

Plan to ensure appropriate sites come forward in the right locations and at the right time. Ensuring sites are economically viable is also a key consideration in the Local Plan to ensure development can be delivered having regard to the need for affordable housing and supporting infrastructure.

**4.35** The Strategy requires that all new housing developments address the range of housing needs of local people by meeting the requirements for affordable housing, provide a mix of housing to contribute to sustainable communities and promotes the inclusion of a proportion of suitable housing to meet the needs of newly forming households. These policy elements reflect the evidence obtained from the 2014 Strategic Housing Market Assessment.

**4.36** A major factor in achieving the Spatial Strategy is the delivery of the necessary social and physical infrastructure to support future development requirements. The Strategy seeks policy measures to protect services and facilities as well as development proposals to support them. With limited resources available to the Council, the implementation of infrastructure improvements is dependent on the successful delivery of physical development and regeneration schemes through developer funding and the plans and programmes of other service providers. Developers promoting development and regeneration schemes will be expected to contribute towards strategic and local infrastructure requirements, through both on-site facilities and financial contributions for off-site works and facilities, whether through section 106 agreements or the Community Infrastructure Levy.

**4.37** The Spatial Strategy also recognises that the needs of residents will continue to be met from opportunities, experiences and services provided outside the Borough. It does not seek to compete with the larger health, educational, retail, leisure and recreational opportunities available elsewhere but to complement them and facilitate better access to them. Whilst the focus is therefore on meeting local needs, it will also seek to improve the infrastructure links to the sub-region and invest in improved public transport.

## Settlement Hierarchy

**4.38** A settlement hierarchy forms a useful basis for taking forward the principles of the plan's spatial strategy set out above. It provides a framework to manage the scale of development within the Plan Area and allows for new development to be brought forward in a sustainable way, where local services are available and the need to travel is minimised. The towns and villages in the plan area have been classified into a settlement hierarchy on the basis of the availability of local infrastructure as identified in the Sub-Area Infrastructure Appraisals (2012).

**4.39** The following policy defines the settlement hierarchy and the associated broad approach to development in each instance.

### Policy S 2

#### Settlement Hierarchy

Development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy:

#### Market Towns

## 4 Spatial strategy and strategic policies

Buxton, Glossop, Chapel-en-le-Frith, New Mills and Whaley Bridge are defined as 'Market Towns' and will be the main focus for housing, employment and service growth, consistent with maintaining and where possible enhancing their role, distinctive character vitality and appearance.

### **Larger Villages**

Charlesworth, Chinley, Dove Holes, Furness Vale, Hadfield, Hayfield, Peak Dale and Tintwistle are defined as 'Larger Villages' where a moderate scale of development may be acceptable, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing facilities and services.

### **Smaller Villages**

Buxworth, Chapel Milton, Combs, Birch Vale, Padfield, Smalldale, Sterndale Moor, Thornsett and Tunstead Milton are defined as 'Smaller Villages' where only limited development to meet local rural needs may be acceptable consistent with maintaining and enhancing their distinctive character or appearance.

Settlement boundaries for the above settlements are defined in the Policies Maps. New development should be focused within the settlement boundaries of the Market Towns, Larger Villages and Smaller Villages in accordance with their scale, role and function unless otherwise indicated in the Local Plan.

### **Other Rural Areas**

In all other areas outside of the settlement boundary of settlements, including those villages, hamlets and isolated groups of buildings in the Green Belt and the Countryside which do not have a settlement boundary as defined on the Policies Maps, development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing in accordance with policies EQ3 and H5.

The Green Belt as defined on the Policies Maps, will be protected from inappropriate development and proposals will be considered in accordance with the provisions of national planning policy and in the light of other policies in this Local Plan.

The extent of the Green Belt and the area defined as Countryside as defined in the Policies Map will be protected and maintained for the plan period.

### **Town and Local Centres**

The Council will seek to maintain and enhance the vitality and viability of town centres and local centres as defined on the Maps in accordance with their function, role and scale based on the following hierarchy:

- Main Town Centres: Buxton and Glossop
- Small Town Centres: Chapel-en-le-Frith, New Mills and Whaley Bridge
- Larger Villages and Harpur Hill Local Centre
- Other Settlements

New retail, leisure or office development should be focused within the town centres or local centres in accordance with Policies CF1 and CF2.

### Settlement Scale, Role and Function

**4.40** The **Market Towns** are the largest settlements in High Peak comprising of Buxton including Harpur Hill, Glossop including Gamesley, Chapel-en-le-Frith, New Mills and Whaley Bridge. These accommodate the majority of the Borough's population, services and facilities. The spatial strategy seeks to focus future growth in these settlements and to strengthen their role as service centres. These settlements will be defined by a Settlement Boundary within which development of an appropriate scale and nature will be allowed.

**4.41** The **Larger Villages** are the most sustainable villages in the rural areas which generally have a good local social infrastructure, some local employment opportunities and good accessibility to the towns and larger centres. These villages also have an important role in terms of serving and supporting their immediate surrounding rural areas and smaller villages. The spatial strategy focuses the bulk of the rural development in these settlements and seeks to ensure that they are sustained and promoted as service centres. These settlements will be defined by a Settlement Boundary within which development of an appropriate scale and nature will be allowed. It is recognised that there is a significant range amongst these villages in terms of their size and facilities and it is proposed therefore that the scale of development in each area should be relative to their current size and infrastructure.

**4.42** The **Smaller Villages** generally have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. Development on a large scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village and may undermine the spatial strategy. However, it is recognised that there is a need to meet local needs in these settlements for housing and other economic or community purposes. These settlements will also be defined by a Settlement Boundary within which limited development of an appropriate nature will be allowed.

**4.43** The **Other Rural Areas** comprises of the open countryside and green belt outside of the market towns, larger villages and smaller villages where further development is generally inappropriate other than to meet essential local needs and for rural activities. Within these areas there are some groups of houses and hamlets which are not identified as 'smaller villages' because their predominantly open character and loose-knit nature makes infilling and the definition of a Settlement Boundary inappropriate. The strategy of meeting only essential local needs and rural activities will also apply to these areas. The rural areas also contain major developed areas which may be suitable for appropriate development or redevelopment.

**4.44** The hierarchy of **Town and Local Centres** is derived from their current role and function and evidence from the Retail and Town Centre Study which highlights the importance of maintaining Buxton and Glossop as the principal centres for retail, services and leisure facilities. Other smaller town centres and local centres also have an important role in terms of supporting and meeting the needs of local communities and surrounding rural areas.

