

5 Development management policies

- Supporting the use of sustainable design and construction techniques including the use of recycled materials in construction, including where appropriate the local or on-site sourcing of these building materials
- Supporting high water efficiency standards and measures to recycle and minimise water consumption

Supporting Guidance and Evidence

- National Planning Policy Framework
- Climate Change Act 2008
- Renewable Energy Directive 2009
- Flood and Water Management Act 2010
- Peak Sub-Region Climate Change Study
- Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands: Final Report
- Planning for Climate Change - guidance for local authorities; April 2012
- Landscape Strategy and Action Plan; Peak District National Park Authority; 2009

Landscape Character

5.17 The High Peak landscapes are one of the defining characteristics of the plan area. They define the sense of place, have a strong influence on local distinctiveness, and have been instrumental in shaping local settlement patterns. Local communities value their beauty, their variety, their tranquillity, their accessibility and the contribution they make to the quality of life. They are an important resource in attracting people to live and work in the area as well as driving the local tourist economy.

5.18 In order to protect, and where possible enhance, landscape character - development brought forward should as a minimum both assimilate into the landscape, and avoid adverse impact on landscape quality. To achieve this, and to improve the flexibility of planning in rural areas, the Council is pursuing a landscape character based approach to managing development in the countryside.

5.19 Landscape Character is defined as the distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It is based on the premise that the combination and arrangement of the physical attributes of the landscape such as scale; geology and land-form; soils and land-use; ecology and tree cover; settlement pattern; the degree of enclosure and the nature of the highways network, be they natural or man-made - give different areas a distinctive character. However non-physical attributes such as tranquillity and low levels of light pollution, leading to dark skies, also form part of the character of the landscape, these latter issues are addressed through Policy EQ10: Pollution Control and Unstable Land.

5.20 Landscape Character varies dramatically across the plan area and there are significant differences between each of the three Borough Sub-Areas. These differences are described, and distinct landscape character types identified in: 'The Landscape Character of Derbyshire', (Derbyshire County Council; 2003).

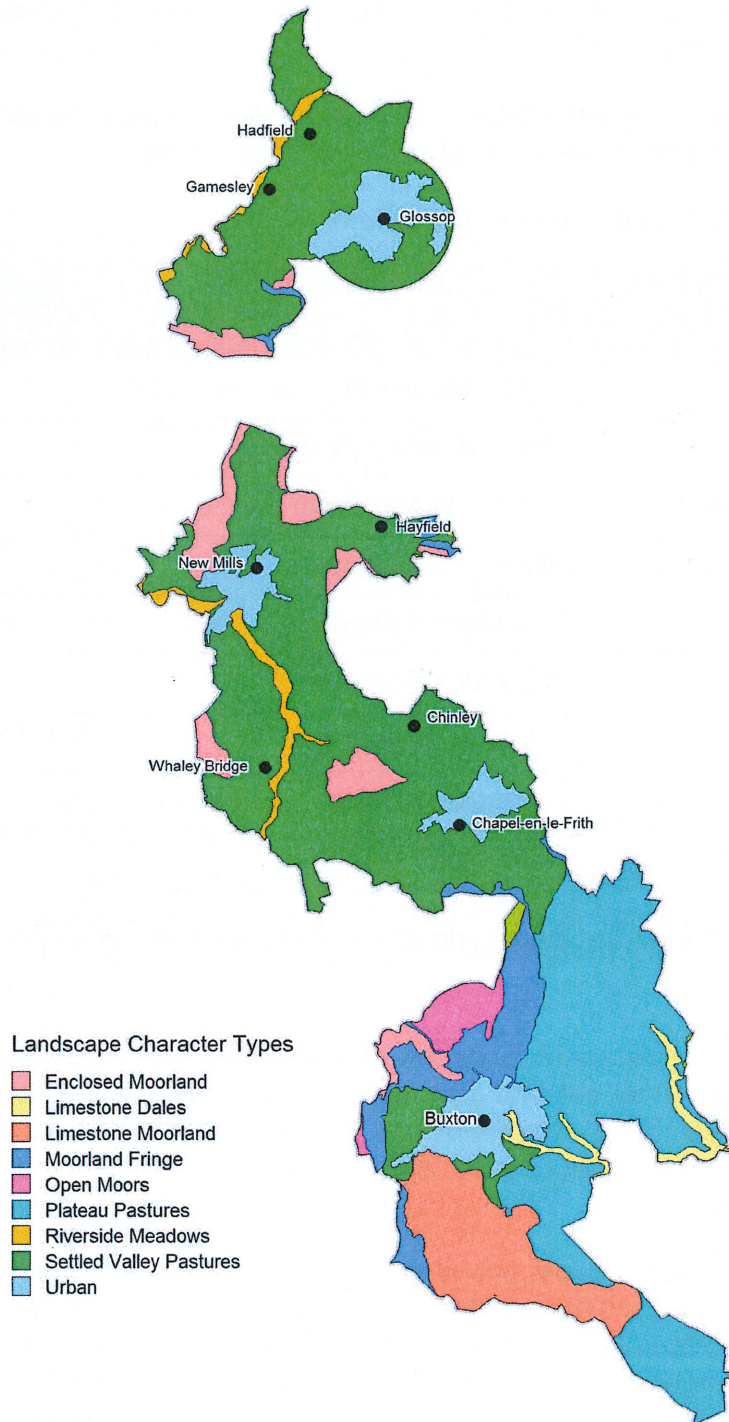
5.21 There are nine landscape character types - as marked on the proposals maps - distributed across two landscape character areas, as shown in the Table below:

