



CHAPTER 1: INTRODUCTION

A Plan for the High Peak

- 1.1 The High Peak Local Plan contains the Borough Council's policies and proposals for the use of land in the whole of the High Peak outside the Peak District National Park. The Plan area is shown on Map 1. The Council has a statutory duty to prepare the Local Plan. The existing Local Plan was adopted in April 1998 and covers the period 1987 – 2001. This Plan is now out of date and needs to be replaced.
- 1.2 The system of plan preparation in Derbyshire operates at two levels. The Structure Plan is prepared by Derbyshire County Council and deals with broad policies for the development of the county as a whole. The Derbyshire Structure Plan was adopted on 31 January 2001, having been approved by the Secretary of State for the Environment. The High Peak Local Plan is prepared by the Borough Council and deals with local matters in greater detail, but in the context of the Structure Plan. Both these plans must reflect the overall planning policy strategy for the East Midlands. Regional Planning Guidance for the East Midlands (RPG8) was published by the Secretary of State for Transport, Local Government and Regions in January 2002. The new guidance provides a framework for updating East Midlands development plans to the year 2021.
- 1.3 The long term planning strategy for the High Peak, and individual policies and proposals, particularly for housing and employment land, are considered on the basis of 3 distinct sub-areas - the Glossop area; the Central area (based upon the three towns of New Mills, Whaley Bridge and Chapel-en-le-Frith); and the Buxton area. These sub-areas are defined on Map 1 and on the Proposals Map.



Public Consultation

- 1.4 A consultation pack containing 8 Issues Papers was published in March 2001, with comments invited over a 7-week period. In addition a leaflet was delivered with the free newspaper circulating in the area to promote the public consultation. This leaflet was delivered to nearly all households and businesses in the Plan area, and a series of public exhibitions and meetings were held. Informal dialogue and consultation also took place with key statutory consultees in preparing the 2002 Deposit Plan.
- 1.5 The Local Plan was placed on Deposit between 7 March and 18 April 2002. The Council has considered all representations received and where appropriate, made changes to the policies and proposals of the Plan. These are incorporated in this Revised Deposit Plan 2003.
- 1.6 A public local inquiry is likely to follow. A Government publication on the preparation of local plans "Local Plans and Unitary Development Plans – A Guide to Procedures" provides more advice on this process and what happens next. These guides are available at the main Council offices.

Purposes of the Local Plan

- 1.7 The Derbyshire Structure Plan and the High Peak Local Plan comprise most of the Development Plan for the area (the other elements being the Derbyshire Minerals Local Plan and the Derbyshire Waste Local Plan, which are being prepared by the County Council). This is the framework for making decisions on planning applications.
- 1.8 The Local Plan helps understanding of the planning system by providing:
- guidance - helping people plan the use of their land sensibly and confidently;
 - incentive - stimulating the right type of development on sites allocated in the Plan; and
 - control - ensuring rational and consistent planning decisions are made in the public interest.
- 1.9 In addition, the Local Plan develops the policies of the Derbyshire Structure Plan to meet local requirements, and will assist the Borough Council in achieving its broad aims and objectives. Applications for waste, minerals and all matters in the National Park are considered under separate Local Plans for those areas.
- 1.10 Specifically, legislation requires local plans to include policies in respect of:
- the conservation of the natural beauty and amenity of the land;



- the improvement of the physical environment; and
 - the management of traffic.
- 1.11 Policies relating to a whole range of other topics are also recommended. These include housing, green belt, conservation, the rural and urban economies, highways and transport, land reclamation and re-use, tourism, leisure and recreation.
- 1.12 Local authorities are expressly required to take account of environmental considerations when preparing their development plans, and the Government advises that an environmental appraisal of plans, policies and proposals should be undertaken as they are being drawn up. An environmental appraisal of the High Peak Local Plan was carried out prior to the Plan being placed on deposit. This is set out in Chapter 13. Social and economic considerations also need to be considered alongside environmental factors.

Form and Content of the Local Plan

- 1.13 The Local Plan consists of this Written Statement and the Proposals Map. The Written Statement sets out the policies and proposals of the Plan as they relate to specific topics. Each policy or proposal is preceded by a reasoned justification explaining it. Policies and proposals are set out in capital letters to distinguish them from the reasoned justification, and are given a reference (GD1, H7, TR4 etc). The plan must be read in whole to gain a complete picture of the policies affecting a particular site or proposal. In addition, the Local Plan is supported by the Statement of Publicity, Employment Background Paper and three Urban Capacity Studies covering the Plan area.
- 1.14 The Plan also contains a number of appendices which are referred to in the reasoned justification and/or policies and proposals. There are two types, which are colour-coded to show their status:
- i. appendices 1 - 4 are standards and guidelines for the layout of new development, against which development proposals will be assessed (printed on green paper);
 - ii. appendices 5 - 7 are lists of Supplementary Planning Guidance and information to help understanding of specific policies (printed on blue paper).
- 1.15 The standards, guidelines and design advice will be treated flexibly by the Council, and will be judged alongside all other aspects of the proposal, rather than as rigid policy or practice to be applied strictly in every case.
- 1.16 The Proposals Map identifies on an Ordnance Survey base at 1:10,000 scale the areas of land that are affected by particular policies or proposals. Some apply to the whole Plan area. In most cases, and where appropriate, the boundary lines



delineating the areas to which specific policies and proposals apply have been drawn to follow clearly defined physical features on the ground. Elsewhere, they have been drawn to link appropriate physical features. The Proposals Map is not a zoning map showing how all the land within the area is proposed to be used.

