



CHAPTER 7: POPULATION AND HOUSING

Introduction

- 7.1 Providing proper housing is one of the Council's principal aims. It is important that there is an adequate and affordable home for all High Peak's residents. The Council has a direct role in housing as a Housing Authority and provider of social housing. However, the planning system also has a critical role to play in influencing the scale, location and improvement of an area's housing resource.
- 7.2 Government guidance stresses that there should be a greater choice of housing that recognises the needs of all the community. It also promotes sustainable patterns of development by making better use of previously developed land and locating new housing close to existing services. Whilst a choice of available housing is important to maintain economic growth, this factor must be balanced by appropriate conservation of the built and natural environment.

The Strategic Context

- 7.3 The Strategic context for housing in High Peak is provided by Regional Planning Guidance (RPG) and the Derbyshire Structure Plan. The RPG notes that in areas of Derbyshire adjacent to Manchester a policy of restraint is needed to avoid urban sprawl and support regeneration within the conurbation. In the towns of the Peak sub area the RPG re-iterates that there should be an emphasis on restraining housing development except where development plans identify the need for modest growth.
- 7.4 The Structure Plan sets out more detailed policies on the scale and location of new housing. It establishes an overall level of provision between 1991 and 2011 of 5,500 dwellings across the Borough. The Structure Plan apportions this total across three sub areas:
- | | |
|-----------------|----------------|
| 1. Glossopdale | 2000 dwellings |
| 2. Central Area | 1400 dwellings |
| 3. Buxton | 2100 dwellings |



- 7.5 These areas are illustrated on the Map 1. The level of existing commitments in Glossopdale and the Central area is relatively high; consequently the majority of the new housing set out in the Structure Plan will take place in Buxton. This reflects the twin aims of limiting new housing close to Greater Manchester and promoting the modest growth and regeneration of Buxton.

Urban Capacity and Housing Land Supply

- 7.6 A key element of Government policy is the promotion of sustainable development by encouraging building on previously developed land and making better use of finite land resources. This approach not only minimises the loss of undeveloped ('greenfield') land but supports the desire to re-invigorate urban living and maximise the development potential of existing urban land and buildings. Consequently it is important that all potential sources of housing supply are examined before further development of greenfield sites is contemplated.
- 7.7 In line with Government advice the Council first published Urban Capacity Studies for each of the Structure Plan sub areas in January 2001. These studies have since been revised to a base date of 1 April 2003 and are published as background papers to the Local Plan. They have been prepared in the light of DETR advice and follow a framework adopted by all districts in Derbyshire.
- 7.8 The Urban Capacity Studies examine the different character of each urban area and the consequent influences on current and historic housing supply. An estimate of overall urban capacity is then derived through the identification of potential development sites of 10 units or more and through examining other sources of supply such as conversions, infilling and flats over shops.

Policies and Proposals

Principles of Housing Provision

- 7.9 The Local Plan seeks to provide sufficient housing for the needs of the area, in line with the Structure Plan. It is important to make adequate provision for new housing to ensure that all sections of the community have access to a decent home and to maintain the momentum of economic growth.
- 7.10 In planning for new housing, priority will be given to the development of previously developed ('brownfield') land in built up areas and to the conversion of existing urban buildings, which are suitable for housing use. This approach not only maximises the use of finite land resources, but also minimises the loss of valuable open space and countryside. Housing sites will be assessed for suitability by considering the following criteria:
- The availability of previously developed land
 - Their location and accessibility in relation to jobs, shops and services



- The capacity of transport, utility and community infrastructure
- Their ability to build sustainable communities
- The physical and environmental constraints on the land

7.11 In order to promote the development of brownfield land, greenfield housing will not be permitted except where it is specifically permitted under policies OC7, H2, H4 and H10.

7.12 The Local Plan seeks only to identify sufficient land to meet the housing requirements set by the Structure Plan. In two out of three High Peak sub areas there is a significant risk of house building exceeding the Structure Plan provision. In the Central Area some 1439 homes had already got off the ground by 2003 – 39 more than the Structure Plan total – whilst in Glossopdale the combination of homes completed and those with permission comfortably exceeds the Structure Plan figure of 2000 dwellings.

7.13 In order to maintain strategic planning objectives for the area and to ensure that urban regeneration in adjacent conurbations is not undermined, it is important that further housing in these areas, on both green and brownfield land, be curtailed. Where an adequate supply of housing exists to meet the Structure Plan provision, new housing will only be allowed in the following limited circumstances:

- Schemes comprising at least 90% affordable housing (as defined by policy H9)
- Dwellings permitted by policies H7, H8 and H10
- Replacement dwellings
- Dwellings forming an integral part of comprehensive development schemes permitted under policies TC11, TC13 and EMP9
- The re-use of a listed building or significant building within a conservation area where housing is the only proven viable alternative to dereliction or demolition.

7.14 An 'adequate supply' is defined as when completions, homes under construction and homes with planning permission (less 10% slippage) exceed the Structure Plan housing totals. Renewals of consent, variations of conditions which extend the life of permissions and intensification of existing schemes will not be permitted unless they are necessary to contribute to this supply.

7.15 Throughout the Local Plan the term 'brownfield' land is employed as shorthand for 'previously developed land' as defined by annex C of PPG3 (March 2000). Any land falling outside this definition is termed 'greenfield' for the purpose of the Plan.

H.1 – PRINCIPLES OF HOUSING PROVISION

PLANNING PERMISSION WILL BE GIVEN FOR NEW HOUSING, GIVING PRIORITY TO:



- **THE REDEVELOPMENT OF PREVIOUSLY DEVELOPED LAND IN BUILT UP AREAS**
- **CONVERSIONS AND SUB DIVISION OF EXISTING URBAN BUILDINGS**

RESIDENTIAL DEVELOPMENT ON GREENFIELD LAND (INCLUDING RENEWALS) WILL NOT BE PERMITTED EXCEPT FOR DWELLINGS APPROVED UNDER POLICIES OC7, H2, H4 AND H10.

AND WHERE AN ADEQUATE SUPPLY OF HOUSING EXISTS WITHIN A SUB AREA TO MEET THE STRUCTURE PLAN HOUSING PROVISION, NEW RESIDENTIAL DEVELOPMENT WILL ONLY BE PERMITTED WHERE IT FALLS WITHIN ONE OF THE EXCEPTIONAL CATEGORIES LISTED IN THE PREAMBLE ABOVE.

Glossopdale

- 7.16 The Structure Plan sets out a housing provision figure of 2000 dwellings between 1991 and 2011. This figure reflects the need to support urban regeneration in Greater Manchester and concern that past rates of building have outpaced the capacity of local infrastructure and employment. Glossopdale is heavily constrained by the surrounding hills (which are mostly within the Peak District National Park) and experiences considerable congestion on the limited vehicular routes along the principal valley floor.
- 7.17 A significant feature of the housing supply in Glossopdale is the notable number of unimplemented commitments. This mostly a consequence of two large housing sites previously owned by Egerton Construction which obtained permission in the late 1970's and early 1980's and which have been built at an unusually slow rate ever since. At 1 April 2002 there remained a total of 453 units on the Egerton sites, which have planning permission but remain unstarted. In the summer of 2001 planning permission was granted to a different developer for a revised scheme of 200 dwellings on the Simmondley site and this revised development is now under construction. In March 2002 a new developer on the site at Sheffield Road also submitted a fresh application. With renewed interest in the site there is now every prospect that all these commitments will be built within the Plan period.
- 7.18 The Urban Capacity Study for Glossopdale has examined all existing sources of supply within the urban area and has made adjustments for potential housing losses and slippage in implementation. High development pressure in the past has meant there are few large sites within the urban framework, but opportunities for conversion, infilling and intensification are reflected in the windfall and urban



capacity sites contributions. Overall the housing position in the sub area can be summarised as follows:

Table H1- Glossopdale Housing - base date 1 April 2003			
Supply		Losses	
1991- 2003 Completions	1455	Demolitions	5
Under Construction	72	Other losses	15
Commitments	588	10% commitments slippage	60
Urban capacity sites (10+)	265	10% urban sites slippage	27
Projected Windfalls (<10)	76		
Sub Total	2456	Sub Total	107
Projected Housing Supply ~ 2349 – 349 oversupply			