### 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.

## 4 Spatial strategy and strategic policies

**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**

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

**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.

**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
<b>Glossopdale</b>	
- Glossop Small Sites	250
- Villages Small Sites	150
- Allocations	558 - 842
<b>TOTAL TARGET PROVISION</b>	<b>958 - 1,242</b>
<b>Central Area</b>	
- 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
<b>TOTAL TARGET PROVISION</b>	<b>1,065 - 1,171</b>
<b>Buxton</b>	
- Buxton Small Sites	300
- Villages Small Sites	100
- Allocations	736 - 1,126
<b>TOTAL TARGET PROVISION</b>	<b>1,136 - 1,526</b>

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

## Sub-Area Strategies

**4.75** The plan area has been divided into three sub areas that each have their own characteristics and features :

- Glossopdale
- Central Area
- Buxton

**4.76** The definition of these sub-areas is based upon a number of factors such as labour and housing market areas, transport links, relationship to neighbouring areas and the boundaries of Parishes and the Peak District National Park. The use of sub-areas enables more locally relevant planning approaches to be taken to different parts of the Borough and facilitates managing housing provision at a local level. Where appropriate, monitoring of development will also be done at this level as well as for the Borough.

Map 2 Local Plan Sub-Areas



## Glossopdale

**4.77** Glossopdale is comprised of the distinct settlements of Glossop, Hadfield, Tintwistle, Simmondley, Charlesworth and Gamesley. Glossopdale is an area of contrasts with historic mill towns, rural villages and large residential areas all contained within the dramatic landscape of the Dark Peak.

**4.78** It covers an area of 2,350 hectares and has a population of over 32,400 people, the majority of which live within Glossop. This area grew as a result of the 19th century textile industry in Derbyshire, and as such much of the area is characterised by rows of workers cottages and industrial mills spreading from an historic core and high street, which is home to a diverse range of independent retailers.

**4.79** The character of each settlement within the sub area is a reflection of the growth and evolution of the area over time. The historic core of Old Glossop retains its narrow winding street pattern and dominant style of stone built cottages, workshops and farm houses, while Glossop itself is defined by the rows of terraced housing and prominent mill buildings which were built to accommodate the rapid expansion of the textile industry. This industrial heritage makes an important contribution to the local distinctiveness of Glossop and as such, large areas are covered by conservation area designations to protect buildings of architectural interest from harmful development. Gamesley to the west of Glossop was built during the 1960s as residential overspill development for Manchester. The character of this area is very different to that of the historic core with brick built detached and semi detached housing arranged around a central community centre and library, shops and a school. The whole of Glossopdale has grown quite significantly since its rapid industrial expansion in the 19th century, but is now constrained by the sloping nature of the surrounding Peak District countryside. Much of the land surrounding the built up area of Glossopdale is defined as greenbelt to prevent the distinct settlements from joining up. This means that there are only limited opportunities for new greenfield development within Glossopdale.

**4.80** The proximity of Glossopdale to Manchester was a major influence in the expansion of the sub area and it remains just as influential today. Glossop and Hadfield are largely commuter settlements with a large proportion of residents travelling to work outside of the High Peak, primarily to the main urban areas of Stockport, Tameside and Manchester. Public transport links to these areas are limited, although a direct rail link provides quick and direct access between Glossop, Hadfield and Manchester. The majority of commuters rely on the private car which has resulted in severe congestion, particularly through the town centre and on the A628 to the North. Problems are compounded by the large volumes of through traffic using the A57 and A628 to cross the Pennines between Manchester and South Yorkshire. Congestion on the infrastructure in and around Glossopdale is a limiting factor in enabling growth and attracting investment to the area and has a major impact on the quality of life and the environment in the sub area and neighbouring Tameside.

**4.81** In response, Tameside Metropolitan Borough Council has consulted on options for addressing congestion in the area that would form the Longdendale Integrated Transport Strategy (LITS). Options included a bypass of Mottram, walking, cycling and public transport improvements and a combination of these measures. High Peak Borough Council will carefully consider further proposals as they emerge and is committed to working with partners to deliver suitable measures to help address congestion and improve accessibility in Glossopdale. This approach was adopted by the Council during the preparation of the Trans-Pennine Feasibility Study which was prepared by the Department for Transport in conjunction with the Highways England during 2014/15. The study was informed by a stakeholder reference group, including High Peak Borough Council. The study took account of development proposals in the Local Plan in determining the extent of future traffic growth. The aim of the Trans-Pennine Feasibility Study was to identify the opportunities and understand the case for future investment solutions on trans-Pennine routes that will improve connectivity between Manchester and Sheffield, and that are deliverable, affordable and offer value for money. This included the consideration of A57 and A628 in Glossopdale. The subsequent Road Investment Strategy published by Government in December 2014 proposed a £170 million investment package which included:

- Mottram Moor link road
- A57(T) to A57 link road (the Glossop Spur)

## 4 Spatial strategy and strategic policies

- A628 climbing lanes
- Safety and technology improvements

**4.82** A study was also announced to consider the feasibility of a Trans- Pennine Tunnel to improve road access between Manchester and Sheffield.

**4.83** The above proposals will be subject to further detailed consideration, consultation and statutory procedures by the relevant agencies. The Borough Council will review and respond to the plans as they progress. Developments in the Glossopdale area that require a Transport Assessment may be required to consider the A57/A628 junction in order to further identify impacts and highlight further possible improvements. Accordingly, Transport Assessments in the Glossopdale area should be scoped with the Highways England in order to determine whether specific consideration of the A57/A628 junction is required.

**4.84** Glossop is identified in the Retail Hierarchy as one of two main town centres having regard to the range of shopping and non-retail service facilities within each centre, the extent of its catchment and its current market share. Hadfield, Charlesworth and Tintwistle are identified as a larger villages.

**4.85** In Glossopdale around a fifth of the working age population are employed in the manufacturing sector. Although this level has decreased significantly in recent years there has been significant growth in service sector employment over the same time scale. Glossopdale still maintains much of its industrial land used for manufacturing, although there is now an excess of employment land of this type across the High Peak. Several of the existing employment estates are of a poor quality with a high proportion of old and vacant premises. Employment land in Glossopdale requires modernisation to encourage the development of offices and work spaces to assist the diversification of the economy and support the transformation of the manufacturing economy.

**4.86** Housing affordability is a key issue in Glossopdale - 19.9% of households in the area were unable to afford market housing according to the 2007 Housing Needs Survey and this has major implications for the housing types and tenures required in the area. Currently, the most prominent housing type in the area is terraced comprising 44% of the total housing stock.

**4.87** Detached and semi detached properties account for 51% while only a small proportion of the population live in flats or converted houses (Hometrack, 2009). The majority of residents in the area are owner occupiers although there are significant concentrations of social rented housing, particularly in Gamesley where this accounts for more than 60% of the total stock. Gamesley is ranked within the 25% most deprived wards in Derbyshire with higher unemployment, (8.6% (August, 2009), poorer health and lower life expectancy than other wards in the sub-area. This is in stark contrast to the neighbouring ward of Simmondley which ranks amongst the 25% least deprived wards in the County. Any future development, particularly that for employment and community infrastructure should be aimed at reducing inequalities that exist over small spatial scales in Glossopdale.

**4.88** Many residents choose to live in Glossop because of the high quality natural and historic landscape of the town and surrounding area. House prices are more affordable compared to Manchester while access to jobs in the city is good.

**4.89** Consultation responses from the various options consultations highlighted the fact that Glossopdale is constrained by appropriate areas for development and congested roads. However, the studies undertaken (SHMA) suggest that there is a high level of housing need in the Glossopdale area.

