

## 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

the area contains 20 Scheduled Monuments - all of these are shown on the Policies Map. The Historic Environment Record (HER) database for Derbyshire is the main source of information on the area's heritage assets and is partly searchable online through the Heritage Gateway.

**5.58** In addition to designated assets, the Plan Area contains numerous other non-designated heritage assets such as buildings, monuments, historic landscapes, archaeological remains and sites that provide important information on the past. These non-designated heritage assets are often fragile and also represent a non-renewable resource warranting material consideration in the planning process.

**5.59** Some of the Borough's non-designated heritage assets make a significant contribution locally or regionally towards the quality of the environment. These assets deserve special consideration and recognition when making planning decisions. The Council is consequently drawing up a list of such non-designated buildings, structures, parks and gardens, cemeteries and archaeological sites considered to be of special local significance for inclusion on a Local Heritage Register.

**5.60** Buxton's Area of Archaeological Interest is that in which Roman remains and artifacts have come to light, and indicates the likely extent of the Roman settlement. Archaeological remains could survive anywhere within this area. Consequently, their possible existence should be taken into account in considering any development proposals which involve below-ground disturbance. The Area of Archaeological Interest is shown on the Policies Map.

**5.61** The Council recognises the importance of its heritage assets and has promoted and supported a range of heritage led regeneration projects across the Borough. In Buxton work has started on the transformation of the Grade I listed Crescent building and adjoining Grade II listed Natural Baths and Pump Room into a 79-bedroom, 5-star hotel and spa complex. This follows successful projects to convert the former Devonshire Royal Hospital into the University of Derby's Devonshire Campus and restoration works on the Buxton Opera House, Pavilion Arts Centre and Pavilion Gardens.

**5.62** Glossop also has a number of fine public buildings, rich in historical and architectural significance. These landmark buildings: the Town Hall, Market Hall, Victoria Hall and Municipal Buildings are all owned by High Peak Borough Council. The Council is working to secure the necessary investment to restore the buildings, allowing them to be kept for public use.

**5.63** High Peak has taken part in a pioneering new project called "Counting our Heritage". Around 50 volunteers have helped to survey Grade II listed buildings across the Borough, helping the Council and English Heritage to understand the overall condition of the buildings. The volunteers, recruited from local amenity groups, historical societies, town councils and parish councils will repeat the surveys at appropriate intervals to track the condition of the area's heritage buildings.

### Policy EQ 7

#### Built and Historic Environment

The Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7.

Particular protection will be given to designated and non-designated heritage assets and their settings including:

- Listed Buildings
- Conservation Areas
- Historic Parks and Gardens
- Scheduled Monuments
- Archaeological Sites or heritage features
- Heritage trees and woodlands
- Locally listed heritage assets

This will be achieved by:

- Requiring all works that could impact on a heritage asset or its setting or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance and sufficient to understand the potential impact of a proposal. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence
- Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through preservation or appropriate reuse and sensitive development, including enabling development, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or other relevant provisions of the NPPF apply.
- Ensuring that development within the Area of Archaeological Interest as identified on the Policies Map does not have a significant adverse impact on any known or yet to be discovered heritage assets. Planning conditions and/or obligations will be agreed to ensure that archaeological or heritage features are recorded and retained intact in situ. Where this is impractical, such features will be appropriately excavated and recorded prior to destruction. Within the Buxton Area of Archaeological Interest development proposals should be informed by desk-based assessment / field evaluation as appropriate to assess the potential for impacts on Roman archaeology. Where proposals are likely to affect other known important sites, sites of significant archaeological potential, or those that become known through the development process, an archaeological evaluation will be required prior to their determination
- Requiring proposed developments that affect a heritage asset and / or its setting, including alterations and extensions to existing buildings, to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing,

siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset.

- Requiring proposals for the change of use of heritage assets, including listed buildings and buildings in Conservation Areas to demonstrate that the proposal is considered to be the optimum sustainable and viable use that involves the least change to the fabric, interior and setting of the building
- Requiring development proposals in Conservation Areas to demonstrate how the proposal has taken account of the distinctive character and setting of individual Conservation Areas including open spaces and natural features and how this has been reflected in the layout, design, form, scale, mass, use of traditional materials and detailing, in accordance with Character Appraisals where available
- Requiring the retention of shop-fronts of high architectural or historical value wherever possible. Proposals for replacement shop-fronts and signage, or alterations to shop-fronts affecting heritage assets should respect the character, scale, proportion and special interest of the host building and its setting
- Continuing the programme of Conservation Area Character Appraisals
- Ensuring that appropriate heritage assets are added to the local list of buildings of architectural or historic interest
- Using Article 4 Directions to control permitted development in the Central, College, Hardwick, and Buxton Park Conservation Areas in Buxton and the Old Glossop, Higher Chisworth and New Mills Conservation Areas
- Providing occasional grant funding as resources permit to allow owners or occupiers of historic commercial buildings to improve and enhance their shop-fronts, windows, doors and signage in a traditional and sympathetic manner

### Supporting Guidance and Evidence

- National Planning Policy Framework; 2012
- Derbyshire Historic Environment Record Database
- Heritage at Risk Register 2013 East Midlands
- Counting our Heritage project
- Local Heritage Register (under preparation)
- Buxton Design and Place Making Strategy
- Glossop Design and Place Making Strategy
- Torr Vale Development Brief
- Conservation Area Character Appraisals

### Green Infrastructure

**5.64** Development of high quality and comprehensive networks of biodiversity and green infrastructure will deliver a range of sustainable development objectives by improving opportunities to walk and cycle and to enjoy the natural assets of the Local Plan area; improving the health and well-being of local communities; helping mitigate the impacts of climate change and supporting the Borough's wildlife.