

4 Spatial strategy and strategic policies

Green Belt

4.45 The North West Derbyshire Green Belt also extends across the northern and north central parts of the plan area. The openness and permanence of the Green Belt is of great importance. It contains urban development, prevents the coalescence of settlements, protects the countryside, preserves the setting and character of settlements, and aids urban regeneration by encouraging the use of previously developed urban land. The underlying principles and policies for protecting the Green Belt are set out in National Planning Policy Framework.

4.46 The Green Belt is also a highly valued part of the Borough's green infrastructure, and as such the Council will seek opportunities to provide access, outdoor sport and recreation for the benefit of the community in these areas.

4.47 In order to ensure that the boundaries of the green belt are appropriate and will endure for and beyond the plan period, having regard to the need to promote sustainable patterns of development, the Landscape Impact Assessment has assessed the potential impact of development around the edges of the key settlements on the integrity and openness of the Green Belt. It has reviewed the Green Belt around the Market Towns and Larger Villages against the 5 purposes of the Green Belt as set out in the NPPF and made recommendations for where Green Belt boundary changes may be appropriate to enable development to be accommodated or to help check unrestricted sprawl. Only minor deletions from the Green Belt were able to be identified. The Landscape Impact Assessment has also identified some additional areas for inclusion within the Green Belt. The Council has consulted on these recommended changes and assessed how they would assist in meeting the development needs of the Borough. It has concluded that overall there would be no net benefit in undertaking these green belt boundary changes during the plan period other than removal of some land at Furness Vale from the green belt to facilitate housing development.

Supporting Guidance and Evidence

- National Planning Policy Framework: 2012
- Strategic Housing Market Assessment: 2014
- Retail Study Update: 2013
- Employment Land Review: 2008
- Employment Land Review Update: 2014
- Landscape Impact Assessment: 2014

Strategic Housing Development

4.48 The NPPF requires that local authorities use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework. The Local Plan therefore seeks to meet assessed needs as far as possible having regard to any significant environmental and infrastructure constraints. The 2014 Strategic Housing Market Assessment (SHMA) considered a range of alternative scenarios for establishing the Borough's objectively assessed need (OAN) and recommended an OAN range of between 420 and 470. The 2015 High Peak Housing Needs Study 2012-based SNHP Update was prepared to take account of the

2012-based household projections and recommended a new range of 310-350 new dwellings per year over the plan period. This is equivalent to 6200 to 7000 dwellings over the plan period. Taking into account the need for affordable housing and the aim of promoting economic growth within the Plan area the housing requirement is 350 dwellings per year.

4.49 The implication of pursuing a housing requirement in this range must be considered in the context of the wider HMA and the prospects of delivering this scale of housing on sites within the plan area. This is particularly the case for High Peak given the significant policy and environmental constraints which restrict the scope for development across much of the Borough and the strategic highway constraints which impact on capacity for growth.

4.50 The Strategic Housing Land Availability Assessment (SHLAA) published in June 2009 and updated in 2014 has provided evidence about the extent to which potential exists across the plan area to accommodate the growth required by the SHMA. It indicates differing degrees of potential to accommodate growth across the different settlements of the plan area without making any policy decisions or providing any indication of a willingness on the part of the Local Planning Authorities to grant planning permission.

4.51 The SHLAA indicates that whilst there is potential within and on the edge of the main settlements in the Local Plan area to accommodate growth much of this is within the green belt or on sites which are unlikely to be deliverable within the plan period. This document has been updated following the previous consultations to include additional areas of land. The Landscape Impact Assessment found that some of the potential housing sites would have a significant landscape impact whilst much of the plan area around the Market Towns and Larger Villages is constrained in terms of development options due to its landscape character. The Landscape Impact Assessment also does not consider that there is any significant scope for green belt boundary changes to accommodate more development. The Plan and Site Viability Study has also identified issues over access to serve several major housing sites in Buxton may undermine delivery in later plan phases.