**4.90** There are several distinct settlements which make up Glossopdale, each with its own community. Maintaining these separate settlements is important both in landscape and community terms. Existing Green Belt helps to do this and it is not the intention of this Local Plan to amend any of the Green Belt boundaries in Glossopdale. Between Glossop and Hadfield, where there is no green belt, the definition of a strategic gap is necessary to maintain in the long term the separation between the two settlements.

**4.91** The need for new homes in Glossopdale is necessary to meet future population and household changes and affordable housing needs. In Glossopdale past policies of housing restraint have not diminished the supply of housing, a testament to the large 'pipeline' of planning permissions built up in the area over several years. Glossopdale is the area of High Peak that is most widely influenced by Greater Manchester – with strong links to neighbouring areas of Tameside and Stockport, as well as Manchester City Centre. Despite a frequent and well patronised rail service, traffic congestion in the area remains acute, exacerbated by the trans Pennine A628 trunk road.

**4.92** Collectively these constraints militate against significant development in the area. However the prevalence of old mill sites provides some additional opportunity for house building, especially where these are sites are no longer required for employment. The options consultations suggested that some growth on the edges of Glossop and in the Gamesley area could also be the best location for any modest greenfield development. The consultation also revealed very clearly the desire to see any housing in Glossopdale matched by improvements in transport infrastructure.

**4.93** The most appropriate locations for future development, following the consultation exercises have been identified as:

- Land within the urban area
- Mixed-use redevelopment of poor quality employment areas such as Charlestown Works, Woods Mill, Hawkshead Mill
- Small urban extensions

**4.94** Glossopdale has the capacity to capitalise on tourism because of its location on the edge of the Peak District and its heritage assets. A new hotel has recently been opened in Glossop which will help attract longer stay visitors. Woods Mill is a large area of underused land which has potential for a mixed use scheme to include leisure, employment and housing.

**4.95** Glossopdale also has several heritage buildings which are in need of refurbishment. This includes the Market Hall and Town Hall. Proposals are currently being worked up to redevelop and refurbish these areas. It has long been recognised that design and materials are important elements to any development which takes place, so that new development sits comfortably with the traditional building in the area. The Glossop Design and Place Making Strategy SPD sets out the vision for the town centre. The document was prepared in close consultation with the local community and has identified the following distinct quarters of the town centre. Future planning decisions and investments should accord with the strategy.

**4.96** Derbyshire County Council has identified a need for additional school capacity to meet the forecasted increase in school places arising from the proposed additional housing provision. It has identified a potential need for new and replacement schools and nurseries at Padfield, Hadfield, Old Glossop and Charlesworth. Sites for these facilities will need to be safeguarded in the plan to ensure land is available when required. The timing of the provision of such facilities will be determined by the County Council dependent on the local school capacity and rate of future housing development.

#### **Glossop Design and Place Making Strategy areas**

##### **Norfolk Square**

A distinctive quarter at the heart of the town centre focused on the cross roads and civic life with high quality service businesses, restaurants, bars and public facilities.

##### **High Street**

To the east and west of Norfolk Square, 'a village' of independent shops and businesses to serve Glossop and the surrounding area set in an attractive and convenient environment.

##### **Old Glossop / Manor Park**

A heritage / leisure area attractive to residents and visitors alike to be protected, enhanced and linked to the rest of the town centre along Glossop Brook.

##### **Harehills**

Parkland area adjacent to the heart of the town centre focusing on Glossop Brook with the riverside walkway and George Street with its interesting mix of independent shops.

##### **Wren Nest**

An attractive gateway to the town centre with a mix of residential properties and national brand shops creating a good first impression for visitors from the west.

##### **Howard Town**

A creative mixed use area with an interesting variety of businesses, along with residential development.

## Policy S 5

### Glossopdale Sub-area Strategy

The Council will seek to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its settlements, provide an increasing range of employment opportunities, promote the growth of a sustainable tourist economy and meet the housing needs of the local community. This will be achieved by:

1. Promoting and maintaining the distinct identity of the settlements which make up Glossopdale by:

- Protecting and enhancing sites designated for environmental value, including Manor Park, Howard Park and Bankwood Park, public open spaces, playing fields and outdoor sports facilities, local and European wildlife sites, recreation areas and allotments
- Protecting the designated Green Belt
- Maintaining a strategic gap between Glossop and Hadfield as identified on the Policies Map
- Identifying Local Green Spaces at George Street, Glossop and Padfield as identified on the Policies Map
- Supporting the vitality and viability of Glossop Town Centre through the delivery of the Glossop Design and Place Making Strategy, the refurbishment and enhancement of Glossop Market Hall and Town Hall and traffic management measures for George Street
- Supporting the vitality and viability of Hadfield Town Centre
- Redeveloping the Woods Mill area for a mixed use regeneration scheme
- Protecting and enhancing the historic environment
- Ensuring the redevelopment of industrial legacy sites reflects their historic character
- Ensuring that development protects and/or enhances landscape character and the setting of the Peak District National Park

2. Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by:

- Allocating a range of suitable, deliverable housing sites sufficient to meet the requirements of the Glossopdale sub-area, including the delivery of appropriate levels of affordable housing
- Supporting the development of new housing on sustainable sites within the built-up area boundary
- Supporting the development of new housing within the mixed redevelopment of industrial legacy sites
- Ensuring that residential development avoids adverse impact on the integrity of the Peak District Moors (South Pennine Moors Phase 1) Special Protection Area, South Pennine Moors Special Area of Conservation (SAC) and Dark Peak Site of Special Scientific Interest (SSSI)

3. Encouraging the growth of local employment opportunities and supporting the diversification and growth of local business by:



- Allocating suitable, deliverable sites for industrial and business use sufficient to meet the economic needs of the area
  - Supporting the retention and provision of employment within mixed redevelopment of the industrial legacy sites
  - Encouraging the growth of tourism
  - Safeguarding existing employment sites for industrial and business use unless specifically allocated for an alternative use.
4. Supporting enhancements to key community services and infrastructure and connectivity to meet the needs of the local population and support growth by:
- Working with partner organisations to enable improvements to school capacity in the area. In particular the following sites will be safeguarded for educational purposes as identified on the Policies Map :
    - Replacement Primary School and Nursery – Rhodes Street, Padfield
    - New County Primary School and Nursery – Roughfields, Hadfield
    - Replacement Primary School and Nursery for Glossop All Saints – Church Street, Old Glossop
    - Replacement Primary School – Church Fold/Long Lane, Charlesworth
  - Working with partner organisations and developers to address congestion along the A57 and A628, to improve transport links to surrounding areas and to enable transport improvements and mitigation measures identified in the High Peak Transport Study and in the Trans-Pennine Feasibility Study (subject to further consideration). Transport Assessments in support of developments in the Glossopdale area should be scoped with Highways England and the highways authority in order to determine whether the assessment should consider impacts on A57/A628 junction and to identify mitigation measures as appropriate.
  - Supporting improvements to the range and quality of town centre retail and services in Glossop town centre.
  - Protecting land for a new railway station at Gamesley as identified on the Policies Map. This includes land for access and parking.
  - Supporting the provision of indoor and outdoor sports facilities having regard to the Councils Sport and Recreation Strategies

#### Supporting Guidance and Evidence

- National Planning Policy Framework: 2012
- Strategic Housing Market Assessment: 2014
- Retail Study Update: 2013
- Employment Land Review Update: 2014
- High Peak Transport Study: 2014
- Glossop Design & Place Making Strategy

## Local Infrastructure Provision

**5.186** The approach towards infrastructure including health and social care, transport, utilities, waste management and communications is to make the most of the capacity of existing infrastructure, encouraging behavioural change where this will enable more efficient use of the existing infrastructure, remedying any major deficiencies in existing infrastructure and providing new infrastructure that is needed to serve the new development proposed in the Local Plan.

