





Contents

1 Introduction	3
2 Local Development Scheme	4
3 Neighbourhood Planning	7
4 Duty to Cooperate	8
5 Community Infrastructure Levy	16
6 Self Build Register	17
7 Housing	19
8 Environmental Quality	29
9 Economy	39
10 Community Facilities and Services	50
11 Conclusions	55

1 Introduction

1.1 This Monitoring Report covers the period from 1st April 2022 to 31st March 2023 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 Local Development Scheme (LDS) specifies the documents which, when prepared, will comprise the Local Plan for the area.

2.2 The High Peak Local Plan was adopted on 14th April 2016 and was therefore more than five years old on the 1st April 2022. 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Development), Policy S4 (Maintaining and Enhancing an Economic Base) and Policy H4 (Affordable Housing) are deemed out of date for development management purposes and agreed to the commencement of an update to the Local Plan to update Policy S3, S4 and H4 and to consider any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.

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
Early engagement	Q1 2023	Yes
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	

2 Local Development Scheme



Purpose and scope		
Adoption	Q2 2026	

2.3 * 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	
Adoption	2023	Yes

Table 3 Authority 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

2 Local Development Scheme

Purpose and scope		
Consultation	N/A	
Publication	December each year	Yes

Table 4 Infrastructure Funding Statements

Purpose and scope		
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	Yes

Table 5 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	Yes
Adoption	Q2 2023	Yes

3 Neighbourhood Planning



Neighbourhood Planning

3.1 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.

3.2 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.

Table 6

Neighbourhood Plan Area	Designated Area	Regulation 14	Regulation 16	Examination	Referendum	Adoption
Whaley Bridge	X	X	X	X	X	
Chapel-en-le-Frith	X	X	X	X	X	X
Buxton	X					
Chinley, Buxworth & Brownside	X					
Hayfield	X					



4 Duty to Cooperate

Duty to Cooperate

4.1 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.

4 Duty to Cooperate

Table 7 Duty to Cooperate

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



4 Duty to Cooperate

Organisation	Strategic matters	Actions
	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	Implementation and monitoring of relevant policies. Continued working through established partnerships and working groups to support infrastructure delivery. Continuing liaison on infrastructure planning matters.
	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.
	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.

4 Duty to Cooperate

Organisation	Strategic matters	Actions
Stockport Metropolitan Borough Council (SMBC)	<p>Working towards meeting objectively assessed needs for housing within the overlapping housing market areas</p> <p>Supporting the local economy</p>	<p>Consultation on future evidence base updates and joint working when appropriate.</p> <p>Consultation on future evidence base updates and consultations.</p> <p>See arrangements with GMCA below regarding economic development.</p>
	<p>Consideration of cross boundary transport infrastructure required to support development and address existing issues</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> <p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.</p>
	<p>Coordination of Green Belt reviews that affect the shared Green Belt boundary</p>	<p>Collaborate and consult on any future Green Belt reviews that would affect the extent of Green Belt shared by Stockport and High Peak.</p>
Cheshire East Council (CEC)	<p>Meeting objectively assessed needs for housing within the overlapping housing market area.</p>	<p>Consultation on future Local Plan reviews.</p> <p>Duty to Cooperate Statement of Common Ground re Cheshire East Local Plan Site Allocations and Development Policies signed 30/9/19.</p>
	<p>Consideration of cross boundary transport infrastructure required to support development and address existing issues</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> <p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.</p>
	<p>Policies required in respective Local Plans to have regard to purposes of the Peak District National Park</p>	<p>Joint commitment to protect the landscape, setting and habitats of Peak District National Park through relevant Development Plan preparation and implementation along with the determination of planning applications.</p> <p>Consultation on future Local Plan reviews.</p>



4 Duty to Cooperate

Organisation	Strategic matters	Actions
		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 housing within the overlapping housing market areas	Consultation on future evidence base updates and Local Plan reviews and joint working when appropriate.
Staffordshire Moorlands District Council (SMDC)	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Coordination of planning and regeneration initiatives through the Strategic Alliance between HPBC and SMDC. Consultation on future Local Plan reviews. Implementation and monitoring of relevant policies.

4 Duty to Cooperate

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



4 Duty to Cooperate

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

4 Duty to Cooperate

Organisation	Strategic matters	Actions
Homes England	Partner in the delivery of affordable housing	Implementation and monitoring of Policy H5. Continued dialogue regarding funding opportunities for affordable housing.
	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 Supporting economic development and business growth Working towards meeting objectively assessed needs for housing within the overlapping housing market areas	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.



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

Self and Custom Build

6.1 The Self-build and Custom Housebuilding Act 2015 as amended by the Housing and Planning Act 2016 and section 123 of the Levelling Up and Regeneration Act 2023, 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 measured according to annual 'base periods' [October-October] and in line with the legislation. The term "custom-build" implies that another party constructs to the bespoke order of the person seeking to build a dwelling - but the above legislation does not distinguish between "self-" and "custom-" build and treats the two as a single concept. In practice there are some models of housebuilding that 'pre-build' some element of the structure to the customer's order, allowing for the the purchasing self-builder to finish off the construction as a form of 'custom-build'.