- 7.19 Further details of the allowances and projections made are contained within the Glossopdale Urban Capacity Study. Assuming the remaining Egerton housing commitments are completed the Urban capacity study reveals a potential oversupply of about 350 dwellings above the Structure Plan housing provision figure of 2000 units.
- 7.20 In considering overall housing supply, Government advice suggests that any past unimplemented housing allocations be carefully re-examined. The 1998 High Peak Local Plan allocated land at Dinting Road (greenfield, 2.7 ha), Simmondley Lane (green and brownfield, 4.2 ha) and a small area at Turnlee Road (greenfield, 0.4 ha); together they were estimated to contribute some 170 dwellings. None of these sites enjoy planning consent and all are constrained by difficult access and / or unfavourable ground conditions. In order to avoid an over supply of housing in Glossopdale these allocations are not carried forward in the current Plan. This will bring the predicted overall supply of housing in the sub area closer to the Structure Plan figure.
- 7.21 The transport chapter of the plan explains the problem of congestion within Glossopdale and the role that a new park and ride railway station would play in improving accessibility and sustainable transport in the valley. Similarly the Employment and Business chapter also sets out the need for a wider choice of employment sites and the benefits of improving employment opportunities close to the community at Gamesley. Both of these proposals are likely to need a degree of 'pump priming' to stimulate their development.
- 7.22 One means of achieving this is to allocate an additional small housing site close to the station and employment to help contribute to its cost and pay for the access to both. The Council will work with the passenger transport authorities, Network Rail, the train operating company and house builders to secure a comprehensive package of development that delivers the station, access road and housing. In



pursuit of this aim the Council will negotiate a contribution from the residential development towards the cost of the accompanying rail and road infrastructure. Housing close to the otherwise isolated station will also provide natural supervision and enhance community safety. As set out above, additional housing is not required to specifically meet the Structure Plan provision figure, but can be justified by bringing forward sustainable transport and employment infrastructure which will benefit the whole of the sub area. In view of this, the housing will not be permitted unless and until the construction of Gamesley Station is certain to proceed.

H2. – HOUSING AND INFRASTRUCTURE IN GLOSSOPDALE

PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT AT THE FOLLOWING SITE IDENTIFIED ON THE PROPOSALS MAP TO SUPPORT ESSENTIAL INFRASTRUCTURE; SUBJECT TO MEETING THE FOLLOWING REQUIREMENTS

LAND OFF GLOSSOP ROAD, GAMESLEY (1 Ha)

- **DEVELOPMENT WILL NOT COMMENCE UNTIL THERE ARE DETAILED PLANS APPROVED AND A BINDING CONTRACT MADE TO CONSTRUCT THE PROPOSED GAMESLEY STATION**
- **DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF AN ACCESS ROAD TO SERVE THE HOUSING, PROPOSED STATION AND EMPLOYMENT**

CONDITIONS WILL BE IMPOSED AND/OR PLANNING OBLIGATIONS SOUGHT TO ENSURE THE APPROPRIATE PROVISION OF INFRASTRUCTURE AND TIMING OF DEVELOPMENT.

The Central Area

- 7.23 The Structure Plan sets out a housing provision figure of 1400 dwellings between 1991 and 2011. This figure reflects the need to support urban regeneration in the adjacent conurbation and the limitations imposed by the Green Belt.
- 7.24 The Urban Capacity Study for the Central Area has examined all existing sources of supply within the principal urban settlements of New Mills, Whaley Bridge and Chapel-en-le-Frith. Consequent adjustments for potential housing losses and slippage in implementation have also been made. As with Glossopdale, high development pressure in the past has meant there are few large sites within the urban framework, but opportunities for conversion, infilling and intensification are reflected in the windfall and urban sites contributions. Overall the housing position in the sub area can be summarised as follows:



Table H2- Central Area Housing – base date 1 April 2003			
Supply		Losses	
1991 – 2003 Completions	1340	Demolitions	5
Under Construction	99	Other losses	16
Commitments	256	10% commitments slippage	26
Urban capacity sites (10+)	109	10% urban sites slippage	11
Projected Windfalls (<10)	124		
Sub Total	1928	Sub Total	58
Projected Housing Supply ~ 1870 = 470 oversupply			

Further details of the allowances and projections made are contained within the Central Area Urban Capacity Study.

- 7.25 Government advice indicates that only sufficient land should be identified to meet the housing requirement of the strategic planning process. In the case of the Central Area it is clear that the Structure Plan provision figure of 1400 has already been exceeded. Consequently, in order to curtail the further supply of housing in the Central Area, the Council will restrict additional house building by applying the relevant provisions of Policy H1.

Buxton

- 7.26 Buxton will be the main centre of growth in the High Peak over the Plan period. The Structure Plan sets out a housing provision figure of 2100 dwellings between 1991 and 2011. There are a number of reasons for promoting modest growth in Buxton:
- During the 1970's and 1980's the population and economy of the town stagnated.
 - Initiatives during the 1990's to restore Buxton's magnificent historic townscape now require consolidation.
 - Buxton is a relatively self-contained settlement, where growth will be more sustainable than elsewhere in High Peak – and will not undermine urban regeneration in Greater Manchester.
 - There is scope to accommodate expansion to the urban area without infringing the Green Belt or Special Landscape Area.
 - There is potential for employment growth and diversification in Buxton; the bulk of the new employment land allocations will be made in the town and major employers Derby University and the Health & Safety Executive have expansion plans



- 7.27 The Urban Capacity Study for Buxton has examined all existing sources of supply within the urban area and has made adjustments for potential housing losses and slippage in implementation. A key influence on Buxton during the Plan period will be the development of the University of Derby in the town. In 2003 the University plan to open a new facility in the former Devonshire Royal Hospital Building. This will release the Harpur Hill campus, a former RAF base, as an important brownfield development site. The study also makes some adjustment for housing sites that will be lost to other University development; however as most students will either stay in halls or be bussed in to Buxton, other losses to housing stock are expected to be minimal.
- 7.28 Buxton has not seen the high development pressure experienced elsewhere in High Peak, and so the Urban Capacity Study has identified a reasonable selection of sites within the urban framework. In addition, the variety of opportunities for smaller scale conversion, infilling and intensification are reflected in the windfall contribution. Overall the housing position in the sub area can be summarised as follows:

Table H3- Buxton Housing - base date 1 April 2003			
Supply		Losses	
1991 – 2003 Completions	920	Demolitions	4
Under Construction	49	Other losses	50
Commitments	539	University developments	20
Urban capacity sites (10+)	310	10% other commitments slippage	54
Projected Windfalls (<10)	111	10% urban sites slippage	31
Sub Total	1929	Sub Total	159
Projected Housing Supply ~ 1770 = 330 shortfall			

Full details of the allowances and projections made are contained within the 2003 Buxton Urban Capacity Study. It is proposed that the principal brownfield site at Harpur Hill College be safeguarded for redevelopment to housing (see below).

- 7.29 The housing supply picture in Buxton reveals that after all sources within the urban area have been considered, there remains a shortfall from the Structure plan figures of approximately 330 units. Where such additional housing is required, Government advice indicates that priority should be given to the development of brownfield land, followed by urban extensions. In particular new housing sites should have regard to:
- The availability of brownfield sites
 - Location and accessibility of jobs, shops and services by a choice of transport
 - The capacity of existing infrastructure
 - The ability to build social infrastructure and maintain services
 - The physical and environmental constraints of sites



Land within the Urban Area

- 7.30 **Land at Harpur Hill Campus (5.3 Ha).** The High Peak College site at Harpur Hill has the potential to make a significant contribution towards housing in Buxton. As such it is important that everything is done to ensure that the site is redeveloped for new housing. Consequently it is proposed to formally allocate the site for housing. Development on this site needs to take account of the relatively elevated and exposed position of the campus and the potential impact on the wide landscape.