**5.187** Policy CF3 is intended to outline the strategic approach to infrastructure provision in High Peak and enable necessary infrastructure improvements to support High Peak. The policy provides for sufficient flexibility to allow for changing circumstances over the plan period. As required by the National Policy Framework, the policy and supporting Infrastructure Delivery Plan have been informed by an assessment of the quality and capacity of infrastructure with input from relevant providers. Sport, open space and recreational infrastructure is considered under Policy CF4

**5.188** Once more details are known on development sites, for example the approach to surface water management and proposed connection points to the foul sewer network, it may be necessary to coordinate the delivery of development with timing for the delivery of infrastructure improvements. At larger development sites, it may be necessary to ensure that the delivery of development is guided by strategies for infrastructure which ensure coordination between phases of development over lengthy time periods and by numerous developers.

### Policy CF 3

#### Local Infrastructure Provision

The release of land for development will be informed by capacity in the existing local infrastructure to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve infrastructure, services and community facilities, where necessary.

This will be achieved by:

- Providing for health and social care facilities, in particular supporting the proposals that help to deliver the Derbyshire Health and Wellbeing Strategy and other improvements to support local Clinical Commissioning Groups.
- Requiring that new development is suitably located and supported by appropriate complementary measures to ensure accessibility to services and jobs and the health and well-being of local communities
- Facilitating enhancements to the capacity of education, training and learning establishments throughout the Plan Area
- Securing new transport infrastructure, including for walking and cycling that help to address traffic congestion issues and support growth identified in the Local Plan. Improvements should encourage modal shift from the private car where possible
- Providing for strategic enhancement of the energy and utilities networks
- Supporting improvements to telecommunications and high speed broadband infrastructure that does not have an inappropriate impact on the landscape or townscape

## 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.

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**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

## 5 Development management policies

**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

### Provision and Retention of Local Community Services and Facilities

**5.203** The availability of local services and facilities is an important factor in ensuring the sustainability and vitality of communities. The loss of such facilities can have severe consequences, particularly when there is no alternative provision nearby. This issue is particularly pertinent in rural areas where presence of services may be sparse.

**5.204** The Local Plan seeks to ensure that facilities and services that provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community are retained and improved where possible. Such facilities may include community/village halls, village shops, post offices, schools, nurseries, places of worship, health services, care homes, convenience stores, libraries, public houses, museums and performing arts venues. Proposals for a change of use that would lead to the loss of a community facility should be justified by evidence that the current use is no longer viable and that the service cannot be retained in another form elsewhere. Consideration will also be given to the availability of comparable facilities that are accessible to the community in question.

#### Policy CF 5

##### Provision and Retention of Local Community Services and Facilities

The Council will seek to maintain and improve the provision of local community services and facilities. This will be achieved by:

- Supporting proposals which protect, retain or enhance existing community facilities (including multi use and shared schemes) or provide new facilities. New facilities should preferably be located within defined built up areas where they are most accessible. In exceptional cases facilities may be located adjacent to these areas where it can be demonstrated that this is the only practical option and where a site is well related and connected to the existing settlement.
- Safeguarding land required for the provision of facilities to meet existing and future community needs, as identified by service providers.
- Resisting proposals involving the loss of community assets and facilities (including land in community use, community/village halls, village shops and post offices, schools, nurseries, places of worship, health services, care homes, convenience stores, libraries, public houses, museums, performing arts venues and other community facilities) unless it can be demonstrated that the existing use is no longer financially or commercially viable and there are no other means of maintaining the facility, or an alternative facility of the same type is available or can be provided in an accessible location. If permission is granted for a change of use or redevelopment, preference will be given to premises remaining in some form of community or employment use so long as this does not result in traffic, amenity, environmental or conservation problems.



### Environmental Quality

The strategic objectives that this section address are as follows:

- SO1: To protect and enhance the Green Infrastructure Network
- SO2: To maintain, enhance and conserve the areas distinct landscape characteristics, biodiversity, and cultural and historic environment
- SO3: To ensure that design is well designed, promotes local distinctiveness and integrates effectively with its setting
- SO4: To protect and enhance the character, appearance and setting of the towns and villages
- SO5: To address and mitigate the effects of climate change on people, wildlife and places; promoting the safeguarding and prudent sustainable use of natural resources

**5.1** High Peak Borough Council has prepared a Local Plan that interprets and delivers guidance set out in the National Planning Policy Framework in a way that ensures the Council is able to deliver development that meets the specific needs, character and distinctiveness of the Local Plan area.

**5.2** The spatial portrait identifies those unique elements of the plan area that the development strategy needs to address. One of the three main strategic themes is protection of the area's distinct landscape, cultural and historic environment described by the term - its Peak District Character. This section of the Local Plan sets out the preferred approach to delivering development that reflects, maintains and enhances the Borough's Peak District Character - with regard to climate change, landscape character, biodiversity, design, the built and historic environment and Ecological and Green Infrastructure Networks.

**5.3** The character of the Peak District is exceptional, it is an area of national and international importance and buildings - either singly within the landscape, or collectively in towns and villages - contribute greatly to that character. The Local Plan seeks to protect Peak District Character through delivering sustainable development.

**5.4** This approach is supported by the NPPF that states that the purpose of the planning system is to contribute to the achievement of sustainable development. In addition, the NPPF (paragraphs 94 - 95) requires local authorities to adopt proactive strategies to mitigate and adapt to climate change. Sustainable development is key to tackling the linked challenges of climate change, resource use, economic prosperity and social well-being, and cannot be achieved without sustainable buildings.

**5.5** In the context of High Peak's strategic theme of Peak District character, sustainable building design means delivering an effective protection of the environment, both locally in terms of its special character and globally in terms of climate change. It also involves the prudent use of scarce natural resources. Sustainable design can contribute to Peak District character by helping to: deliver energy efficiency; minimise surface water run-off; protect the local environment through the conservation and improvement of habitats and contribute to the protection and enhancement of landscape character – all strategic objectives of the Local Plan.

## Climate Change

**5.6** In 2009, High Peak Borough Council collaborated with Derbyshire Dales District Council and the Peak District National Park to commission a feasibility study to assess the potential for renewable and low-carbon technologies (including micro-generation) across the Peak Sub-Region. The Peak Sub-Region Climate Change Study concluded that there was potential for a range of different types of renewable/low carbon technologies to be used across the area, with heat pumps being the most suitable technology for High Peak. The study was updated in 2011 by the report: Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands: Final Report; Prepared for East Midlands Councils by Land Use Consultants, Centre for Sustainable Energy and SQW.

