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1 Introduction

1.1 This Monitoring Report covers the period from 1st April 2023 to 31st March 2024 and includes the information required under the Town and Country Planning (Local Planning)(England) Regulations 2012.

- Details of the Local Development Scheme and how the Council is performing against the time scales and milestones set out in the document
- How the Council has worked with other key bodies under the duty to cooperate
- Neighbourhood Planning
- The Self Build Register
- The Community Infrastructure Levy
- Policy monitoring (includes indicators that have been monitored for this monitoring period)

2 Local Development Scheme

2.1 The Local Development Scheme (LDS) specifies the documents which, when prepared, will comprise the Local Plan for the area.

2.2 The High Peak Local Plan was adopted on 14th April 2016 and was therefore more than five years old on the 1st April 2022. On the 23rd June 2022, the Council concluded that Policy S3 (Strategic Housing Development), Policy S4 (Maintaining and Enhancing an Economic Base) and Policy H4 (Affordable Housing) are deemed out of date for development management purposes and agreed to the commencement of an update to the Local Plan to update Policy S3, S4 and H4 and to consider any consequential updates for policies and to reflect corporate priorities including in particular issues around climate change, biodiversity and nutrient neutrality.

Table 1 Updated High Peak Local Plan and Policies Map

Purpose and scope		
What is the scope of the document?	A spatial strategy and vision for the Borough and the policies and site allocations to deliver them.	
What is the purpose of the document?	Part of Development Plan for High Peak to be used to determine planning applications and guide investment.	
What will it replace?	High Peak Local Plan adopted April 2016	
Timetable		Completed within Milestone
Early engagement	Q1 2023	Yes
Options consultation	Q3 2023	
Preferred Options consultation	Q2 2024	
Publication of Local Plan for formal representations	Q1 2025	
Submission of Local Plan	Q2 2025	
Examination*	Q3 2025 - Q1 2026	

2 Local Development Scheme

Purpose and scope		
Adoption	Q2 2026	

2.3 * The timetable for Examination of the Local Plan is indicative as this is not determined by the Council.

Table 2 Updated Developer Contributions SPD

Purpose and scope		
What is the subject of the document?	Guidance for the application of Local Plan policies relating to developer contributions required to make development acceptable in planning terms	
What is the status of the document?	Supplementary Planning Document	
What will it replace?	Planning Obligations SPD adopted December 2005	
Timetable		Completed within Milestone
Draft SPD consultation	Q4 2022	
Adoption	2023	Yes

Table 3 Authority Monitoring Reports

Purpose and scope		
What is the subject of the document?	Presentation and analysis of data for indicators relating to development plan policies	
What is the status of the document?	Monitoring report	
What will it replace?	Monitoring reports are produced annually	
Timetable		Completed within Milestone

2 Local Development Scheme

Purpose and scope		
Consultation	N/A	
Publication	December each year	Yes

Table 4 Infrastructure Funding Statements

Purpose and scope		
What is the subject of the document?	Data on developer contributions that have been secured and spent by the Council on infrastructure	
What is the status of the document?	Monitoring report	
What will it replace?	Monitoring reports are produced annually	
Timetable		Completed within Milestone
Consultation	N/A	
Publication	December each year	Yes

Table 5 Statement of Community Involvement

Purpose and scope		
What is the subject of the document?	Proposals for how the Council will consult on planning policy documents and planning applications	
What is the status of the document?	Statement of Community Involvement	
What will it replace?	SCI as adopted in February 2019	
Timetable		Completed within Milestone
Draft SPD consultation	Q1 2023	Yes
Adoption	Q2 2023	Yes

3 Neighbourhood Planning

Neighbourhood Planning

3.1 Once a neighbourhood plan is made, and adopted in High Peak, it will form part of the Local Development Plan for High Peak. This means that it will become a main consideration within the local planning system.

3.2 There are five Neighbourhood Plan designated areas in the Borough in Chapel-en-le-frith, Whaley Bridge and Furness Vale, Chinley, Buxworth and Brownside, Hayfield and Buxton Neighbourhood Area and Forum.

Table 6

Neighbourhood Plan Area	Designated Area	Regulation 14	Regulation 16	Examination	Referendum	Adoption
Whaley Bridge	X	X	X	X	X	X (January 2024)
Chapel-en-le-Frith	X	X	X	X	X	X
Buxton	X					
Chinley, Buxworth & Brownside	X					
Hayfield	X					

4 Duty to Cooperate

Duty to Cooperate

4.1 The Duty to Cooperate is an on-going process and the Council has continued to work with others. As production of the new Local Plan progresses, the Council will seek to agree Statements of Common Ground (where applicable). The table below summarises the main work on strategic matters the Council is undertaking on planning policy issues.

4 Duty to Cooperate

Table 7 Duty to Cooperate

Organisation	Strategic matters	Actions
Derbyshire County Council (DCC)	Ensuring that County Council led infrastructure has sufficient capacity to accommodate planned growth	<p>Implementation and monitoring of relevant policies. HPBC and DCC will continue to engage with each other on a regular basis on infrastructure issues arising from planning applications.</p> <p>Continued dialogue on the delivery of measures identified in Derbyshire Infrastructure Plan and High Peak Infrastructure Delivery Plan through established partnerships and bi-laterally where appropriate.</p> <p>Schools capacity improvements to support growth and improvements to transport links will be progressed in line with the provisions of the Growth and Prosperity Concordat agreed by DCC and HPBC.</p>
	Need for coordinated polices and designations in respect of the High Peak Local Plan and Derby and Derbyshire Minerals and Waste Plans	<p>Consultation with DCC regarding proposals affected by the Safeguarding and Consultation Areas as appropriate.</p> <p>Continued dialogue and joint work to address issues at Tongue Lane/ Ashwood Dale Quarry as required by Policy DS16</p>
	Collaboration on regeneration and economic development	<p>Priorities will be delivered in line with the provisions of the Growth and Prosperity Concordat agreed by DCC and HPBC.</p>
	Joint working on cross boundary strategic and policy matters	<p>Joint working with Derbyshire Planning and Health Group on planning health and social care issues.</p> <p>Joint work with Derbyshire Vision Climate Change Group on issues including climate change, sustainable development and renewable energy. Group includes Derbyshire authorities and Peak District National Park.</p> <p>Work has commenced on an updated A6 corridor study (due for completion around November 2022). Study will produce a clear implementation plan for delivery of the interventions identified, including phasing and approach to cooperation and cross-border delivery between the partners involved in the study (Stockport, Cheshire East, DCC and HPBC).</p>
Peak District National Park Authority (PDNPA)	Working towards meeting objectively assessed needs for development for the whole of High Peak Borough	<p>Liaison with PDNPA on future updates to evidence base studies.</p> <p>Implementation and monitoring of relevant policies.</p>
	Taking account of housing delivery in the areas of High Peak that lie within the National Park	<p>Housing monitoring coordinated with the PDNPA.</p>

4 Duty to Cooperate

Organisation	Strategic matters	Actions
	Need to consider the landscape setting of the National Park to mitigate unacceptable adverse impacts	Implementation and monitoring of relevant policies.
	Consideration of the capacity of shared infrastructure to support growth and local communities	Implementation and monitoring of relevant policies. Continued working through established partnerships and working groups to support infrastructure delivery. Continuing liaison on infrastructure planning matters.
	Joint support for Neighbourhood Planning for parish and town councils with land in both plan areas	Continued support and collaboration on Neighbourhood Plans.
	Supporting the wider Peak District Economy	Continued joint working through partnerships.
Tameside Metropolitan Borough Council (TMBC)	Working towards meeting objectively assessed needs for housing within the overlapping housing market areas	Consultation on future evidence base updates and joint working.
	Supporting the local economy	Consultation on future evidence base updates and joint working. See arrangements with GMCA below regarding economic development.
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.
	Coordination of Green Belt reviews that affect the shared Green Belt boundary	Collaborate and consult on any future Green Belt reviews that would affect the extent of Green Belt shared by Tameside and High Peak.