Table 7 Landscape Character Types in High Peak

Character Map of England- Landscape Character Areas	High Peak Landscape Character Type
The Dark Peak	Open Moorland
	Settled Valley Pastures
	Enclosed Moorland
	Riverside Meadows
The White Peak	Moorland Fringe
	Limestone Slopes
	Plateau Pastures
	Limestone Dales
	Limestone Moorland

5.22 The Map below shows the landscape character types in the High Peak.

Map 3 Landscape Character types in the High Peak



5.23 The Council has adopted a Landscape Character Supplementary Planning Document. It is a material planning consideration and provides guidance on how measures to ensure the protection and enhancement of the landscape should be included as part of proposals for new development. The current Supplementary Planning Document will be reviewed to ensure that it is in accordance with policy EQ2.

5.24 A Landscape Impact Assessment has also been undertaken which assesses the potential landscape impacts of sites that have been identified for development in the Local Plan, and the suitability of remaining land on the edge of the key settlements for development in landscape terms in terms of any adverse impacts on the Green Belt, the landscape character of the wider countryside in the study area and on the Peak District National Park. The Assessment also identifies appropriate landscape mitigation measures for development in the plan area. These should be incorporated where appropriate.

5.25 Where the Peak District National Park's landscape setting is impacted by a proposal in the plan area, the Park Authority's Landscape Strategy and Action Plan 2009 will be taken into account when determining an application.

Policy EQ 2

Landscape Character

The Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.

This will be achieved by:

- Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, such as trees and woodlands, hedgerows, walls, streams, ponds, rivers, ecological networks or other topographical features
- Requiring that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document and also take into account other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.
- Requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park
- Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement as identified in the Landscape Impact Assessment.

Supporting Guidance and Evidence

- National Planning Policy Framework
- High Peak Local Plan: Landscape Impact Assessment; Wardell Armstrong; January 2014
- The Landscape Character of Derbyshire; Derbyshire County Council; 2003
- Landscape Character Supplementary Planning Document; High Peak Borough Council; adopted March 2006
- Landscape Strategy and Action Plan; Peak District National Park Authority; 2009

Countryside and Greenbelt development

5.26 The landscape of the plan area is a complex combination of physical and cultural elements, developed over centuries to produce a landscape of particularly high quality. This policy is designed to protect and enhance High Peak's exceptional landscape character by exercising strict controls over development in the countryside, including the Green Belt, in order to maintain the quality of life for local residents, attract continued economic investment and to help promote the plan area as an attractive tourist location.

5.27 Land within the plan area that lies outside the settlement boundaries - as marked on the policies map - is considered countryside.

5.28 Agriculture has experienced considerable changes in recent years and many farmers are looking to diversify their operations to generate additional income. Proposals for the diversification of farm businesses - including the re-use of farm and other buildings in the countryside - will therefore generally be supported, provided that proposals do not have an adverse impact upon the character and appearance of the surrounding area.

5.29 In the event that there is an identified need for pitch provision for gypsies, travellers or travelling show people within the Plan Area, potential sites will be assessed against the criteria set out in Policy H7 and will need to be in accordance with Policy EQ3. Any planning application for gypsy and traveller pitches will also be assessed against the criteria set out in Policy H6 and will need to be in accordance with Policy EQ3

5.30 New housing in the countryside will generally not be supported. There are however a few exceptional circumstances where housing in the countryside is the only way to address a particular need. These exceptions include when accommodation is required for an agricultural worker to live in the immediate vicinity of their place of work, and homes designed to meet an identified need for affordable housing in a rural area. All development proposals for housing in the countryside must be rigorously justified.

5.31 Wherever development is permitted in the countryside, particular care will be needed to ensure that it is integrated sympathetically into the landscape and that its impact on landscape quality and the setting of the Peak District National Park is minimised. Development, both individually and the cumulative impact of successive small developments, thus needs to be viewed in the context of landscape character in accordance with Local Plan Policy EQ2.