Existing Housing Allocations

- 7.31 Two major housing allocations from the 1998 Adopted Local plan remain without detailed planning permission – land at Dale Lane, Fairfield and at Otterhole Farm, St. Johns Road. Together these sites are estimated to provide about 350 units, allowing for topography, planting and other constraints. In accordance with Government advice these existing unimplemented allocations have been carefully re-examined in the light of the availability of brownfield sites and other sustainable measures.
- 7.32 **Land at Dale Lane (1Ha)** The Urban Capacity studies indicate that a certain amount of greenfield development is inevitable. Land at Dale Lane is partially brownfield and is critical to the implementation of the Fairfield Link Road. The Fairfield development is considered essential to maintain a good supply of housing land and to secure infrastructure improvements.
- 7.33 Outline Planning Consent was granted on 9 August 2002, on most of this, leaving an area of about 1 Ha without planning permission. It is desirable that this land be developed in conjunction with the larger site and so it is retained as an allocation. Any further applications on either site should have regard to an up to date flood risk assessment for the area.
- 7.34 **Land at Otterhole Farm (2.9 Ha)** The site at Otterhole Farm is greenfield, but is also reasonably close to the town centre, public transport and other facilities. The Council adopted a development brief for the site in 1998, which includes detailed guidelines for the site's development. This includes the need for a full hydro-geological and ecological investigation, together with an assessment of archaeological interest. Much of the design considerations of the brief remain pertinent but any planning application needs also to provide a density of at least 30 dwellings /ha, the provision of affordable housing in accordance with policy H9 and an investigation of the site's geomorphology. To safeguard ecological interests, the area around the Otterhole cave and land north of the resurgence stream should be kept free from development and managed for the benefit of nature conservation.



New Housing Allocations

- 7.35 In accordance with the criteria set out above and to provide sufficient housing, the Council propose to allocate the following sites in the Buxton sub area:
- 7.36 **Land at Hogshaw (6 Ha).** Hogshaw contains the only significant area of previously developed land adjacent to the urban area in Buxton, comprising the former railway sidings and refuse tip to the north of the site. The playing field to the south is located on the site of a former refuse tip. These areas have been heavily disturbed in the past by railway and tipping activities, and a survey has shown that they are extensively contaminated. The site has previously been constrained by uncertain ground conditions, the need to remediate the contamination and poor vehicular access.
- 7.37 On the positive side, the land is positioned just north of the town centre and has the potential to provide housing within walking distance of many of the Buxton's main facilities. The site is also located within a shallow valley, between existing areas of housing. Consequently it is considered that it can be developed without significant impact on the landscape of the Peak District. The Council is committed to the remediation of the contaminated land at Hogshaw. The cost of remediation will not be known precisely until further investigation is undertaken as part of the development. As a result, the exact scale of development cannot be precisely quantified. However, to ensure the necessary commitment to the scheme and to ensure that it will be delivered, the Council accepts that sufficient land must be allocated to help fund the remediation. In order to make the development viable, it will be necessary, therefore, to include a proportion of undeveloped (greenfield) land within the scheme.
- 7.38 A new vehicular access will be required from the proposed new roundabout at Fairfield Common; in addition, shuttle bus, pedestrian, cycle and emergency access will need to be provided from the town centre. Measures should also be devised to improve traffic flow on Fairfield Road.
- 7.39 The north part of the site (the former refuse tip) is extensively contaminated, and unsuitable for residential development. To make best use of the land resource and to enable complete remediation of the site, it is proposed that the existing playing fields be relocated with improved facilities to this part of the site. A smaller area of 0.4 Ha open space will be retained in its place.
- 7.40 Part of the former railway land within the allocation is also designated as a Derbyshire Wildlife Site. To compensate for the loss of the nature conservation interest, the development should incorporate appropriate compensatory measures. This should include mitigation where possible and habitat creation within the open space along the river valley and within the allocated recreational land to the north. The stream corridor will be restored and enhanced through an agreed management plan. Benefits would include the elimination and subsequent control of invasive alien species, management of the woodland, grassland and tall herb communities alongside the stream and potential



restoration of a culvert section of the stream. In addition, the best areas of grassland would be translocated and/or recreated within another area of the site.

- 7.41 Because of the acknowledged difficulties with access and contamination it is expected that development will take some time to come to fruition. Consequently it is not anticipated that the Hogshaw site will contribute to housing supply until the end of the Plan Period. In addition, because of the complexities of the site it is unlikely that all of the land identified on the proposals map will be developed by 2011.
- 7.42 It is considered that a minimum area of 6 Ha needs to be allocated to give this difficult site the best opportunity to get started. The Plan also identifies a further 2ha as 'reserve' land, the development of which is acceptable in principle only if it is needed to make the scheme viable. This land lies to the east of the proposed new playing field. It is greenfield land, but it is considered that it can be developed without significant landscape impact. Development of part or all of this land will be permitted only if and when the developer has demonstrated to the Council's satisfaction that the additional development is necessary to make the scheme economically viable. In assessing this, the Council will consider the findings of future investigations as to the scale of resources needed to fund the remediation works.
- 7.43 In the light of the acknowledged constraints at Hogshaw it will be necessary to allocate additional housing sites to maintain housing supply.
- 7.44 **Land at Granby Road (1.7 Ha).** This site comprises an area previously developed as garages together with adjacent open land. It is well related to the existing pattern of settlement, close to local facilities and could be developed to provide a more sensitive edge to the urban area. The Council will seek to ensure adjoining steep-sided open land within the same ownership is formalised as public open space.
- 7.45 The site is suitable for higher density housing and doesn't possess significant development constraints; it could therefore be developed relatively quickly. The land can accommodate about 60 new houses and accordance with policy H9 an element of affordable housing should be provided. Part of this site has been identified as a potential children's play area and development of the site should accommodate this.
- 7.46 **Land at Brown Edge Road (1 Ha).** This is a greenfield site, well related to other housing and close to the facilities of the town centre. In past decades the field was used by St. Thomas More School, but is now vacant. The site backs on to attractive open countryside and so will require sensitive design on the rear boundary. The land does not possess any significant development constraints and so could be developed relatively easily for about 30 houses.
- 7.47 **Land at Dale Road (0.8 Ha).** The Greenfield site lies in a highly sustainable location close to the town centre and local services. However its development



constrained in practice by steep topography, the curvature of Dale Road and the need to accommodate nature conservation interests.

- 7.48 It is proposed that a limited development be permitted on the western portion of the site, conditional on the bulk of the area being managed for the benefit of nature conservation. A high standard of design and materials will be required, sensitive to the character of the area. Vehicular access should be designed so as to meet highway authority requirements but without compromising the sites ecological or visual qualities and pedestrian access to the adjacent allotments accommodated.

Managing the Release of Housing Land

- 7.49 Opportunities for conversion and redevelopment within the urban area, together with the sites identified above are sufficient to meet the structure plan housing provision figure through to 2011. Government advice requires Planning Authorities to monitor housing supply and to manage the release of housing land accordingly.
- 7.50 Windfalls and larger brownfield sites in the urban area make an important contribution to potential housing supply in Buxton. In the interests of sustainability and to make best use of the finite land resource it is important that these sites are brought forward and developed. Over the period 1999 – 2003 86% of housing completions were on brownfield land – whilst several Greenfield sites have been held up through a combination of legal and physical constraints. Of the new allocations the major brownfield site at Hogshaw will take time to deliver and Harpur Hill campus is dependent on the relocation of the University. In order that housing supply is not constrained in the meantime, it is not proposed to phase the development of the remaining allocations.
- 7.51 Considering the remainder of the plan period, anticipated housing completions are shown in the table below. 920 houses have been completed up to 31 March 2003 – a further 1339 homes (after losses) need to be completed to meet the Structure Plan level of provision of 2100 homes.