4 Duty to Cooperate

Organisation	Strategic matters	Actions
<p>Stockport Metropolitan Borough Council (SMBC)</p>	<p>Working towards meeting objectively assessed needs for housing within the overlapping housing market areas</p>	<p>Consultation on future evidence base updates and joint working when appropriate.</p>
	<p>Supporting the local economy</p>	<p>Consultation on future evidence base updates and consultations. See arrangements with GMCA below regarding economic development.</p>
	<p>Consideration of cross boundary transport infrastructure required to support development and address existing issues</p>	<p>Work has commenced on an updated A6 corridor study (due for completion around November 2022). Study will produce a clear implementation plan for delivery of the interventions identified, including phasing and approach to cooperation and cross-border delivery between the partners involved in the study (Stockport, Cheshire East, DCC and HPBC). Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.</p>
	<p>Coordination of Green Belt reviews that affect the shared Green Belt boundary</p>	<p>Collaborate and consult on any future Green Belt reviews that would affect the extent of Green Belt shared by Stockport and High Peak.</p>
<p>Cheshire East Council (CEC)</p>	<p>Meeting objectively assessed needs for housing within the overlapping housing market area.</p>	<p>Consultation on future Local Plan reviews. Duty to Cooperate Statement of Common Ground re Cheshire East Local Plan Site Allocations and Development Policies signed 30/9/19.</p>
	<p>Consideration of cross boundary transport infrastructure required to support development and address existing issues</p>	<p>Work has commenced on an updated A6 corridor study (due for completion around November 2022). Study will produce a clear implementation plan for delivery of the interventions identified, including phasing and approach to cooperation and cross-border delivery between the partners involved in the study (Stockport, Cheshire East, DCC and HPBC). Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.</p>
	<p>Policies required in respective Local Plans to have regard to purposes of the Peak District National Park</p>	<p>Joint commitment to protect the landscape, setting and habitats of Peak District National Park through relevant Development Plan preparation and implementation along with the determination of planning applications. Consultation on future Local Plan reviews.</p>

4 Duty to Cooperate

Organisation	Strategic matters	Actions
		Monitoring of relevant policies.
Derbyshire Dales District Council (DDDC)	Coordination of Green Belt reviews that affect the shared Green Belt boundary	Commitment to collaborate and consult on any future Green Belt reviews that would affect the extent of Green Belt shared by Cheshire East and High Peak.
	Working towards meeting objectively assessed housing needs for housing within the overlapping housing market areas.	Consultation on future evidence base updates and Local Plan reviews joint working when appropriate.
	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Consultation on future Local Plan reviews. Implementation and monitoring of relevant policies.
	Consideration of the capacity of shared infrastructure to support growth and local communities	Implementation and monitoring of relevant policies. Continued working through established partnerships and working groups to support infrastructure delivery.
	Supporting the wider Peak District Economy	Continued joint working through partnerships.
Sheffield City Council (SCC)	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Consultation on future Local Plan reviews. Implementation and monitoring of relevant policies.
	Working towards meeting objectively assessed needs for housing within the overlapping housing market areas	Consultation on future evidence base updates and Local Plan reviews and joint working when appropriate.
Staffordshire Moorlands District Council (SMDC)	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Coordination of planning and regeneration initiatives through the Strategic Alliance between HPBC and SMDC. Consultation on future Local Plan reviews. Implementation and monitoring of relevant policies.

4 Duty to Cooperate

Organisation	Strategic matters	Actions
	Supporting the wider Peak District Economy	Continued joint working through partnerships.
Oldham Metropolitan Borough Council	<p>Policies required in respective Local Plans to have regard to purposes of the Peak District National Park</p> <p>Main DTC issues affecting both authorities are PDNP, landscape and GI linkages.</p>	<p>Consultation on future Local Plan reviews.</p> <p>Implementation and monitoring of relevant policies.</p>
Kirklees Metropolitan Borough Council	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	<p>Consultation on future Local Plan reviews.</p> <p>Implementation and monitoring of relevant policies.</p>
Barnsley Council	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	<p>Consultation on future Local Plan reviews.</p> <p>Implementation and monitoring of relevant policies.</p>
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	<p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.</p> <p>Consultation on future Local Plan reviews.</p>
Natural England (NE)	Input on Habitats Regulations Assessment, including potential impacts of development on European designated sites in the Peak District National Park	<p>Consultation on planning applications.</p> <p>Implementation and monitoring of relevant policies.</p> <p>Discussions to address the issue of nutrient neutrality.</p> <p>Consultation on future evidence base updates and Local Plan reviews.</p>
Environment Agency (EA)	Input on Strategic Flood Risk Assessment, including potential downstream cross boundary flood risk matters	<p>Consultation on planning applications.</p> <p>Implementation and monitoring of relevant policies.</p>

4 Duty to Cooperate

Organisation	Strategic matters	Actions
		Consultation on future evidence base updates and Local Plan reviews.
National Highways	Consideration of impact of development proposals in Local Plan on A628 / A57 trunk road in High Peak and neighbouring authorities	Consultation on planning applications. Implementation and monitoring of relevant policies, including S5 and H2. Consultation on future evidence base updates and Local Plan reviews.
Historic England	Partner in the delivery of strategic heritage led regeneration project, namely, the Buxton Crescent and Spa Hotel (Grade 1 listed)	Consultation on planning applications. Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.
National Health Service Commissioning Board (NHS England)	Provision of additional health care infrastructure and services to support growth where necessary	Consultation on planning applications. Implementation and monitoring of relevant policies and Infrastructure Delivery Plan. Joint working with Derbyshire Planning and Health Group on planning health and social care issues.
North Derbyshire CCG	Provision of additional health care infrastructure and services to support growth where necessary	Consultation on planning applications. Implementation and monitoring of relevant policies and Infrastructure Delivery Plan. Joint working with Derbyshire Planning and Health Group on planning health and social care issues.
Tameside and Glossop CCG	Provision of additional health care infrastructure and services to support growth where necessary	Consultation on planning applications. Implementation and monitoring of relevant policies and Infrastructure Delivery Plan.
Transport for Greater Manchester (TfGM)	Supporting role in identifying and providing cross transport infrastructure and services that connect High Peak with Greater Manchester	Consultation on planning applications. Implementation and monitoring of relevant policies and Infrastructure Delivery Plan. Continued joint working through partnerships.

4 Duty to Cooperate

Organisation	Strategic matters	Actions
Homes England	Partner in the delivery of affordable housing	Implementation and monitoring of Policy H5. Continued dialogue regarding funding opportunities for affordable housing.
	Housing delivery	Joint working to support the delivery of housing.
D2N2 Local Enterprise Partnership	Local Plan should reflect and assist in delivering the LEP's objectives.	Implementation and monitoring of Policy S4. Input into LEP initiatives when required. Consultation on future Local Plan reviews.
Peak District Local Nature Partnership (LNP)	Local Plan should reflect and assist in delivering the LNP's objectives	Discussion regarding the Biodiversity Action Plan and other LNP projects when appropriate. Implementation and monitoring of Policy EQ4.
Greater Manchester Combined Authority (GMCA)	Supporting role in identifying and providing cross transport infrastructure and services that connect High Peak with Greater Manchester	Consultation on Greater Manchester Spatial Framework. 'Places for Everyone' Statement of Common Ground (SOCG) signed by HPBC in January 2022. Discussions regarding Greater Manchester Clean Air Plan.
	Supporting economic development and business growth	
	Working towards meeting objectively assessed needs for housing within the overlapping housing market areas	

5 Community Infrastructure Levy

5.1 The Community Infrastructure Levy (CIL) is a planning charge that was introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their areas. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.

5.2 In 2013 High Peak Borough Council together with the Peak District National Park Authority, Derbyshire Dales District Council and Staffordshire Moorlands District Council commissioned a viability assessment (2013) which considers how CIL charges could be implemented.

5.3 High Peak Borough Council and Staffordshire Moorlands District Council have subsequently commissioned consultants Keppie Massie to provide an update to the earlier study.

5.4 The Council has not made a decision on whether or not it will introduce CIL although the 2020 Planning White Paper suggests that the existing CIL and section 106 planning obligation systems will be merged to create a new 'Infrastructure Levy'.