4.52 The Local Plan housing target has been informed by the evidence of capacity from these various studies. Information has been gathered on capacity, constraints and opportunities and it is considered that the objectively assessed housing need range is not deliverable. There are very significant constraints on the capacity of the plan area to physically accommodate the amount of development required by the SHMA and this is particularly so in terms of environmental considerations with limited scope to amend green belt boundaries. The significant environmental constraints to development in High Peak are the Peak District National Park and any impacts on the National Park and its setting from the development of land outside it; the Green Belt taking account of potential areas which could be removed (see para. 4.53); designated areas of wildlife interest including European sites of wildlife protection; areas which are subject to significant development constraints (such as Flood Zone 3 areas); and areas identified in the Landscape Impact Assessment as being of significant landscape value. With a limited legacy of derelict or vacant sites, these natural boundaries define and limit the outward expansion of the key settlements. The Borough also has major infrastructure constraints which cannot be overcome during the plan period and which limit the extent of further growth, particularly the main road connections between High Peak and Greater Manchester along the A6, A57 and A628.

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4.53 Using this evidence the Council has explored and assessed all available suitable sites within the plan area and has made provision within the Local Plan for the maximum number of sites which it considers can be accommodated. This evidence has been used to establish that there is sufficient land for 350 dwellings per annum, which can be delivered and reflects the identified infrastructure and environmental constraints. A Sustainability Appraisal Addendum (SA) has also been undertaken of reasonable alternatives for a housing target and the findings of this SA have helped to inform the selection of 350 as the housing requirement. The SA has assessed the anticipated consequences, in social, economic and environmental terms, of alternative levels of housing provision and concludes that alternatives above 350 dwellings per annum would have more significant consequences for the Borough and adjoining areas.

4.54 A target of 350 dwellings per annum would generate a need for 7000 new dwellings over the plan period. Table 2 below shows the net requirement to be identified in the plan on new sites after taking account of past completions and current commitments (see Appendix 4 for details), the shortfall since 2006 and the Peak District National Park contribution.

Table 2 Net Housing Requirement

Housing Target (2011 - 2031)	7,000 dwellings
Completions (2011 - 2014)	- 445 dwellings
Commitments (as at December 2014) ^(vi)	- 2,976 dwellings
Peak District National Park contribution (2011 - 2031)	- 110 dwellings
Shortfall in housing provision since 2006	+ 80 dwellings
Net housing requirement	3,549 dwellings

4.55 The housing target of 350 dwellings per annum exceeds the past average rate of housing delivery and therefore is boosting housing growth in accordance with the NPPF and will help meet the considerable unmet affordable housing need of the Borough. It will also meet the economic growth forecasts evidenced in the Employment Land Review Update and create additional jobs.

4.56 The NPPF requires a 'duty to cooperate' with the Borough's neighbouring local authorities. High Peak's strategic housing market and travel to work area extends primarily westwards incorporating Cheshire East, Tameside and Stockport and, to a lesser extent, eastwards incorporating parts of Derbyshire Dales and Sheffield. Many of these areas also face similar challenges in meeting housing requirements. In accordance with government guidance, the Council has been engaging constructively, actively and on an ongoing basis with these neighbouring authorities.

4.57 The NPPF only requires that key sites which are critical to the delivery of the plan be identified. Small sites however are important to the housing supply in High Peak, particularly within the built-up areas. Monitoring of planning permissions indicates that there has been a constant supply of small, unidentified sites coming forward across all settlements in the Plan area and evidence from the SHLAA shows that they will continue to make an important contribution to the

vi Comprises of sites with planning permission, under construction and other deliverable sites

overall level of housing supply over the remainder of the plan period. An allowance is therefore made within the overall housing target for unidentified small sites within the built up areas of the towns and villages of High Peak. These are typically sites of less than 20 dwellings.

4.58 In the Parish of Chapel-en-le-Frith, a Neighbourhood Plan is being prepared. The Chapel-en-le-Frith Neighbourhood Development Plan identifies sites for housing and employment development and addresses other issues including countryside, infrastructure and transport. As a result, this plan does not include allocations on sites in Chapel-en-le-Frith Parish but it does set a target for housing provision which the Neighbourhood Plan is required to meet. It also makes an allowance for a contribution from small unidentified sites across the Parish towards the housing supply.

4.59 The Local Plan does not phase the rate of housing development over the plan period, to reflect the policy in the NPPF to boost significantly the supply of housing. However, the distribution of development between the towns and the rural areas will be managed to ensure that the strategy and development approach is not undermined. The Housing Trajectory (appendix 2) indicates how the Council expects future provision to come forward. The purpose of the Housing Trajectory is to highlight the robustness and soundness of the overall housing strategy in the Local Plan and how it is likely to perform in relation to the housing requirements. However, many of the factors influencing the delivery of housing are beyond the control of the local planning authority or the development industry. The role of monitoring through the Annual Monitoring Report will be important in assessing the actual performance in terms of delivery of this and other parts of the development strategy and highlighting 'trigger points' for measures to adjust the delivery of housing.