Table H4 Predicted housing completions in Buxton 2003 -2011			
<i>Source</i>	<i>Brown</i>	<i>Green</i>	<i>Total</i>
Completions 1991 -2003			920
(Predicted losses)			(159)
Completions required to meet Structure Plan total			1339
Existing Sites:			



Commitments	159	380	539
U/ Construction	48	1	49
Harpur Hill Coll.	170		170
Urban Cap Sites	140		140
Windfalls	111		111
Subtotal	628	381	1009
Existing supply			1770
Shortfall still to be met			330
New Sites:			
Brown Edge		35	35
Dale Lane		30	30
Dale Road		10	10
Granby Rd	15	45	60
Hogshaw	85	20	105
Otterhole Farm		90	90
New Sites subtotal	100	230	330
Totals	728	611	1339
% brown / green	54%	46%	

7.52 Overall it is anticipated that some 54% of all new housing between 2003 and 2011 in Buxton will be built on previously developed land.

Town and Village Green Applications

7.53 A further factor in the release of housing land is a series of applications under the Commons Registration Act. The proposed developments at Dale Lane and Hogshaw rely on access taken from Fairfield Common. Despite its name this area of open land, partly occupied by a golf course has not previously enjoyed any formalised public access.

7.54 A series of applications for Town and Village Green status have been submitted on various parts of the common and related land with a view to maintaining the integrity of the open land and frustrating development reliant on it. The end of 2004 expects a decision on the first tranche of applications, but the matter could remain unresolved well beyond that. Consequently there is the possibility that the development of key housing sites could be delayed or otherwise seriously disrupted.

7.55 The main sites involved are those at Hogshaw and Dale Lane which together account for some 361 new homes (including commitments). The Local Plan anticipates that an average of 167 dwellings will be built each year to meet the Structure Plan requirement. If some 360 units are delayed or sterilised, this leaves a housing supply of some 980 units; once windfalls are aggregated out this suggests that current supply will in theory start to 'run dry' in the second half of 2008/09.

7.56 To address this eventuality the Council will adopt a fall back strategy as follows:



- Implementation of the current proposals will be rigorously pursued including recourse to appropriation or compulsory purchase if necessary
- Alternative access points to the sites will be actively investigated
- Potential alternative housing sites will be investigated
- Housing supply will be re-assessed in the light of the position at 1 April 2007.

7.57 If it appears that housing supply will be seriously prejudiced, the Council will embark on an early review of housing provision, under the provisions of the Planning & Compulsory Purchase Act 2004.

H4 - HOUSING IN BUXTON

PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT AT THE FOLLOWING SITES IDENTIFIED ON THE PROPOSALS MAP, SUBJECT TO MEETING THE FOLLOWING REQUIREMENTS:

(a) LAND AT BROWN EDGE ROAD (1 Ha)

THE DESIGN AND LANDSCAPING OF THE DEVELOPMENT SHALL HAVE REGARD TO THE EXISTING STREETSCENE AND ADJACENT COUNTRYSIDE

AN ELEMENT OF AFFORDABLE HOUSING WILL BE NEGOTIATED

(b) LAND OFF DALE LANE (1 Ha).

ACCESS TO THE SITE WILL BE VIA A NEW DISTRIBUTOR ROAD, WHICH WILL BE CONSTRUCTED FROM THE A6 (T) AT FAIRFIELD COMMON TO DEWPOND LAND BEYOND THE SOUTHERN BOUNDARY OF THE SITE.

DEVELOPMENT WILL HAVE REGARD TO THE CHARACTER OF THE CONSERVATION AREA, THE PROTECTION OF PRESERVED TREES AND THE IMPACT ON THE OPEN COUNTRYSIDE.

HAVING REGARD TO APPENDIX 3, AN APPROPRIATE AND CONVENIENT AREA OF PUBLIC LOCAL OPEN SPACE WILL BE PROVIDED WITHIN THE SITE.

(c) LAND AT DALE ROAD (0.8Ha)

DEVELOPMENT WILL BE LIMITED TO THE WESTERN PART OF THE SITE AND HAVE REGARD TO THE CHARACTER OF THE EXISTING STREETSCENE AND ADJACENT COUNTRYSIDE



THE REMAINDER OF THE SITE SHALL BE MANAGED FOR THE BENEFIT OF NATURE CONSERVATION

(d) LAND OFF GRANBY ROAD (1.7 Ha)

DEVELOPMENT WILL BE DESIGNED SO AS TO IMPROVE THE PERIPHERY OF THE URBAN AREA.

DEVELOPMENT WILL INCLUDE PROPOSALS FOR IMPROVING PUBLIC ACCESS TO THE ADJACENT STEEP SIDED OPEN LAND.

AN ELEMENT OF AFFORDABLE HOUSING WILL BE NEGOTIATED

(e) LAND AT HARPUR HILL CAMPUS (5.3) Ha

THE DESIGN LAYOUT AND LANDSCAPING OF THE DEVELOPMENT SHALL HAVE REGARD TO THE ELEVATED POSITION OF THE SITE AN ELEMENT OF AFFORDABLE HOUSING AND OPEN SPACE WILL BE NEGOTIATED

(f) LAND AT HOGSHAW (6 Ha)

DEVELOPMENT WILL INCLUDE FULL INVESTIGATION AND REMEDIATION OF EXISTING CONTAMINATION AND GROUND CONDITION PROBLEMS AT THE SITE.

REMEDICATION OF THE CONTAMINATED LAND WILL BE COMPLETED BEFORE THE COMPLETION OF THE RESIDENTIAL DEVELOPMENT OF THE GREENFIELD PART OF THE SITE, INCLUDING THE 'RESERVE LAND'.

DEVELOPMENT WILL BE PHASED TO GIVE PRIORITY TO THE DEVELOPMENT OF THE PREVIOUSLY DEVELOPED LAND.

VEHICULAR ACCESS WILL BE VIA A NEW ROAD FROM FAIRFIELD COMMON; EMERGENCY, BUS, CYCLE AND PEDESTRIAN ACCESS SHALL BE PROVIDED TO CONNECT THE SOUTH OF THE SITE WITH THE TOWN CENTRE.

THE EXISTING PLAYING FIELDS SHALL BE REPLACED WITH 0.4HA OPEN SPACE AND ADDITIONAL UPGRADED FACILITIES RELOCATED ON THE CONTAMINATED LAND TO THE NORTH OF THE SITE. DEVELOPMENT WILL BE PHASED TO ENSURE THAT THE RELOCATED PLAYING FIELDS ARE COMPLETED BEFORE THE REDEVELOPMENT OF THE EXISTING PLAYING FIELDS.

AN AGREED MANAGEMENT PLAN WILL BE REQUIRED TO CONSERVE AND ENHANCE THE ECOLOGICAL INTEREST OF THE SITE.

(g) HOUSING RESERVE LAND AT HOGSHAW (2HA)



RESIDENTIAL DEVELOPMENT OF THE LAND IDENTIFIED ON THE PROPOSALS MAP AS 'RESERVE LAND' WILL BE ACCEPTABLE IN PRINCIPLE IF IT CAN BE SHOWN THAT ITS DEVELOPMENT IS NECESSARY IN ORDER TO SECURE THE REMEDIATION AND DEVELOPMENT OF THE CONTAMINATED LAND AT HOGSHAW

THE NUMBER OF DWELLINGS COMPLETED AT ANY TIME ON THE RESERVE LAND WILL NOT BE PERMITTED TO EXCEED THAT COMPLETED ON THE PREVIOUSLY DEVELOPED LAND.

(h) LAND AT OTTERHOLE FARM, ST JOHNS ROAD (4 Ha).

DEVELOPMENT WILL HAVE REGARD TO THE CHARACTER OF THE CONSERVATION AREA, THE PATTERN OF EXISTING HOUSING, THE PROTECTION OF PRESERVED TREES AND THE IMPACT ON THE OPEN COUNTRYSIDE. A VARIETY OF DWELLING TYPES AND SIZES SHOULD BE PROVIDED.

A CONTRIBUTION WILL BE MADE TO THE IMPROVEMENT OF A NEARBY PUBLIC RECREATIONAL FACILITY OR HAVING REGARD TO APPENDIX 3, AN APPROPRIATE AND CONVENIENT AREA OF PUBLIC LOCAL OPEN SPACE WILL BE PROVIDED WITHIN THE SITE.