6 Self Build Register

Self and Custom Build

6.1 The Self-build and Custom Housebuilding Act 2015 as amended by the Housing and Planning Act 2016 and section 123 of the Levelling Up and Regeneration Act 2023, requires the Council to keep a register of individuals/associations who are seeking a serviced plot of land to build a house for them to occupy as their sole or main residence. This register will provide information regarding the demand for self/custom build housing measured according to annual 'base periods' [October-October] and in line with the legislation. The term "custom-build" implies that another party constructs to the bespoke order of the person seeking to build a dwelling - but the above legislation does not distinguish between "self-" and "custom-" build and treats the two as a single concept. In practice there are some models of housebuilding that 'pre-build' some element of the structure to the customer's order, allowing for the the purchasing self-builder to finish off the construction as a form of 'custom-build'.

6.2 The Council monitors all residential approvals arising in each Base Period. Permissions, renewals and variations of condition applications etc. are also assessed. Also residential conversions can be construed as self-build provided they involve building works and are not straight changes of use; dwelling rebuilds may also count. Residential annexes or holiday lets do not count as they are not creating a self-contained residential unit . It should also be noted that under the legislation, Councils cannot doublecount' approvals for self-/custom- build (CSB) plots pertaining to the same site/planning unit, i.e. the Council will not count a repeat application for the same exact site, if the original consent is still active. similarly, the Council would only count CSB plot(s) arising from a scheme split between, say, outline matters, and reserved matters, once across the whole consent.

6.3 Some consents explicitly declare in the particulars that they are self- or custom-build. Also many agricultural workers' dwellings, rural workers' dwellings etc. by their nature constitute self-build/custom-build (even if this is not explicitly stated by the applicant).

6.4 The Housing and Planning Act 2016 as amended by section 123 of the Levelling Up and Regeneration Act 2023, places a duty on Councils to grant sufficient development permissions to meet the demand for self-build and custom housebuilding according to annual 'base periods' The level of demand is established by reference to the number of entries added to an authority's register during a base period. The first base period begins on the day on which the register is established. The first base period ends on 30th October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods therefore run from 31st October to 30th October each year.

6.5 The Table below shows the number of approvals throughout each base period:

Table 8

Base Period (Oct -Oct)	Permissions Granted
Base Period 1	0
Base Period 2	0

6 Self Build Register

Base Period (Oct -Oct)	Permissions Granted
Base Period 3	0
Base Period 4	0
Base Period 5	3
Base Period 6	4
Base Period 7	0
Base Period 8	0
Base Period 9	1

6.6 During Base Period 9 the Council approved 1 dwelling plot explicitly for self- or custom-build.

6.7 The total number of successful entries on the High Peak Register as of 30th October 2024 is 31. Within this base period 8 applications for the register were made (base period 9).

7 Housing

7.1 The provision of sustainable, decent and affordable housing for all sectors of the community is one of the priorities of the Council Sustainable Community Strategy and the Local Plan. The policies in the Plan seek to ensure an appropriate range and type of housing is provided to meet the identified needs arising from changes in population structure. The Plan recognises there is a need for affordable housing particularly in the rural areas and the policies set out the expected affordable housing provision from residential developments. The Plan allocates a number of sites for residential development and has a criteria based policy for gypsy and traveller sites and sites for travelling showpeople.

Table 9 Annual Housing Completions 2011-2024 (net)

Year	High Peak Completions (outside Peak District National Park) (net)	High Peak completions (within Peak District National Park) (net)
2011/12	102	14
2012/13	207	7
2013/14	36	1
2014/15	100	9
2015/16	160	1
2016/17	330	2
2017/18	498	4
2018/19	380	6
2019/20	305	3
2020/21	249	0
2021/22	387	2
2022/23	426	0
2023/24	268	0
Total	3,448	49

7.2 The table above shows the number of housing completions since the start of the plan period for the High Peak area. The annual housing requirement in the High Peak Local Plan is 350 dwellings per annum.

7 Housing

Table 10 Completions by Local Plan Sub-area (excluding Peak District National Park (PDNP) (net)

Monitoring Year	Glossopdale	Central	Buxton	Total (net)
2011/12	22	18	62	102
2012/13	127	9	71	207
2013/14	11	5	20	36
2014/15	19	80	1	100
2015/16	22	119	19	160
2016/17	104	181	45	330
2017/18	173	249	76	498
2018/19	110	248	22	380
2019/20	167	93	45	305
2020/21	97	46	106	249
2021/22	90	29	268	387
2022/23	115	90	221	426
2023/24	21	84	163	268
Total	1,078	1,251	1,119	3,448
	31%	36%	33%	100%

7 Housing

7.3 The table above shows the proportion of housing completions across the three sub-areas since the start of the plan period. Local Plan Policy S3 states that during the plan period Glossopdale sub-area should deliver between 27-35% of the Borough total. The Central sub-area will deliver between 30 - 33% and the Buxton sub-area will deliver 32 - 43%.

Table 11 2023/24 Completions by Parish (Excluding PDNP)

Buxton (non-civil Parish)	163
Chapel-en-le-Frith	43
Charlesworth	1
Glossop (non-civil Parish)	20
New Mills	7
Whaley Bridge	33
Peak Forest	1
Total	268

Table 12 2023/24 Completions on Previously Developed Land (Excluding PDNP)

New build and conversions	60 units
Percentage of total housing completions	22%

7 Housing

Table 13 Progress on sites allocated for residential development

Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
Glossopdale			
G2 Paradise Street	28	M	This is a greenfield site and the majority of the balance of the allocation is in Council ownership. The Councils preferred bidder has decided not to proceed with the site and has withdrawn their offer. The Council continues to explore alternative delivery options.
G3 Roughfields/ Padfield Main Road	102	M	This is a greenfield site which is in Council ownership. The Council continues to explore options to bring the site forward for housing development, via disposal or joint venture.
G6 North Road	150	E	HPK/2013/0327, HPK/2015/0120 Scheme is now complete.
G12 Bute Street	30	M	HPK/2019/0215 Outline application for 56 dwellings approved awaiting S106.
G13 Hawkshead Mill	31	E	HPK/2014/0431, HPK/2014/0573, HPK/2019/0311 Scheme is now completed.
G16 Woods Mill	104	M	HPK/2015/0571 (Site A) Scheme is now complete. HPK/2022/0317 (Site B) Full consent for new build houses and apartments and the conversion of buildings to create 98 new units was approved in September 2023
G19 Dinting Road/ Dinting Lane	64	E	HPK/2015/0412 Outline planning permission granted for up to 65 dwellings. HPK/2017/0171 Approval of reserved matters for appearance, landscaping, layout and

7 Housing

Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
			scale for residential development 65 dwellings with associated access pursuant to 2015/0412. Decision pending. HPK/2019/0200 Outline application for up to 65 houses was approved in April 2023.
G20 Dinting Lane	50	M	No application has been submitted.
G23 Former Railway Museum	89	L	The site is in the late phase for delivery and no application has been submitted.
G25 Melandra Castle Road	35	M	This is a greenfield site which is in Council ownership. The Council is continuing to explore direct delivery mechanisms to deliver new council homes on the site.
G26 Gamesley Sidings	38	M	DET/2018/0002, HPK/2017/0237, HPK/2018/0191 HPK/2018/0272, HPK/2019/0474 Full planning permission increases the number on the wider Samas Roneo site by 19 to a total of 156. This was approved on 28 July 2021. The site is under construction.
G31 Charlestown Works	100	E	HPK/2013/0597, HPK/2016/0520 Reserved matters approval for 96 dwellings and associated works. Scheme is now complete.
G32 Adderley Place	130	M	HPK/2022/0456 Full application for 92 dwellings approved at appeal on 22nd July 2024.
Central Area			

7 Housing

Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
C3 Derby Road New Mills	107	M	HPK/2017/0534 A full planning application for 96 dwellings was approved in March 2021. The developer is Wain Homes. Construction on the site has now started.
C5,6,17,18 Ollersett Lane/ Pingot Rd/ Laneside Road	239	M/L	No application has been submitted.
C7 Woodside St	25	E	No application has been submitted.
C9 Macclesfield Rd / Linglongs Rd	83	E	HPK/2014/0119, HPK/2017/0247, HPK/2017/0694 The site is now under construction. Barratt Homes is the developer.
C13 Buxton Rd Chinley	25	E	HPK/2016/0692, HPK/2020/0261 The site is now under construction. Johnnie Johnson Housing is the developer.
C15 Britannia Mill	50	E	HPK/2020/0071 Outline planning application for demolition and development of 110 dwellings. Decision pending.
C16 Furness Vale A6	39	E	HPK/2020/0201 approved on 4th July 2022. Not yet commenced.
C19 Furness Vale Business Park	26	L	No application has been submitted.
C20 New Mills Newtown	15	M	No application has been submitted.
C21 Birch Vale IE	100	M	No application has been submitted.
Buxton			
B1 Batham Gate Road	25	E	HPK/2015/0174, HPK/2019/0280 Scheme is now complete.
B3/4 Hogshaw	124	L	HPK/2023/0192 A full application for 116 dwellings was submitted in May 2023 and is awaiting decision.

