

5 Development management policies

- Ensuring the availability of water and wastewater infrastructure by working with utility providers to promote a coordinated approach to the delivery of development and future infrastructure works
- Supporting the provision of sports related infrastructure in accordance with Policy CF4
- Supporting improvements to or the provision of new waste management infrastructure required to support development

New development will only be permitted where the infrastructure necessary to serve it is either available, or where suitable arrangements are in place to provide it. Arrangements for the provision, or improvement of infrastructure directly related to a planning application will be secured by planning obligation or, where appropriate, via conditions attached to a planning permission. This will ensure that the necessary improvements can be completed prior to occupation of development, or the relevant phase of a development.

Subject to development viability and further consideration by the Council, infrastructure required to support the cumulative impact of household and population growth in High Peak will be supported by investment from a Community Infrastructure Levy. Funding from the levy will also be allocated to communities in support local infrastructure improvements.

The Council will work with service and infrastructure providers with the aim of ensuring the delivery of adequate infrastructure and services, to serve the development needs of the Plan Area. Consideration will be given to ensuring that any adverse impacts arising are minimised, and that decisions on the provision of such infrastructure are taken on the basis of environmental sustainability as well as cost. Particular attention will be given to addressing the needs of those areas which experience economic and/or social deprivation. The adequacy of infrastructure provision throughout the Plan Area will be the subject of regular monitoring by reviewing the Infrastructure Delivery Plan to ensure that the sites and policies of the Local Plan remain deliverable.

Supporting Guidance and Evidence

- National Planning Policy Framework: 2012
- Infrastructure Delivery Plan

Open Space, Sports and Recreation Facilities

5.189 Access to high quality open spaces and sports facilities can make an important contribution to the health and well being of communities, providing a range of benefits including biodiversity, visual amenity and opportunities for sport and recreation. Where possible opportunities should be taken to make a positive contribution to the Green Infrastructure of the Borough by linking to existing networks of biodiversity and Green Infrastructure in accordance with Local Plan Policy EQ8.

5.190 A High Peak and Derbyshire Dales Open Space, Sport and Recreation strategy was adopted by the Council in 2012. Taking into account the research underpinning the strategy, local accessibility standards have been set, establishing maximum distances that typical users of open space and sports facilities can reasonably be expected to travel to each type of provision, using different modes of transport.

5.191 The accessibility standards are used to help determine deficiencies in the provision of open space as well as indoor and outdoor sports facilities. The identified deficiencies form the basis of the strategy and will be used to help determine the need for future provision and upgrading of open space and sports facilities.

5.192 The Peak Sub-Region Open Space, Sport and Recreation Study identified no current significant deficiencies for open space in settlements in the plan area - hence improving the quality and value of existing open space provision is the priority over making new provision. However, if as a result of any new residential development, application of the accessibility standards set resulted in identification of a provision gap, the identified deficiency would need to be met.

5.193 The study identified a shortfall of junior pitches (football and rugby), poor pitch quality and a lack of changing facilities as the key issues for outdoor sports facility improvements. A long-term requirement for the provision of additional badminton courts and health and fitness stations was identified as the priority for indoor sports provision.

5.194 The Peak Sub-Region Open Space, Sport and Recreation Study identified quantity and provision standards for open space and indoor and outdoor sports facilities, designed to identify how much open space and recreation provision per 1,000 people is needed to strategically serve the plan area in the future. These High Peak local open space and recreation provision standards will be used to calculate developer contribution to the maintenance, enhancement and where necessary provision of new open space, sports and recreation facilities. This contribution may be made via the Community Infrastructure Levy if the levy is adopted by the Council. Details will be set out in a Developer Contributions SPD and will be subject to viability appraisal to ensure development is not made undeliverable as a result of the requirements of the SPD.

5.195 The Peak Sub Region Open Space, Sport and Recreation Study is to be updated by the Council as soon as is reasonably practical. Successor documents will be prepared in line with the actions set out within the Council's Sport and Active Recreation Strategy 2014, to provide and maintain a robust and up to date assessment of needs for open space, sports and recreational provision.