The Plan Period

- 1.17 The Derbyshire Structure Plan covers the period from April 1991 to March 2011; the Local Plan relates to the same time period. Some of the development required to meet the policies of the Structure Plan already has planning permission or has taken place.
- 1.18 The vision, strategy and aims of the Plan, which are set out in Chapter 2, look at a somewhat longer timescale. They attempt to guide the future pattern of development in the High Peak beyond 2011 in the context of Regional Planning Guidance.
- 1.19 The rate of development and other circumstances can obviously change significantly as economic conditions vary. Once adopted, and as required by legislation, the Plan will be reviewed at intervals to ensure that it remains relevant, and will be revised as necessary.

Wider Policy Context

- 1.20 The High Peak Local Plan cannot be considered in isolation, and must have regard to other land use plans and to national and Regional Policy Guidance (RPG).

National Planning Policy Guidance

- 1.21 The Government prepares national guidance which should be taken into account both in preparing development plans and in making decisions on individual planning applications, with the aim of securing consistency of approach. This guidance is expressed primarily in Planning Policy Guidance Notes (PPG's), but may also be found in circulars, white papers and ministerial statements. Government guidance often changes during a development plan period necessitating a policy review.

Regional Planning Guidance

- 1.22 Regional Planning Guidance for the East Midlands (RPG8) was published in January 2002. The new guidance provides a framework for updating Structure Plans to the year 2021, and should also be taken into account in formulating local plan policies.
- 1.23 The High Peak is in the Peak sub-area of the East Midlands. The area is described as being primarily rural in character and under particularly strong



development pressure because of its proximity to large urban areas outside the region. The main policy influences are:

- ensure all new development respects the high quality environment of the area, notably the built heritage, the setting and statutory purpose of the Peak District National Park and the areas of high landscape value;
- retain and generate local employment and attract inward investment;
- meet the community's needs whilst reducing levels of in-migration by restraining new housing development except where there is an identified local need for modest growth;
- support the regeneration of nearby conurbations and discourage commuting to them.

1.24 Although the High Peak is in the East Midlands Region for Government purposes, functionally it relates to the North West. The draft Regional Planning Guidance for the North West (RPG4) acknowledges the significant links that exist between the North West and neighbouring regions. It promotes regeneration of the main cities to make them more attractive places to live and work and reduce pressure for development on the surrounding areas.

Derbyshire Structure Plan

1.25 The Local Plan must conform generally with the approved Derby and Derbyshire Joint Structure Plan (January 2001). The Structure Plan seeks to incorporate the concept of sustainable development in all areas of land-use policy. It emphasises maximising the use of previously developed land and other opportunities within the urban area whilst accepting that some expansion of the urban area will be necessary to accommodate the area's needs for housing and employment, especially in Buxton where there is a policy for modest growth.

1.26 The plan highlights that jobs and population need to be balanced. In Glossopdale where housing demand has outstripped employment growth the focus should be on restraining housing provision and promoting job creating development to reduce pressure on congested roads and the dependence on jobs outside the area.

Derby and Derbyshire Minerals Local Plan and Waste Local Plan

1.27 Planning applications for minerals working and waste disposal are dealt with by the County Council. The Derby and Derbyshire Minerals Local Plan was formally adopted in April 2000. It sets out policies for dealing with the issues associated with minerals throughout the County. The deposit draft of the Derby and Derbyshire Waste Local Plan was adopted in March 2005.



Peak National Park Structure Plan and Local Plan

- 1.28 The Peak National Park Structure Plan, which includes much of the administrative area of High Peak Borough, was adopted in April 1994. The Peak District National Park Local Plan was adopted in March 2001.
- 1.29 Very restrictive policies to control new development are included. This approach may divert some development pressures away from the National Park to the immediately surrounding areas, including the High Peak Local Plan area.

Reform of the Planning System

- 1.30 In December 2001 the Government published the Green Paper 'Planning: Delivering a fundamental change' which set out proposals for the reform of the planning system. The following policy statement 'Sustainable Communities – Delivering through Planning' published in July 2002, proposed that the present system of Structure and Local Plans be replaced by Regional Spatial Strategies and Local Development Frameworks.
- 1.31 Should these proposals be adopted, it is proposed to translate the key principals of the Local Plan into a Local Development Framework for High Peak.