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Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
B6 Hardwick Square South	30	E	All dwellings are now complete.
B7 Market Street Depot	24	E	This is a brownfield site which is in Council ownership. The site has been marketed .
B8 West Tongue Lane	139	L	No application has been submitted. The Council has selected a preferred bidder and discussions regarding nutrient neutrality are ongoing with the developer.
B10 Dukes Drive	338	M	No application has been submitted.
B20/21/22 Foxlow Farm	440	E/M	HPK/2013/0603, HPK/2017/0590 Site is under construction.
B27 Harpur Hill Campus	105	E	HPK/2018/0315 Site is under construction.
B31 Station Road	30	M	HPK/2018/0120 Scheme is now complete.

7 Housing

7.4 Affordable Housing Completions

Table 14 Affordable Housing Completions

Monitoring Period	Number of Dwellings
2016-17	49
2017-18	44
2018-19	118
2019-20	23
2020-21	45
2021-22	157
2022-23	108
2023-24	49
Total	593

Table 15 Affordable Housing during the Monitoring Period

Year	Social Rent	Affordable Rent	Shared Ownership	Discount Market Sale	Number of dwellings
2023-24	10	25	10	4	49

7.5 There were no approvals or refusals under Policy H5 in this monitoring period.

7 Housing

7.6 Gypsy and Traveller Accommodation

7.7 The Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment 2023 (Final Report July 2023) was commissioned by Derbyshire County Council and partner authorities, including HPBC. It was produced by consultant RRR; replacing an earlier 2015 GTAA also by RRR, for the period 2014-34, covering the same study area (less Erewash DC area as Erewash DC did not participate in the 2023 study). Its key findings were that there were a total of 195 Gypsy and Traveller pitches within the study area consisting of 167 authorised private pitches, 17 local authority managed pitches, and 11 pitches on unauthorised developments. There are also 7 Travelling Showperson’s yards consisting of 36 plots; and 21 transit pitches in the study area. High Peak had no existing traveller sites/pitches (apart from residential sites for non-travellers) and no record of unauthorised sites. There are 281 recorded permanent canalboat moorings within the study area, and an estimated 200 boat dwellers who reside on boats all year within the rest of the navigable waterways within the study area.

7.8 The study assessed the residential accommodation needs for 'gypsies and travellers' under the Government's Planning Policy for Traveller Sites (PPTS) 2015 planning definition (which is based on traveller lifestyle, not ethnicity); and secondly assessed against a broader, ethnic definition. It should be noted that the PPTS definition excludes any person of nomadic habit who has ceased to travel permanently (eg on age or infirmity grounds). The total requirements for the study area over the 20-year period for the various categories, are set out in the tables below:

Permanent Pitch Requirements (Ethnic Traveller Definition, and PPTS 2015 Definition) for Study Area and for High Peak Area

Table 16

Time Period	Study Area	Study Area	High Peak area only	High Peak area only
	Ethnic Definition	PPTS 2015 Definition	Ethnic Definition	PPTS 2015 Definition
2020-2025	68	53	1	0
2020-2040	148	128	1	0

Travelling Showpeople Plot Requirements for Study Area and for High Peak Area

Table 17

Time Period	Study Area	High Peak Area only
2020-2025	8	0
2020-2040	27	0

7 Housing

Mooring Needs for Canal Boat Dwellers across Study Area

Table 18

Time Period	Moorings Needed
2020- 2025	50
2020 - 2040	53

7.9 The study does not provide a needs figure for individually for HPBC, but recommends the local authorities liaise with marina and boat yard owners, and agencies such as the NBTA and CRT, to help determine how boat dweller accommodation needs can be met. It is also recommended that the accommodation need is shared by the study area local authorities all of which have navigable waterways.

Pitch Requirements for Residential Caravan Dwellers [Non-Travellers] for Study Area and for High Peak Area

Table 19

Time Period	Study Area	High Peak Area Only
2020- 2025	38	2
2020 - 2040	77	5

7.10 Recent Government guidance (March 2016) and paragraph 124 of the Housing and Planning Act 2016 indicates that local authorities should consider the accommodation needs of residential caravan dwelling households who do not qualify as "travellers" under either ethnic definitions or the PPTS definition. They are also considered to be covered by the expectations of paragraph 62, NPPF 2024 concerning the delivery of accommodation needs of various groups by Local Planning Authorities through planmaking.

7.11 In relation to transit pitches/sites, the study does not identify requirements for individual authorities in the study area; rather recommending that all of the local authorities within the study area adopt a 'negotiated stopping policy'. This involves caravans being sited at a suitable location for an agreed and limited period of time, and if necessary, with the provision of services such as waste disposal and toilets. Whilst it is important that all local authorities adopt the negotiated stopping place policy, it could be implemented on an individual local authority basis, across the study area, or county wide basis.

7.12 During the monitoring period no applications were submitted (or approved) that related to accommodation needs of gypsies, travellers, travelling showpeople, or boat dwellers. This remains unchanged since the last monitoring period and no planning applications for gypsy and traveller sites have been submitted since the Local Plan's adoption.

8 Environmental Quality

8.1 Derbyshire Wildlife Trust endeavour to provide annual data to the Council, regarding the extent of UK BAP habitats across the High Peak area, and also Derbyshire wildlife sites. Information relating to both is set out in both tables below.

8 Environmental Quality

8.2 Changes in priority UK BAP habitats

Table 20 Change in priority UK BAP habitat (area covered is High Peak outside the PDNP)

Habitat	Area (ha)	Net changes (ha) between 2023-2024	Losses in relation to the impact of development (ha)	Gains arising from approved developments	Data source and accuracy/coverage of data
Hedgerows	Unknown	No change	No losses	No gains	DWT Annual biodiversity monitoring report 23-24
Lowland meadow	96.12	No change	No losses	No gains	DWT Annual biodiversity monitoring report 23-24
Lowland dry acid grassland	33.86	No change	No losses	No gains	
Lowland calcareous grassland	134.27	No change	No losses	No gains	DWT Annual biodiversity monitoring report 23-24
Purple moor grass and rush pasture	5.33	0	3 ha (HPK/2022/0456)	3 ha bespoke compensation agreed (HPK/2022/0456)	DWT Annual biodiversity monitoring report 23-24
Lowland fen	6.36	No change	No losses	No gains	DWT Annual biodiversity monitoring report 23-24
Reedbed	0	No change	No losses	No gains	DWT Annual biodiversity monitoring report 23-24
Open mosaic habitats on previously developed land	38.8	3.15	3.15 ha (relates to HPK/2016/0691) Not previously reported but the habitat is now confirmed as gone	No gains	DWT Annual biodiversity monitoring report 23-24
Traditional orchard	0	No change	No losses	No gains	DWT Annual biodiversity monitoring report 23-24
Lowland mixed deciduous woodland.	a) 600 - 747 b) 558 (includes PDNP)	No change	No losses	No gains	DWT Annual biodiversity monitoring report 23-24

8 Environmental Quality

Habitat	Area (ha)	Net changes (ha) between 2023-2024	Losses in relation to the impact of development (ha)	Gains arising from approved developments	Data source and accuracy/coverage of data
Ponds	Unknown number of ponds and 620.4 ha of lakes.	No change	No losses	No gains	DWT Annual biodiversity monitoring report 23-24

Table 21 Derbyshire Wildlife Sites net gains/losses. (Only losses as a result of development are shown)

Area (ha)	Area (ha) March 2013	Area (ha) March 2014	Area (ha) March 2015	Area (ha) March 2016	Area (ha) March 2017	Area (ha) March 2018	Area (ha) March 2019	Area (ha) March 2020	Area (ha) March 2022	Area (ha) March 2023	Area (ha) March 2024	Losses in relation to the impact of development (ha)	Notes
1027.4	1027.4	1025.6	1032.6	1044.2	1057.37	1056.94	1056.94	1056.94	1067.64	1081.62	1085.06	A small part of Hogshaw Sidings (HP026) is threatened by development (HPK/2023/0192). Approx 0.17 ha (2.2%) of the site would be lost if the application is approved. No other losses have been identified as a result of planning applications during this period.	+3.44 New sites and extensions

(Source: Annual biodiversity monitoring report of changes in the area (ha) of priority habitats and Local Wildlife Sites and changes in the distribution of UK BAP species covering the period April 2023 to March 2024 for Derbyshire (outside of the Peak District National Park), Derbyshire Wildlife Trust 2023).

