small hair salon.	Built up area boundary	Allowed 29/11/2021	The change of use does not result in an unacceptable adverse impact on the living conditions of neighbouring occupiers and the enjoyment of their home. It therefore complies with Policy EQ6
HPK/2021/0186	17 Macclesfield Road, Buxton, SK17 9AH	Proposed new detached garage and store.	Built up area boundary	Dismissed 24/01/2022	The proposal does not seek good design would harm the character and appearance of the area in conflict with Policy EQ6 of the High Peak Local Plan.
HPK/2021/06547	Tynecroft, Carlisle Road, Buxton SK17 6XE	Creation of new pedestrian and vehicular access from property to road.	Built up area boundary	Allowed 14/03/2022	The proposal would preserve the character and appearance of the BCA and would accord with Policy EQ6.



8 Environmental Quality

8.28 The towns and villages in High Peak have a distinctive local character and a high environmental quality which contributes to the sense of place and character of the area. The Local Plan aims to plan positively for the development of high quality and inclusive design for all development.

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

8.30 During the monitoring period there were a total of 18 appeal decisions. 12 were dismissed and 6 were allowed.

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

8.32 All 18 decisions referred to EQ6 - Design and Place Making, though with varying degrees of significance. Some were more focused on other policies in the Local Plan mainly relating to access issues, impact on biodiversity and ancient woodland and impact on a Conservation Area.

8.33 Policy EQ6 was used in 11 of the 12 decisions that were dismissed (91.7%). It was a key policy for assessing the impact of the development on residential amenity, the surrounding area and where appropriate the host building.

Progress: Target met

8 Environmental Quality

Indicator 14

Number of planning permissions granted contrary to Environment Agency advice

Sustainability Appraisal Indicator

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

Target

No permissions granted contrary to advice

Local Plan Policy

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

Sustainability Appraisal Indicator

- Control of flood risk

Table 35 Environment Agency Objections to Planning Applications

Application Number & Submission Date (P=previous, C = current)	Proposal	Location	Reason for objection	Comment
HPK/2017/0066 07/02/17 (P)	Proposed engineering works to level the ground and create hard standing at the front aspect of the site	Tann Uk Ltd, Shaw Lane, Dinting, Glossop, Derbyshire, SK13 6EE	Unsatisfactory FRA/FCA submitted	EA objected in previous monitoring period - applicant has submitted further information so EA objection has now been withdrawn but application is still awaiting decision.
HPK/2017/0354 26/06/17 (P)	Formation of external parking and landscaping to former Tann UK building and re-cladding of front and side elevations to main building	Tann Uk Ltd, Shaw Lane, Dinting, Glossop, Derbyshire, SK13 6EE	Unsatisfactory FRA/FCA submitted	EA objected in previous monitoring period - applicant has submitted further information so EA objection has now

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Application Number & Submission Date (P=previous, C = current)	Proposal	Location	Reason for objection	Comment
				been withdrawn but application is still awaiting decision.
HPK/2019/0223 17/05/19 (P)	Single storey industrial building	Land to the rear of the Peaks Manchester Road Tunstead Milton Whaley Bridge	Development next to a watercourse flood defence	EA objected in the previous monitoring period application is still awaiting decision.
HPK/2019/0321 08/07/2019 (P)	retail units for A1 A3 A5 use, each building being sub divisible into 2 units	Tann UK Shaw Lane Hadfield	Request for FRA/FCA	EA objected in the previous monitoring period application is still awaiting decision.
HPK/2020/0071 27/02/2020 (P)	Outline Permission with all matters reserved for the demolition of existing buildings and removal/demolition of other infrastructure; and development of 110 dwellings with associated infrastructure; development of a multi-purpose community and tourist facility (for use by the community and in connection with the Bugsworth Canal Basin); the provision of car parking (44 spaces) for use in connection with the community/tourism facility, and for visitors to the Bugsworth Canal Basin; the provision of formal and informal recreation space; the provision of PROWs; and the erection of a bridge linking the site with the Bugsworth Canal Basin.	Land Adjacent Britannia Mills Trading Estate, Britannia Mills Trading Estate, Buxworth	In the absence of an acceptable Flood Risk Assessment (FRA) we object to this application and recommend that planning permission is refused. Further information was submitted EA stated would request the LPA to seek clarifications with the applicant on the disused mill race. The proposed development must proceed in strict accordance with the FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Consider that planning permission should only be granted if the mitigation measures are implemented and secured by planning conditions	Awaiting decision.
HPK/2020/0334 17/08/2020 (P)	Demolition of redundant buildings including partial demolition of modern extensions to Redcourt and redevelopment of site to provide 23 dwellings (Use Class C3) including the retention and conversion of	Land South of, Hollin Cross Lane, Glossop, Derbyshire, SK13 8JH	We object to this application as it involves building within close proximity of a watercourse designated as a "main river". As submitted, it is unlikely that we would	Application refused on 24/01/22. Appeal underway.

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Application Number & Submission Date (P=previous, C = current)	Proposal	Location	Reason for objection	Comment
	Redcourt together with access, parking and landscaping.		grant a flood risk activity permit for this application without further clarification.	
HPK/2021/0019 19/01/21 (P)	2 New detached dwellings	1A, Turnlee Road, Simmondley, Glossop, Derbyshire, SK13 6JS	Unsatisfactory FRA/FCA submitted	EA objected in this monitoring period. The applicant then submitted further information and the EA objection was withdrawn. Decision awaited.
HPK/2021/0311 24/05/21 (C)	Retrospective application for change of use of first floor from (A1) to a dwellinghouse (C3), demolition of existing corrugated clad two storey extension and replacement in a rendered blockwork extension.	The Old Smithy, Brook Street, Glossop, Derbyshire, SK13 8BG	Unsatisfactory FRA/FCA submitted	EA objected in this monitoring period - decision awaited.
HPK/2021/0377 28/06/21 (C)	Change of use of public house/hotel to office accommodation.	Devonshire Arms Hotel, Bakewell Road, Buxton, Derbyshire, SK17 9TA	Unsatisfactory FRA/FCA submitted	EA objected in this monitoring period - decision awaited.
HPK/2021/0601 21/10/21 (C)	New commercial development comprising two new buildings and associated car parking	Land Off, New Road, Whaley Bridge, Derbyshire,	The proposed development is unacceptable because it involves construction of buildings within 8m of the bank of Randall Carr Brook. The permanent retention of a continuous unobstructed area is an essential requirement for future maintenance and / or improvement works.	Application refused in monitoring period (16/12/21) with EA objection cited as a reason for refusal.

8.34 Policy EQ11 of the Local Plan states development proposals will only be supported where it would not increase the risk of flooding elsewhere, avoiding those areas of current or future flood risk. The Environment Agency objected to 7 planning applications during previous monitoring periods on the basis of flood risk and these applications were not determined in that monitoring period. 6 are still under consideration and one was refused, though an appeal is underway.

8.35 During the current monitoring period the Environment Agency objected to 3 applications on flood risk grounds for the following reasons;

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- 2 x unacceptable FRAs submitted. Applications still awaiting decisions.
- Site within 8 metres of a designated river - application was refused with EA objection cited as a reason for refusal.

8.36 There were no objections on the basis of water quality.

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

Progress: Target met

BREEAM

Local Plan Policy

- Policy EQ1 Climate Change
- Policy EQ6 Design and Place Making

8.38 Policy EQ 1 of the Local Plan states a low carbon future for High Peak will be achieved by the requiring commercial developments over 1000m² to comply with the Building Research Establishment Environmental Assessment Method (BREEAM) good standard as a minimum.

Indicator 15

Percentage of commercial development over 1000m² built to the highest viable BREEAM rating, at least meeting the BREEAM good standard (completions)

Target

To increase the number of commercial developments over 1000m² built to BREEAM standard good or above

Table 36

Planning App. No.	Description	Location	Decision Date	Comments
HPK/2017/0673	Extension to existing bottling plant and distribution facility	Nestle Waters Uk Ltd, Waterswallows Lane, Fairfield, Buxton, Derbyshire, SK17 7JS	27/04/2018	An 'excellent' grading in its BREEAM Certification.

Progress: Target met

8 Environmental Quality



Indicator 16

Number of properties on Buildings at Risk Register

Target

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

Local Plan Policy

- Policy EQ7 Built and Historic Environment

Table 37 Historic Buildings at Risk Register Derbyshire County Council

Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period.	Status
85-87 Green Lane Buxton	Grade II	Private	5	Yes	Applications to refurbish in 2007 but never implemented. Trend deteriorating.
Christ Church Macclesfield Road Buxton	Grade II	Religious organisation	2	Yes but necessary works have been completed.	A large church situated in the centre of Burbage. Of Romanesque Revival style dating from 1860. The building, by Henry Currey, was funded by the seventh Duke of Devonshire. The lead valley gutters and cast iron rainwater goods are defective and there is some localised damp penetration. There have been recent rot outbreaks and there is a considerable condensation problem inside. The church received a grant in March 2015 from the Listed Places of Worship Roof Fund for re-roofing the chancel, organ chamber and north east slope of the vestry. The works have been completed and will mean that the major repair issues will have been addressed through a combination of grant aid from various sources, private donations and their own fundraising. 2018 - Nothing further to report. Trend: stable.
John Kane Tombstone Church of St Anne Church Street Buxton	Grade II	Private	4	Yes	No action identified. Trend deteriorating.

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Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period.	Status
The Crescent-Natural Baths Buxton	Grade II Conservation Area, HER	High Peak Borough Council	1	Yes but necessary works were well underway.	Work to convert the Crescent into a luxury hotel linked to the conversion of the adjoining Natural Baths into a thermal mineral water spa is now complete. The scheme was promoted by the building's owners, Derbyshire County Council and High Peak Borough Council, who also part funded the works. In addition, it has attracted substantial funding from Heritage Lottery Fund and Historic England. Work on the repair and conversion programme finished in 2021. Trend: Improved.
The Crescent Buxton	Grade I Conservation Area	High Peak Borough Council	1	Yes but necessary works were well underway.	Work to convert the Crescent into a luxury hotel linked to the conversion of the adjoining Natural Baths into a thermal mineral water spa is now complete. The scheme was promoted by the building's owners, Derbyshire County Council and High Peak Borough Council, who also part funded the works. In addition, it has attracted substantial funding from Heritage Lottery Fund and Historic England. Work on the repair and conversion programme finished in 2021. Trend: Improved.
Bank Hall Chapel-en-le-Frith	Grade II	Private	4	Yes	Recent site visits officer noted significant roof repairs to building but gutters in an advance state of decay. Window repairs required. Dining room remains at risk. Trend: slow but some improvement. Risk grade 4 but works to the guttering would potentially secure an improvement to risk grade 3.
Stoddhart tunnel Chapel-en-le-frith	Grade II*	Private	5	Yes	Some stones are missing, repointing and vegetation removal is needed. Water is penetrating the tunnel roof and the attached walls are bowing due to tree roots. Concern is over its structural stability and requires immediate propping. Local Trust formed to take forward repairs. Trust has referred land ownership difficulties to the Lands Tribunal for resolution. 2018 - Nothing further to update. Trend: deterioration.
Hollinknoll Long Lane	Grade II	Private	4	Yes	Gates to property also listed separately and also at risk. 2018 - Nothing further to report. Trend: slow deterioration.
Barn east of Old Farmhouse The Haugh Dolly Lane Buxworth	Grade II	Private	6	Yes	History of application to convert to residential refused due to access issues. No longer required for farming use. Nothing further to update.
Easton House and adjacent Coach	Conservation Area	Private	6	Yes	Property sold to development company in October 2014. No scheme or permissions