HYDROGEOLOGICAL, ECOLOGICAL AND ARCHAEOLOGICAL INTERESTS WILL BE ASSESSED AND AN ELEMENT OF AFFORDABLE HOUSING NEGOTIATED

WHERE APPROPRIATE CONDITIONS WILL BE IMPOSED AND/OR PLANNING OBLIGATIONS SOUGHT TO SECURE THE PROVISION OF INFRASTRUCTURE, OPEN SPACE, AFFORDABLE HOUSING.

HOUSING SUPPLY WILL BE REVIEWED AFTER 1 APRIL 2007 TO ADDRESS ANY POTENTIAL SHORTFALL AGAINST STRUCTURE PLAN PROVISION.

Residential Development within the Built-up Area Boundaries

7.58 The Urban Capacity Studies consider that a proportion of new housing will continue to be met by the development of 'brownfield' "windfall" sites within existing settlements. These will largely arise from changes of use and development/redevelopment within the Built-up Area Boundaries. Housing can provide new uses for vacant and underused buildings and bring life to town centres. Good design and imaginative layouts will be important to make the best use of small sites in constrained locations.

7.59 Some sites within the Built Up Area Boundary may be allocated for another purpose in the Plan or should be retained in their existing use for example, to



maintain an adequate supply of employment land (Policies EMP4 and 9). An exception to this would be where an employment use creates significant traffic or environmental problems or otherwise conflicts with adjacent land uses.

- 7.60 It is important that all new residential development conforms to the principles of housing set out in Policy H1. In particular, where an adequate supply of housing exists to meet structure Plan totals only housing within a limited number of exceptional categories will be permitted within built up areas.

H5 - HOUSING WITHIN THE BUILT-UP AREA BOUNDARIES

PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT, INCLUDING THE RENEWAL OF EXISTING OR RECENTLY EXPIRED PERMISSIONS, ON PREVIOUSLY DEVELOPED LAND WITHIN THE BUILT-UP AREA BOUNDARY, PROVIDED THAT:

- **A SIGNIFICANT SOURCE OF LOCAL EMPLOYMENT WOULD NOT BE LOST, UNLESS ITS CONTINUED USE WOULD BE INAPPROPRIATE; AND**
- **THE DEVELOPMENT WILL NOT UNDULY PREJUDICE THE CONTINUATION OF AN APPROPRIATE EXISTING OR PROPOSED ADJOINING LAND USE**

Residential Development in the Countryside

- 7.61 Outside the Built-up Area Boundaries the Local Plan defines land as 'countryside'. Policies seek to ensure that residential development is generally only permitted in the countryside where such a location is necessary. Government advice confirms that building in the open countryside, away from existing settlements or from areas allocated for development, should be strictly controlled.
- 7.62 The most sustainable location for new housing is within the framework of existing settlements and within planned urban extensions. Sporadic housing outside of the built up areas of towns and villages is often remote from employment, shops and services and is usually highly dependent on the use of the private car. Infilling of small gaps amidst groups of houses in the countryside may erode the open character of the area and is most unlikely to contribute towards a sustainable pattern of settlement.
- 7.63 New residential development in the countryside may be acceptable where the dwelling is required in connection with agriculture, forestry or other rural enterprise, or for the provision of affordable housing for local needs under the rural 'exceptions' policy. Similarly, extensions to, and replacement of, existing dwellings may be permitted. These circumstances are considered in more detail later in this



chapter. In addition, where the criteria of Policy OC7 are met, the re-use or adaptation for residential use of a rural building could be permitted.

7.64 Planning permission will be granted for residential development in the countryside, in the following limited circumstances:

- The development is essential to the operation of agriculture, forestry or other rural-based activity for which a location in the countryside is necessary H7 & H8;
- The development will involve the re-use of an existing building in accordance with policy OC7;
- The development will be an extension or alteration to, or replacement of, an existing dwelling (Policies H13 & H14);
- The development is required specifically to meet a demonstrable local need for affordable housing (Policy H10)

Dwellings for Agriculture and other Rural-based Enterprises

7.65 In most cases, workers in rural areas will continue to live within settlements. indeed, there are usually domestic and social advantages in so doing, rather than living in a more isolated location. However, it is accepted that for the proper management, surveillance or operation of a farm unit, or other rural enterprise, a new dwelling for a worker on the site may exceptionally be needed if there is no conveniently located existing dwelling.

7.66 In determining planning applications for these dwellings, the Council must be satisfied of a functional need for the dwelling to be built there. The onus will be upon the applicant to demonstrate that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. In addition a financial test is necessary to consider evidence of the genuineness of stated intentions to engage in the enterprise or the size of the dwelling, which the unit can sustain. All dwellings should be of a size commensurate with the functional requirement.

7.67 Where the application is to erect a dwelling on a new farm, or within the grounds of the business, with no existing house, particular attention will be paid to the sustainability of the business as a full-time enterprise. The unit or activity must have been established for at least three years and have been profitable for at least one of them. It also cannot be assumed that permission for a new house will be granted if the sale of a dwelling independently from the land, which it previously supervised, has recently taken place. The explanation for the severance and the need for another house will have to be fully justified as it may indicate a lack of agricultural need.



- 7.68 Any development in the countryside is potentially intrusive, and the re-use or adaptation of an existing building will usually be preferable to building a new dwelling. The siting of new agricultural or other dwellings will need to be carefully controlled. A site adjacent to an existing group of buildings will be preferred, since this is likely to minimise the impact on the landscape and can more easily be serviced. This will usually be compatible with the need for workers to live near particular buildings requiring their surveillance.
- 7.69 Where such a location is not practical for the requirements of the enterprise, for example where an outlying part of a farm needs to be supervised, the siting must have regard to features such as existing farm buildings, the contours of the land, trees and walls or hedgerows, supplemented where necessary by new planting. It is important to ensure that the development is in keeping with the character of the area; consequently permitted development rights for extensions and peripheral buildings may be withdrawn.
- 7.70 Safeguards will be introduced through planning conditions and/or obligations to ensure that the dwelling is kept available for meeting the proven need.

H7 - PERMANENT HOUSING FOR RURAL-BASED ACTIVITIES

PLANNING PERMISSION WILL BE GRANTED FOR PERMANENT DWELLINGS REQUIRED IN THE COUNTRYSIDE IN CONNECTION WITH AGRICULTURE, FORESTRY OR OTHER RURAL-BASED ACTIVITIES, PROVIDED THAT:

- **THE SCALE AND NATURE OF THE ENTERPRISE ARE SUCH THAT IT CLEARLY REQUIRES FULL-TIME ON-SITE MANAGEMENT; AND**
- **THE ENTERPRISE HAS BEEN ESTABLISHED FOR AT LEAST 3 YEARS, BEING PROFITABLE FOR AT LEAST 1 OF THEM; AND**
- **A DWELLING WHICH PREVIOUSLY SERVED THE NEEDS OF THE ENTERPRISE HAS NOT RECENTLY BEEN DISPOSED OF FOR A DIFFERENT PURPOSE; AND**
- **THERE IS NO AVAILABLE CONVENIENTLY LOCATED EXISTING DWELLING; AND**
- **IN THE CASE OF A DWELLING TO BE NEWLY BUILT, THERE IS NO PRACTICAL SCOPE TO RE-USE OR ADAPT AN EXISTING BUILDING; AND**
- **THE NEW DWELLING WILL BE SITED AS CLOSE AS IS REASONABLY PRACTICABLE TO EXISTING BUILDINGS; AND**



- **THE SIZE AND DESIGN OF THE DWELLING WILL BE COMMENSURATE WITH THE FUNCTIONAL NEEDS OF, AND THE LIKELY LEVEL OF INCOME FROM THE UNIT**

CONDITIONS WILL BE IMPOSED, AND/OR PLANNING OBLIGATIONS SOUGHT, TO ENSURE THAT THE OCCUPATION OF A DWELLING PERMITTED TO MEET A SPECIAL NEED WILL CONTINUE TO MEET IT AND TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS

Temporary Dwellings for Rural-based Enterprises

7.71 If a dwelling is essential to support a new rural enterprise, planning permission may be granted for a caravan or other temporary accommodation for a limited period (up to 3 years maximum). The applicant must demonstrate a clear functional need for the dwelling, thorough evidence of a firm intention and ability to develop the enterprise and that the business has been planned on a solid financial basis. Temporary consents will not be granted in locations where a permanent dwelling would be inappropriate. It is unlikely that planning permission would be granted for successive extensions to this temporary period.

