

- or if it is demonstrated that this is not possible;
  - the need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented
- Encouraging development to include measures to contribute positively to the overall biodiversity of the Plan Area
  - Working with partners to help meet the objectives and targets in the Peak District Biodiversity Action Plan or its successor
  - Working with partners to protect and enhance watercourses
  - Identifying local ecological networks and supporting their establishment and protection in accordance with Local Plan Policy EQ8, preferentially creating biodiversity sites where they have the potential to develop corridors between habitats (both terrestrial and freshwater)
  - Working with partners in the public, private and voluntary sectors to develop and secure the implementation of projects to enhance the landscape and create or restore habitats of nature conservation value, and to secure the more effective management of land in the Plan Area and its surroundings

### Supporting Guidance and Evidence

- Our life insurance, our natural capital: an EU biodiversity strategy to 2020
- Convention on Biological Diversity strategic plan for 2011 - 2020
- Biodiversity 2020: a strategy for England's wildlife and ecosystem services; 2011
- Making Space for Nature: A review of England's Wildlife Sites and Ecological Network; 2010
- Natural Environment White Paper: The Natural Choice: Securing the value of nature; 2011
- Natural Environment and Rural Communities Act; 2006
- National Planning Policy Framework; 2012
- Peak District Biodiversity Action Plan

## Design and Place Making

**5.44** High Peak is committed to planning positively for the achievement of high quality and inclusive design for all development. A high quality, well designed, development can enhance the sense of place and identity of an area and can bring significant benefits to the local environment and economy. Through high quality design, new development can have a positive impact on the lives of local people and visitors to the Borough.

**5.45** Well-designed buildings respond to the character and setting of their surroundings and make a positive contribution to making places better for people. Towns and villages in the High Peak have a distinct local character which has been defined by their architectural and historic development as well as by the use of natural materials such as stone. The distinct sense of place and high environmental quality of the towns and villages is a major factor in attracting people to

## 5 Development management policies

live and work in the area. It is important that any new development in the Plan area is capable of achieving a high standard of design - by reflecting the locally distinct character and features of the area. Development will be encouraged to enhance local character, for example through use of dry stone walls or hedge planting where appropriate, instead of post and rail fencing.

**5.46** There is the opportunity for new development on the edge of settlements to improve the urban/countryside interface. This is particularly vital in areas where development may impact on the setting of the Peak District National Park which adjoins large parts of the plan area in Buxton, the Central Area and Glossopdale. Development will be required to consider this interface in its design and to protect and enhance landscape character. As such, applicants will be required to engage with the Borough Council and the Peak District National Park Authority where relevant in the early stages of drafting proposals to discuss and agree appropriate designs, layouts, boundary treatments and other measures to mitigate landscape impacts and protect the setting and character of the countryside and National Park. When applicable, such matters should be discussed at the pre-application stage.

**5.47** The rich variety of architectural styles and historic features in the Local Plan area needs to be protected and enhanced. Alterations to existing buildings and new development should be designed to complement the local distinctiveness of the area and make a positive contribution to the quality of the environment. A balance must be sought however, between protecting historic development and allowing new development that satisfies modern design requirements and contributes to the economic and social well being of communities.

**5.48** Sustainability is at the heart of the Council's design policies. The Council supports use of sustainable design and construction methods and is committed to delivering new homes with environmentally sustainable design that helps to save the environment, energy, water and money. New development must also be durable and should take account of the challenges of climate change and natural hazards such as flood risk.

**5.49** Non-residential developments over 1,000m<sup>2</sup>, should achieve as a minimum, the Building Research Establishment Environmental Assessment Method (BREEAM) good standard, where standards exist for a particular building type.

**5.50** Building for Life is a national standard for well designed homes and neighbourhoods. Building for Life 12 (BfL12) is an assessment method based on 12 questions designed to consider whether a proposed housing development will create an attractive, functional and sustainable place. The Council supports use of BfL12, or a successor standard, to help structure pre-application discussions between local communities, the Council and the developer of a proposed scheme.

**5.51** The Lifetime Homes Design Guide describes the design requirements for accessible homes that will meet the differing and changing needs of households as they experience life events. With an ageing population and increasing numbers of people working from home, High Peak is committed to the provision of new homes that are designed with flexibility to respond to future social, technological and economic needs. The Council will be supportive of developments that achieve the Lifetime Homes standard, or a successor standard.

**5.52** Secured by Design is the official UK Police initiative supporting the principles of "designing out crime" by focusing on crime prevention of homes and commercial premises. To help ensure the design of safer places, all new development should follow the Secured by Design principles or a successor standard.

**5.53** The master planning of major new housing and mixed use development schemes has a vital role in providing easy access to a choice of opportunities for sport and physical activity, making new communities more active and healthy. The Council will be supportive of developments that use Sport England "Active Design" principles, or their successor, to guide master-planning of major new housing and mixed use schemes.

**5.54** Development of key sites in the Borough should be undertaken in accordance with Strategic Development Sites policies 1 to 23 which set out the sense of place that new development should create. These policies explain how the objectives of the Local Plan will apply to a specific site in order to deliver the best possible economic, social and environmental benefits.

**5.55** A Residential Design Guide Supplementary Planning Document was adopted in 2005, it is intended to update this document in order to implement appropriate outcomes of the Government's Housing Standards Review (Consultation 2013), subjecting the revised Design Guide to viability testing as appropriate. The Council operates a design review panel and to help ensure high standards of design are achieved, proposed developments of local significance will be referred to this panel as part of the application process. Permission will be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

## Policy EQ 6

### Design and Place Making

All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

This will be achieved by:

- Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes
- Requiring that development on the edge of settlement is of high quality design that protects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park
- Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features
- Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity

## 5 Development management policies

- Requiring that public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees
- Requiring that developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities
- Requiring that developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments
- Requiring the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people
- Requiring new homes in residential developments meet environmental performance standards in accordance with Local Plan Policy EQ1;
- Requiring that commercial developments, meet environmental performance standards in accordance with Local Plan Policy EQ1
- Ensuring that development takes account of national design guidance and Supplementary Planning Documents

### Supporting Guidance and Evidence

- National Planning Policy Framework; 2012
- High Peak Borough Council Residential Design Guide Supplementary Planning Document; 2005
- Building Research Establishment Environmental Assessment Method (BREEAM)
- Building for Life 12
- Lifetime Homes Design Guide
- Secured by Design - Design Guides
- Conservation Area Character Appraisals
- Buxton Design and Place Making Strategy
- Glossop Design and Place Making Strategy
- Station Road Design Framework, Buxton

### Built and Historic Environment

**5.56** Heritage assets are valued components of the historic environment; an asset could be a building, monument, site, place, area, or landscape. The Council recognises that heritage assets are irreplaceable resources and - through conservation measures - will manage change to assets, in ways that sustain and where appropriate, enhance their significance. In so doing, the Council will help maintain the local distinctiveness and Peak District character of the plan area, helping people to enjoy the Borough's historic environment.

**5.57** The Local Plan area has a large number of designated heritage assets, with approximately 500 listed buildings. There are also 32 Conservation Areas for which there is a long-term programme of preparing Conservation Area Character Appraisals, three historic parks and gardens are included on the Register of Parks and Gardens of Special Historic Interest in England, and