8 Environmental Quality



Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period.	Status
House and Stable Block, 88 High Street East Glossop					sought or obtained as yet. Nothing further to update.
West Gatehouse to Woods Mill Glossop	Grade II	Development Company	3	Yes	Consent given for use of building for bin storage which includes some temporary external works. 2018 - Building converted to bin storage so in use but not sufficient to secure long term repair. Trend: stable.
Bottom Farm Cowlow	Grade II	Private	6	Yes	Used for storage. Nothing further to update.
3 & 5 Laneside Lane New Mills	Grade II	Private	5	Yes	Permission granted for alterations and repair as one cottage now expired. Nothing further to update. Trend deteriorating.
Mount Pleasant Methodist Church Spring Bank Road	Conservation Area	Private	6	Yes	Derelict, damaged by fire but stonework to chapel is sound. Property now sold & possible scheme being explored for future uses. Nothing further to update. Trend deteriorating.
Torr Vale Mills New Mills	Grade II* Conservation Area	Private	4	Yes.	The approvals to convert the small ancillary buildings on the site have now been completed. A current application to convert one of the floors to office use is currently being considered by the LPA. 2018 - Approvals secured for additional office space and venue space. Trend: improving.
Wharf Shed Canal Basin Whaley Bridge	Grade II* Conservation Area	British Waterways Board	4	Yes	Canals and River Trust working with the local community to explore possible ideas for the future use of the building and increasing community use on an ad hoc basis. Canals and River trust have been undertaking routine maintenance on the building. 2018 - Nothing further to update.

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

8.40 Policy EQ7 Built and Historic Environment aims to conserve heritage assets in a manner appropriate to their significance. Development should make a positive contribution to built and historic environment. Development affecting heritage assets should be sympathetic in scale,

8 Environmental Quality

proportion and materials and should not detract from its character or setting. Development affecting listed buildings or in Conservation Areas needs to take account of their special historic or architectural character.

8.41 The Derbyshire Historic Buildings at Risk Register contains a list of historic buildings which are at risk from vacancy, under use, neglect or structural disrepair. Most of the structures are listed buildings, some are not listed but are within Conservation Areas and a few are scheduled monuments. It grades the level of risk from 1-6 with 1 being the lowest level.

8.42 There are 16 buildings on the register which was updated in 2018 and the information has not changed since last year's AMR. In comparison with the data recorded in the 2018-19 AMR;

- there has been a reduction in the number of buildings on the register by 2
- 14 are in the higher risk categories of 4-6 which is 2 less than previously
- 4 have had their risk level increased
- 6 have had their risk level reduced
- 8 risk level remains the same

8.43 The Council is working with some of the owners to address the risk issues and find an appropriate solution which will address the risk to the buildings. When the register is next updated it will reflect the successful completion of the project to convert The Crescent and Natural Baths in Buxton to a luxury hotel which opened in 2021, so these two entries should be removed from the Buildings at Risk Register.

Progress: Working towards the target

9 Economy



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

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

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

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

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

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

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

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

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

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Indicator 17

Total amount of additional net floor space by type

Sustainability Appraisal Indicator

Employment land supply

Target

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

Local Plan Policies

- S4 Maintaining and Enhancing and Economic Base
- S 5 Glossopdale Sub-area Strategy
- S 6 Central Sub area Strategy
- S 7 Buxton Sub area Strategy
- E1 New Employment Development
- E2 Employment Land Allocations
- E3 Primary Employment Zones
- E4 Change of use on Existing Business Land and Premises
- E5 Regenerating an Industrial Legacy

Table 38

USE CLASS	LAND DEVELOPED (HA)	LAND DEVELOPED (M ²)
GAINS 21-22		
B1A	0.103	2141.7
B1B	0	0
B1C	0	-264
B1 (INTERCHANGEABLE)	0.12	101.5
B2	0.094	14175
B8	0.8441	1920.8
MIXED B1/B2/B8	12.1397	2413.2
TOTAL GROSS GAINS	13.3008	20386.7

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USE CLASS	LAND DEVELOPED (HA)	LAND DEVELOPED (M ²)
LOSSES 21-22		
B1A	0.1303	60
B1B	0.0042	54
B1C	0	0
B2	0.2135	509
B8	0.0687	670
MIXED B1/B2/B8	0	0
TOTAL LOSSES	0.4167	1293
TOTAL GAINS (NET)	12.8841	19093.7

9.7 The table above shows the amount of additional employment land and floorspace completed in that monitoring year by type, or completed losses from B uses. Note that equivalent data from previous years, 2011 (the start of the Local Plan period) to 2020-21, is contained in earlier versions of the Annual Monitoring Report. In September 2020 the Government introduced a new use classes order which overhauled existing use classes that have existed since the 1970s into fewer use classes- having the effect of liberalising changes of use between (previously different) uses. Class E now groups classes A1, A2, A3 and B1 together such that changes between them is no longer construed as development needing planning permission. However for evidential purposes Councils still need to understand land use changes across both B- and A- sub uses' and in any event planning approvals can still be granted conditionally to sub uses (subject to policy imperatives) in the normal way.

9.8 Figures are included for the area of land and also for the amount of floorspace gained and lost to each land type. Note that figures for additional employment land and additional employment floorspace for an individual completion do not *necessarily* fall into the same use class(es), because in some cases an expansion of a particular floorspace at a premises might represent an enlargement of a premises having a notionally different B use eg additional B1 officing floorspace at an existing factory having the effect of expanding a mixed B1/B2/B8 premises. However where a new industrial unit is created for the first time, the floorspace and hectareage figures tend to involve the same B classes. This analysis is followed by a consolidation of gross gains and gross losses to produce a "net" gain figure (which in some cases is negative where the loss figure is greater that year). It should also be understood however that in some cases a scheme proposing to redevelop an existing industrial site for new industrial uses may actually involve a *net loss* of industrial floorspace even though the scheme itself represents a positive rationalisation of a site - so net losses may not always represent true industrial loss. Note that as some employment completions (or loss completions) pertain to more than one B class at the same time, the Mixed B1/B2/B8 rows account for these completions. .

9.9 Finally it should be emphasised that the completions figures set out in this annual monitoring report only reflect development which is recorded through the planning permission system [and therefore known to the Council] - in some cases permitted development rules means that industrial extensions etc do not need any form of permission so (even if there is a buliding control record)

9 Economy

this cannot be recorded. This AMR generally records all forms of affirmative permissions (including certificates of lawfulness, retrospective permissions, prior determinations that further Council permissions are not needed, etc).

9.10 Progress: Working towards target

9.11 The supply of employment land, commitments and completions will be monitored annually to ensure that a sufficient supply of employment land is available during the plan period to meet the identified need. Policy S4 of the adopted Local Plan identifies a need for the Borough of 45.216ha additional employment land from 2011 to 2031. 9.66ha has been developed in the period 2011 to 2013. Consequently, the residual requirement is **35.555ha**. The Local Plan provides a suite of allocations which, along with undeveloped employment commitments and completions since 2014, available land within Primary Employment Zones, available land within industrial legacy sites, and town centre designations, meets this requirement. Note that undeveloped employment land remains 'available' until a planning permission upon it becomes completed. The coverage of new employment commitments across existing employment allocations has to be measured to understand how much available allocated land remains, with completed schemes 'deducted' from this.

9.12 During the monitoring year there were numerous employment completions across the Borough for small, medium, and large sites, on both greenfield and brownfield sites, and covering, B1a, B2, B8, and 'mixed' B uses. Completions occurred within all three 'sub areas' of the Local Plan. The table above shows how gross employment completions consolidates with completed employment 'loss' schemes during the monitoring year. In both site area, and floorspace terms, the net provision is 'positive' (ie gross employment gains exceed employment losses): **12.88ha**, and **19,093.7m²** respectively. . It should be borne in mind however that site areas declared within planning permission commitments often relate to an entire site area (or large part of a site) and may not truly reflect the extent of land to be developed (whereas the floorspace figure above pertains to a precise net area to be developed, in this case exceeding 1.9ha). In terms of analysis against historic completions, the net site area figure is not as high as for 2020-21 [16.53ha] but higher than 19-20 [1.799ha] and all earlier years to 2013. In floorspace terms, the 2021-22 net figure significantly exceeds that for 2020-21 [4150m²], 19-20 [2278.9m²], and all earlier years to 2013. As stated elsewhere in this section, this is largely attributable to the completion during 21-22 of a number of large industrial premises for example at Nestle Waterswallows, Harpur Hill Business Park, and other areas.

9.13 Therefore the Council will keep under review delivery of employment land across all three sub areas, within employment allocations; PEZs, industrial legacy sites, town centres, and other remaining commitments, as per the expectations of the employment policies and wider policies of the Local Plan, and will consider the need for policy review as appropriate.

9 Economy



Indicator 18

Employment land available by type on allocated sites and PEZs

Sustainability Appraisal Indicator

Employment land supply

Target

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

Local Plan Policies

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

Table 39 Employment Land Allocations to be developed (September 2017)

Site Name	Site Area (ha)	Remaining undeveloped Land 31.03.21 (ha)	Remaining undeveloped Land 31.03.22 (ha)
Land off Wren Nest Road Glossop	2.5	2.5	2.5
Chapel site es1	1.56	1.56	1.56
Chapel site es4	2.4	2.4	2.4
Chapel site es5	2.5	2.5	2.5
Chapel site es6	0.74	0.49	0.49
Chapel site es7	0.2	0.2	0.2
Staden Lane extension Buxton	1.36	1.36	1.36
Tongue Lane extension Buxton	2.03	2.03	2.03
Waterswallows extension Buxton	5.2	5.2	0

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Site Name	Site Area (ha)	Remaining undeveloped Land 31.03.21 (ha)	Remaining undeveloped Land 31.03.22 (ha)
Total	18.49	18.24	13.04

Table 40 Employment sites with undeveloped space (September 2017)

Site Name	Available area (ha)	Remaining undeveloped Land 31.03.21 (ha)	Remaining undeveloped Land 31.03.22 (ha)
Rossington Park/Graphite Way Hadfield	4.77	4.77	4.77
Waterside Hadfield	0.8	0.8	0.8
Furness Vale Industrial Estate	1.22	1.22	1.22
Tongue Lane Industrial Estate Buxton	1.16	1.16	1.16
Harpur Hill Industrial Area Buxton	2.7	2.32	2.077
Total	10.65	10.27	10.27

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

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

9.16 The Local Plan allocates 4 sites as Employment Land Allocations, additionally the Chapel-en-le-Frith Neighbourhood Plan allocates 5 sites in the Chapel Neighbourhood Plan area. Work has started on some of the Chapel sites, none of the other sites have been developed.

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

9.18 There are 5 employment sites with undeveloped space totalling 10.27 hectares (as of 31.03.22).

9.19 The figures for the total amount of additional employment land and floorspace relate to 2021-2022. For 2021-2022, **20386.7m²** of floorspace was developed and there were **1293m²** losses giving a net gain of **19093.7m²**. Most additional employment development in terms of floorspace was overwhelmingly B2 use (however most employment land area created pertained to mixed B uses); most employment losses related to B2 and B8 uses.