6.2 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. To synchronise with base periods the Council usually writes out to all entries on the register every October/November. **The information provided in this section pertains to the register after having accounted for the annual write out that occurred in 2023.**

6.3 The Council now monitors *all* residential approvals arising in each Base Period. Permissions, renewals and variations of condition applications etc. are also assessed. Also residential conversions can be construed as self-build provided they involve building works and are not straight changes of use; dwelling rebuilds may also count. Residential annexes or holiday lets do not count as they are not creating a self-contained residential unit . It should also be noted that under the legislation, Councils cannot doublecount' approvals for self-/custom- build (csb) plots pertaining to the same site/planning unit, ie the Council will not count a repeat application for the same exact site, if the original consent is still active. similarly, the Council would only count csb plot(s) arising from a scheme split between, say, outline matters, and reserved matters, once across the whole consent.

6.4 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).

6.5 During Base Period 8 the Council approved 1 dwelling plot explicitly for self- or custom-build. **However this plot consent was a resubmission for a single csb plot on a site with a still active consent from base period 6.** Therefore, accounting for the avoidance of doublecounting, the number of explicit csb plot approvals during base period 8 is **zero**.

6.6 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 8 the Council approved **no** such dwellings.

6.7 Therefore during Base Period 8 the Council approved a total of **zero** dwelling plots for self- or custom-build.

6 Self Build Register

6.8 The total number of successful entries on the High Peak Register as of 30th October 2023 is 16. Of these, 11 applications for the register were made during this monitoring period (base period 8). The information provided in this section accounts for the annual write out that occurred in October 2023.

7 Housing

7.1 The provision of sustainable, decent and affordable housing for all sectors of the community is one of the priorities of the Council Sustainable Community Strategy and the Local Plan. The policies in the Plan seek to ensure an appropriate range and type of housing is provided to meet the identified needs arising from changes in population structure. The Plan recognises there is a need for affordable housing particularly in the rural areas and the policies set out the expected affordable housing provision from residential developments. The Plan allocates a number of sites for residential development and has a criteria based policy for gypsy and traveller sites and sites for travelling showpeople.

Table 8 Annual Housing Completions 2011-2023 (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
2017/18	498	4
2018/19	380	6
2019/20	305	3
2020/21	249	0
2021/22	387	2
2022/23	426	0
Total	3,180	49

7.2 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 9 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
2022/23	115	90	221	426
Total	1,057	1,167	956	3,180
	33%	37%	30%	100%

7 Housing

7.3 The table above shows the proportion of housing completions across the three sub-areas since the start of the plan period. Local Plan Policy S3 states that during the plan period Glossopdale sub-area should deliver between 27-35% of the Borough total. The Central sub-area will deliver between 30 - 33% and the Buxton sub-area will deliver 32 - 43%.

Table 10 2022/23 Completions by Parish (Excluding PDNP)

Buxton (non-civil Parish)	199
Chapel-en-le-Frith	36
Charlesworth	3
Chinley, Buxton & Brownside	2
Glossop (non-civil Parish)	73
New Mills	9
Tintwistle	39
Whaley Bridge	43
Wormhill and Green Fairfield	22
Total	426

Table 11 2022/23 Completions on Previously Developed Land (Excluding PDNP)

New build and conversions	237 units
Percentage of total housing completions	56%

7 Housing

Table 12 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. The Council has marketed the site and is in the process of drafting Heads of Terms with a preferred bidder. On site due diligence to commence soon (November 2023).
G3 Roughfields/ Padfield Main Road	102	M	This is a greenfield site which is in Council ownership. CBRE have prepared a marketing brochure and marketing of the site is due late 2023/early 2024.
G6 North Road	150	E	HPK/2013/0327, HPK/2015/0120 Scheme 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, HPK/2014/0573, HPK/2019/0311 Scheme is now completed.
G16 Woods Mill	104	M	HPK/2015/0571 (Site A) Scheme is now complete. HPK/2022/0317 (Site B) Full consent for new build houses and apartments and the conversion of buildings to create 98 new units was approved in September 2023.
G19 Dinting Road/ Dinting Lane	64	E	HPK/2015/0412 Outline planning permission granted for up to 65 dwellings. HPK/2017/0171 Approval of reserved matters for appearance, landscaping, layout and scale for residential development 65

7 Housing



Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
			<p>dwellings with associated access pursuant to 2015/0412. Decision pending.</p> <p>HPK/2019/0200 Outline application for up to 65 houses was approved in April 2023.</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. Options for delivery are currently being considered (November 2023).
G26 Gamesley Sidings	38	M	<p>DET/2018/0002, HPK/2017/0237, HPK/2018/0191</p> <p>HPK/2018/0272, 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	HPK/2013/0597, HPK/2016/0520 Reserved matters approval for 96 dwellings and associated works. Site is being built out.
G32 Adderley Place	130	M	HPK/2022/0456 Full application for 92 dwellings is due to be considered by Planning Committee on 23rd October 2023.
Central Area			