**5.7** In line with the DECC (Department of Energy and Climate Change) methodology and Natural England advice, the assessment of technical potential for the above study involved a landscape sensitivity assessment for wind. This identified the sensitivity of each landscape character area within the Peak District National Park and the remaining areas (ie outside of the National Park) of High Peak and Derbyshire Dales to wind developments. The potential for commercial scale wind energy within High Peak is heavily constrained by legislation to conserve and enhance the National Park and the need to protect its special qualities. The high quality landscapes within High Peak and outside the Park also result in reducing the potential for wind technology and bio-energy crops.

**5.8** The Peak District National Park Authority's Landscape Strategy and Action Plan 2009 will be used to help assess any impact of a proposed development on the setting of the National Park and where harm to the National Park's landscape setting is identified, the Strategy will be taken into account when determining the application. Also of relevance is The Peak District National Park Authority's Supplementary Planning Document "Climate Change and Sustainable Building".

**5.9** The Peak Sub-Region Climate Change Study suggested that an alternative approach to using targets for renewable energy consumption or CO<sub>2</sub> reductions was the development of a policy based upon achieving set levels in the Code for Sustainable Homes (CSH) for new domestic development or BREEAM (Building Research Establishment Environmental Assessment Method) for new non-domestic development, where standards exist for a particular building type. However it is recognised that such a policy approach for climate change, whilst having the benefit of drawing in wider environmental issues, will involve higher development costs. The Government has since withdrawn the Code.

**5.10** The approach in the Local Plan will seek to reflect the energy hierarchy set out below:

- Reduce the need for energy
- To use energy more efficiently
- To use renewable energy
- Any continuing use of fossil fuels to be clean and efficient for heating and co-generation

**5.11** Taking these factors into account, the Council's preferred approach is to help protect and promote Peak District character through working with developers to bring forward energy efficient development including, where relevant, to a specified level of BREEAM. A significant advantage of using BREEAM is that it involves independent assessment and accreditation, overseen by the UK Accreditation Service. This means that the Council does not need to employ expert staff to

assess a development's credentials, but is able to rely on a trained and licensed independent assessor. At the same time, developers and local communities can have confidence that a development is fairly assessed against objective criteria.

**5.12** The Council is able to demonstrate that policy requirements will not have an unreasonable adverse impact on development viability, when considered alongside all other requirements. The "High Peak Local Plan Viability Test incorporating site viability and deliverability appraisal" has assessed new non-residential development based on costs associated with achieving the BREEAM good standard. The evidence on economic viability shows that office and industrial forms of development are not currently viable. However it should be noted that the report makes clear that any viability issues in relation to employment uses arise not as a result of Planning Policy obligations, rather they are as a result of relatively low values for employment development at the present time. In addition, one of the important aims of schemes such as BREEAM is to drive change in the supply chain and thereby to reduce costs.

**5.13** However the Council recognises that non residential development is likely to come forward not on a speculative basis but with demand for example from owner occupiers wishing to expand, or for business agglomeration reasons. On this basis, some additional flexibility is included in the Policy such that the Council will consider a case based on evidence of viability if an applicant can demonstrate that the requirement for a specific BREEAM level cannot be met. This will be considered by the Council on a case by case basis.

**5.14** Non residential developments will be expected to achieve a good or above assessment using the BREEAM standards. Since the Government has withdrawn the Code for Sustainable Homes and replaced it with new optional technical housing standards, as appropriate, the Council will introduce Building Regulations optional requirements in relation to water in the Buxton Sub-Area, subject to a viability assessment. As discussed in relation to Policy S7 (Buxton Sub-Area Strategy), enhanced water efficiency standards are required in the Buxton Sub-Area in order to minimise the phosphate load into the River Wye from the Buxton Sewage Treatment Works. The River Wye forms part of the Peak District Dales Special Area of Conservation (SAC) where phosphate levels have been highlighted as a potential concern in the Habitat Regulations Assessment.

**5.15** To ensure requirements do not affect the viability of new developments, or they do not adversely affect the deliverability of other objectives of the Local Plan, they will only apply to non domestic development over 1,000m<sup>2</sup>. Pre-assessment (design stage) certificates that set out the estimated performance of the development against BREEAM will be required to be submitted.

**5.16** The strategic approach will therefore be to address climate change - without adversely affecting the quality and distinctiveness of the local environment by:

- Directing development to sustainable locations.
- Promoting low carbon, sustainable development.
- Maximising carbon reductions in new build by reducing the need for energy.
- Using energy more efficiently; and
- Generating energy from low carbon or renewable sources.

## Policy EQ 1

### Climate Change

The Council will adopt strategies to mitigate and adapt to climate change. In addressing the move to a low carbon future for High Peak, the Council will plan for new development in locations and ways that reduce greenhouse gas emissions and adopt the principles set out in the energy hierarchy.

The Council intends to meet part of its future energy needs through renewable or low carbon energy sources and will therefore encourage and support the provision of renewable and low carbon technologies, including both stand-alone installations, and micro-renewables integrated within new or existing development.

A low carbon future for High Peak will be achieved by:

- Requiring new development to be designed to contribute to achieving national targets to reduce greenhouse gas emissions by using land-form, layout, building orientation, tree planting, massing and landscaping to reduce likely energy consumption and resilience to increased temperatures
- Ensuring that renewable energy installations do not have an adverse impact on the integrity of any European sites, (including by project-level HRA where appropriate), wildlife sites, protected species or habitats, or the landscape and landscape setting of the Peak District National Park
- Supporting opportunities to deliver decentralised energy systems, particularly those which are powered by a renewable or low carbon source
- Supporting connection to an existing decentralised energy supply system where there is capacity to supply the proposed development, or design for a future connection where there are firm proposals for such a system
- Ensuring that renewable / low carbon energy generation developments and associated infrastructure are supported by requiring Design Statements to include an assessment of how any impacts on the environment and heritage assets, including cumulative landscape, noise and visual impacts, can be avoided and/or mitigated through careful consideration of location, scale, design and other measures
- Applications for new build residential development in the Buxton Sub-Area should meet the optional national technical requirement for water efficiency of 110 litres per person per day to minimise the phosphate load to the River Wye via discharges from the Buxton Sewage Treatment Works, unless it can be demonstrated that doing so would adversely impact on a scheme's viability.
- Unless it can be demonstrated that it would not be technically feasible or financially viable, requiring that commercial developments over 1,000m<sup>2</sup> the Building Research Establishment Environmental Assessment Method (BREEAM) good standard as a minimum
- Promoting energy efficiency and the use of renewable / low carbon energy in new development and through retro-fitting of existing buildings
- Supporting sustainable waste management by provision of space for recycling and composting

## 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.

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**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).