Progress: Working towards the target

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As stated above Policy S4 of the adopted Local Plan identifies a residual employment land requirement for the Borough of **35.555ha** which is comprised of undeveloped allocations, available land within Primary Employment Zones (PEZs), and other areas. The coverage of new employment commitments across existing employment allocations and PEZs has to be measured to understand how much available allocated land remains, with completed schemes 'deducted' from this. The tables above demonstrated that in the case of **employment allocations**, the area of undeveloped land has remained largely static, with the vast majority of allocations not being developed at all for many years (18.24ha out of total 18.49ha) until the completion of the 5.2ha Nestle Waterswallows allocation during 2021-22. Similarly, in the case of **PEZs** with remaining capacity, these have remained largely undeveloped for many years (with over 10ha out of 10.65ha remaining undeveloped since around 2018). Therefore the Council will keep under review delivery of all employment allocations and PEZs, as per the expectations of the employment policies and wider policies of the Local Plan, and will consider the need for policy review as appropriate.

Indicator 19

Total amount of floorspace on previously developed land by type

Sustainability Appraisal Indicator

Employment Land Supply

Target

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

Local Plan Policies

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

9.20 The total amount of net new B class floorspace completed on previously developed land in 2021-22 breaks down into the following use classes:

9.21 Net New Employment Floorspace (m²) Created Across Use Classes 2021-22:

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Table 41

B1A	B1B	B1C	B2	B8	MIXED B Uses	TOTAL
2141.7	0	-264	2105	1920.8	1613.2	7516.7

9.22 Progress: Working towards target.

9.23 Policies in the Local Plan expect developments make effective use of land and maximise development on brownfield land.

9.24 Note that although the vast majority of sites with completed employment floorspace were brownfield, only about **36.87%** employment floorspace completed during 2021-22 was deemed to have occurred upon brownfield sites. This is attributable to the fact that one completed greenfield site (at Harpur Hill Business Park) provided 800m² floorspace alone; whilst a factory extension at Nestle. Waterswallows, Buxton representing 14000m² expansion, was split between both brownfield and greenfield elements : the greenfield element representing about 12070m² of this. In terms of use classes, the 7516.7m² figure is split between B1a, B2, B8 and mixed B uses, with B1a and B2 being the most important.

9.25 In terms of analysis against historic brownfield completions, the 21-22 figure is slightly lower than that for 20-21 (9618m²), but higher than 18-19 (341.58m²). In terms of percentages, the 21-22 figure of 36.87% is much lower than 20-21 (100%), and 18-19 (84.64%). Note that in some monitoring years there is no data for this indicator. The Council will continue to monitor the effectiveness of its Local Plan policies that prioritise brownfield use of land and will consider the need for policy review as appropriate.

Effects on the economy: Enterprise births and deaths

Indicator 20

Annual enterprise births and deaths

Sustainability Appraisal Indicator

Employment Land Supply

Local Plan Policies

- S4 Maintaining and Enhancing and Economic Base
- S 5 Glossopdale Sub-area Strategy
- S 6 Central Sub area Strategy
- S 7 Buxton Sub area Strategy
- E2 Employment Land Allocations

9 Economy

- E3 Primary Employment Zones
- E4 Change of use on Existing Business Land and Premises

9.26 ONS publish annual data pertaining to, the total number of active businesses in a District, annual business births and deaths. The starting point for the calculation of business demography data is the concept of active businesses in a reference year. These are defined as businesses that had either turnover or employment at any time during the "reference period". New business registrations (identified through registration of the administrative units, that is, Value Added Tax (VAT) and Pay as You Earn (PAYE)) are referred to as business births. The birth rate is calculated using the number of births as a proportion of the active businesses. Businesses that have ceased to trade (identified through de-registration of the administrative units) are referred to as business deaths. The death rate is calculated using the number of deaths as a proportion of the active businesses. The Government makes assumptions about the number of business "reactivations" after death, and adjusts the data accordingly.

9.27 According to the data, in 2021 High Peak:

Table 42 Enterprise Births and Deaths

Total active businesses	Number of annual Births (%) (2 d.p.)	Number of annual Deaths (%) (2 d.p.)
3995	360 (9.01%)	335 (8.39%)

Indicator 21

Net additional dwellings on industrial legacy sites

Target

To enable the mixed use redevelopment of the industrial legacy sites

Local Plan Policies

- E5 Regenerating an Industrial Legacy

Table 43 Dwellings approved on Industrial Legacy Sites

Site	Planning Application	Residential approvals and comments	No. Of dwellings
Woods Mill Glossop	2015/0571 Approved 1/7/16	Planning permission granted for mixed use development including 57 dwellings Development is complete.	57

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Site	Planning Application	Residential approvals and comments	No. Of dwellings
Charlestown Works Glossop	2013/0597 approved 17/3/14 2016/0520 Approved 26/3/18	Outline planning permission granted for demolition of buildings and up to 100 dwellings and office development. Reserved matters application for above outline for 97 dwellings and associated works. The site commenced development in 2018/19. Work is well underway with a number of the dwellings being occupied.	97
Ferro Alloys Glossop	2015/0113 Approved 28/4/16	Planning permission granted residential development. Work started June 2016 and is completed.	51
Bingswood Industrial Estate Whaley Bridge		No applications	0
Furness Vale Business Park		No applications	0
Torr Vale Mill New Mills		No applications	0
Britannia Mill Buxworth	HPK/2020/0071 received 27/2/2020. Outline planning application for demolition and development of 110 dwellings. Decision pending.		0
Land at Newtown New Mills		No applications	0
Total			205

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

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

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

Progress: Target met

9 Economy



Indicator 22

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

9.31 This indicator has not been monitored for this monitoring period.

Indicator 23

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

Indicator 24

Percentage of units in Retail use within the PSA and Primary Shopping Frontage

Indicator 25

Total amount of floor space for 'Town Centre Uses'

Sustainability Appraisal Indicator

Retail vacancy rates

Target

Vacancy rates in each town centre to be below the National Town Centre Vacancy Rate for the relevant monitoring year (11.7% in October 2021 - Source: Springboard)

% of units in retail use within PSA and Primary Shopping Frontage to be at least 50%

Local Plan Policy

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

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

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

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

9.35 To provide greater flexibility and enable businesses to respond rapidly to changing market demands from 1 September 2020 the Government introduced a new planning use class. The Commercial, Business and Service use class (Class E) includes uses generally found on the high street such as shops, banks and restaurants, and broadens it to encompass a wider range of uses such as gyms, crèches and offices. This provides greater flexibility to move between such uses, and to provide for a mix of such uses, without the need for a planning application. This supersedes the use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes), as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure), which have all been incorporated into Class E. This monitoring year is the first full one after the change was introduced and the data reported will reflect this, with a new table showing proportion of units in E class use (as opposed to other uses) in each town centre. However, in order to maintain a more fine grain analysis and enable year on year comparisons to be made, the tables showing retail and other types of units (e.g. eat in / out, financial / professional services) will be retained.

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

Vacancy Rates by Town Centre

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Table 44 Units in Town Centres October 2021

Town	Retail Occupied	Retail %	Eat in/out Occupied	Financial/Prof Services Occupied	Other Business Occupied	Pub Occupied	Total (including Vacant)	Total Vacant	Vacancy rate all %
Buxton	146	50.2%	49	26	25	15	291	30	10.3%
Glossop	108	50.2%	30	21	24	13	215	19	8.8%
New Mills	42	51%	14	9	8	3	82	6	7.3%
Chapel-en-le-Frith	30	47%	11	4	13	3	64	3	4.7%
Whaley Bridge	22	46%	11	7	4	2	48	2	4.2%

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Table 45 Vacant Retail Units in Town Centres October 2021

Town	Number of Occupied Retail units	Number of Vacant retail units	Total Number of Retail Units	Vacancy rate %
Buxton	146	19	165	11.5%
Glossop	108	14	122	11.5%
New Mills	42	6	48	12.5%
Chapel-en-le-Frith	30	1	31	3.2%
Whaley Bridge	22	1	23	4.3%

Retail Vacancy Rate by Primary Shopping Area (Buxton only)

Table 46 Retail Vacancy Rate in Buxton Primary Shopping Area October 2021

Town	Number of Retail Units in Primary Shopping Area	Number of vacant retail units in Primary Shopping Area	Vacancy Rate %
Buxton	84	11	13.1%

9.36 The data above shows:

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

9.37 The smaller centre of New Mills has a very similar percentage of retail units to Buxton and Glossop (at 51% as opposed to 50.2%), due to a small rise in this monitoring year. This is due to a slight reduction in the number of units in commercial use (from 84 last year to 82) due to changes in use from commercial to residential which has affected the percentage rate. Similarly, both Chapel-en-le-Frith and Whaley Bridge have seen increases in their proportions of retail units in this monitoring year, possibly due to more demand from residents using their local centre more as a consequence of working from home as a result of COVID. The larger centres of Buxton and Glossop both have just over 50% retail units in the town centre, with Buxton's proportion increasing slightly since last year and Glossop's falling slightly. The proportion of retail units in both centres has remained fairly constant over the last 2-3 years.

9.38 Just Glossop and New Mills have seen slight changes to the total number of commercial units in their centres this monitoring year (Glossop +2 and New Mills -2). This is likely to be due to either residential conversions or amalgamation of smaller units into larger ones.

9.39 The lowest town centre vacancy rate for this year is at Whaley Bridge (4.2% - the same as last year) - the number of vacant units within the town centre boundary is still 2. Glossop Town Centre's vacancy rate has steadily risen during the last 4 years from 2.8% in 2018 to 3.7% in 2019 to 5.2% in 2020 and 8.8% in 2021. This year the number of vacant units has risen from 11 to 19 and although this proportion is still comfortably under the national average, this trend will

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need to be carefully monitored in future years. The COVID-19 pandemic and consequent changes in retail trends could be the cause. It will be interesting to see the corresponding figure for next year. The news is more positive for Chapel-en-le-Frith Town Centre, where the vacancy rate has decreased from 7.8% in 2020 to just 4.7% in this monitoring year. New Mills Town Centre has seen a small increase in its town centre vacancy rate (from 7.1% last year to 7.3% this year). The news is also positive for Buxton Town Centre where the vacancy rate has fallen slightly from 10.7% last year to 10.3% this year. All centres still compare favourably with the national average vacancy rates for all town centre units, which has increased to approximately 11.7% (source: Springboard October 2021).

9.40 Town Centre retail vacancy rates have increased in two of the five High Peak Towns from 2020 to 2021. The proportion of retail units vacant in Glossop is on a significant upwards climb from just 2.5% in 2018 to 7.3% in 2020 and now 11.5% in 2021. This could be due to changes to retail habits due to the pandemic. The figure for next year will be significant as this new high could just be a one-off. The other town centre with a rising retail vacancy rate is New Mills - perhaps for the same reason. Chapel-en-le-Frith has seen the biggest retail vacancy reduction in the last year - from 14.3% to 3.2%. Buxton and Whaley Bridge have also seen a small reduction in their retail vacancy rates. It must be cautioned that there are a much lower numbers of units in Whaley Bridge than the larger centres so one or two vacant units being filled can make a significant difference to the vacancy rate.