7 Housing

Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
C3 Derby Road New Mills	107	M	HPK/2017/0534 A full planning application for 96 dwellings was approved in March 2021. The developer is Wain Homes. Construction on the site has now started.
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 / Linglongs Rd	83	E	HPK/2014/0119, HPK/2017/0247, HPK/2017/0694 The site is now under construction. Barratt Homes is the developer.
C13 Buxton Rd Chinley	25	E	HPK/2016/0692, HPK/2020/0261 The site is now under construction. Johnnie Johnson Housing is the developer.
C15 Britannia Mill	50	E	HPK/2020/0071 Outline planning application for demolition and development of 110 dwellings. Decision pending.
C16 Furness Vale A6	39	E	HPK/2020/0201 approved on 4th July 2022. Not yet commenced.
C19 Furness Vale Business Park	26	L	No application has been submitted.
C20 New Mills Newtown	15	M	No application has been submitted.
C21 Birch Vale IE	100	M	No application has been submitted.
Buxton			
B1 Batham Gate Road	25	E	HPK/2015/0174, HPK/2019/0280 Scheme is now complete.
B3/4 Hogshaw	124	L	HPK/2023/0192 A full application for 116 dwellings was submitted in May 2023 and is awaiting decision.

7 Housing



Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
B6 Hardwick Square South	30	E	All dwellings are now complete.
B7 Market Street Depot	24	E	This is a brownfield site which is in Council ownership. The site has been marketed .
B8 West Tongue Lane	139	L	No application has been submitted. The Council has selected a preferred bidder and discussions regarding nutrient neutrality are ongoing with the developer.
B10 Dukes Drive	338	M	No application has been submitted.
B20/21/22 Foxlow Farm	440	E/M	HPK/2013/0603, HPK/2017/0590 Site is under construction.
B27 Harpur Hill Campus	105	E	HPK/2018/0315 Site is under construction.
B31 Station Road	30	M	HPK/2018/0120 Scheme is now complete.

7 Housing

7.4 Affordable Housing Completions

Table 13 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
2022-23	108
Total	540

Table 14 Affordable Housing during the Monitoring Period

Year	Social Rent	Affordable Rent	Shared Ownership	Discount Market Sale	Number of dwellings
2022-23	3	53	46	6	108

7.5 There were no approvals or refusals under Policy H5 in this monitoring period.

7 Housing

7.6 Gypsy and Traveller Accommodation

7.7 The Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment 2023 (Final Report July 2023) was commissioned by Derbyshire County Council and partner authorities, including HPBC. It was produced by consultant RRR; replacing an earlier 2015 GTAA also by RRR, for the period 2014-34, covering the same study area (less Erewash DC area as Erewash DC did not participate in the 2023 study). Its key findings were that there were a total of 195 Gypsy and Traveller pitches within the study area consisting of 167 authorised private pitches, 17 local authority managed pitches, and 11 pitches on unauthorised developments. There are also 7 Travelling Showperson's yards consisting of 36 plots; and 21 transit pitches in the study area. High Peak had **no** existing traveller sites/pitches (apart from residential sites for non-travellers) and no record of unauthorised sites. There are 281 recorded permanent canalboat moorings within the study area, and an estimated 200 boat dwellers who reside on boats all year within the rest of the navigable waterways within the study area.

7.8 The study assessed the residential accommodation needs for 'gypsies and travellers' under the Government's Planning Policy for Traveller Sites (PPTS) 2015 planning definition (which is based on traveller lifestyle, not ethnicity); and secondly assessed against a broader, ethnic definition. It should be noted that the PPTS definition excludes any person of nomadic habit who has *ceased to travel permanently* (eg on age or infirmity grounds). The total requirements for the study area over the 20-year period for the various categories, are set out in the tables below:

Permanent Pitch Requirements (Ethnic Traveller Definition, and PPTS 2015 Definition) for Study Area and for High Peak Area

Table 15

Time Period	Study Area	Study Area	High Peak area only	High Peak area only
	Ethnic Definition	PPTS 2015 Definition	Ethnic Definition	PPTS 2015 Definition
2020-2025	68	53	1	0
2020-2040	148	128	1	0

Travelling Showpeople Plot Requirements for Study Area and for High Peak Area

Table 16

Time Period	Study Area	High Peak Area only
2020-2025	8	0
2020-2040	27	0

7 Housing

Mooring Needs for Canal Boat Dwellers across Study Area

Table 17

Time Period	Moorings Needed
2020- 2025	50
2020 - 2040	53

7.9 The study does not provide a needs figure for individually for HPBC, but recommends the local authorities liaise with marina and boat yard owners, and agencies such as the NBTA and CRT, to help determine how boat dweller accommodation needs can be met. It is also recommended that the accommodation need is shared by the study area local authorities all of which have navigable waterways.

Pitch Requirements for Residential Caravan Dwellers [Non-Travellers] for Study Area and for High Peak Area

Table 18

Time Period	Study Area	High Peak Area Only
2020- 2025	38	2
2020 - 2040	77	5

7.10 Recent Government guidance (March 2016) and paragraph 124 of the Housing and Planning Act 2016 indicates that local authorities should consider the accommodation needs of residential caravan dwelling households who do not qualify as "travellers" under either ethnic definitions or the PPTS definition. They are also considered to be covered by the expectations of paragraph 62 NPPF 2023 concerning the delivery of accommodation needs of various groups by Local Planning Authorities through planmaking.