H8 - TEMPORARY HOUSING FOR RURAL-BASED ACTIVITIES

PLANNING PERMISSION WILL BE GRANTED FOR TEMPORARY RESIDENTIAL ACCOMMODATION REQUIRED IN CONNECTION WITH AGRICULTURE, FORESTRY OR OTHER RURAL-BASED ACTIVITIES, PROVIDED THAT:

- **THERE IS A CLEAR FUNCTIONAL NEED FOR THE DWELLING; AND**
- **THERE IS CLEAR EVIDENCE THAT THE ENTERPRISE HAS THE SKILLS AND FINANCES TO DEVELOP FURTHER; AND**
- **A DWELLING WHICH PREVIOUSLY SERVED THE NEEDS OF THE ENTERPRISE HAS NOT RECENTLY BEEN DISPOSED OF FOR A DIFFERENT PURPOSE; AND**
- **THERE IS NO AVAILABLE CONVENIENTLY LOCATED EXISTING DWELLING; AND**
- **THE ACCOMMODATION WILL BE SITED AS CLOSE AS IS REASONABLY PRACTICABLE TO EXISTING BUILDINGS; AND**
- **THE ACCOMMODATION WILL BE COLOURED, SITED AND LANDSCAPED TO MINIMISE ITS IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA; AND**



- **CONDITIONS WILL BE IMPOSED, AND/OR PLANNING OBLIGATIONS SOUGHT, TO ENSURE THAT THE OCCUPATION OF A DWELLING PERMITTED TO MEET A SPECIAL NEED WILL CONTINUE TO MEET IT, AND THAT THE ACCOMMODATION WILL BE REMOVED FROM THE SITE FOLLOWING THE TEMPORARY PERIOD.**

Affordable Housing for Local Needs

- 7.72 Government advice recognises that a community's need for affordable housing for local needs is a material planning consideration, and encourages local planning authorities to promote mixed and balanced communities. In 2001 the Council carried out a comprehensive housing need assessment, the results of which indicate a pattern of need across various parts of the High Peak.
- 7.73 The Assessment demonstrates that all three Local Plan sub areas experience housing need, although there is some variation between different settlements. Overall the need is most acute within Glossopdale, with Buxton and the Central areas experiencing a lower, but still significant level of need. Because of the convoluted boundary of the National Park, the table below does not correspond exactly to the Local Plan areas.

Table H.5 Annual Housing Need in High Peak 2001						
<i>Sub-area</i>	<i>Annual need to reduce backlog</i>	<i>Newly arising need</i>	<i>Affordable supply</i>	<i>Overall shortfall/ (surplus)</i>	<i>Estimated number of h'holds in sub-area</i>	<i>Percent shortfall/ (surplus)</i>
<i>Glossopdale</i>	78	335	193	220	13,133	1.7%
<i>Central</i>	40	221	205	56	12,582	0.4%
<i>Buxton</i>	46	150	149	47	9,862	0.5%
TOTAL	164	706	547	323	35,577	0.9%

Source: High Peak Borough Council Housing Needs Survey 2001

- 7.74 The survey suggests that there will be a shortfall of 337 units per year (outside the National Park) if the Council were able to meet all the current and projected need over the next 5 years. This implies that unless this number of affordable houses is provided for, there will be ongoing housing need. The continued need for affordable housing will be assessed as part of future review of housing supply and provision.
- 7.75 Affordable housing refers to housing which: "meets the needs of households lacking their own housing or who are inadequately housed and who cannot afford



to rent or buy suitable homes from what is generally available on the open market". High Peak has recently enjoyed relatively low unemployment, but has also traditionally suffered from a low wage economy associated with its basic employment sectors. Wages remain below both the County and Regional averages and are considerably lower than those found in adjoining parts of the North West region (New Earnings Survey 2000). The proximity of better paid employment in Greater Manchester and Cheshire, together with the perceived advantages of a rural environment have served to inflate house prices in some areas.

- 7.76 The 2001 housing needs assessment indicates that the vast majority (83%) of identified housing need relates to household groups with an average income in the range £8,674 - £19,442. This represents between 37% and 81% of average High Peak income (£23,737). Consequently affordable housing should be priced so as to be accessible to those within this income range. Employing the principle in the Need Assessment that housing expenditure should not exceed 30% of net income this implies affordable housing should be priced within an indicative range of £43 - £85 per week at 2001 prices. (Gross incomes translated to net incomes x 30%)
- 7.77 In order to meet a proportion of the community's need for affordable housing the Council will seek to secure an element of affordable housing on new residential developments (including new build, conversions and renewals of existing permissions). The Housing Needs Survey indicates a very significant shortfall in affordable housing throughout the Plan area. Affordable housing is designed to meet a cross section of the community's needs and can be of differing sizes – or designed to meet particular needs such as housing for older people. Opportunities for providing such housing are extremely limited; especially as outside Buxton windfalls and urban capacity sites will make up much of the remaining Structure Plan housing figures. These sites are mostly small scale in character, often of less than 1 ha in size.
- 7.78 Consequently, in order to meet the identified need for affordable housing the Council will seek provision on site areas of 0.5 Ha and over or 15 units or more in the relevant areas. It is recommended that at least 30% of units on such sites throughout the Borough be provided as affordable homes.
- 7.79 In rural areas there is sometimes a limited range of lower priced market housing and past 'right to buy' practices have also restricted the numbers of available social housing. In addition any development sites are often small scale and so the opportunities for extra local affordable housing are correspondingly limited. Given the level of need across each sub area it is proposed that a lower development threshold of 0.17 Ha and over or 5 units or more, be adopted in rural settlements of less than 3,000 population. This will apply to all settlements in the parishes of Charlesworth, Chisworth, Hayfield, Chinley, Wormhill, Green Fairfield, King Sterndale and Hartington Upper Quarter.
- 7.80 When negotiating an element of affordable housing the Council will take account of not only the size of the site but also the proximity of local services and public



transport. Also relevant will be the availability of public funding, whether there are proven abnormal costs associated with the development and whether the provision of affordable housing would prejudice the realisation of other planning objectives that need to be given priority in the development of the site. Also important is the need to achieve a successful housing development in terms of the household mix and housing management. When considering the cost of development, the Council will expect that the high infrastructure and servicing costs often encountered in High Peak will have been reflected in the purchase price of the site.

- 7.81 Where it is accepted that a development should contribute an element of affordable housing, in some cases the Council may seek to secure a financial contribution for the provision of affordable housing on another site. This may occur if it assists a local regeneration project, provides economies of scale on another site or otherwise provides advantages for the community. In all other cases it is expected that affordable housing will be provided within the development site and will be of a similar style, layout and design as the rest of the housing.
- 7.82 Whilst the means of achieving and retaining affordable housing will be a matter for negotiation with the developer, the Council's preference will be to involve a Registered Social Landlord such as a housing association providing housing for rent or shared ownership. This is because a Registered Social landlord can provide safeguards for the long-term affordability and occupancy of the property. Policy H11 encourages a mix of house types and sizes to be built as part of new developments – and such lower cost 'intermediate' homes, whilst not necessarily 'affordable', are an important component of market housing. The Council will only accept low cost 'affordable' housing for sale where it is satisfied that the development includes a workable long-term arrangement to govern future re-sale price and occupation.
- 7.83 Council Supplementary Planning Guidance provides further advice on the detailed arrangements that are necessary to secure affordable housing.