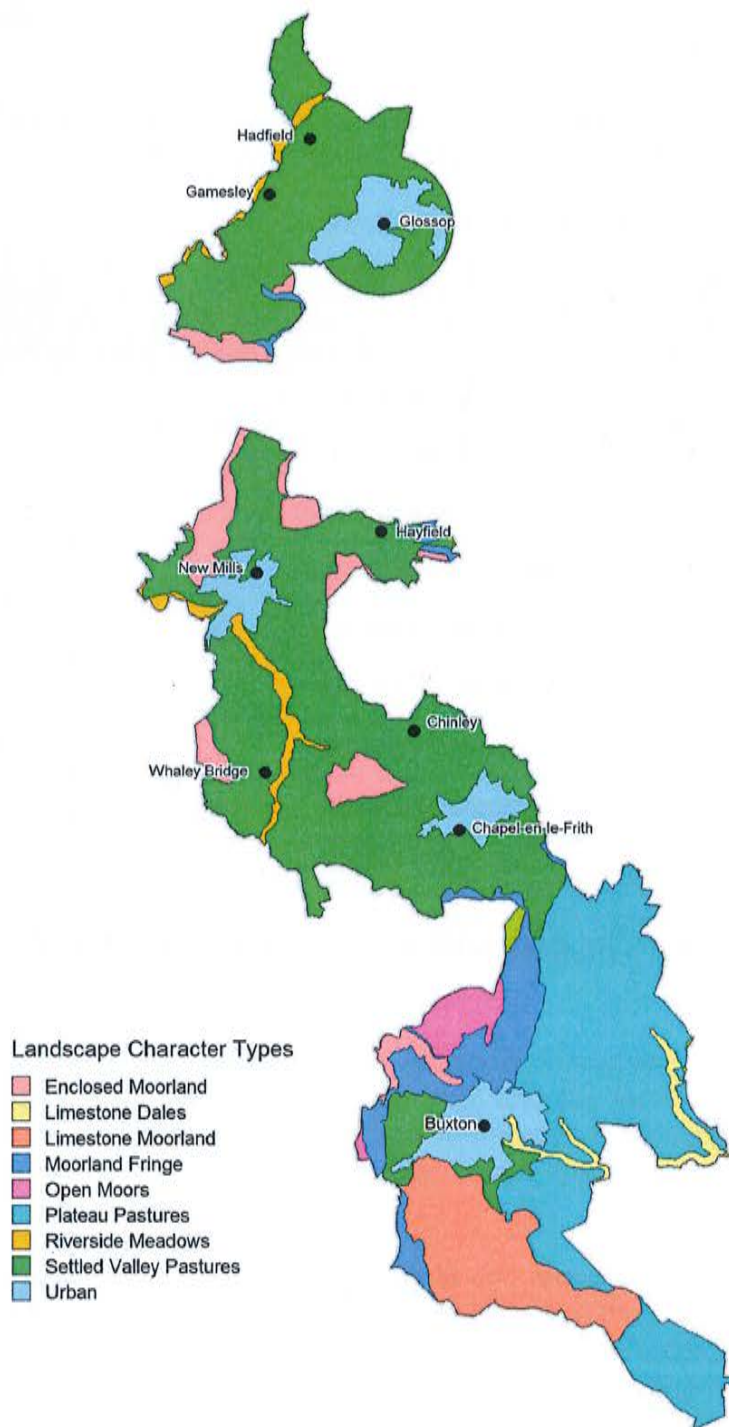
**5.21** There are nine landscape character types - as marked on the proposals maps - distributed across two landscape character areas, as shown in the Table below:

**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
	Moorland Fringe
The White Peak	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.

## 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.

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## 5 Development management policies

**5.65** The Green Infrastructure Network of High Peak comprises sites important for the protection and enhancement of biodiversity, outdoor recreation and cultural heritage. These are linked together by corridors including river valleys, long distance trails and canals to form a comprehensive network of green areas for the benefit of wildlife as well as the health and well-being of local communities.

**5.66** Development proposals resulting in loss of existing open space, sports and recreational buildings and land including playing fields will be determined in accordance with the NPPF and Local Plan Policy CF4.

**5.67** The network within the Local Plan area, shown in the map below, includes three historic parks and gardens, eight sites of special scientific interest, 106 Local Wildlife Sites, over 960km of public rights of way and parts of three sites of international conservation importance known as Special Areas of Conservation and Special Protection Areas.

**5.68** The Council will act to help create, protect, enhance and manage networks of biodiversity and green infrastructure as part of the Council's strategy for the development of sustainable and inclusive communities. Ecological and green infrastructure networks have a key role to play in providing opportunities for outdoor recreation and social interaction, improving accessibility through safe and attractive routes for walking and cycling and supporting local biodiversity.

**5.69** The Table and Map below set out details of the multi-functional corridors and trails that link green spaces, residential areas and town centres together across the Local Plan area.