7.11 In relation to **transit pitches/sites**, the study does not identify requirements for individual authorities in the study area; rather recommending that all of the local authorities within the study area adopt a 'negotiated stopping policy'. This involves caravans being sited at a suitable location for an agreed and limited period of time, and if necessary, with the provision of services such as waste disposal and toilets. Whilst it is important that all local authorities adopt the negotiated stopping place policy, it could be implemented on an individual local authority basis, across the study area, or county wide basis.

7.12 During the monitoring period no applications were submitted (or approved) that related to accommodation needs of gypsies, travellers, travelling showpeople, or boat dwellers. This remains unchanged since the last monitoring period and no planning applications for gypsy and traveller sites have been submitted since the Local Plan's adoption.

8 Environmental Quality

Changes in priority UK BAP habitats

Table 19 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

8 Environmental Quality

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)

Note that the above table is correct as of monitoring year 21-22. The Derbyshire Wildlife Trust have not yet published their latest annual update.

8 Environmental Quality

Table 20 Derbyshire Wildlife Sites net gains/losses. (Only loses as a result of development are shown)

Area (ha) April 2013	Area (ha) March 2014	Area (ha) March 2015	Area (ha) March 2016	Area (ha) March 2017	Area (ha) March 2018	Area (ha) March 2019	Area (ha) March 2020	Area (ha) March 2022	Area (ha) March 2023	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	1067.64	1081.62	None recorded 22-23	+13.98ha 22-23 owing to 2xnew LWSs in Buxton (Corbar Wood and Sherbrook Plantation)

(Source: Annual biodiversity monitoring report of changes in the area (ha) of priority habitats and Local Wildlife Sites and changes in the distribution of UK BAP species covering the period April 2022 to March 2023 for Derbyshire (outside of the Peak District National Park), Derbyshire Wildlife Trust 2023).

According to Derbyshire Wildlife Trust the data above is based on the coverage of non-statutory Local Wildlife Sites (also known as Sites of Importance for Nature Conservation) across High Peak (excluding Peak Park area). Since 2022 the table only shows losses as a result of development. Sites may have been lost due to causes outside of the planning system such as intensive agricultural management (see below). Minor changes to areas often result from small boundary corrections and/or switching to using Spherical area rather than Cartesian area to calculate the area in GIS.



8 Environmental Quality

Summary

8.1 In relation to the first table, the Council is awaiting annual data relating to changes across priority BAP habitats during 22-23 monitoring year. This will be assessed and reported on in next Year's AMR.

8.2 The second table shows there have been no recorded development losses to pre-existing LWSs across High Peak (excluding Peak Park area) in the monitoring year; however the area covered by LWSs has increased, owing to the designation of 2x additional LWS sites in the Buxton area.

8 Environmental Quality



Dwellings in the Countryside

Table 21 Number of applications for dwellings in the countryside/green belt

Sub area	Number of applications	Approved	Refused
Glossopdale	1 in the countryside 11 in the Green Belt	<ul style="list-style-type: none"> 3x Full minor for residential properties 1x Certificate of lawfulness for detached residential 1x Listed building consent for residential 	5 applications refused 3x Applications allowed at appeal
Central	2 in the countryside 7 in the Green Belt 2 applications withdrawn	<ul style="list-style-type: none"> 1x Full Planning - Large scale MAJOR apps - 83 units site - Land Off Hallsteads Close Hallsteads Close Dove Holes 1x Full Planning - Small-scale MAJOR apps (Including a 83 units site - Land Off Hallsteads Close Hallsteads Close Dove Holes and 39 units Land Adjacent To The Haulage Yard Buxton Road Furness Vale) 3x Notification - Change of Use Prior Approval 	3x Applications refused. 1x Application appealed - awaiting decision
Buxton	2 in the countryside	<ul style="list-style-type: none"> 2x reserved matters applications in regards to housing developments 	-
Total	23	13	9

Table 22 Number of Applications in the Green Belt

Sub area	Number of applications	Approved	Refused
Glossopdale	35 5 Withdrawn	32 Applications by type: <ul style="list-style-type: none"> 1x Agricultural/Forestry Determination 1x Certificate of Lawfulness - Existing 5x Discharge of conditions 9x Full - Householder 13x Full - Minor 3x Listed Building Consent - Alteration 	3 Applications by type: <ul style="list-style-type: none"> 1x Full - Householder 2x Full - Minor
Central	59 8 Withdrawn	55 Application by type: <ul style="list-style-type: none"> 5x Certificate of Lawfulness - Proposed 20x Discharge of conditions 16x Full Householder 6x Full - Minor 1x Householder Notification Application 3x Listed Building Consent - Alteration 3x Non-material Amendments 1x Reserved Matters - Minor 	4 Application by type: <ul style="list-style-type: none"> 1 x Certificate of lawfulness - Existing 1x - Full householder - Appealed the decision and was dismissed 2x Full minor
Buxton	No applications	n/a	n/a
Total	94	87	7

8 Environmental Quality

8.3 Non-residential development in the Green Belt

8.4 This current monitoring year there were 94 applications for development within the green belt. Of these, 87 were approved and 7 were refused. The applications related to a range of proposed developments including 25 Discharge of condition applications. The other applications include extensions and alterations, changes of use to residential, tourist developments and residential dwellings.