H9 - AFFORDABLE HOUSING FOR LOCAL NEEDS

THE COUNCIL WILL NEGOTIATE WITH DEVELOPERS TO ENSURE THE PROVISION OF A PROPORTION OF AFFORDABLE HOUSING FOR LOCAL NEEDS IN NEW RESIDENTIAL DEVELOPMENT SCHEMES, INCLUDING WINDFALL SITES, CONVERSIONS AND RENEWALS OF EXISTING OR RECENTLY EXPIRED PERMISSIONS. UNDER THE TERMS OF THIS POLICY THE FOLLOWING THRESHOLDS APPLY:

IN THE CASE OF SETTLEMENTS OF LESS THAN 3,000 POPULATION:

- **SITES OF 0.17 HECTARE OR MORE; OR**
- **DEVELOPMENTS OF 5 DWELLINGS OR MORE,**

AND ELSEWHERE:



- **SITES OF 0.5 HECTARES OR MORE; OR**
- **DEVELOPMENT OF 15 DWELLINGS OR MORE.**

NEGOTIATIONS WILL BE UNDERTAKEN ON THE BASIS OF THE FOLLOWING CRITERIA:

- **THE LEVEL AND TYPE OF AFFORDABLE HOUSING NEEDED IN THE AREA, HAVING REGARD TO THE COUNCIL'S MOST UP-TO-DATE ANALYSIS; AND**
- **THE SUITABILITY OF THE SITE TO ACCOMMODATE A RANGE OF HOUSE TYPES AND SIZES, INCLUDING A PROPORTION OF AFFORDABLE HOUSING; AND**
- **PROVEN SITE DEVELOPMENT CONSTRAINTS, INCLUDING THE LEVEL OF NEW INFRASTRUCTURE REQUIRED; AND**
- **THE PROXIMITY OF LOCAL SERVICES AND FACILITIES AND ACCESS TO PUBLIC TRANSPORT.**

WHERE A SITE IS CONSIDERED SUITABLE FOR AN ELEMENT OF AFFORDABLE HOUSING, RATHER THAN MAKE DIRECT PROVISION ON THE LAND ITSELF IT MAY BE APPROPRIATE TO MAKE A CONTRIBUTION TO AFFORDABLE HOUSING PROVISION ON A DIFFERENT SUITABLE SITE IN THE AREA IN ITS PLACE.

CONDITIONS WILL BE IMPOSED, AND/OR PLANNING OBLIGATIONS OR THE INVOLVEMENT OF REGISTERED SOCIAL LANDLORDS SOUGHT, TO ENSURE THE BENEFITS OF AFFORDABLE DWELLINGS FOR LOCAL NEEDS WILL CONTINUE FOR INITIAL AND SUBSEQUENT OCCUPIERS. CONDITIONS WILL BE IMPOSED ON OUTLINE APPROVALS TO ENSURE THAT APPROPRIATE PRO RATA PROVISION IS MADE AT RESERVED MATTER STAGES.

Rural 'Exceptions' Affordable Housing for Local Needs

- 7.84 In 2001 the Council carried out a comprehensive housing needs survey in the Borough. The findings reveal a need for affordable housing across all three Local Plan sub areas. The Government advises that where such need cannot be met by other means, permission may exceptionally be granted for affordable housing on sites not normally considered for residential development.
- 7.85 Implementation of the rural 'exceptions' policy relies upon landowners being prepared to accept a land valuation substantially less than market value as housing



land, but greater than its agricultural worth. Sites should be well related to, and immediately adjoining, an established settlement.

- 7.86 Normal development control considerations will apply, including access, design, layout, appearance, the impact upon the highway network and particular attention should be paid to the character of the area. It is also expected that any such 'exceptions' housing schemes will be small-scale, normally no more than 5 dwellings. 'Exceptions' schemes will not be acceptable in the Green Belt or Special Landscape Area.
- 7.87 Developments of general speculative housing in the countryside to support affordable housing for local needs (cross-subsidisation) will not be acceptable. However, there may be some scope for cross-subsidisation where a developer wishes to link low cost provision to an adjacent site, which is within the Built-up Area Boundary.
- 7.88 The primary aim of the rural 'exceptions' policy is to maintain balanced communities. The term 'local need' will be applied to the following:
- people residing for at least 5 years in the village or nearby village and currently living in accommodation which is overcrowded or otherwise unsatisfactory;
 - people residing for at least 5 years in the village or nearby village and forming a household for the first time;
 - people not now resident in the village but who have a strong local connection with it including a long-standing period of residence;
 - people who have an essential need arising from age or infirmity to live close to other people who have a long-standing residence in the village;
 - people who have an essential need to live close to their work in the village or nearby village.
- 7.89 The Council will need to be satisfied through a legal agreement or condition that the benefits arising from affordable housing pass onto subsequent occupants. The agreement or condition will also need to state the connection with the settlement, which would entitle an occupier to allocation of one of the dwellings, and to make clear the settlement, or settlements, which the housing scheme is intended to serve.
- 7.90 As with sites within the urban areas, which are subject to the policy for negotiating affordable housing, the Council's preference on rural 'exception' sites will be to involve a registered social landlord providing dwellings for rent or shared ownership.



H10 - RURAL 'EXCEPTIONS' AFFORDABLE HOUSING FOR LOCAL NEEDS

WHERE THERE ARE NO SUITABLE OPPORTUNITIES WITHIN THE BUILT-UP AREA BOUNDARY FOR AFFORDABLE HOUSING TO MEET LOCAL NEEDS, PLANNING PERMISSION WILL BE GRANTED EXCEPTIONALLY FOR SMALL RESIDENTIAL DEVELOPMENT SCHEMES ADJOINING THE BUILT-UP AREA BOUNDARY OF VILLAGES, PROVIDED THAT:

- **THE DEVELOPMENT WILL MEET A DEMONSTRABLE LOCAL NEED FOR AFFORDABLE HOUSING; AND**
- **THE SITE LIES OUTSIDE THE GREEN BELT AND SPECIAL LANDSCAPE AREA**

CONDITIONS WILL BE IMPOSED, AND/OR PLANNING OBLIGATIONS OR THE INVOLVEMENT OF HOUSING ASSOCIATIONS SOUGHT, TO ENSURE THAT THE BENEFITS OF AFFORDABLE DWELLINGS FOR LOCAL NEEDS WILL CONTINUE FOR INITIAL AND SUBSEQUENT OCCUPIERS.

Sustainable Residential Environments

- 7.91 The Council is keen to encourage the high quality sustainable residential development and in particular to help create better and safer places for people to live in. It also wishes to encourage innovative and imaginative design.
- 7.92 The design and layout of new housing (of whatever scale) should be informed by the wider context of the townscape, landscape and adjoining buildings. The local pattern of streets, spaces and building traditions, materials and ecology should all contribute to the character and identity of new development.
- 7.93 It is important that new residential development creates places and spaces that have the needs of people in mind, are attractive and recognise local distinctiveness. Designs and layouts should focus on the quality of the places and living environments being created and give priority to the needs of pedestrians over the movement and parking of vehicles. New residential development should also take account of public health, crime prevention and community safety considerations.
- 7.94 Many older buildings in the Peak District were built so as to maximise the benefits of solar aspect and shelter from the prevailing winds. Similar principles can be applied in new housing so as to promote greater energy efficiency. Careful attention to the position of new housing, together with the size of openings can ensure new housing takes full advantage of the climatic characteristics of their location.
- 7.95 Government guidance promotes developments which make the best use of available land and avoids densities of less than 30 dwellings / Ha. To achieve



this aim the Council encourages applicants to prepare innovative and well thought out plans, which through careful design safeguard the health and amenity of future occupiers. However, in order to promote a minimum level of amenity and to protect against poorly designed and ill-conceived layouts, the Council has adopted a series of guidelines for residential development. These are intended to be a fall back to prevent unsatisfactory designs, rather than a standard to be slavishly followed. The guidelines will only be applied where an applicant has been unable to demonstrate that amenity considerations have been addressed through good design.

- 7.96 Residential developments should also include a mix of dwelling size, type and affordability, which offer a choice of housing and life style. This not only promotes the development of mixed and balanced communities but also can assist community safety by ensuring people of different ages and life patterns provide natural surveillance.
- 7.97 The main standards and guidelines which will be considered by the Council in assessing new residential development are set out in Appendix 2 (Guidelines for Design and Layout of Residential Development) and the relevant parts of Appendix 1 (parking standards). In urban areas where good public transport is available developments should aim to provide an average of no more than 1.5 spaces/unit.
- 7.98 The Council intends to publish Supplementary Planning Guidance on the Design and Layout of Residential developments and on Domestic Extensions. Guidelines upon residential highway design in Derbyshire have been established in a document prepared by the County Council, 'Roads in Housing'. This document no longer reflects current government policy and is currently being revised by the County Council.