9.41 The retail vacancy rate within Buxton's Primary Shopping Area, the heart of the retail centre around Spring Gardens, has fallen for the first time in three years. In 2018 it was just 5.5% increasing to 9.8% in 2019 and 16.5% in 2020 (reported as 20% last year due to an error relating to a miscalculation of the number of retail units in the Primary Shopping Area) so a reduction to 13.1% is significant, even though it still exceeds the national average vacancy rate. The number of empty retail units has fallen by 3 since last year. This is a step in the right direction while town centres are still recovering from the effects of the COVID-19 pandemic.

9.42 Like many other towns, Buxton has experienced national chain stores like H. Samuel, Pandora and Marks and Spencer leaving the town. During the last 2 years, the COVID-19 pandemic has exacerbated the decline in traditional High Streets. Like last year, the retail vacancy rate in the Primary Shopping Area of Buxton is still slightly higher than the retail vacancy rate in the town as a whole, reflecting of the loss of national retailers in the central area. The Council continues to take pro-active action to address the decline through £6.6 million from the Future High Streets fund to help transform central Buxton and create jobs. Projects are beginning to emerge through use of Heritage Action Zone (HAZ) funding from Historic England to make Spring Gardens part of the visitor experience by exploiting the high heritage value of the environment.

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Progress: Target met for town centre vacancy rate as a whole. Only New Mills has a retail vacancy rate higher than the 11.7% target. This target is also exceeded for the retail vacancy rate in the Buxton Primary Shopping Area, though this has reduced by 3.4% since last year.

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

Table 47 % of Units in Retail Use within Primary Shopping Area & Primary Shopping Frontage (October 2021)

Town	No. of Retail Units in Primary Shopping Area (excluding vacant units) (124 no units in total)	% of Occupied Retail Units in Primary Shopping Area	No. of Retail Units in Primary Shopping Frontage (excluding vacant units)	% of Occupied Retail Units in Primary Shopping Frontage
Buxton	73	59%	89 /154	58%
Glossop	n/a	n/a	57 /110	52%

9.43 In Buxton the proportion of occupied retail units in the Primary Shopping Area and the Primary Shopping Frontage is very similar (at 59% and 58% respectively, a slight increase since last year which is encouraging). The proportion of occupied retail units in the Primary Shopping Frontage in Glossop continues to fall from 59% in 2019, 55.5% in 2020 and now 52%. These trends are likely to be as a result of the decline in High Street retailing and the COVID-19 pandemic as described above.

9.44 It is also useful to monitor the proportion of retail uses in the smaller town centres of New Mills, Chapel-en-le-Frith and Whaley Bridge. The results show that the smaller centres of Chapel-en-le-Frith and Whaley Bridge have a lower percentage of retail uses and a higher proportion of other uses than the larger centres which is to be expected given their size and national retail trends. The proportion in retail use has increased in both centres for the first time since 2019 which could be due to more demand in smaller centres with more people working from home and changing their shopping habits due to the COVID-19 pandemic.

9.45 New Mills is the exception as it has a slightly higher proportion of retail uses than Buxton and Glossop. It will be interesting to see the data for the next monitoring year which will give a greater indication of the impact of the COVID-19 pandemic on the retail centres of the smaller towns.

Table 48 % of Units in Retail Use within Town Centre Boundary (October 2021)

Town	Total No. of Units	Number in Retail Use (excluding vacant units)	% in Retail Use (excluding vacant units)
New Mills	82	42	51%
Chapel-en-le-Frith	64	30	47%

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Town	Total No. of Units	Number in Retail Use (excluding vacant units)	% in Retail Use (excluding vacant units)
Whaley Bridge	48	22	46%

Progress: Target met.

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

9.46 Floor space data has been collected from the Valuation Office and the table below shows the gross amount of floor space for each town centre use. Some premises do not have any publicly available data from VOA so cannot be included in the figures. This is particularly the case for pubs. Therefore, this data acts as a useful guide to examine broad trends rather than a full and complete record.

Table 49 Total Amount of Floor Space for Town Centre Uses 2021

	Retail (gross m ²)	Eat in / Out (gross m ²)	Financial / Professional Services (gross m ²)	Other Businesses and Uses (gross m ²)	Pubs (gross m ²)	Vacant (gross m ²)
Buxton	24308	6337	3301	3305	867	6187
Glossop	16633	3581	2396	4621	507	3014
Whaley Bridge	2687	994	544	136	0	73
Chapel*	6085	675	278	1689	136	169
New Mills	3909	1125	946	890	217	704

(Source: VOA Data 2019)

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

9.47 The data shows that Buxton is the largest centre with significantly more floor space within the town centre boundary than any of the other centres. Buxton and Glossop's position at the top of the retail hierarchy is reflected by their much higher levels of retail floor space than the other centres. Last year Buxton had seen a significant reduction in retail floor space due to the closure of Marks and Spencer and other larger retail units. There has been a +650m² increase this year as some of the vacant space has been re-occupied. Glossop has seen a reduction in occupied retail floor space of -897m² this year due to an increase in the vacancy rate.

9.48 Looking at the three smaller centres, Chapel-en-le-Frith has a much higher level of retail floor space than Whaley Bridge and New Mills and this has slightly increased since last year (+190m²). New Mills has seen a small increase in retail floor space since last year of +125m². Whaley Bridge has also seen an increase in retail floor space of +213m².

9.49 Buxton has much higher levels of floor space occupied by eat in / out and financial / professional services uses than any other centre. Eat in / out floor space has further increased by +836m² since 2020 but financial / professional services floor space has decreased by -1031m².

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This is due in part to the closure of Barclays Bank in August 2021. The same trend is apparent in Glossop, since 2020 eat in/out floor space has increased by +670m² and financial/professional services has decreased by -574m², like Buxton due to the closure of Barclays Bank. Floor space figures for the smaller centres for these uses differ, with eat in / out increasing in New Mills (+73m²) remaining the same in Whaley Bridge and decreasing in Chapel (-132m²). Financial and professional services floor space has remained the same as last year in Whaley Bridge, increased slightly in Chapel (+73m²) and decreased slightly in New Mills (-171m²).

9.50 Floor space given over to other businesses and uses is significantly higher in Glossop than the other centres, though this has fallen slightly since last year. It has increased significantly in Buxton (+1285m²), reflecting the impact of the pandemic and town centre trends in general. Two out of the three smaller centres have continued to see a rise in floor space occupied by other businesses and uses - Chapel + 50m² and New Mills +22m², which is not unexpected given current town centre trends. Whaley Bridge has seen a fall in floor space for other uses (-251m²).

9.51 The floor space figures for pubs are of limited use as many are not included as the VOA data is not publicly available. In Chapel, New Mills and Whaley Bridge, pub floor space remains exactly the same as last year. (Note that in Whaley Bridge there is no floor space data available for the pubs, hence 0. This does not mean that there are no pubs in Whaley Bridge town centre). In Glossop and Buxton floor space has fallen significantly (Glossop -505m², Buxton -554m²) due to closures and conversions to other uses.

9.52 Vacant floor space is not a full and complete record. There may be more vacant floor space than the actual figures shown in the floor space table due to lack of VOA data. Also, centres with more larger units, like Buxton will automatically appear to have much higher vacant floor space rates compared to those with smaller units. Vacancy rates are best viewed in Table 37 as although the Buxton figure in the floor space table is significantly higher than the other centres when calculated proportionally it amounts to 10.3%. Although this is still the highest town centre vacancy rate in High Peak, proportionately it is not as high as it would seem from the figures in the floor space table.

9.53 Looking at these floor space figures, it can be broadly concluded that in the larger centres of Buxton and Glossop, floor space for eat in/out has increased, financial/professional services and pubs has fallen from 2020 to 2021 and vacant floor space has increased. The trend for the three smaller towns is more variable, though floor space for retail use has increased in all three centres from 2020 to 2021 and floor space for pubs has remained the same.

Progress: n/a

Proportion of E Class Uses in Town Centres

9.54 The proportion of E class units is highest in Whaley Bridge and New Mills, though all centres are between 70 and 80%. Chapel has the lowest proportion of E class uses and the highest proportion of sui generis uses. Buxton has a relatively low proportion of E class units as, being the largest centre, it has a more varied spread of uses with the most F class uses and the most other types of uses - 3 hotels. None of the three smaller centres have any F class or other uses within their town centre boundaries, reflecting their smaller range of uses.

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This is the first year that units have been monitored under the revised use classes so in subsequent years comparative data will be available to track changes in town centre commercial unit types over time.

Table 50 Commercial Planning Use Class by % within Town Centre Boundary

Town	E Class (Commercial, Business and Service)	Sui Generis	F Class (Local Community / Learning)	Other	Vacant Commercial Units	Total Number of Commercial Units in Town Centre Boundary
Buxton	210 (72.2%)	39 (13.4%)	9 (3.1%)	3 (1%)	30 (10.3%)	291
Glossop	158 (73.5%)	35 (16.3%)	2 (1%)	1 (0.4%)	19 (8.8%)	215
Whaley Bridge	38 (79%)	8 (16.8%)	0 (0%)	0 (0%)	2 (4.2%)	48
Chapel	46 (72%)	15 (23%)	0 (0%)	0 (0%)	3 (4.7%)	64
New Mills	64 (78%)	12 (14.7%)	0 (0%)	0 (0%)	6 (7.3%)	82

Retail Commitments and Completions in 21/22

9.55 Additionally, it is useful to monitor retail commitments which have occurred in the monitoring year. The table below shows that there have been no approvals for additional retail floor space in this monitoring year in the Borough. All new commitments relate to the loss of retail floor space to other uses. It is also useful to monitor retail completions in the Borough. There have been no relevant completions in the 2021/22 monitoring year, which also highlights the limited retail activity in the Borough at this time.