8 Environmental Quality

Design and Conservation

- 8.5** The table below shows the percentage of appeals where policy EQ6/ Residential Design Guide SPD is a reason for refusal.
- 8.6** During the monitoring period there were a total of 9 appeal decisions. 5 were dismissed and 4 were allowed.

Table 23 Appeals

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
Glossopdale sub area					
HPK/2020/0334	Land south of Hollin Cross Lane, Glossop SK13 8JH	Demolition of redundant buildings including partial demolition of modern extensions to Redcourt and redevelopment of site to provide 30 dwellings	Built up Areas Boundary	Dismissed 28/11/2022	The usability of gardens would not be materially compromised by trees within the site. In that regard, the Appeal Decision would provide acceptable living conditions for future occupiers of the development, including in terms of light penetration. It would therefore meet the amenity
HPK/2021/0316	Lodge Farm, Boggard Lane, Charlesworth SK13 5HL	The development is described as 'Erection of 2 no. agricultural buildings	Built up Area Boundary	Allowed 25/02/2022	The machinery store and proposed agricultural building would be broadly consistent with the SPD and would not constitute poor design. There would therefore be no conflict with Policies S1, EQ2, EQ3 and EQ6.
Central Area sub area					
HPK/2021/0154	Laneside, Valley Road, Hayfield SK22 2LP	creation of first floor level to existing dwelling house.	Greenbelt	Dismissed 26/07/2022	The scheme would conflict with Policy EQ6
DET/2021/0020	Stubbins Farm, unnamed road from Stubbins Lane to Tithe Barn Farm, Chinley SK23 6ED	Change of use from agricultural building to dwellinghouse	Greenebelt	Allowed 15/09/2022	The character and appearance of the building and its location would be substantially retained. The proposal would thereby align with Policies S1, EQ2, EQ3 and EQ6 of the High Peak Local Plan [2016], the 'High Peak Landscape Character Assessment' SPD (2006), High Peak 'Residential Design Guide SPD' (2018)

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
HPK/2021/0627	Bowden Hall, Bowden Lane, Bowden, Chapel-En-Le-Frith, Derbyshire. SK23 0QP	The development is installation of rooflights to stables.	Countryside	Dismissed 23/01/2023	The proposal would fail to preserve the special architectural and historic interest of the listed building and conflict with policies S1, EQ3, EQ6 and EQ7 of the High Peak Local Plan.
HPK/2021/0173	The development proposed is described as "Demolition of existing structures and construction of roadside facility comprising a petrol filling station, associated convenience store and 1 no. drive thru unit	The Fickle Mermaid, Foresters Way, Chapel-En-Le-Frith SK23 0RB	Built up area boundary	Allowed 05/01/2023	the proposal would not have a harmful effect on the character and appearance of the surrounding area. The proposal would not be contrary to Policy EQ6 of the HPLP, the High Peak Design Guide 2018
HPK/2020/0301	The development proposed is demolition of the existing building known as "Taxal Edge" and the detached garage building and the erection of 7 no. dwellings	Taxal Edge, 184 Macclesfield Road, Whaley Bridge, HIGH PEAK	Countryside	Dismissed 03/02/2023	The development conflicts with policies S1, S6, H1, EQ2, EQ3 and EQ6 of the High Peak Local Plan, which seek to deliver an appropriate density of development that protects the aesthetic and intrinsic character of the landscape, amongst other things. The development also fails to accord with guidance in the High Peak Design Guide
Buxton sub area					
HPK/2021/0190	Field To Corner Morland Way & Grinlow Road, Harpur Hill, Buxton	a timber frame and clad agricultural building	Countryside	Allowed 21/06/2022	The main issue is the effect of the proposed development and design on the character and appearance of the area but no conflict with the SPD & policy EQ6
HPK/2021/0711	The Old Clubhouse Public House, Water Street, Buxton	alterations to the external customer seating areas around the Public House building to provide new seating, new timber framed shelter, new • paved areas, new plants and new festoon lighting and timber support posts.	Built Up Area Boundary	Dismissed 09/01/2023	The proposed works would both individually and cumulatively result in a poor form of design that would cause significant adverse harm to the historic fabric of the listed building and wider setting of the Buxton Conservation Area (BCA), contrary to Policies S1, EQ6, EQ7 of the High Peak Local Plan

8 Environmental Quality



Historic Buildings

8.7 The historic buildings at risk register can be found on Derbyshire County Council's website using the following link:

<https://apps.derbyshire.gov.uk/dotnet-applications/HistoricBuildings/default.aspx>.

8.8 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.

8.9 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

8.10 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.