Map 4 Green Infrastructure Network

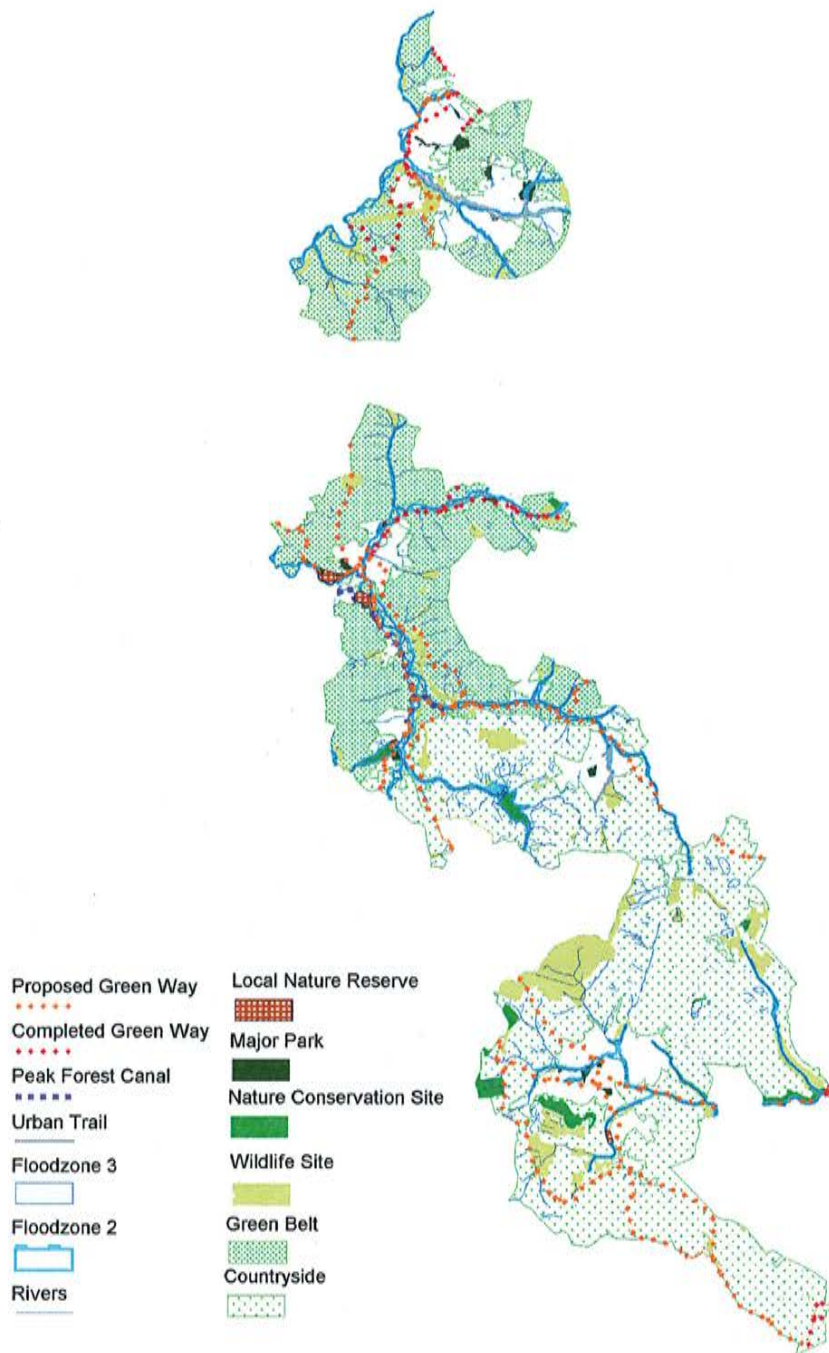


Table 8 Long Distance and Local Trails in the High Peak

Route	Type	Sub Area
Trans Pennine Trail	Long Distance Trail	Glossopdale
Midshires Way	Long Distance Trail	Central Area - Buxton
Pennine Cycleway	Long Distance Trail	Glossopdale - Central Area - Buxton
Pennine Bridleway	Long Distance Trail	Glossopdale - Central Area - Buxton
Peak Forest Canal	Canal	Central Area
Sett Valley Trail	Local Trail	Central Area
Goyt Way	Local Trail	Central Area
High Peak Trail	Local Trail	Buxton
Warmbrook Footpath	Local Trail	Central Area
Lyme to Longdendale Link	Local Trail	Central Area
Peak Forest Tramway	Local Trail	Central Area
Glossop Trail	Local Trail	Glossopdale

**5.70** Although there is an existing green infrastructure network across the Local Plan area - gaps have been identified that if addressed, could strengthen the current network. The implementation of the West Derbyshire and High Peak Greenway Strategy and the completion of the Matlock to Buxton Cycle Trail (in partnership with Derbyshire County Council and the Peak District National Park) both provide opportunities to achieve improvements in the Borough's green infrastructure network.

**5.71** In addition, the Council will work with partners to identify and map further components of the Borough's ecological networks, including wildlife corridors and stepping stones that connect designated nature conservation sites, along with areas identified by local partnerships for habitat restoration or creation.

### Policy EQ 8

#### Green Infrastructure

The Council will, through partnership working, develop, protect and enhance networks of Biodiversity and Green Infrastructure.

This will be achieved by:

- Requiring that development will not have a detrimental effect on the amount or function of existing green infrastructure unless replacement provision is made that is considered

to be of equal or greater value than that lost through development; taking particular account of appropriate levels of mitigation where development would result in habitat fragmentation

- Requiring that any green infrastructure development project that could result in adverse effects to a European site is subject to project-level HRA
- Requiring that development proposals, where appropriate, contribute towards the creation of new or enhancement of existing green infrastructure, including public and private open space, recreation areas, parks and formal outdoor sports facilities, local nature reserves, wildlife sites, woodlands, allotments, bridleways, cycle ways and local green spaces
- Requiring that through its layout and design, new development responds to the location of existing green infrastructure and ecological networks, supporting their appropriate uses and functions
- Where appropriate, ensuring that green infrastructure helps mitigate the effects of climate change including through management of flood risk and waterways
- The protection and extension of existing long distance trails and development of a network of Greenways in accordance with the West Derbyshire and High Peak Greenway Strategy
- Working with the Dark Peak Nature Improvement Area and other partners to help create better access routes linking High Peak settlements into the surrounding countryside for tourism and recreation
- Identifying and protecting key wildlife corridors and stepping stones that connect sites of importance for biodiversity, including creating or restoring habitats of nature conservation value, in accordance with Local Plan Policy EQ5

### Supporting Guidance and Evidence

- National Planning Policy Framework; 2012
- West Derbyshire and High Peak Greenway Strategy; 2008
- High Peak Green Infrastructure Network
- High Peak Ecological Network; Derbyshire Wildlife Trust (draft)
- High Peak Sport and Active Recreation Strategy 2014-2017

## Trees, Woodlands and Hedgerows

**5.72** Woodlands and trees are important to the quality of life and environment of the Borough. Woods, and the trees that make up a vital component of them, are essential to life. They have a myriad of different benefits for both wildlife and people. They stabilise the soil, generate oxygen, store carbon, play host to a wide variety of wildlife, as well as providing us with raw materials.

**5.73** Ancient and semi-natural woodlands are not re-creatable within any practical time frame as the ecological and physical features of a site will have developed over hundreds of years. Mature and ancient woodland are an essential part of the Borough's natural capital and a significant source of biodiversity. Ancient semi-natural woodland is a priority habitat in the Peak District Biodiversity Action Plan. Trees can play a role in mitigating the effects of climate change through carbon storage and shading. They are also an important feature in creating a high quality local environment.

## Housing

The Strategic Objectives that this section address are as follows:

- SO9: To provide an appropriate mix of housing types, sizes and tenures in sustainable and accessible locations to meet the needs of all residents in the Borough
- SO10: To protect existing, and support the delivery of new services, facilities and infrastructure that improve accessibility and connectivity
- SO11: To promote opportunities for healthy lifestyles and support developments that minimise risks to health
- SO12: To encourage the efficient use of previously developed land and buildings whilst minimising the use of greenfield land

**5.136** The Spatial Strategy sets out the broad approach to the distribution of development across the plan area. This section seeks to set out how the housing needs of the plan area are to be met, whilst at the same time addressing the challenges of climate change, seeking to ensure that communities have appropriate access to services, facilities, community infrastructure and are able to keep healthy and safe.

**5.137** The provision of sustainable, decent and affordable housing is one of the key aims of National Planning policy and a priority locally.

**5.138** The following policies outline the locational requirements for new homes, phasing to ensure a continuous supply of homes throughout the plan period, the sites allocated for residential or mixed use, levels of affordable housing required, rural exception sites and requirements for gypsy, traveller and travelling show people sites.

### Location of Housing Development

**5.139** The Local Plan seeks to deliver a wide choice of high quality housing in appropriate locations to meet the needs of all residents in the Borough, to support the local economy and address the housing needs of the Borough. This will be achieved through a range of measures to promote housing development on suitable sites and to ensure that there is a continuous supply of land to meet the needs identified in the Local Plan.