Table 51 Retail Commitments 21/22

Application No.	Location	Town Centre?	Type of Retail Floorspace	Amount of Retail Floorspace Gain (Gross m ²)	Amount of Retail Floorspace Gain (Net m ²)	Retailer
HPK/2021/0078	127 High Street West Glossop SK13 8HJ	N	comparison	-64.1m ²	-16.8m ²	n/a
HPK/2021/0521	8 Old Road Whaley Bridge SK23 7HR	Y	comparison	-51m ²	-	n/a
HPK/2021/0205	6 Cavendish Circus Buxton SK17 6AT	Y	comparison	-160m ²	-	n/a

9 Economy

Indicator 26

Number of planning applications for tourist and accommodation facilities

Target

To increase and improve tourist facilities

Local Plan Policy

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

Table 52 Applications regarding tourist facilities

Application No	Site	Proposal	Decision	Comment
Glossopdale				
2021/0664	WOODSEATS HOLIDAY HOME PARK Woodseats Lane Charlesworth	Application for removal or variation of a condition following grant of HPK/0002/5256 (Condition 9)	Approved 12/01/2022	Temporarily allow caravans to remain trading on site throughout the month of January in 2022, due to the Covid-19 pandemic. Approval supports existing tourist business.
2021/0459	Weighbridge House Hawkshead Mill Hawkshead Road Glossop	Conversion into a short-term holiday let	Approved 11/11/2021	Creation of new tourist accommodation
2021/0384	25 Norfolk Street Glossop	Conversion of office, kitchen and toilet space to holiday let.	Approved 18/10/2021	Creation of new tourist accommodation.
Central				
2021/0213	Campsite Owlgreave Farm Combs Road Chapel-En-Le-Frith	Change of use of 3 fields adjacent to the Combs Valley campsite to provide grass pitches for 15 tents	Approved 04/02/2022	Increase in existing camping provision
2021/0643	Cotelands Reservoir Road Whaley Bridge	Demolition of existing garage / storage building and replacement with a	Approved 14/01/2022	Creation of new tourist accommodation

9 Economy



Application No	Site	Proposal	Decision	Comment
		domestic annex including gym and storage space as well as living accommodation as overspill space, granny annex or holiday let		
2021/0083	92 High Street New Mills	Use of Existing Single Dwelling as Holiday Accommodation incorporating minor elevational changes. Proposal includes space which originally used as shop space, but not been used as such for over 10 years and has been used as part of dwelling since shop	Approved 08/10/2021	Creation of new tourist accommodation
2021/0390	Overlea Cottage Unnamed Road From Oven Hill Road To Over Hill Road New Mills	Replacement of single-storey garage building (C3) with a single-storey building for holiday let (C3) use.	Approved 06/10/2021	Creation of new tourist accommodation. Site within the green belt. considered to be appropriate replacement building not materially larger than the original.
2021/0199	6 Downlee Close Chapel-En-Le-Frith	Change of Use from granny flat to holiday let for 2 persons	Approved 17/08/2021	Creation of new tourist accommodation
2020/0435	Horwich Farm Eccles Road Whaley Bridge	The installation of 2no. luxury camping pods	Refused 29/04/2021	Site not in a sustainable location and would result in harm to the landscape character of the area contrary to policies EQ2, EQ3, EQ6 & E7.
2020/0080	Ringstones Caravan Park Yeadsley Lane Furness Vale	Retrospective Full Planning Application for for an additional 10 static caravans (taking the total from 44 to 54)	Refused 08/04/2021	The retention of the additional 10 static caravans considered to result in inappropriate development in the Green Belt which is harmful to its openness and there are no very special circumstances, as required by policy, to outweigh the harm to the Green Belt. The caravans appear as a significant intrusion into open countryside which have a detrimental impact on the character and appearance of the surrounding countryside. Contrary to EQ2, EQ3, EQ4, EQ6 & E7.

9 Economy

Application No	Site	Proposal	Decision	Comment
Buxton				
2021/0497	Lime Tree Park Dukes Drive Buxton	Erection of toilet block facilities	Approved 08/11/2021	Improved tourist facilities at existing caravan park.
2021/0460	1 Farringford (also know as Sevenways) College Road Buxton	The repair, restoration and internal alteration from a single dwelling (currently configured as a B&B) into a main residence and two annexed apartments to be used for short term holiday lets	Approved 04/11/2021	Creation of new tourist accommodation
2021/0223	1 Thornsett Hardwick Mount Buxton	Change of use from Guest House to Residential Dwelling	Approved 11/08/2021	Loss of tourist accommodation. Was considered that there is a significant offering of overnight tourist accommodation in Buxton and the wider sub-area, and therefore the loss of one establishment would have a negligible impact on the overall provision of tourism accommodation in the Buxton Sub-area and wider region.
2020/0352	1 2 Buckingham Hotel Burlington Road Buxton	Demolition of existing hotel & replace with 95 bed hotel.	Refused 13/01/2022	Recognised the development would benefit the the local economy. However considered the demolition of the Buckingham would be harmful to the character and appearance of the Buxton Central Conservation Area, harmful to the setting of the Pavilion Grade II* Registered Park and Gardens and would represent the loss of an undesignated heritage replacement building would not preserve or enhance the character or appearance of the Buxton Central Conservation Area or setting of the Registered Park and Gardens nor The Park Conservation Area. Scheme would represent less than substantial harm and therefore a substantial planning objection. the applicant has failed to demonstrate that the optimum viable use cannot be secured through conversion and adaptation of the building, including the refurbishment / extension of the hotel for existing and proposed uses or that the public benefits of the scheme would outweigh the heritage harm that has been identified. Contrary to Policies SS1,

9 Economy



Application No	Site	Proposal	Decision	Comment
				<p>S7, EQ6, EQ7 and E6 o Buxton Conservation Area Areas Appraisal, High Peak Design</p> <p>Guidance 2018.</p> <p>Proposal may physically disturb the aquifer in source protection zone 1. Insufficient information submitted with the application to demonstrate that the risks to potable water supplies can be safely managed. Development represents an unacceptable use of land because it may result in a significant risk to groundwater resources from which supplies of potable water are obtained. Contrary to Policies SS1, S7, EQ10 the High Peak Water in Buxton Supplementary Planning Document</p>

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

9.57 Policies E6 and E7 seek to support the development of tourism and culture and the provision of visitor accommodation provided it does not adversely impact the landscape. Policies EQ2, EQ3 and EQ4 seek to protect landscape character, allow for appropriate development in the countryside and ensure development is in line with national green belt policy.

9.58 Within the monitoring period there were a total of 14 applications which directly related to the provision of facilities for tourist development.

9.59 Applications were largely for the provision of new accommodation with some for improvements to existing facilities which is similar to previous years. 1 application lead to the loss of a tourist facility a guest house. However it was considered that there is a significant offering of overnight tourist accommodation in Buxton and the wider sub-area, and therefore the loss of one establishment would have a negligible impact on the overall provision of tourism accommodation in the Buxton Sub-area and wider region. 3 applications were refused, 1 related to harm to heritage assets and risk to groundwater sources and the other 2 related to harm to the green belt and countryside and the unsustainable location of the proposed development.

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

Progress: Target met

10 Community Facilities and Services

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

- SO1: To protect and Enhance the Green Infrastructure Network
- SO4: To protect and enhance the character, appearance and setting of towns and villages
- SO8: To strengthen the vitality and viability of town centres by adapting to changing consumer habits in shopping and leisure
- SO10: To protect existing and support the delivery of new services, facilities and infrastructure that improve accessibility and connectivity
- SO11: To promote opportunities for healthy lifestyles and support developments that minimise the risk to health

10.1 The Community Facilities and Services policies include policies regarding:

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

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

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

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

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

10 Community Facilities and Services



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

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

10 Community Facilities and Services

Indicator 27

Approvals for new infrastructure and community facilities

Indicator 28

Approvals that result in a loss of community facility

Target

To maintain and improve the provision of community services

Local Plan Policy

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

Table 53 Applications regarding Community/Sport Facilities

Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
Glossopdale Sub Area					
HPK/2021/0721	Re submission of HPK/2021/0140 for extension of existing pub/restaurant	Victoria Lounge Bernard Street Glossop	Approved 01/03/2022	Improved facilities	Gain
HPK/2021/0653	Change of use from C3 dwellinghouse to C2 care home.	The Old Bakery Millbrook House Manchester Road Hollingworth	Approved 12/01/2022	New facilities	Gain
HPK/2021/0438	Change of use to Residential (C3a). Was used for medical services	23 Clifton House Fauvel Road Glossop	Approved 14/01/2022	Building partly used for medical services. Location was outside town centre in residential area, building unsuitable for medical services, proposal would reduce pedestrian and vehicular traffic	Loss

10 Community Facilities and Services



Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
HPK/2020/0298	Permission for the decked area outside of the pub to be used for A4 use	The Beehive 35 Hague Street Glossop	Approved 30/12/2021	Improved facilities	Gain
HPK/2021/0537	Single-storey rear extension to existing dental surgery	27 Kershaw Street Glossop	Approved 16/11/2021	improved facilities	Gain
HPK/2021/0302	Demolition of existing timber cricket pavilion and erection of new detached single storey pavilion.	Tintwistle Cricket Club Manchester Road Tintwistle	Approved 03/08/2021	Improved facilities	Gain
HPK/2020/0334	Demolition of redundant buildings including partial demolition of modern extensions to Redcourt and redevelopment of site to provide 30 dwellings (Use Class C3) including the retention and conversion of Redcourt together with access, parking and landscaping	Land South of Hollin Cross Lane Glossop	Refused 24/01/2022	Refused on due to impact on the Conservation Area. Community facilities supported living and residential care intended to be provided on adjacent site.	
Central Area					
HPK/2021/0525	Proposals include the demolition of an existing community centre on the site and construction of a new facility in the same location. The accommodation comprises a main hall, social space, multi-purpose room, kitchen, library and associated WCs, storage	Chinley Community Centre 21 Lower Lane Chinley	Approved 2/22/2022	Improved facilities	Gain

10 Community Facilities and Services

Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
HPK/2021/0219	Installation of two steel containers to provide the secure storage of canoes, paddle boards and other equipment associated with water-based recreation.	Combs Sailing Club Combs Reservoir Combs Road Chapel-En-Le-Frith	Approved 02/09/2021	Improved facilities	Gain
HPK/2021/0217	Proposed greenhouse with polycarbonate glazing	Town End Methodist Church Market Street Chapel-En-Le-Frith	Approved 07/07/2021	Improved facilities	Gain
HPK/2021/0607	Planning permission for the construction of a replacement spillway and associated dam infrastructure, replacement sailing club facilities including new access, replacement play equipment and park landscaping.	Toddbrook Reservoir Reservoir Road Whaley Bridge	Approved 25/03/2022	Improved/ replacement facilities	Gain
HPK/2021/0555	A free-standing noticeboard with two wooden supporting legs	St Georges Parish Church Church Lane New Mills	Approved 23/03/2022	Improved facilities	Gain
HPK/2021/0173	Demolition of existing structures and construction of roadside facility comprising a petrol filling station, associated convenience store and 1 no. drive thru unit (Class E).	The Fickle Mermaid Foresters Way Chapel-En-Le-Frith	Refused 16/02/2022	Refused - loss of community facility, inadequate parking provision, design grounds, loss of a new usable building not sustainable development.	
Buxton Sub Area					
HPK/2021/0637	Installation of a defibrillator.	2 Spring Gardens Buxton	Approved 14/01/2022	New facility	Gain

10 Community Facilities and Services



Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
HPK/2021/0341	To build a canopy over an existing multi use games are within the schools playground.	Buxton County Infant School Hardwick Square South Buxton	Approved 23/12/2021	Improved facilities	Gain
HPK/2020/0311	Proposed change of use from existing rugby club/scout hut to mixed use as a rugby club, scout facility and day nursery	Buxton Rugby Club Brierlow Road Harpur Hill Buxton	Approved 06/04/2021	Improved and new facilities	Gain

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

10.9 During the monitoring period there were 16 applications regarding community/sports facilities all of which were approved. The majority (13) resulted in an improvement of existing facilities or the provision of new facilities. 1 resulted in a loss, it was considered the location, outside town centre in residential area and the building itself were unsuitable for medical service and the proposal would reduce pedestrian and vehicular traffic. 2 were refused 1 of which included refusal grounds of loss of community facilities. The other application would not lead to an overall loss of community facilities and was refused on other grounds.

10.10 This reflects the trends in previous monitoring periods. The number of applications ranges from 15 to 30 with the majority being approved. Most lead to a gain or improvement in facilities. Where there is a loss it is due to evidence supporting the fact the existing facility being unviable or no longer required or the facility has been moved or combined with another facility.