8 Environmental Quality

Flood Risk and Pollution

8.11 During the current monitoring period the Environment Agency objected to 4 applications on flood risk grounds for the following reason;

- 4 x unacceptable FRAs submitted.
 - 2 - Applications advice followed and the objections withdrawn.
 - 2 - Applications still awaiting decisions.

8.12 There were no objections on the basis of water quality. No applications have been approved contrary to the recommendations of the Environment Agency. Further information can be found here: <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

9 Economy



Employment Land and Premises

Table 24

USE CLASS	LAND DEVELOPED (HA)	LAND DEVELOPED (M ²)
GAINS 22-23		
B1A	0	0
B1B	0	0
B1C	0	0
B1 (INTERCHANGEABLE)	0	0
B2	0	0
B8	0	0
MIXED B1/B2/B8	0	0
TOTAL GROSS GAINS	0	0
LOSSES 22-23		
B1A	0	0
B1B	0	0
B1C	0.016	110
B2	1.7518	6251
B8	0	0
MIXED B1/B2/B8	4.8945	47705
TOTAL LOSSES	6.6623	54066
TOTAL GAINS (NET)	-6.6623	-54066

9.1 The table above shows the amount of additional employment land and floorspace completed in the monitoring year by type, or completed losses from B uses.

9.2 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 building control record) this cannot be recorded; another example of this is internal intensification works such as mezzanine floors. This AMR generally records all forms of affirmative permanent permissions (including certificates of lawfulness, retrospective permissions, prior determinations that further Council permissions are not needed, etc).

9.3 During the monitoring year there were zero positive employment completions across the Borough. However there were numerous employment loss completions across the Borough, ranging from conversions of small individual premises (such as small mills) to housing, through to redevelopments of large historic industrial premises for major housing schemes. The table above shows how gross employment completions consolidates with completed employment 'loss'

9 Economy

schemes during the monitoring year. In both site area and floorspace terms, there has been a net loss during the monitoring year of 6.6623ha, and 54066m² respectively. The vast majority of hectareage/floorspace loss arises from major scale historic industrial premises (such as mills) redeveloped to housing; as these premises were notionally of B2 use (or mixed B class uses including B2) these two use classes represent by far the largest use loss categories: in site area terms, at 26.29% and 73.47% respectively, (or 99.76% combined); in floorspace terms, 88.23% of total lost floorspace was from 'mixed' B-class sites and 11.56% from B2 sites. It should be noted that in some cases it has been necessary to assume the B-use classes encompassed by an industrial site subsequently lost to other uses. The largest completed losses pertained to the former Bridge Mills site at New Road Tintwistle; and the Former bottling plant at Station Road Buxton (both mixed B uses sites).

9.4 Employment land supply

Table 25 Employment Land Allocations to be developed (September 2017)

Site Name	Site Area (ha)	Remaining undeveloped Land 31.03.22 (ha)	Remaining undeveloped Land 31.03.23 (ha)
Land off Wren Nest Road Glossop	2.5	2.5	2.5
Chapel sites 1	1.56	1.56	1.56
Chapel sites 4	2.4	2.4	2.4
Chapel sites 5	2.5	2.5	2.5
Chapel sites 6	0.74	0.49	0.49
Chapel sites 7	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	0	0
Total	18.49	13.04	13.04

Table 26 Employment sites with undeveloped space (September 2017)

Site Name	Available area (ha)	Remaining undeveloped Land 31.03.22 (ha)	Remaining undeveloped Land 31.03.23 (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

9 Economy



Site Name	Available area (ha)	Remaining undeveloped Land 31.03.22 (ha)	Remaining undeveloped Land 31.03.23 (ha)
Harpur Hill Industrial Area Buxton	2.7	2.077	2.077
Total	10.65	10.027	10.027

9.5 Note 'Total' figures in Table 40 in previous year's 21-22 AMR should have stated 10.027ha remaining undeveloped land as at 31.03.22.

9.6 There are 5 employment sites with undeveloped space totalling 10.027 hectares (as of 31.03.23).

Employment Land Supply

9.7 The total amount of net new B class floorspace completed on previously developed land in 2022-23 breaks down into the following use classes:

9.8 Net New Employment Floorspace (m²) Created Across Use Classes 2022-23:

Table 27

B1A	B1B	B1C	B2	B8	MIXED B Uses	TOTAL
0	0	-110	-6251	0	-47705	-54066

9.9 Note that there were no employment gain completions during the monitoring year. Minus figures pertain to a net loss. All loss completions pertained to brownfield sites. The use class that experienced the largest losses was 'mixed B uses' (88.23%) followed by B2 use sites (11.56%).

9.10 Effects on the economy: Enterprise births and deaths

9.11 ONS publish annual data on 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.

9.12 According to the data, in 2022 High Peak:

Table 28 Enterprise Births and Deaths

Total active businesses	Number of annual Births (%) (2 d.p.)	Number of annual Deaths (%) (2 d.p.)
4015	400 (9.96%)	345 (8.59%)

9 Economy

Mixed use redevelopment of the industrial legacy sites

Table 29 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
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

9.13 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.