According to Derbyshire Wildlife Trust the data above is based on the coverage of non-statutory Local Wildlife Sites (also known as Sites of Importance for Nature Conservation) across High Peak (excluding Peak Park area). Since 2022 the table only shows losses as a result of development. Sites may have been lost due to causes outside of the planning system such as intensive agricultural management (see below). Minor changes to areas often result from small boundary corrections and/or switching to using Spherical area rather than Cartesian area to calculate the area in GIS.

8 Environmental Quality

Summary

8.3 The second table in this section shows there have been no recorded development losses to pre-existing LWSs across High Peak (excluding Peak Park area) in the monitoring year; however the area covered by LWSs has increased by 3.44ha, owing to 'new sites and extensions'.

8 Environmental Quality

Dwellings in the Countryside

Table 22 Number of applications for dwellings in the Countryside / Green Belt

Sub area	Number of applications	Approved	Refused
Glossopdale	8x in the countryside 2x in the Green Belt 1x Withdrawn	<ul style="list-style-type: none"> 5x Full minor 1x Certificate of lawfulness 4x Full Planning Large scale MAJOR app 	2x Applications refused 2x Applications allowed at appeal
Central	10x in the countryside 3x in the Green Belt 2x Withdrawn	<ul style="list-style-type: none"> 4x Full Planning - Minor 2x Notification - Change of Use Prior Approval 	4x Applications refused 1x Applications allowed at appeal 1x Appealed and awaiting decision
Buxton	4x in the countryside 3x Withdrawn	<ul style="list-style-type: none"> 1x Full - Minor 	-
Total	23 6x Withdrawn	17	6x Refused 3x Allowed at appeal 1x Awaiting appeal decision

Table 23 Number of Applications in the Green Belt

Sub area	Number of applications	Approved	Refused
Glossopdale	5x Withdrawn	25 Applications by type: <ul style="list-style-type: none"> 1x Advertisement Consent 3x Certificate of Lawfulness - Existing 1x Certificate of Lawfulness - Proposed 2x Discharge of conditions 5x Full - Householder 10x Full - Minor 2x Small-scale MAJOR apps 1x Non Material Amendments 	4 Applications by type: <ul style="list-style-type: none"> 3x Full - Householder (1x Appealed awaiting decision) 1x Full - Large Scale (1x Allowed at appeal)
Central	10x Withdrawn	43 Application by type: <ul style="list-style-type: none"> 1x Advertisement Consent 1x Certificate of Lawfulness - Existing 3x Certificate of Lawfulness - Proposed 4x Discharge of conditions 14x Full Householder 12x Full - Minor 1x (Reserved Matters) Small-scale MAJOR apps 2x Listed Building Consent - Alteration 	11 Application by type: <ul style="list-style-type: none"> 2x - Full householder - 1x Appealed awaiting decision 6x Full minor 1x Listed Building Consent - Alteration 1x Notification - Change of Use Prior Approval 1x Outline - Small-scale MAJOR apps

8 Environmental Quality

Sub area	Number of applications	Approved	Refused
		<ul style="list-style-type: none"> • 3x Non-material Amendments • 2x Notification - Change of Use Prior Approval 	
Buxton	No applications	n/a	n/a
Total	15	68	15

8.4 Non-residential development in the Green Belt

8.5 This current monitoring year there were 98 applications for development within the green belt. Of these, 68 were approved and 15 were refused. The applications related to a range of proposed developments including 6 Discharge of condition applications. The other applications include extensions and alterations, tourist developments and residential dwellings.

8 Environmental Quality

Design and Conservation

8.6 The table below shows the appeals where policy EQ6/ Residential Design Guide SPD is a reason for refusal.

8.7 During the monitoring period there were a total of 19 appeal decisions 16 were dismissed and 3 were allowed.

Table 24 Appeals

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
Glossopdale sub area					
HPK/2022/0534	82 Sunnyfields, Sheffield Road, Glossop, Derbyshire SK13 8QP	single storey rear and front extension. Roof alterations and rear / front dormer extensions.	Built up Areas Boundary	Dismissed 07/08/2023	when compared to the existing rear dormer there would be no qualitative design improvement. This therefore is a neutral consideration in the assessment of what is proposed causing significant harm to the character and appearance of the host dwelling and the area. Consequently, the proposal fails to accord with Policy EQ6.
HPK/2022/0429	1 Royle Avenue, Glossop, Derbyshire SK13 7RD	he development proposed is Lower ground floor garage and utility to be formed partially through excavation. Single storey side extension linking to two storey rear extension and loft room. Inglenook single storey extension to kitchen. Alterations to existing porch.	Built up Area Boundary	Dismissed 15/08/2023	Over development of the appeal site which would be contrary to policy EQ6.
HPK/2023/0075	64 Old Road, Tintwistle, Glossop SK13 1LHL	The application is for proposed rear dormer extension and loft conversion.	Built up Area Boundary	Dismissed 26/10/2023	Significant alterations to the roofscape, and due to the incongruous design, massing and out of scale intervention of this dormer significant harm would be sustained to the character and appearance of the Conservation Area.

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
HPK/2022/0319	40 Hawthorn Drive, Glossop, Derbyshire SK13 7EE	The development proposed is for the erection of a timber single storey structure to the side of the main house.	Built up Area Boundary	Dismissed 22/11/2023	Its siting, size and materials, the proposal would be detrimental to the character and appearance of the street scene. Therefore, it would be contrary to Policies S1 and EQ6 of the High Peak Local Plan 2016.
HPK/2021/0222	Land at The Stables, The Heath, Glossop, Derbyshire SK13 7QF	The development proposed is 13 no. luxury tourist lodges with associated reception building, access and landscaping.	Countryside	Dismissed 04/12/2023	The development would result in limited adverse harm to the value of the wider landscape but would result in a significant magnitude of visual harm when viewed within its immediate surroundings. There would be an adverse but largely contained harm to the landscape character and appearance of the area.
HPK/2023/0217	2 Turnlee Drive, Glossop, Derbyshire SK13 6XA	The development proposed is described as two storey extension to side and single storey extension to rear.	Built up Area Boundary	Allowed 23/01/2024	No conflict with policy EQ6.
HPK/2022/0027	83 Sheffield Road, Glossop SK13 8QJ	The development proposed is for the demolition of existing garage and erection of a three bedroom bungalow.	Built up Area Boundary	Dismissed 09/01/2024	Significant harm to the street scene contrary to policy eq6 and the design guide SPD.
Central Area sub area					
HPK/2022/0502	30 Hall Street, New Mills, High Peak SK22 3BR	The development proposed is demolition of side sunroom and erection of single storey side extension.	Built up Area Boundary	Allowed 28/06/2023	The proposed development would not have a detrimental effect on the character and appearance of the area according with policy EQ6.
HPK/2022/0041	Hillside, 7 Beech Rise, Whaley Bridge SK23 7EQ	The development proposed is single storey rear extension and front balcony.	Built up Area Boundary	Allowed 20/06/2023	The proposed development would not have a detrimental effect on the character and appearance of the area according with policy EQ6.
HPK/2022/0561	150 Buxton Road, Whaley Bridge, Derbyshire SK23 7JF	The development proposed is single storey rear extension, front & rear dormer.	Built up Area Boundary	Dismissed 08/09/2023	The flat roof form would be at odds with that of the appeal property and the general uniformity of pitched roofscapes within the street scene. In this regard, it would not