### Policy H 1

#### Location of Housing Development

The Council will ensure provision is made for housing taking into account all other policies in this Local Plan by:

- Supporting the development of specific sites through new site allocations in the Local Plan or a Neighbourhood Plan

## 5 Development management policies

- Promoting the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose
- Supporting housing development on unallocated sites within defined built up area boundaries of the towns and larger villages
- Encouraging the inclusion of housing in mixed use schemes where housing can be accommodated in an acceptable manner without compromising other planning objectives
- Supporting development identified through a Community Right to Build Order
- Supporting self build housing schemes

The Council will monitor actual and forecast provision, including windfall sites, through the Monitoring Report and its housing trajectory to identify a 5 year supply of deliverable housing sites against the housing requirement in the Local Plan.

The Council will give consideration to approving sustainable sites outside the defined built up area boundaries, taking into account other policies in this Local Plan, provided that

- The development would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and
- the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and
- it would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and
- the local and strategic infrastructure can meet the additional requirements arising from the development

If necessary the Council will review the Local Plan to bring forward additional sites for housing.

### Supporting guidance

- National Planning Policy Framework: 2012
- Strategic Housing Land Availability Assessment: 2014
- Strategic Housing Market Assessment: 2014
- Strategic Housing Needs Survey

### Housing allocations

**5.140** In order to meet the housing target outlined in Policy S3, the following sites have been identified as suitable for development. In some cases this will be housing but in others the site may be more suitable for a mix of uses.

**5.141** The issues and options consultation included a longer list of sites, and using the feedback from that consultation and other information this has been reduced to those sites which are most appropriate for development.

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**5.142** The number of dwellings proposed for each site is indicative only, based on net developable areas and currently known constraints. The actual number of dwellings delivered on each site may therefore differ subject to more detailed information at the time of any application. The allocated sites will give a total indicative provision for the plan area of 2,850 additional dwellings over the plan period based on an average density of 30 dwellings per hectare. In addition to the allocations in Policy H2, there are 1,200 dwellings identified to come forward on small sites in Policy S3, a further 42 dwellings allocated in the consultation draft of the Chapel Neighbourhood Plan and potential housing on allocated industrial legacy sites at Ferro Alloys, Bingswood Industrial Estate and Torr Vale which may further increase the provision for the Borough.

**5.143** The phasing is indicative and has been informed by evidence from the Plan and Site Viability Study. In the policy below the sites have been categorised as either early (E), middle (M) or late (L) phases. These correspond with 5 year periods 2016-2021, 2021-2026, 2026-2031. The trajectory in appendix 2 is based on this indicative phasing. Development of these sites should meet the requirements of the other policies within the plan, particularly in relation to heritage assets.

## Policy H 2

### Housing Allocations

The following sites will be allocated for housing or mixed use development. The Council will work with developers and the local community to bring forward sustainable developments in accordance with the other policies in the Local Plan.

#### Glossopdale

<b>Location</b>	<b>No of dwellings</b>	<b>Phase</b>
<i>Paradise Street Hadfield (G2)</i>	28	M
<i>Roughfields Hadfield (G3)</i>	102	M
<i>North Road (G6)</i>	0 (150)	E
<i>Bute Street ( G12)</i>	30	M
<i>Hawkshead Mill Old Glossop (G13)</i>	31	E
<i>Woods Mill High St East* (G16) [Policy DS1]</i>	104	M
<i>Dinting Road/Dinting Lane (G19)</i>	64	E
<i>Dinting Lane (G20) [Policy DS2]</i>	50	M
<i>Former railway museum (G23) [Policy DS2]</i>	89	L
<i>Land off Melandra Castle Road (G25)</i>	35	M
<i>Land adj to Gamesley Sidings (G26)</i>	38	M

<b>Location</b>	<b>No of dwellings</b>	<b>Phase</b>
<i>Charlestown Works Glossop* (G31) [Policy DS3]</i>	0 (100)	E
<i>Adderley Place (G32) [Policy DS4]</i>	130	M
<b>TOTAL PROVISION ON ALLOCATED SITES</b>	<b>701</b>	

Central

<b>Location</b>	<b>No of dwellings</b>	<b>Phase</b>
<i>Derby Road New Mills (C3) [Policy DS8]</i>	107	M
<i>Ollersett Lane/Pingot Road/Laneside Road New Mills (C5, C6, C17, C18) [Policy DS9]</i>	239	M/L
<i>Woodside Street New Mills (C7)</i>	25	E
<i>South of Macclesfield Road (C9)</i>	0 (83)	E
<i>Buxton Road Chinley (C13)</i>	13	E
<i>Britannia Mill* (C15) [Policy DS10]</i>	50	E
<i>Furness Vale A6 (C16)</i>	39	E
<i>Furness Vale Business Park* (C19) [Policy DS12]</i>	26	L
<i>New Mills, Newtown* (C20) [Policy DS14]</i>	15	M
<i>Birch Vale Industrial Estate* (C21) [Policy DS15]</i>	100	M
<b>TOTAL PROVISION ON ALLOCATED SITES</b>	<b>614</b>	

Buxton

<b>Location</b>	<b>No of dwellings</b>	<b>Phase</b>
<i>Batham Gate Road Peak Dale (B1)</i>	25	E
<i>Land at Hogshaw Buxton (B3, B4) [Policy DS17]</i>	124	L
<i>Hardwick Square South Buxton (B6)</i>	30	E
<i>Market Street Depot Buxton (B7)</i>	24	E
<i>West of Tongue Lane Fairfield Buxton (B8) [Policy DS18]</i>	139	L
<i>Land off Dukes Drive Buxton (B10) [Policy DS19]</i>	338	M



<b>Location</b>	<b>No of dwellings</b>	<b>Phase</b>
<i>Foxlow Farm, Ashbourne Road, Buxton (B20,B21,B22) [Policy DS20]</i>	0(440)	<i>E/M</i>
<i>Harpur Hill College Campus (B27)</i>	105	<i>E</i>
<i>Station Road, Buxton (B31) [Policy DS22]</i>	30	<i>M</i>
<b>TOTAL PROVISION ON ALLOCATED SITES</b>	<b>815</b>	

Sites marked \* are industrial legacy sites identified in Policy E5 for redevelopment including housing

Sites with [Policy DS] refer to Strategic Development Sites policies

Sites with a 0 in the number of dwellings column had planning consent for housing development upon the publication of the main modifications to the Local Plan. A zero figure is specified to avoid double counting in the Housing Trajectory (Appendix 2) where the number of dwellings with planning consent is stated alongside the projected number of homes to be delivered on allocated sites. In the event that these permissions lapse, indicative housing capacity figures for these sites are provided in brackets and in the corresponding Strategic Development Site Policy in Chapter 6.

### Supporting guidance

- National Planning Policy Framework: 2012
- Strategic Housing Land Availability Assessment: 2014
- Strategic Housing Market Assessment: 2014
- Strategic Housing Needs Survey

### New Housing Development

**5.144** Meeting the assessed housing needs of local people is an important consideration in the plan. This is not only new homes, but the type, location and the mix of house types to create vibrant and inclusive communities

**5.145** This policy will ensure that an appropriate range and mix of new homes are provided, including affordable housing for the needs of the current and future population. This can include flats, apartments, first time buyer and family homes and will be informed by the Housing Needs Survey.

**5.146** As the population is ageing, consideration will need to be given to the needs of the elderly and this may mean sheltered, extra care or supported housing is required.