9 Economy

9.14 The geographic extent of the town centres of Buxton, Glossop, Whaley Bridge, Chapel-en-le-Frith and New Mills is defined in the 2016 High Peak Local Plan.



9 Economy

Town Centre Commercial Units

9.15 Out of the High Peak town centres, only Glossop has at least 50% of units in retail use, a slight increase from last year. The other four centres have a reduced proportion of units in retail use in comparison with last year, most notably Whaley Bridge with a 5% drop. In terms of overall commercial vacancy rates, all centres fall below the national rate of 10.9%.⁽ⁱ⁾ The two largest centres of Buxton and Glossop have both seen a reduction in their overall vacancy rate this year, New Mills' rate has remained the same and Chapel and Whaley Bridge both have an increased vacancy rate.

Table 30 Commercial Units in Town Centres October 2022

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	139	47.8%	51	22	35	18	291	26	8.9%
Glossop	112	52%	32	20	25	13	215	13	6%
New Mills	40	49%	13	10	10	3	82	6	7.3%
Chapel-en-le-Frith	30	45%	11	4	14	3	66	4	6%
Whaley Bridge	20	41%	10	8	4	2	49	5	10.2%

i (source: Springboard October 2022)

9 Economy



Table 31 Proportion of Vacant Retail Units in Town Centres October 2022

Town	Number of Occupied Retail units	Number of Vacant retail units	2022/23 Vacancy rate (%)	2021/22 Vacancy rate %
Buxton	139	17	10.9%	11.5%
Glossop	112	8	6.7%	11.5%
New Mills	40	4	9.1%	12.5%
Chapel-en-le-Frith	30	3	9.1%	3.2%
Whaley Bridge	20	3	13%	4.3%

9.16 Looking at the proportion of vacant retail units in the town centres, the smallest centres of Whaley Bridge and Chapel-en-le-Frith have a proportionate increase in their retail vacancy rate in comparison to last year. The retail vacancy rate has fallen in the other three centres, with the rate in Glossop falling the most. Only the retail vacancy rate in Whaley Bridge is below the Springboard benchmark.

Retail Vacancy Rate by Primary Shopping Area (Buxton only)

Table 32 Retail Vacancy Rate in Buxton Primary Shopping Area October 2022

Town	Number of Retail Units in Primary Shopping Area	Number of vacant retail units in Primary Shopping Area	Vacancy Rate %
Buxton	81	11	13.6%

9.17 The retail vacancy rate in the Buxton Primary Shopping Area is higher than the national commercial vacancy rate and has increased slightly since last year.

Proportion of Occupied Retail Units in Buxton Primary Shopping Area and Buxton and Glossop Primary Shopping Frontages

Table 33 % of Units in Retail Use within Primary Shopping Area & Primary Shopping Frontage (October 2022)

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	70	57%	85/154	55%
Glossop	n/a	n/a	62/110	56%

9 Economy

9.18 In Buxton the proportion of occupied retail units in the Primary Shopping Area and the Primary Shopping Frontage is very similar and showing a slight decrease since last year. The proportion of occupied retail units in the Primary Shopping Frontage in Glossop has increased slightly since last year.

Retail Commitments and Completions in 22/23

9.19 There have been no retail completions in the Borough this year. However, there have been a significant number of commitments as shown in the table.

Table 34 Retail Commitments 22/23

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/2021/0145	Land At Foxlow Farm, Harpur Hill Road, Harpur Hill, Buxton	N	convenience	1804	1315	Aldi
HPK/2021/0145	Unit 1, Foxlow Farm, Buxton	N	unknown	186	-	unknown
HPK/2021/0145	Unit 2, Foxlow Farm, Buxton	N	unknown	93	-	unknown
HPK/2021/0145	Unit 3, Foxlow Farm, Buxton	N	unknown	93	-	unknown
HPK/2021/0145	Unit 4, Foxlow Farm, Buxton	N	unknown	93	-	unknown
HPK/2021/0145	Unit 5, Foxlow Farm, Buxton	N	unknown	93	-	unknown
HPK/2021/0407	Rock Bay Service Station, 75 Leek Road, Buxton, Derbyshire, SK17 6UF	N	convenience	-	40	Rock Bay Service Station
HPK/2021/0520	3-5, High Street East, Glossop, Derbyshire, SK13 8DA	Y	unknown	418	-	unknown
HPK/2021/0603	Office 6, Glossop Gas Works, Arundel Street, Glossop, Derbyshire, SK13 7AB	Y	n/a	-101.6	-	n/a
HPK/2021/0645	Market Hall, Market Place, Glossop,	Y	n/a	-380	-	n/a
HPK/2022/0313	138, High Street West, Glossop	N	unknown	25.7	-	unknown

9 Economy



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/2022/0428	Unit attached to One Stop Stores, Melandra Castle Road, Gamesley, Glossop, Derbyshire, SK13 6UQ	N	unknown	-105	-	unknown
HPK/2021/0173	The Fickle Mermaid, Foresters Way, Chapel-En-Le-Frith, Derbyshire, SK23 0RB	N	convenience	-	360	unknown
22/06171/XHPIR	24 Dale Road, Buxton SK17 6NL	N	not known	-80	-	unknown