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
HPK/2022/0301	3 The Sidings, Whaley Bridge, Derbyshire SK23 7HE	The development proposed is demolition of the existing building known as "Taxal Edge" and the detached garage building and the erection of 7 no. dwellings	Built up Area Boundary	Dismissed 15/09/2023	harmonise with the parent building as required by the High Peak Design Guide (2018) and policy EQ6. The proposal would cause harm to the character and appearance of the local area. In addition to the conflict with SPD2 identified above, the proposals would also conflict with Policy EQ6 of the High Peak Local Plan (2016) which requires, amongst other things, all development to be well designed and to contribute positively to an area's character in terms of scale, layout and the relationship to adjacent buildings.
HPK/2020/0441	68, Brookside, Yeardsley Lane, Furness Vale SK23 7PS	The development proposed is described as construction of a new dwelling in the grounds of 68 Yeardsley Lane.	Built up Area Boundary	Dismissed 12/01/2024	The proposed development would therefore fail to accord with Policies EQ 6 and EQ 9 of the LP. These require, amongst other things, new development to be well designed and responds positively to its environment and ensure that existing healthy mature trees are retained.
HPK/2022/0245	Land at Eccles Road, Chapel-en-le-Frith SK23 9RS	The development proposed is the erection of a residential dwelling, detached garage, works of hard and soft landscaping, new access and other works incidental to the proposals.	Countyside	Dismissed 21/02/2024	The proposed development would undermine and cause harm to the character and appearance of the area. Contrary to the Design Guide and policy eq6.
Buxton sub area					
HPK/2021/0667	Lower Brook House Lodge, Brook House Drive, Fairfield, Buxton, Derbyshire SK17 7HW	construction of a timber framed tree house with storage at ground level and a sitting area above.	Built up area boundary	Dismissed 27/06/2023	The main issue is the effect of the proposed development and design on the character and appearance of the area but no conflict with the SPD & policy EQ6
HPK/2021/0711	46 Carr Road, Buxton, Derbyshire SK17 6WF	Retrospective change of use of existing soft landscaped area, as approved by HPK/2003/0335, to an area of hard standing utilised for	Built Up Area Boundary	Dismissed 05/04/2023	Contrary to Policies S1 and EQ6 of the High Peak Local Plan (LP) as it fails to make a positive contribution to the environment.

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
HPK/2022/0383	10 Robertson Road, Buxton, Derbyshire SK17 9DY	domestic off-street parking provision, artificial grassed area, and means of enclosure defined by grey boarded fence. The development proposed is demolition of existing outbuildings and the addition of a single storey side/rear extension with associated internal alterations to include the construction of detached ancillary accommodation and alterations to the boundary wall fronting the highway.	Built Up Area Boundary	Dismissed 25/08/2023	The use of timber cladding with dark aluminium columns, fascias and soffits would not match that of the existing house. Due to the change in levels and low boundary treatments, the building would be highly prominent contrary to policy EQ6 and the Residential Design Guide.
HPK/2020/0352	Buckingham Hotel, 1 - 2 Burlington Road, Buxton SK17 9AS	The development proposed is the application is for the redevelopment of the Buckingham Hotel	Built up Area Boundary	Dismissed 15/08/2023	The increased bulk, the distinguishable difference in the detailing and more generally, its unavoidable inauthenticity when viewed at closer quarters, would undermine the contribution the site makes within the streetscape. The detectable differences would be harmful to the character and appearance of the area.
HPK/2022/0302	17 Macclesfield Road, Buxton, Derbyshire SK17 9AH	The development proposed is new detached garage and store.	Built up Area Boundary	Dismissed 14/09/2023	The proposal would harm the character and appearance of the area in conflict with policies S1 and EQ6 of the High Peak Local Plan adopted April 2016 where these policies seek good design.
HPK/2021/0686	Buxton & High Peak Golf Club, 27 Town End, Fairfield, Buxton, Derbyshire SK17 7EN	The development proposed is glass fronted balcony extension.	Built up Area Boundary	Dismissed 03/11/2023	Adverse impact on heritage.

8 Environmental Quality

Historic Buildings

8.8 The historic buildings at risk register can be found on Derbyshire County Council's website using the following link:

8.9 [Historic Buildings \(derbyshire.gov.uk\)](https://www.derbyshire.gov.uk)

8.10 The Derbyshire Historic Buildings at Risk Register contains a list of historic buildings which are at risk from vacancy, under use, neglect or structural disrepair. There are 16 entries on the register which was last updated in 2018. Most of the structures are listed buildings, some are not listed but are within Conservation Areas and a few are scheduled monuments. It grades the level of risk from 1-6 with 1 being the lowest level.

Buildings at Risk

Table 25

Number	Building	Parish	Risk Rating	Trend
1	85 to 87 Green Lane	Buxton	5	Deteriorating
2	Christ Church, Macclesfield Road, Burbage	Buxton	2	Stable
3	John Kane Tombstone, Church of St Anne, Church Street	Buxton	4	Deteriorating memorial structure
4	The Crescent - Natural Baths	Buxton	1	Improving
5	The Crescent	Buxton	1	Improving
6	Bank Hall, SK052788	Chapel-en-le-Frith	4	Slow but some improvement
7	Hollinknoll, Long Lane	Chapel-en-le-Frith	4	Slow Deterioration
8	Stodhart Tunnel, Hayfield Road	Chapel-en-le-Frith	5	Deterioration
9	Barn east of Old Farmhouse, The Haugh, Dolly Lane, Buxworth	Chinley	6	-
10	Easton House and adjacent Coach House and Stable Block, 88 High Street East	Glossop	6	-

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Number	Building	Parish	Risk Rating	Trend
11	West Gatehouse to Woods Mill, Victoria Street	Glossop	3	Stable
12	Bottom Farm, Cowlow, SK098727	Green Fairfield	6	-
13	3 & 5 Laneside Lane, Low Leighton	New Mills	5	Deterioration
14	Mount Pleasant Methodist Church, Spring Bank Road	New Mills	6	Deterioration
15	Torr Vale Mill	New Mills	4	Improving
16	Wharf Shed, Canal Basin	Whaley Bridge	4	-

8.11 The Council continues to work with owners to address the risk issues and find an appropriate solution which will address the risk to the buildings.

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Flood Risk and Pollution

8.12 During the current 23/24 period the Environment Agency objected to 3 applications on flood risk grounds for the following reason;

- 3 x unacceptable FRAs submitted.
 - 1 - Application advice followed and the objections withdrawn.
 - 1 - Application was refused (Objection remains).
 - 1 - Application approved advice not followed.

8.13 There were no objections on the basis of water quality. No applications have been approved contrary to the recommendations of the Environment Agency. Further information can be found here:

<https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

9 Economy

Employment Land and Premises

Table 26

Use Class	Land Developed (Hectares)	Land Developed (M ²)
Gains 23-24		
B1A	0.0508	334
B1B	0	0
B1C	0	0
B1 (INTERCHANGEABLE)	0	0
B2	3.2427	4270.8
B8	0.169	4001.6
MIXED B1/B2/B8	0.845	0
Total Gross Gains	4.3075	8606.4
Losses 23-24		
B1A	0.0046	82
B1B	0	0
B1C	0.07	120
B1 (Interchangeable)	0.0494	60
B2	0.486	1683
B8	0	0
Mixed B1/B2/B8	0	0
Total Losses	0.6907	1989
Total Gains (Net)	3.6168	6617.4

9.1 The table above shows the amount of additional employment land and floorspace completed in the monitoring year by type, or completed losses from B uses.

9.2 It should be emphasised that the completions figures set out in this annual monitoring report only reflect development which is recorded through the planning permission system [and therefore known to the Council] - in some cases permitted development rules means that industrial extensions etc. do not need any form of permission so (even if there is a building control record) this cannot be recorded; another example of this is internal intensification works such as mezzanine floors. This AMR generally records all forms of affirmative permanent permissions (including certificates of lawfulness, retrospective permissions, prior determinations that further Council permissions are not needed, etc.), but excluding temporary permissions.

9.3 During the monitoring year there were a number of large-scale and minor positive employment completions across the Borough, including major expansions/extensions and renovations to existing factory complexes; a conversion of retail premises to officing; and two separate schemes involving the development of new industrial premises within established industrial areas (including a major

9 Economy

new factory at Harpur Hill Business Park). There were also a small number of employment loss completions across the Borough: two small conversions of B1 buildings to other uses (residential; and sui generis); and more substantially the completion of the former Forge Works Chinley redevelopment from B2 to a housing estate.