10 Community Facilities and Services

Progress: Target met

Indicator 29

Major applications that result in a loss of sports, recreation, play facility or amenity green space not mitigated through alternative provision

Target

No major applications result in an unmitigated loss of sports, recreation, play facility or amenity green space

Local Plan Policy

- Policy CF4 Open Space Sports and Recreation Facilities

10.11 During the monitoring period there were 10 major applications submitted, 3 were refused. None lead to the loss of sports, recreation, play facilities or amenity green space.

Progress: Target met

10 Community Facilities and Services



Indicator 30

Provision of identified infrastructure required to support growth

Target

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

Local Plan Policy

- Policy CF3 Local Infrastructure Provision

10 Community Facilities and Services

Table 54 Approvals on sites allocated for residential development since Local Plan adoption

Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
Glossopdale Sub Area			
G13 Hawkshead Mill Glossop	2014/0573 27/6/19 (OUT) 31 dwellings 2019/0311 Application for approval of Reserved matters (access, landscape, appearance, layout and scale) in relation to HPK/2014/0573 DECISION: APPROVED (Reserved Matters) 19/06/2020	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Open space/sports/recreation provision (in accordance with Local Plan policy) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) ● Health care (S106 as required health care providers) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) 	<ul style="list-style-type: none"> ● No objections form infrastructure service providers subject to conditions. DCC Highways recommend conditions and securing of funding for investigation/ implementation of traffic restrictions on the link between Hawkshead Road and Charles Street ● DCC Planning Policy recommend contributions towards expansion of Glossop household Waste Recycling Centre, education & access to high speed broadband services for future residents (in conjunction with service providers); ● Conditions included in permission in line with comments received from Highways, DCC Flood Management Team, United Utilities /Environment Agency Flood Risk, DWT ● S106 regarding affordable housing, contribution to highways improvements, public open space, children's outdoor play space,. Affordable housing reassessed with the RM application
G16 Woods Mill	2015/0571 17/16. Planning permission granted for mixed use development including 57 dwellings 2019/0530	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Open space/sports/recreation provision (in accordance with Local Plan policy) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) 	<ul style="list-style-type: none"> ● No objections to the application from infrastructure providers ● DCC Education requested contributions for classroom improvements, however no obligations were imposed regarding affordable housing or education as a viability assessment of the development indicated the development would not be viable with these obligations.

10 Community Facilities and Services

Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
	<p>1/5/2020 Approval</p> <p>Variation of conditions 2, 15, 27, 28, 32 and 37 relating to HPK/2017/0518 application seeks consent to vary six planning conditions imposed under HPK/2017/0518 relating to the overall design and layout of the supermarket and its immediate environment.</p>	<ul style="list-style-type: none"> ● Education provision to ensure there is sufficient school capacity within the area increased capacity at Duke of Norfolk Primary School and St James Primary School (S106 as required) ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) 	<ul style="list-style-type: none"> ● Conditions included in permission in line with comments received from Highways, United Utilities /Environment Agency Flood Risk,DWT ● S06 regarding highway improvements
G19 Dinting Road/ Dinting Lane	<p>2015/0412 27/5/16</p> <p>Outline planning permission granted for up to 65 dwellings</p>	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Open space/sports/recreation provision (in accordance with Local Plan policy) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Education provision to ensure there is sufficient school capacity within the area increased capacity at Dinting Primary School (S106 as required) ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) 	<ul style="list-style-type: none"> ● No objections to the application from infrastructure providers. Network Rail requested a contribution towards footpath diversion and improvement works or rebuilding of a bridge but it was concluded that this is not justified. ● Conditions included in permission in line with comments received from DCC, United Utilities / Flood Risk, Network Rail, DWT ● S06 regarding affordable housing, waste management facilities, education & off-site play space and outdoor sport provision
G26 Land adjacent to Gamesley Sidings Samas Romeo	<p>2018/0191</p> <p>17/4/19</p> <p>(RM) 93 dwellings (east section of site)</p>	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Open space/sports/recreation provision (in accordance with Local Plan policy) 	<p>2018/0191</p> <ul style="list-style-type: none"> ● No objections from infrastructure providers

10 Community Facilities and Services

Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
	<p>2018/0272</p> <p>28/6/19</p> <p>(FULL) 44 dwellings (west section of site)</p> <p>2019/0474</p>	<ul style="list-style-type: none"> ● Water, gas, electricity infrastructure (to be determined on a site by site basis) ● Health care (S106 as required health care providers) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Education provision to ensure there is sufficient school capacity within the area Increased capacity at Gamesley Community Primary School (S106 as required) 	<ul style="list-style-type: none"> ● Conditions included in the permission inline the comments received from DCC highways, united utilities, Network Rail . ● S106 in place regarding education & travel plan monitoring. affordable housing and open space and play space. <p>2018/0272</p> <ul style="list-style-type: none"> ● No objections from infrastructure providers ● Conditions included in the permission inline with the comments received from DCC Highways, United Utilities, DCC Policy & Monitoring Officer, Flood risk Management Team & Environment Agency ● S106 regarding affordable housing, education, open space & travel plan monitoring 2019/0474 ● No objections from infrastructure providers ● S106 regarding outdoor sports facilities, and secondary school contribution
G31 Charlestown Works	<p>2016/0520</p> <p>26/3/18</p> <p>Reserved matters approval for 96 dwellings</p>	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Open space/sports/recreation provision (in accordance with Local Plan policy CF4) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Education provision to ensure there is sufficient school capacity within the area. Increased capacity at St James Primary School (S106 as required) ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) 	<ul style="list-style-type: none"> ● No objections from infrastructure providers ● Conditions included in the permission inline with comments received from highways and United Utilities ● S106 regarding play space provision, bus enhancement and travel plan

10 Community Facilities and Services



Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
Central Sub Area			
C3 Land off Derby Road Hayfield Road New mills	2017/0534 5/3/21	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Open space/sports/recreation provision (in accordance with Local Plan policy) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Education provision to ensure there is sufficient school capacity within the area ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) 	<ul style="list-style-type: none"> ● Residential development comprising 97 units including means of access and associated works. ● s106 planning obligation securing matters of onsite affordable housing provision, education contributions, off site play / playing field contributions, offsite highway works and travel plan monitoring and suitable condition ● No major objections from infrastructure providers - DCC Highways -recommend conditions and S106 towards capacity improvements identified within the Local Plan for the Union Road/Albion Road signalised junction.
C13 Buxton Road Chinley	2016/0692 27/11/17 Outline planning permission for allocated site and adjacent land for residential development	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Open space/sports/recreation provision (in accordance with Local Plan policy) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Education provision to ensure there is sufficient school capacity within the area Potential requirement to extend at Chinley Primary School (S106 as required) ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) 	<ul style="list-style-type: none"> ● No objections from infrastructure providers ● Conditions included in the permission in line with comments from highways, LLFA, United Utilities and Network Rail ● S106 regarding affordable housing, allotments, education contribution, play space and outdoor sports facilities

10 Community Facilities and Services

Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
C9 Macclesfield Road	2017/0247	Affordable housing (in accordance with Local Plan policy)	<ul style="list-style-type: none"> No objections from infrastructure service providers. Conditions included taking account of comments received
	3/10/18	Open space/sports/recreation provision (in accordance with Local Plan policy)	
	Reserved matters approval for 107 dwellings	Public transport & highways improvements (TBD, S106 as required, developers, DCC)	
	2017/0694	Education provision to ensure there is sufficient school capacity to support growth (S106 as required)	
	3/10/18	Health care (S106 as required health care providers)	
	Variations of conditions 5,24 & 31 re 2014/0119outline application for up to 107 dwellings	Water, gas, electricity infrastructure (to be determined on a site by site basis)	
Buxton sub area			
B1 Batham Gate	2019/0280	Affordable housing (in accordance with Local Plan policy)	<ul style="list-style-type: none"> No objections from infrastructure providers Conditions included in the permission in line with the comments from DCC Highways and DCC Flood Risk Management, Severn Trent S106 - affordable dwellings , contributions towards off site allotments, outdoor sports facilities and play space
	9/3/2020	Education provision to ensure there is sufficient school capacity to support growth within the Buxton area. Expansion of secondary school capacity. Potential requirement to extend Peak Dale Primary School (S106 as required)	
	Planning permission for residential development of 27 dwellings	Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required)	
		Health care (S106 as required health care providers)	
		Water, gas, electricity infrastructure (to be determined on a site by site basis)	
		Open space/sports/recreation provision (in accordance with Local Plan policy)	
B6 Hardwick Square South Buxton	Prior approval applications	Affordable housing (in accordance with Local Plan policy)	<ul style="list-style-type: none"> Permission granted and included conditions regarding parking, vehicle turning, bin storage and contraction/traffic management plan
	DET/2017/0003	Education provision to ensure there is sufficient school capacity to support growth within the Buxton area.	

10 Community Facilities and Services

Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
	27/11/17 prior approval 3 dwellings DET/2017/0021 17/12/19 prior approval for 8 dwellings approval not required	<ul style="list-style-type: none"> ● Expansion of secondary school capacity. Increased capacity at Buxton Infants School (S106 as required) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) ● Open space/sports/recreation provision (in accordance with Local Plan policy) 	
B20, B21, B22 Land off Ashbourne Road Foxlow Farm	2017/0590 approved 26/6/19 (RM) 395 dwellings	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Education provision to ensure there is sufficient school capacity to support growth within the Buxton area. Expansion of secondary school capacity. Extension of Harpur Hill Primary School (S106 as required) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) ● Open space/sports/recreation provision (in accordance with Local Plan policy) 	<ul style="list-style-type: none"> ● No objections from infrastructure service providers ● Conditions included in the permission in line with comments received from DCC Highways DCC LLFA ● Included deed of variation to existing S106.
B27 Harpur Hill College Buxton	2018/0315 3/7/19 (FULL) 153 dwellings	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Education provision to ensure there is sufficient school capacity to support growth within the Buxton area. Expansion of secondary school capacity. Extension of Harpur Hill Primary School (S106 as required) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) 	<ul style="list-style-type: none"> ● No objections from infrastructure service providers ● Conditions included in the permission in line with comments received from DCC Highways DCC LLFA, Environment Agency ● S106 education, affordable housing, public open space & outdoor sports facilities, highways & travel plan

10 Community Facilities and Services

Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
B31 Station Road Buxton	2018/0120 18/7/19 Extra care unit for 65 units	<ul style="list-style-type: none"> ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) ● Open space/sports/recreation provision (in accordance with Local Plan policy) 	
		<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Education provision to ensure there is sufficient school capacity to support growth within the Buxton area. Expansion of secondary school capacity. (S106 as required) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) ● Open space/sports/recreation provision (in accordance with Local Plan policy) 	<ul style="list-style-type: none"> ● No objections from infrastructure service providers ● Conditions included in the permission in line with comments received from DCC Highways, Network Rail, DCC LLFA, Derbyshire Wildlife Trust, Environment Agency, Severn Trent ● S106 plan monitoring, travel Regulation Orders, car parking & bus stop shelters, minimum 2 hours care per week

10 Community Facilities and Services

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

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

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

Progress: Target met

Indicator 31

S106 agreements for open space provisions

Target

Secured S106 contributions for open space provisions

Table 55

Land Details	Reason	Planning Application No.	Date	Sum Received	Contribution
Land At Dinting Road And Shaw Lane Glossop	Open Space	HPK/2021/0029	08/10/2021	£2,550.00	To provide for a parks and gardens contribution towards the purchase, planting and care of trees at Bankswood Park, Hadfield.
Land at Foxlow Keepmoat Homes farm, Ashbourne Road, Buxton	Open and Play Space	HPK/2013/0603	12/10/2021	£52,123.26	Contribution to Cote Heath skate park.