9 Economy

Tourist Facilities

Table 35 Applications regarding tourist facilities 22/23

Application No	Site	Proposal	Decision
Glossopdale			
HPK/2021/0222	Land At The Stables The Heath Glossop	Low-density complex of 15 no. luxury tourist lodges with associated reception building, access and landscaping at The Heath, Glossop.	Refused 13/12/2022
HPK/2021/0563	Woodseats Farm Cottage Woodseats Lane Charlesworth SK13 5DR	Change of use of Outbuilding into Holiday Let with on site parking	Approved 24/05/2022
HPK/2021/0684	Spirit Farm Cemetery Road Glossop	Application for a touring caravan to be used for the benefit of the campsite, for site sitters providing security and as a staff / employee welfare unit.	Approved 29/06/2022
Central			
HPK/2022/0113	Old Hall Inn Unnamed Road From Tramway Track To Whitehough Head Lane Whitehough SK23 6EJ	Change of use of paddock to permit the siting of 5 no. glamping pods for use as holiday lets.	Refused 23/08/2022
HPK/2022/0432	Foundry Cottage Hyde Bank Road New Mills SK22 4BP	Conversion of existing domestic storage outbuilding to lettable holiday accommodation.	Approved 02/12/2022
HPK/2022/0233	3 The Winch Cottage Bings Road Whaley Bridge SK23 7HW	The application for the repair, conservation and conversion of the Discussed Air Shaft to accommodation that will be ancillary to the house. Utilised for family and guests, but may be occasionally used for short term lets to ensure the long term viable a	Approved 11/11/2022
HPK/2021/0347	39 The Jodrell Arms Hotel Market Street Whaley Bridge SK23 7AA	The proposed works include the repair and conservation of the Jodrell Arms Hotel. The ground floor will be retained as public bar with residential accommodation to the first and second floor.	Approved 12/05/2022
Buxton			
HPK/2021/0347	3 Temple Road Buxton SK17 9BA	Conversion, alterations and extensions to existing hotel/residential building to form 10 new apartments, 3 cottages and 1 townhouse; extension to building to create new townhouse, including demolition of existing garage; closing up of one access on Temp	Approved 29/03/2023
HPK/2022/0124	28 Park Road Buxton SK17 6SQ	Change of use from House of Multiple Occupation (HMO) to Holiday Let	Approved 07/06/2022

9 Economy



Application No	Site	Proposal	Decision
HPK/2022/0263	2 Compton Road Buxton SK17 9DN	Change of use from guest house to residential dwelling.	Approved 04/10/2022
HPK/2022/0290	Hawthorn Farm Guest House Fairfield Road Buxton SK17 7ED	Proposed alterations to outbuildings, including conversion of existing storage space and replacement lean-to extension, to create to new self catering holiday units.	Approved 19/08/2022
HPK/2021/0686	27 Buxton & High Peak Golf Club Town End Fairfield Buxton SK17 7EN	Glass fronted balcony - extension required due to increase of golfers in summer. The existing lounge/bar area is presently inadequate	Refused 23/12/2022 Appeal - Dismissed
HPK/2022/0205	Cavendish Golf Club Watford Road Buxton SK17 6XF	Construction of a single storey golf indoor training facility.	Approved 02/08/2022

9.20 Within the monitoring period there were a total of 15 applications which directly related to the provision of facilities for tourist development.

10 Community Facilities and Services

Infrastructure

10.1 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 it's 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.

10.2 A copy can be found on the councils website here:

10.3 <https://www.highpeak.gov.uk/article/847/Monitoring>

Community Facilities

Table 36 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	Loss

10 Community Facilities and Services



Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
				medical services, proposal would reduce pedestrian and vehicular traffic	
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	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.	

10 Community Facilities and Services

Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
	retention and conversion of Redcourt together with access, parking and landscaping				
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
HPK/2021/0219	Installation of two steel containers to provide the secure storage of canoes, paddle boards and other equipment associated	Combs Sailing Club Combs Reservoir Combs Road Chapel-En-Le-Frith	Approved 02/09/2021	Improved facilities	Gain

10 Community Facilities and Services



Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
	with water-based recreation.				
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	The Fickle Mermaid Foresters Way Chapel-En-Le-Frith	Refused 16/02/2022	Refused - loss of community facility, inadequate	

10 Community Facilities and Services

Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
	roadside facility comprising a petrol filling station, associated convenience store and 1 no. drive thru unit (Class E).			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
HPK/2021/0341	To build a canopy over an existing multi use games area 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

10.4 During the monitoring period there were 16 applications regarding community/sports facilities all of which were approved.

11 Conclusions

11.1 The Annual Monitoring Report looks at the implementation of the policies in the adopted High Peak Local Plan 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 the High Peak Borough outside the National Park. The Plan aims to see High Peak become an exceptional place to live, work and visit by creating distinctive, sustainable, self-supporting settlements; meet the needs of our communities; encourage a strong, prosperous and diverse economy; and maintain a quality environment and special places.