9.4 The table above shows how gross employment completions consolidates with completed employment 'loss' schemes during the monitoring year: firstly there has been an *overall* 'net' gain after accounting for losses in both floorspace and site area terms. Secondly there has been a net gain in all use classes measured in both floorspace and hectarage *apart* from small losses to B1c (this was the conversion of a former water plant station to a dwelling).

9.5 In terms of percentage breakdown, the majority of floorspace created was either B2 (49.6%) or B8 (46.5%); with B1a office (3.9%). In terms terms of hectarage B2 is the largest component of total completions at 75.3%, 'mixed' B uses at 19.6%, with the remainder being comprised of B8 and B1a floorspace. In terms of losses, the vast majority (89.3% floorspace or 86.7% hectarage) was 'use class' B2, associated with the Forge Works redevelopment.

9.6 It should be noted that sometimes judgement is involved in ascribing the use class gained or lost associated with a scheme involving floorspace change.

9.7 Employment land supply

Table 27 Employment Land Allocations to be developed (September 2017)

Site Name	Site Area (ha)	Remaining Undeveloped Land 31/03/23 (ha)	Remaining Undeveloped Land 31/03/24 (ha)
Land off Wren Nest Road Glossop	2.5	2.5	2.5
Chapel site es1	1.56	1.56	1.56
Chapel site es4	2.4	2.4	2.4
Chapel site es5	2.5	2.5	2.5
Chapel site es6	0.74	0.49	0.49
Chapel site es7	0.2	0.2	0.2
Staden Lane extension Buxton	1.36	1.36	1.36
Tongue Lane extension Buxton	2.03	2.03	2.03
Waterswallows extension Buxton	5.2	0	0
Total	18.49	13.04	13.04

Table 28 Employment sites with undeveloped space (September 2017)

Site Name	Available area (ha)	Remaining Undeveloped Land 31/03/23 (ha)	Remaining Undeveloped Land 31/03/24 (ha)
Rossington Park/Graphite Way Hadfield	4.77	4.77	4.77

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Site Name	Available area (ha)	Remaining Undeveloped Land 31/03/23 (ha)	Remaining Undeveloped Land 31/03/24 (ha)
Waterside Hadfield	0.8	0.8	0.8
Furness Vale Industrial Estate	1.22	1.22	1.22
Tongue Lane Industrial Estate Buxton	1.16	1.16	0.98
Harpur Hill Industrial Area Buxton	2.7	2.077	2.077
Total	10.65	10.027	9.847

9.8 Note that only one (gain) completion within the monitoring year appears to have occurred within the remaining available employment land according to the 2014 Peak Sub-region study: - land adjacent (south) of World of Power premises, Tongue Lane industrial area [0.18ha]. Although a new industrial unit was completed at Unit 28 Harpur Hill Business Park [0.554ha] this does not appear to relate to the areas described as 'remaining' within the study. Therefore the total remaining area as of 31/03/24 is 9.847ha across 5 sites.

Employment Land Supply

9.9 The total amount of net new B class floorspace completed on previously developed land in 2023-24 breaks down into the following use classes:

Net New Employment Floorspace (m²) Created Across Use Classes 2023-24:

Table 29

B1a	B1b	B1c	B2	B8	Mixed B Uses	Total
252	0	-120	2587.8	4001.6	0	6721.4

9.10 Note that all employment gain completions were on brownfield sites. As employment loss completions involve the loss of employment land/premises, by definition they are brownfield. Therefore the 'net' employment gain completions for 23-24 (as set out in the table above) are also the net employment completions upon previously developed land.

9.11 Effects on the economy: Enterprise births and deaths

9.12 ONS publish annual data on the total number of active businesses in a District, annual business births and deaths. The starting point for the calculation of business demography data is the concept of active businesses in a reference year. These are defined as businesses that had either turnover or employment at any time during the "reference period". New business registrations (identified through registration of the administrative units, that is, Value Added Tax (VAT) and Pay as You Earn (PAYE)) are referred to as business births.

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Table 30 Enterprise Births and Deaths

Total active businesses in 2022	Number of annual Births in 2022 (%) (2 d.p.)	Number of annual Deaths in 2022 (%) (2 d.p.)
4015	400 (9.96%)	345 (8.59%)

9.13 2023 data for High Peak

Mixed use redevelopment of the industrial legacy sites

Table 31 Dwellings approved on Industrial Legacy Sites

Site	Planning Application	Residential approvals and comments	No. Of dwellings
Woods Mill Glossop	2015/0571 Approved 1/7/16	Planning permission granted for mixed use development including 57 dwellings Development is complete.	57
Charlestown Works Glossop	2013/0597 approved 17/3/14 2016/0520 Approved 26/3/18	Outline planning permission granted for demolition of buildings and up to 100 dwellings and office development. Reserved matters application for above outline for 97 dwellings and associated works. The site commenced development in 2018/19. Work is well underway with a number of the dwellings being occupied.	97
Ferro Alloys Glossop	2015/0113 Approved 28/4/16	Planning permission granted residential development. Work started June 2016 and is completed.	51
Bingswood Industrial Estate Whaley Bridge		No applications	0
Furness Vale Business Park		No applications	0
Torr Vale Mill New Mills		No applications	0
Britannia Mill Buxworth	HPK/2020/0071 received 27/2/2020. Outline planning application for demolition and development of 110 dwellings. Decision pending.		0
Land at Newtown New Mills		No applications	0
Total			205

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9.14 Three of the Industrial Legacy sites have residential approvals. None were granted in the monitoring period. The developments at Ferro Alloys and Woods Mill are complete. Work is in progress on Charlestown Works.

9 Economy

Retail Survey 2023

9.15 The geographic extent of the town centres of Buxton, Glossop, Whaley Bridge, Chapel-en-le-Frith and New Mills is defined in the 2016 High Peak Local Plan. The proportion of retail units in each town centre has either slightly declined or remained static compared with the October 2022 survey. All centres now have less than half of their commercial units in retail use. Buxton and Glossop have each lost 6 retail units this year. In terms of overall commercial vacancy rates, all centres fall below the national rate of 11.2%.⁽ⁱ⁾ The vacancy rate in the smallest centre, Whaley Bridge has remained the same and it has fallen slightly in the next smallest centre of Chapel-en-le-Frith. However, New Mills, Buxton and Glossop have all seen an increase in their vacancy rate this year.

Table 32 Commercial Units in Town Centres October 2023

Town	Retail Occupied	Retail %	Eat in/out Occupied	Financial/Prof Services Occupied	Other Business Occupied	Pub Occupied	Total (including Vacant)	Total Vacant	Vacancy rate all %
Buxton	133	46%	51	22	32	19	290	31	10.7%
Glossop	106	49%	33	17	23	15	215	21	9.8%
New Mills	40	49%	11	9	10	3	82	9	11%
Chapel-en-le-Frith	30	45%	11	5	13	4	66	3	4.5%
Whaley Bridge	19	39%	11	8	4	2	49	5	10.2%

i (source: MRI Onlocation October 2023)

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Table 33 Proportion of Vacant Retail Units in Town Centres October 2023

Town	Number of Occupied Retail units	Number of Vacant retail units	2023 Vacancy Rate (%)	2022 Vacancy rate (%)	2021 Vacancy rate %
Buxton	133	22	14.2%	10.9%	11.5%
Glossop	106	14	11.7%	6.7%	11.5%
New Mills	40	7	14.9%	9.1%	12.5%
Chapel-en-le-Frith	30	3	9.1%	9.1%	3.2%
Whaley Bridge	19	4	17.4%	13%	4.3%

9.16 Chapel-en-le-Frith's retail vacancy rate has stabilised this year but all other centres have increased. Only Chapel-en-le-Frith now falls below the MRI Onlocation vacancy rate benchmark.

Table 34 Retail Vacancy Rate in Buxton Primary Shopping Area October 2023

Town	Number of Retail Units in Primary Shopping Area	Number of vacant retail units in Primary Shopping Area	Vacancy Rate %
Buxton	80	13	16%

9.17 The retail vacancy rate in the Buxton Primary Shopping Area is higher than the national commercial vacancy rate and has increased slightly since last year with an additional two units becoming vacant.