5.196 New residential development will be required to provide or contribute towards public open space in line with the standards set out in The Peak Sub-Region Open Space, Sport and Recreation Study, including:

- Equipped children's play areas
- Parks and Gardens
- Outdoor sports facilities
- Allotments

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5.197 Calculating developer contributions will be a transparent process based on a consistent adopted formula. Money raised will be spent in accordance with investment priorities set out in the High Peak and Derbyshire Dales Open Space, Sports and Recreation Strategy (May 2011) - or successor document - and based on the audit and assessment findings. During the period until adoption of the Developer Contributions SPD, details of the charges to be made per dwelling will be available on request from the Council.

5.198 There are a number of issues which will affect the total financial contribution required and these are:

- Whether open space is provided as part of the development.
- Whether the scheme contains eligible types of development.
- The existing provision of appropriate, high quality and locally accessible facilities.

5.199 The required open space, sport and recreation facilities can be provided by on-site provision, and/or by a financial contribution for the provision of new, or the upgrading of existing facilities. Where facilities are to be provided on-site, the Council will expect the developer to provide the land for the facility and either design and build the provision to the satisfaction of the Council or make a financial contribution to the Council so that it may arrange for the construction and development of the required facility.

5.200 The decision on whether facility provision is to be on-site, off-site or both, will depend on the size of the proposed development, the existing provision of facilities within the sub-area and access to existing facilities from the proposed development. For the most part contributions will be sought for off-site provision.

5.201 Where possible, the Council will encourage developers to arrange for the management of new areas of open space to be undertaken by community owned and run trusts.

5.202 High Peak will support local communities - through this Local Plan and any Neighbourhood Development Plans prepared - to identify and protect green areas of particular importance to them. Land designated as Local Green Space in this way, will receive the level of protection consistent with that for Green Belts.

Policy CF 4

Open Space, Sports and Recreation Facilities

The Council will seek to protect, maintain and where possible enhance existing open spaces, sport and recreational buildings and land including playing fields in order to ensure their continued contribution to the health and well being of local communities.

This will be achieved by:

- Resisting any development that involves the loss of a sport, recreation, play facility or amenity green-space except where it can be demonstrated that alternative facilities of equal or better quality will be provided in an equally accessible location as part of the

development or the loss is associated with an alternative sports provision that would deliver benefits that would clearly outweigh the loss, or an assessment has been undertaken to demonstrate the facility is surplus to requirements

- Encouraging improvements to existing recreation, play and sports facilities within communities and providing new opportunities that shall be informed by the Peak Sub Region Open Space, Sport and Recreation Study 2012 and successor documents
- Improving the quantity, quality and value of play, sports and other amenity green-space provision through requiring qualifying new residential developments to provide or contribute towards public open space and sports facilities in line with the High Peak local open space and recreation provision standards set out in the study report. Further guidance will be provided in the forthcoming Developer Contributions SPD.
- Requiring all major residential developments to design into schemes growing areas for residents and where this is not feasible, requiring a contribution to allotment provision off-site, in accordance with the local provision standards
- Collecting financial contributions towards the delivery, improvement and management of off-site provision of open space and recreation facilities through Section 106 agreement or via the Community Infrastructure Levy if this is adopted
- Exploring options for the management of new areas of open space to be undertaken by community owned and run trusts
- Designating land as Local Green Space in accordance with the Local Plan sub-area strategies, Policies S5 to S7. Development that would harm the openness and/or special character of a Local Green Space or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space

Supporting Guidance and Evidence

- National Planning Policy Framework; 2012
- Peak Sub-Region Open Space, Sport and Recreation Study - Open Spaces Assessment Report; 2009
- Peak Sub-Region Open Space, Sport and Recreation Study - Sports Assessment Report; 2009
- Peak Sub-Region Open Space, Sport and Recreation Study - Standards paper; 2009
- Peak Sub-Region Open Space, Sport and Recreation Strategy; 2011