Distribution of Housing

4.60 The distribution of housing between the sub-areas is based on the strategy of growth spread between all market towns and larger villages, taking account of infrastructure constraints in Glossop and Buxton and meeting household projections in the Central area. A number of alternative distribution options have been considered, assessed and consulted on during the early stages of preparation of the Local Plan. This has informed the proportion of the plan area's housing for each sub-area. A range is given for each sub-area in order to provide flexibility in the delivery of housing over the plan area.

Neighbourhood Plans

4.61 Neighbourhood Plans are required to be in conformity with the Local Plan and will be expected to make a contribution towards meeting the needs of High Peak. The Chapel-en-le-Frith Neighbourhood Plan was "made" in August 2015. The Neighbourhood Plan allocates land for 42 new homes (Policy H1). In addition there were commitments on a further 926 dwellings as at December 2014. It is proposed therefore to set a requirement for the Chapel Neighbourhood Plan to deliver 850 dwellings over the plan period (2011 - 2031). This is a minimum requirement which allows for further growth to help meet the needs of the Borough.

4.62 The Consultation version of the Chapel Neighbourhood Plan also allows for permission to be granted on smaller unidentified infill and redevelopment sites within the Parish (outside the National Park). An allowance is therefore included in the Local Plan for a contribution from such smaller sites over the remainder of the plan period.

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4.63 Whaley Bridge Town Council are also at the early stages of preparing a Neighbourhood Plan which will cover the whole of the parish including Furness Vale but have not published any proposals. The Local Plan therefore continues to make provision for allocations in the Whaley Bridge and Furness Vale area.

Policy S 3

Strategic Housing Development

Housing Land Supply and Distribution

Provision will be made for at least 7,000 dwellings over the period 2011-2031 at an overall average annual development rate of 350 dwellings.

In order to meet this requirement sufficient land will be identified to accommodate up to 3,549 additional dwellings on new site. This will be distributed across the Borough broadly as follows:

Table 3

Sub-Area	% of Borough Total	No. of Dwellings on new sites
Glossopdale	27-35%	958 -1,242
Central	30-33%	1,065 -1,171
Buxton	32-43%	1,136 -1,526

This will be met from large sites allocated in policy H2 and in the Chapel-en-le-Frith Neighbourhood Plan and from small sites which accord with policy H1 as follows:

Table 4 How the Requirement will be met on new sites

Sub-area	Number of Dwellings on new sites
Glossopdale	
- Glossop Small Sites	250
- Villages Small Sites	150
- Allocations	558 - 842
TOTAL TARGET PROVISION	958 - 1,242
Central Area	
- Chapel Neighbourhood Plan Small Sites	100

- New Mills Small Sites	100
- Whaley Bridge Small Sites	100
- Villages Small Sites	100
- Allocations (excluding Chapel Parish)	623 - 729
TOTAL TARGET PROVISION	1,065 - 1,171
Buxton	
- Buxton Small Sites	300
- Villages Small Sites	100
- Allocations	736 - 1,126
TOTAL TARGET PROVISION	1,136 - 1,526

The release of land/sites for new housing will be managed so that it delivers the broad amount and distribution of housing as set out above. The adequacy of housing delivery (in terms of a five year supply of housing and in meeting planned housing delivery targets over the full plan period) will be assessed regularly in accordance with a Housing Implementation Strategy and through annual reviews of the Strategic Housing Land Availability Assessment. Progress will be reported through the council's Authority Monitoring Report.

Neighbourhood Plans

In order to assist in meeting the full objectively assessed housing need of the plan area Neighbourhood Plans should maximise opportunities for housing growth in sustainable locations and, where appropriate, make allocations in their plan to provide at least the same amount of housing land identified in the Local Plan for the relevant parish or Neighbourhood Area.

For the Chapel Neighbourhood Plan a minimum of 850 dwellings should be delivered over the plan period in addition to the small sites allowance but this may be exceeded to help meet the needs of the Borough.

Supporting Guidance

- National Planning Policy Framework: 2012
- Strategic Housing Land Availability Assessment: 2014
- Strategic Housing Market Assessment: 2014
- Annual Monitoring Reports