Table 35 Proportion of Units in Retail Use within Primary Shopping Area & Primary Shopping Frontage (October 2023)

Town	No. of Retail Units in Primary Shopping Area	% of Occupied Retail Units in Primary Shopping Area	No. of Retail Units in Primary Shopping Frontage (includes vacant units)	% of Occupied Retail Units in Primary Shopping Frontage
Buxton	80	84%	97/154	51.3%
Glossop	n/a	n/a	66/112	52%

9.18 In Buxton, the proportion of occupied retail units in the Primary Shopping Area is significantly higher than the Primary Shopping Frontage. This is in part due to the Primary Shopping Frontage covering a wider area beyond Spring Gardens where uses are more diverse. The proportion of occupied retail units in the Primary Shopping Frontage in Buxton and Glossop has decreased slightly since last year.

9 Economy

Retail Commitments and Completions in 23/24

9.19 This year has seen a limited number of retail commitments, mostly for loss of retail floorspace totalling 402m². Commitments for retail floorspace gain only amount to 213.1m².

Table 36 Retail Commitments 23/24

Application No.	Location	Town Centre?	Type of Retail Floorspace	Amount of Retail Floorspace Gain (Gross m ²)	Amount of Retail Floorspace Gain (Net m ²)	Retailer
HPK/2023/0161	5 & 6 The Quadrant Buxton	Y	comparison	187	141	C W Sellors Jewellery
HPK/2023/0018	7 High Street East Glossop SK13 8DA	Y	n/a	-38	n/a	n/a
HPK/2023/0019	9 - 11 Norfolk Street Glossop SK13 7QU	N	comparison	26.1	not stated	unknown
HPK/2023/0174	120 122 Hadfield Post Office Station Road Hadfield Glossop SK13 1AN	N	n/a	-10	n/a	n/a
HPK/2023/0219	72 Albion Road New Mills SK22 3EY	N	n/a	-42	n/a	n/a
HPK/2023/0204	Markovitz Builders Merchants Ltd, Park Road, Hadfield, Glossop, Derbyshire, SK13 2AH	N	comparison	-142	n/a	Markovitz Builders
DET/2023/0013	1, Chapel Road, Whaley Bridge, Derbyshire, SK23 7JZ	N	comparison	-170	n/a	n/a

9.20 There has been one major retail completion this year, Aldi at Foxlow Farm (outside of Buxton Town Centre) as well as the other five units forming part of this development, four of which were yet to be occupied within this monitoring year.

Table 37 Retail Completions 23/24

Application No.	Location	Completion Date	Town Centre?	Type of Retail Floorspace	Amount of Retail Floorspace Gain (Gross m ²)	Amount of Retail Floorspace Gain (Net m ²)	Retailer
HPK/2021/0145	Land At Foxlow Farm, Harpur Hill Road, Harpur Hill, Buxton	2/11/23	N	convenience	1804	1315	Aldi
HPK/2021/0145	Unit 1, Foxlow Farm, Buxton	March 2024	N	comparison	186	-	Pets Corner

9 Economy

Application No.	Location	Completion Date	Town Centre?	Type of Retail Floorspace	Amount of Retail Floorspace Gain (Gross m ²)	Amount of Retail Floorspace Gain (Net m ²)	Retailer
HPK/2021/0145	Unit 2, Foxlow Farm, Buxton	March 2024	N	unknown	93	-	unknown
HPK/2021/0145	Unit 3, Foxlow Farm, Buxton	March 2024	N	unknown	93	-	unknown
HPK/2021/0145	Unit 4, Foxlow Farm, Buxton	March 2024	N	unknown	93	-	unknown
HPK/2021/0145	Unit 5, Foxlow Farm, Buxton	March 2024	N	unknown	93	-	unknown
HPK/2021/0173	The Fickle Mermaid, Foresters Way, Chapel-en-Le-Friith, Derbyshire, SK23 0RB	31/03/24	N	convenience	-	360	Spar
22/06171/XHPIR	24 Dale Road, Buxton SK17 6NL	31/03/24	N	not known	-80	-	unknown
HPK/2021/0520	3-5, High Street East, Glossop, Derbyshire, SK13 8DA	31/10/23	Y	comparison	418	not stated	The Persnickity Co
HPK/2021/0205	6 Cavendish Circus Buxton SK17 6AT	31/10/23	Y	n/a	-160	n/a	n/a
HPK/2023/0018	7 High Street East Glossop SK13 8DA	31/10/23	Y	n/a	-38	n/a	n/a
HPK/2021/0603	Office 6, Glossop Gas Works, Arundel Street, Glossop, Derbyshire, SK13 7AB	31/10/23	Y	not known	-101.6	n/a	n/a

9 Economy

Tourist Facilities

Table 38 Applications regarding tourist accommodation 2023/24

Application No	Site	Proposal	Decision
Glossopdale			
HPK/2023/0104	Crossgate Farm Crossgate Lane Tintwistle SK13 1HP	Change of use of grass agricultural field to campsite, hardstanding area to carpark and part of agricultural building to house portaloos	Approved
HPK/2023/0224	51-53 High Street East Glossop SK13 8PN	Change of use of ground, first and second floors of No 51 and first and second floors of No 53 High Street East from Class C1 bed and breakfast guest house to 2no Class C3 dwellings. Existing tattoo parlour use to remain at ground floor, No 53.	Approved
HPK/2023/0533	Windy Harbour Caravan Site Woodhead Road Glossop SK13 7QE	Addition of one static caravan to replace an existing timber shed including the expansion of an existing access for exit of cars to highway	Awaiting decision
Central			
HPK/2023/0234	92 High Street New Mills SK22 4BR	Use of existing dwelling as holiday accommodation incorporating minor elevational changes (amended scheme to previous consent ref HPK/2021/0083 dated 8 October 2021)	Approved
Buxton			
HPK/2023/0222	Greenmoor Carlisle Road Buxton SK17 6XE	Conversion of The Former 'Coach House' into a separate residential dwelling.	Withdrawn
HPK/2023/0558	2-4 High Street Buxton SK17 6EU	Conversion of the existing first floor apartments above The Vault pub into 5 no. hotel rooms with en-suites.	Awaiting Decision
HPK/2024/0065	Grendon Bishops Lane Buxton SK17 6UN	Proposed change of use from C1 guest house to C3 residential property. There are no internal or external changes proposed to the property	Approved
HPK/2024/0080	1 Rock Terrace Buxton SK17 6HN	Change of Use from C1 Guest House to C3 Residential with permission to use as a holiday let.	Approved

9.21 Within the monitoring period there were a total of 8 applications which directly related to the provision of tourism accommodation with High Peak.

10 Community Facilities and Services

Infrastructure

10.1 The Infrastructure Delivery Plan (IDP) details how the infrastructure needed to support the Local Plan will be provided, what infrastructure is needed and who is responsible for its provision. It is an evolving document and will be reviewed and updated regularly to take account of relevant funding programmes and changes in infrastructure providers delivery programmes. Infrastructure delivery is carried out by a range of responsible delivery bodies including developers, infrastructure providers, Derbyshire County Council and the Council.

- A copy can be found on the councils website here:

https://www.highpeak.gov.uk/media/3846/Infrastructure-Delivery-Plan/pdf/16IDP_draft_2022.pdf?m=1670947322637

Community Facilities

10.2 Funding related to community facilities including open space, sports facilities and healthcare is reported annually in the Infrastructure Funding Statements.

- 10.3** A copy can be found on the councils website here:

10.4 <https://www.highpeak.gov.uk/article/847/Monitoring>

11 Conclusions

11.1 The Authority Monitoring Report looks at the implementation of the policies in the adopted High Peak Local Plan against a number of defined indicators and targets. Monitoring is a key part of the plan preparation process and helps to establish what is happening at a point in time and compares trends against existing policies and targets. The Report can be used to consider whether the policies are achieving their intended objectives and can help to determine if the Plan needs to be reviewed.

11.2 The Local Plan contains policies for the High Peak Borough outside the National Park. The Plan aims to see High Peak become an exceptional place to live, work and visit by creating distinctive, sustainable, self-supporting settlements; meet the needs of our communities; encourage a strong, prosperous and diverse economy; and maintain a quality environment and special places.