10 Community Facilities and Services

Land Details	Reason	Planning Application No.	Date	Sum Received	Contribution
Hawkshead Mill, Hawkshead Road, Glossop	Public Open Space	HPK/2014/0573	12/10/2021	£7,351.59	Open Space contribution
Land South of Shaw Lane, (Dinting Rd) Hadfield, Glossop	Open Space	HPK/2021/0229	11/10/2021	£2,550.00	Parks and Gardens
Land at Burlow Rd & Heath Nook Rd, Buxton	Play space and open space	HPK/2014/0403	21/10/2021	£76,137.60	Play space and parks

Indicator 32

Percentage of major applications approved contrary to infrastructure provider advice

Target

No applications approved contrary to infrastructure provider advice

10.15 Local Plan Policy

- Policy CF3 Local Infrastructure Provision

10 Community Facilities and Services

Table 56 Comments on applications by infrastructure providers

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
Glossopdale Sub Area HPK/2019/0474	Proposed development of 50 dwellings which constitutes an amendment to part of approved Outline Planning Permission Reference: HPK/2018/0178 (previously granted for the erection of residential development and associated work	Samas Roneo Ltd Glossop Road Gamesley Glossop	Approve 28/07/2021 S106 agreement re education contribution, off site play & sports facilities contribution and affordable housing.	DCC Planning -request education contribution DCC Flood Risk - no comments DCC Highways - request revise plans to overcome highways issues revised plans submitted which addressed these issues. Recommended conditions DCC Police - no objections United Utilities - no objections subject to conditions
HPK/2021/0229	Removal of Condition 9 in relation to APP/H1033/W/18/3203082 (HPK/2016/0614)	Land At Dinting Road And Shaw Lane Dinting Glossop	Approve 12/10/2021	DCC Highways no comments
HPK/2020/0334	Demolition of redundant buildings including partial demolition of modern extensions to Redcourt and redevelopment of site to provide 30 dwellings (Use Class C3)	Land South of Hollin Cross Lane Glossop	Refused 24/01/2022 on grounds of harmful impact to the Conservation Area and non designated heritage asset	AES Waste - raised no issues. DCC Highways - raised a number of highway issues. DCC Policy - request education contribution HPBC- Service Commissioning - request contributions for open space Lead Local Flood Authority - recommend conditions United Utilities - recommend conditions



10 Community Facilities and Services

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
Central Sub Area HPK/2021/0607	Planning permission for the construction of a replacement spillway and associated dam infrastructure, replacement sailing club facilities including new access, replacement play equipment and park landscaping.	Toddbrook Reservoir Reservoir Road Whaley Bridge	Approve 25/03/2022	DCC Highways -recommend conditions Environment Agency - no objections AES Waste - no objections DCC LLFA - recommend conditions United Utilities -recommend conditions Coal Authority - recommend conditions Sport England - recommend conditions Canal & River Trust - no objections
Buxton Sub Area HPK/2021/0478	Construction of 2 storey office area to side elevation and large rear warehouse and loading area to the rear.	Unit 24 Harpur Hill Business Park Harpur Hill Buxton	Approve 17/02/2022	DCC Flood Risk - recommend conditions DCC Highways - no objections AES Waste - no objections
HPK/2020/0268	Full application for alteration and extension of existing warehouses and associated works including the erection of four silos, hardstanding, earth mounding, relocation of pond and alterations to vehicular access	Pennine Aggregates Ltd Waterswallows Lane Green Fairfield Buxton	Approve 12/11/2021	Lead Local Flood Authority- recommend conditions DCC Highways -

10 Community Facilities and Services

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
HPK/2021/0020	New 3760sq.m portal framed building with ancillary office accommodation over two floors and service yard with operational and visitor parking including cycle and motor cycle parking.	Ferney Bottom Farm Grinlow Road Harpur Hill Buxton	Approve 29/10/2021	AES Waste - no objections DDC Flood Risk- recommend conditions DCC Highways - recommend conditions
HPK/2020/0122	Demolition of a small workshop and detached bungalow and the construction of an extension to the Saica Flex facility comprising a 2010sq m industrial portal framed unit and an additional car parking area	Staden Park Bungalow and land to the rear Staden Lane Buxton	Approve 25/06/2021	LLFA - recommend conditions AES Waste - no objections Severn Trent - recommend conditions DCC Highways - recommend conditions
HPK/2020/0352	Demolition of existing hotel & replace with 95 bed hotel	1 2 Buckingham Hotel Burlington Road Buxton	Refused 13/01/2022	DCC Highways - recommend conditions LLFA - recommend conditions AES Waste - no objections



10 Community Facilities and Services

10.16 During the monitoring period there were 10 major applications submitted which is less than the previous monitoring period. 3 were refused which again reflects the trend from previous monitoring periods where the majority of applications were approved. The table above shows the comments received from the key infrastructure service providers. Comments were received from Derbyshire County Council in respect of highways, flooding, minerals and education, United Utilities and the Coal Authority. In most cases the concerns raised were overcome with additional information and/or conditions on the planning permissions. S106 agreement was used to include provisions related to infrastructure such as education contributions.

Progress: Target met

11 Conclusions

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

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

Housing

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

11.4 The net requirement for dwellings is 3,549 with an annual requirement of 350 dwellings. Within the monitoring period there were 387 housing completions, giving a total of 2,754 completions overall in the Plan period. Completion rates had been falling since 2018/19 so this year is a positive trend. Most of these completions (268) took place in Buxton, where a number of allocated sites are now coming forward. Earlier in the plan period Buxton was lagging behind the Central and Glossopdale sub-areas but is now beginning to catch up. The Council continues to take a proactive approach to housing delivery through the Accelerated Housing Delivery Programme which is targeting 6 of the allocated sites which are in the Council's ownership. Master planning and development appraisals and valuations of these sites has been carried out and work is ongoing to secure the development of these sites. There were three times as many affordable housing completions in this monitoring year than last (the highest over the plan period so far). This is due to the Granby Road site in Buxton being built out. This provided a range of affordable rent, shared ownership and discount market sale properties.

11.5 No approvals or refusals have taken place on rural exceptions sites this year. During the monitoring period no applications for gypsy and traveller accommodation were submitted, which follows previous years trends as none have been submitted since the Local Plan was adopted.

Environmental Quality

11.6 The changes to UK BAP species are recorded on a Derbyshire-wide basis and does not show High Peak specific data. For Derbyshire as a whole it shows that there have been no significant changes in populations since last reported. However, many populations are still rare and vulnerable.

11 Conclusions

11.7 The Plan seeks to protect the distinctive landscape character of the countryside including the green belt whilst also facilitating sustainable rural community needs, tourism and economic development. It allows for some development in the rural areas and development in the green belt in line with national policy.

11.8 During the monitoring period there were 24 applications for residential development in the countryside (including green belt), more than double the amount in the previous monitoring year. Most were approvals for small-scale residential development. Only five of these were refused and four of those were in the Green Belt. Reasons for refusal varied but mainly related to the impact of the development on the countryside/landscape, unsustainable form of development due to location and scale and design of development as well as harm to the Green Belt.

11.9 Within the green belt this monitoring year there were 70 applications for various types of development (20 more than last year). Almost a fifth were refused mainly on the grounds of inappropriate development in the green belt and no special circumstances having been demonstrated. Green Belt policy is well established and from this it can be concluded that it is effective in protecting and maintaining the openness of the High Peak Green Belt.

11.10 Policies EQ2 (on Landscape Character) and EQ3 (on Rural Development) are both working effectively to ensure new development does not have a negative impact on landscape character and the character of the countryside as this year's monitoring data demonstrates. Of those proposals relating to development in the countryside which were dismissed at appeal, 70% included Policy EQ2 as a reason for refusal and 80% included Policy EQ3.

11.11 Policy EQ6 (stating that all development should be well designed and of a high quality) is of key importance in High Peak to maintain the special character of the Borough. The monitoring data demonstrates that of those appeal decisions where design was an issue 11 of the 12 cases which were dismissed included Policy EQ6 as a reason for refusal. Six further cases were allowed, all of which were considered against the design policy (amongst others).

11.12 The project to convert The Crescent and Natural Baths in Buxton (both on the 'Buildings at Risk' Register) to a luxury hotel was completed in 2021. This is a highly significant milestone which has taken many years to restore the Grade 1 Listed Crescent and bring it back into economic use.

11.13 The Council's policy on flood risk is working effectively with no applications having been approved in this monitoring year contrary to the recommendations of the Environment Agency.

Economy

11.14 During the monitoring year there were numerous employment completions across the Borough for small, medium, and large sites, on both greenfield and brownfield sites, and covering, B1a, B2, B8, and 'mixed' B uses. Completions occurred within all three 'sub areas' of the Local Plan. The table above shows how gross employment completions consolidates with completed employment 'loss' schemes during the monitoring year. In both site area, and floorspace terms, the net provision is 'positive' (ie gross employment gains exceed employment losses): **12.88ha**, and **19,093.7m²** respectively. In terms of analysis against historic completions, the net site area figure is not as high as for 2020-21 [16.53ha] but higher than 19-20 [1.799ha] and all earlier years to 2013. In floorspace terms, the 2021-22 net figure significantly exceeds that for 2020-21 [4150m²],

11 Conclusions

19-20 [2278.9m²], and all earlier years to 2013. As stated elsewhere in this section, this is largely attributable to the completion during 21-22 of a number of large industrial premises for example at Nestle Waterswallows, Harpur Hill Business Park, and other areas. Therefore the Council will keep under review delivery of employment land across all three sub areas, within employment allocations; PEZs, industrial legacy sites, town centres, and other remaining commitments, as per the expectations of the employment policies and wider policies of the Local Plan, and will consider the need for policy review as appropriate.

11.15 In the case of **employment allocations**, the area of "available" undeveloped land has remained largely static, with the vast majority of allocations not being developed at all for many years (18.24ha out of total 18.49ha) until the completion of the 5.2ha Nestle Waterswallows allocation during 2021-22. Similarly, in the case of **PEZs** with remaining capacity, these have remained largely undeveloped for many years (with over 10ha out of 10.65ha remaining undeveloped since around 2018). Therefore the Council will keep under review delivery of all employment allocations and PEZs, as per the expectations of the employment policies and wider policies of the Local Plan, and will consider the need for policy review as appropriate.

11.16 Policies in the Local Plan expect developments make effective use of land and maximise development on brownfield land. Note that during the monitoring year although the vast majority of sites with completed employment floorspace were brownfield, only about **36.87%** employment floorspace completed during 2021-22 was deemed to have occurred upon brownfield sites. This is attributable to the fact that one completed greenfield site (at Harpur Hill Business Park) provided 800m² floorspace alone; whilst a factory extension at Nestle. Waterswallows, Buxton representing 14000m² expansion, was split between both brownfield and greenfield elements : the greenfield element representing about 12070m² of this. In terms of use classes, the 7516.7m² figure is split between B1a, B2, B8 and mixed B uses, with B1a and B2 being the most important. In terms of analysis against historic brownfield completions, the 21-22 figure is slightly lower than that for 20-21 (9618m²), but higher than 18-19 (341.58m²). In terms of percentages, the 21-22 figure of 36.87% is much lower than 20-21 (100%), and 18-19 (84.64%). Note that in some monitoring years there is no data for this indicator. The Council will continue to monitor the effectiveness of its Local Plan policies that prioritise brownfield use of land and will consider the need for policy review as appropriate.

11.17 In the early part of the plan period, three industrial legacy sites in Glossopdale gained planning approvals for residential and / or mixed use development most of which have now been built, though work is ongoing at Charlestown Works. Of the six remaining sites listed in the policy, all of which are located in the Central Area, no permissions have been granted on any in this monitoring year. Five have had no relevant planning applications and one, Britannia Mill at Buxworth, has been the subject of an application (in 2020) which has not yet been determined.

11.18 Maintaining and enhancing town centres and providing a choice of shops and services is a key part of the Plan. It is encouraging that all five of the High Peak town centres fall below the national average vacancy rate for all town centre units, which has increased to approximately 11.7% according to Springboard data (October 2021). The smaller centres of Whaley Bridge and Chapel-en-le-Frith are the best performing with vacancy rates of less than 5%.

11 Conclusions

11.19 In terms of retail vacancy rates, the centres do not perform quite as well, though only New Mills has a retail vacancy rate higher than the 11.7% target (at 12.5%). Buxton and Glossop are close to average for vacant retail units at 11.5% each. The proportion of retail units vacant in Glossop is on a significant upwards climb from just 2.5% in 2018 to 7.3% in 2020 and now 11.5% in 2021. This could just be due to general trends in the retail market which have been accelerated due to the COVID-19 pandemic.

11.20 The retail vacancy rate target is also exceeded for the Buxton Primary Shopping Area, the heart of the retail centre around Spring Gardens, though this has fallen for the first time in three years. This is a step in the right direction while town centres are still recovering from the effects of the pandemic. The Council continues to take pro-active action to address the decline through £6.6 million from the Future High Streets fund to help transform central Buxton and create jobs. Projects are beginning to emerge through use of Heritage Action Zone (HAZ) funding from Historic England to make Spring Gardens part of the visitor experience by exploiting the high heritage value of the environment.

11.21 In Buxton and Glossop the percentage of occupied units in retail use meets the target of at least 50% in the Primary Shopping Area (Buxton) and Primary Shopping Frontage (Buxton and Glossop). Even in smaller centres the rate is close to 50%. It will be interesting to see if the rate falls in future years due to diversification of the high street.

11.22 The retail market appears to be quite static in High Peak at present - no planning approvals for additional retail floor space have taken place in this monitoring year in the Borough. All new commitments relate to the loss of retail floor space to other uses. Additionally, there have been no relevant completions in the 2021/22 monitoring year, which also highlights the limited retail activity in the Borough at this time.

11.23 Tourism makes an important contribution to the economy of High Peak and of the 14 applications directly relating to the provision of facilities for tourist development received in the monitoring year, 11 were approved. The approvals were primarily for the creation of new tourist accommodation which will be beneficial for the industry.

Community Facilities and Services

11.24 The Plan aims to support the provision of necessary infrastructure and maintain and improve community, sports and recreation facilities. The provision and availability of community facilities is an important factor in ensuring the sustainability and vitality of local communities. During the monitoring period there were 16 relevant applications, 13 of which resulted in an improvement of existing facilities or the provision of new facilities, a positive sign. This reflects the trends in previous monitoring periods. Just one application resulted in a loss of a community facility though this was policy compliant and one refusal for loss of a community facility occurred in the monitoring year through not being policy compliant. On this evidence it can be concluded that Policies CF4 and CF5 are working effectively. Another positive sign is that no major applications were submitted which led to the unmitigated loss of sports, recreation, play facilities or amenity green space.

11.25 The infrastructure needs associated with development was taken into consideration through the comments on applications from infrastructure service providers and consideration of the Infrastructure Delivery Plan. The provision of infrastructure was included in S106 agreements and planning conditions which included requirements relating to education, play provision and

11 Conclusions

recreation, travel plans and transport infrastructure drainage and highways, as well as community facilities and open space. There have been no applications approved contrary to infrastructure provider advice during the monitoring period and 5 S106 contributions have been secured for the provision of open space and public space.



12 Appendix - List of Indicators

Table 57

Indicator	Policy Sustainability Appraisal Indicator (SAI)	Monitored in this report	Target Met?
Net additional dwellings for a) previous years, b) reporting years c) future years by Local Plan sub-area and Parish	<ul style="list-style-type: none"> S 3 Strategic Housing Development S 5 Glossopdale Sub-area Strategy S 6 Central Sub area Strategy S 7 Buxton Sub area Strategy H1 Location of Housing Development H2 Housing Allocations H3 New Housing Development 	Yes	Working towards target
New and converted dwellings on previously developed land	<ul style="list-style-type: none"> S1 Sustainable Development Principles H1 Location of Housing Development SAI 	Yes	Working towards target
Gross Affordable Housing Completions	<ul style="list-style-type: none"> H3 New Housing Development H4 Affordable Housing H5 Rural Exception Sites SAI 	Yes	Target met
Number of approvals/refusals under Policy H5	<ul style="list-style-type: none"> H5 Rural Exception Sites 	Yes	N/A
Affordable House Completions on Rural Exception Sites	<ul style="list-style-type: none"> H5 Rural Exception Sites 	No	-
Identified Need for Pitch Provision	<ul style="list-style-type: none"> H6 Gypsies, Travellers & Travelling Show People 	Yes	Target met
Net additional pitches (Gypsy & Traveller)	<ul style="list-style-type: none"> H6 Gypsies, Travellers & Travelling Show People 	Yes	Target met
Changes in areas of biodiversity importance	<ul style="list-style-type: none"> S1 Sustainable Development Principles S 5 Glossopdale Sub-area Strategy S 6 Central Sub area Strategy S 7 Buxton Sub area Strategy EQ5 Biodiversity EQ8 Green Infrastructure SAI 	Yes	Working towards target
Number of applications approved for dwellings in the countryside including Green Belt	<ul style="list-style-type: none"> S2 Settlement Hierarchy S5 Glossopdale Sub-area Strategy S6 Central Sub area Strategy S7 Buxton Sub area Strategy 	Yes	Target met
% of applications refused in the Green Belt	<ul style="list-style-type: none"> EQ4 Green Belt Development 	Yes	Target met
% of appeals refused where Policy EQ2/Landscape Character is a reason for refusal	<ul style="list-style-type: none"> EQ2 Landscape Character 	Yes	Target met
% of appeals where Policy EQ3 is a reason for refusal	<ul style="list-style-type: none"> EQ3 Countryside 	Yes	Target met

12 Appendix - List of Indicators



Indicator	Policy Sustainability Appraisal Indicator (SAI)	Monitored in this report	Target Met?
% of applications refused in the Green Belt	<ul style="list-style-type: none"> EQ4 Green Belt 	Yes	Target met
% of appeals where Policy EQ6 / Residential Design SPD is a reason for refusal	<ul style="list-style-type: none"> EQ6 Design & Place Making 	Yes	Target met
% of commercial development over 1,000m ² built to the highest viable BREEAM rating, at least meeting the BREEAM good standard	<ul style="list-style-type: none"> EQ1 Climate Change EQ6 Design & Place Making 	Yes	Target met
Number of planning permissions granted contrary to Environment Agency advice	<ul style="list-style-type: none"> EQ10 Pollution Control and Unstable Land EQ11 Flood Risk Management SAI 	Yes	Target met
Number of properties on Buildings at Risk Register	<ul style="list-style-type: none"> EQ7 Built and Historic Environment 	Yes	Working towards target
Total amount of additional net floor space by type	<ul style="list-style-type: none"> S4 Maintaining and Enhancing and Economic Base S 5 Glossopdale Sub-area Strategy S 6 Central Sub area Strategy S 7 Buxton Sub area Strategy E1 New Employment Development E2 Employment Land Allocations E3 Primary Employment Zones E4 Change of use on Existing Business Land and Premises 	Yes	Working towards target
Total amount of floorspace on previously developed land by type	<ul style="list-style-type: none"> S1 Sustainable Development Principles 	Yes	Working towards target
Employment land available by type on allocated sites and PEZs	<ul style="list-style-type: none"> S4 Maintaining and Enhancing and EconomicBase S 5 Glossopdale Sub-area Strategy S 6 Central Sub area Strategy S 7 Buxton Sub area Strategy E2 Employment Land Allocations E3 Primary Employment Zones E4 Change of use on Existing Business Land and Premises 	Yes	Working towards target
Net additional; dwellings on industrial legacy sites	<ul style="list-style-type: none"> E5 Regenerating an Industrial Legacy 	Yes	Target met
Number of new developers signing up to the Employment & Skills Charter	<ul style="list-style-type: none"> E1 New Employment Development 	No	-
Total amount of floorspace for town centre uses	<ul style="list-style-type: none"> S5 Glossopdale Sub-area Strategy S6 Central Sub-area Strategy 	Yes	N/A

12 Appendix - List of Indicators

Indicator	Policy Sustainability Appraisal Indicator (SAI)	Monitored in this report	Target Met?
	<ul style="list-style-type: none"> S7 Buxton Sub-area Strategy Retail and Town Centres 		
Retail vacancy rate by town centres and PSA	<ul style="list-style-type: none"> S5 Glossopdale Sub-area Strategy S6 Central Sub-area Strategy S7 Buxton Sub-area Strategy CF1 Retail and Town Centres CF2 Primary Shopping Frontages SAI 	Yes	Target not met for New Mills and Buxton PSA. Target met for other centres.
% of units in retail use within the PSA and primary shopping frontage	<ul style="list-style-type: none"> CF2 Primary Shopping Frontages 	Yes	Target met
Number of planning applications for tourist and accommodation facilities	<ul style="list-style-type: none"> E6 Promoting Peak District Tourism and Culture E7 Chalet Accommodation, Caravan and Camp Site Developments 	Yes	Target met
Approvals for new infrastructure and community facilities	<ul style="list-style-type: none"> CF3 Local Infrastructure Provision Policy CF5 Provision and Retention of Community Services and Facilities 	Yes	Target met
Approvals that result in a loss of a community facility	<ul style="list-style-type: none"> CF4 Open Space, Sports and Recreation Policy CF5 Provision and Retention of Community Services and Facilities 	Yes	Target met
Number of major applications that result in a loss of sports, recreation, play facility or amenity green space	<ul style="list-style-type: none"> CF4 Open Space, Sports and Recreation 	Yes	Target met
S106 agreements for open space provisions	<ul style="list-style-type: none"> CF4 Open Space, Sports and Recreation 	Yes	Target met
Provision of identified infrastructure required to support growth	<ul style="list-style-type: none"> CF3 Local Infrastructure Provision 	Yes	Target met
% of major applications approved contrary to infrastructure provider advice	<ul style="list-style-type: none"> CF3 Local Infrastructure Provision 	Yes	Target met
Number of approvals that comply with parking standards required by the Highways Authority	<ul style="list-style-type: none"> CF6 Accessibility and Transport 	No	-
Number of approvals supported by a Travel Plan	<ul style="list-style-type: none"> CF6 Accessibility and Transport 	No	-

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

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

12 Appendix - List of Indicators

- Effects on the economy: Employment land supply.
- Effects on the economy: Retail vacancy rates.