H11 - LAYOUT AND DESIGN OF RESIDENTIAL DEVELOPMENT

PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT, INCLUDING EXTENSIONS, ALTERATIONS AND CHANGES OF USE, PROVIDED THAT IT WILL:

- **INCORPORATE GOOD DESIGN THAT REFLECTS ITS SETTING AND LOCAL DISTINCTIVENESS; AND MAKE EFFICIENT USE OF AVAILABLE LAND; AND**
- **PROMOTE SAFE AND ACCESSIBLE LIVING ENVIRONMENTS WHICH INCLUDE A MIX OF HOUSING TYPES AND SIZES; AND**
- **PROTECT AMENITY BY HAVING REGARD TO THE GUIDELINES SET OUT IN APPENDIX 2**

Local Open Space in Residential Development



- 7.99 As a general principle, developers of new housing will be asked to provide open space to serve the needs of the new development. The Council has established standards for local open space provision, which will be used to assess the need for, and levels of, new provision in housing areas. These are set out in Appendix 3, and are based on the National Playing Fields Association guidelines of 2.4ha per 1000 population (400 houses).
- 7.100 The Council has carried out an assessment of open space provision as part of its Parks and Open Spaces service review. The study considered both outdoor sport youth/adult provision (standard: 1.6 – 1.8Ha / thousand head) and children’s play space (standard: 0.6 – 0.8Ha / thousand head). This reveals that there is an overall shortfall in open space of 33.06Ha, and that the deficit is more acute in some areas, notably Blackbrook, Chapel West and Simmondley wards.
- 7.101 Where new local open space is required it should be designed and located to be convenient, attractive and safe for users. For example, open space should be located within 400 metres of the homes it serves, and be a minimum of 0.2 ha in area. In addition, children should not have to cross a busy road to reach play space, and dwellings may need to be orientated to overlook the area so that children have the benefit of natural surveillance from residents. It is equally important that the space does not cause undue nuisance to existing or new residents.
- 7.102 Developers will be expected to enter into agreements with the Council over future maintenance and dedication of the land, or similar arrangements to ensure that it is safeguarded as public open space. This may also include a time limit for construction and completion of the local open space in circumstances where the total housing development is likely to take a year or more to build, to ensure that the play area becomes usable at an early stage. The Council will seek a commuted sum to cover the first 20 years of maintenance.
- 7.103 There may be circumstances where the Council considers it more appropriate for a developer to provide a commuted sum to help improve or upgrade an existing recreation facility in the area than to provide a new one within the development site. This approach may be pursued where investment in an existing facility will have significant benefits both for the new residents of the site and the wider community. The facility to be upgraded should be within safe and convenient walking distance of the new homes. The provision of informal public open space may also compliment measures to enhance nature conservation.

H12 - PUBLIC LOCAL OPEN SPACE

PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT, PROVIDED THAT:

- **THE DEVELOPMENT WILL PROVIDE OR HAVE ACCESS TO SUFFICIENT AREA(S) OF PUBLIC OPEN SPACE TO ADEQUATELY**



SERVE RESIDENTS OF THE SITE, IN ACCORDANCE WITH THE STANDARDS SET OUT IN APPENDIX 3; AND

- **THE AREA(S) OF PUBLIC OPEN SPACE WILL BE SITED SO AS TO BE CONVENIENT FOR, AND USABLE BY, RESIDENTS OF THE DEVELOPMENT; AND**
- **THE AREA(S) OF PUBLIC OPEN SPACE WILL BE SITED AND DESIGNED TO ENSURE THE SAFE SUPERVISION OF USERS AND TO MINIMISE DISTURBANCE AND LOSS OF AMENITY TO NEARBY PROPERTIES; AND**
- **THE AREA(S) OF PUBLIC OPEN SPACE WILL BE PROVIDED IN USABLE BLOCKS OF AN APPROPRIATE SIZE**

CONDITIONS WILL BE IMPOSED, OR PLANNING OBLIGATIONS SOUGHT, TO ENSURE:

- **A SATISFACTORY STANDARD OF MAINTENANCE BY THE DEVELOPER FOR THE INITIAL TWELVE MONTHS; AND**
- **ADEQUATE PROVISION IS MADE TO COVER MAINTENANCE COSTS WHERE APPROPRIATE FOR A SUBSTANTIAL NUMBER OF YEARS FOLLOWING THE INITIAL TWELVE MONTH PERIOD; AND**
- **SAFEGUARDING OF THE LAND AS PUBLIC OPEN SPACE, SUCH AS ITS DEDICATION TO THE COUNCIL; WHERE APPROPRIATE, IN PLACE OF DIRECT PROVISION OF OPEN SPACE, A CONTRIBUTION MAY BE MADE TOWARDS THE IMPROVEMENT OF A NEARBY EXISTING PUBLIC RECREATIONAL FACILITY WHICH WILL MEET THE NEEDS OF THE OCCUPIERS OF THE NEW HOUSING.**

Replacement Dwellings

7.104 Where an existing dwelling is no longer conducive to modern day living requirements, or is beyond economic repair, demolition and replacement by a new dwelling is generally acceptable, unless the building is in a Conservation Area or is listed (Policies BC6 and BC9) or the proposed replacement dwelling is unsatisfactory in terms of siting, scale, layout, form or external appearance. Within the Built-up Area Boundary applications will be dealt with under Policy H5.

7.105 Within the countryside it is particularly important to control isolated residential development and to ensure that the scale and design of replacement dwellings are compatible with their surroundings. Unless the existing dwelling is of little merit, renovation and adaptation rather than replacement will be encouraged. Where the replacement dwelling is not located on the same footprint, conditions will be



imposed to require the demolition of the original dwelling once the new one is ready for occupation.

- 7.106 Where a dwelling in the countryside has been abandoned and has fallen into a state such that it needs to be completely or substantially rebuilt, an application to replace the building will be dealt with as if it were for a new dwelling on the site rather than a replacement dwelling. Countryside Policy will apply in these cases.

H13 - REPLACEMENT DWELLINGS IN THE COUNTRYSIDE

PLANNING PERMISSION WILL BE GRANTED FOR REPLACEMENT DWELLINGS IN THE COUNTRYSIDE, PROVIDED THAT:

- **THE NEW DWELLING WILL BE SITED AS CLOSE AS IS REASONABLY PRACTICABLE TO THE EXISTING ONE; AND**
- **THE NEW DWELLING, INCLUDING ANY ANCILLARY BUILDINGS, WILL NOT BE MATERIALLY LARGER OR HIGHER THAN THE EXISTING BUILDING ON THE SITE; AND**

THERE WILL BE NO INCREASE IN THE NUMBER OF DWELLINGS AT THE SITE WHERE APPROPRIATE, CONDITIONS WILL BE IMPOSED, AND/OR PLANNING OBLIGATIONS SOUGHT, REQUIRING THE DEMOLITION OF THE ORIGINAL DWELLING UPON OCCUPATION OF ITS REPLACEMENT.

Domestic Extensions and Ancillary Buildings

- 7.107 There is a demand for extensions to existing dwellings as a means of forming better living accommodation or as an alternative to moving house. Many existing dwellings will be suitable for alterations and extensions in order to improve internal space standards and amenities. In addition, some dwellings are able to accommodate ancillary domestic buildings such as garages, greenhouses and stores within their curtilage.

- 7.108 An extension or ancillary building should not be designed in isolation but should reflect the character of the existing dwelling and the surrounding area. The use of appropriate materials of construction, texture and colour is important to ensure that the new development will blend with the original, whilst the scale of the extension or outbuilding should not be disproportionate to the original dwelling (ie. as built or as existed in 1948, whichever is the later). As a guideline, most extensions of more than 50% of the original volume will require particularly careful attention.

- 7.109 The acceptability of an extension or outbuilding is not however just a matter of good design. Attention must be given to the impact of the development upon neighbouring property in the same way as for new residential development, and off-street car parking space and the private garden/amenity space around the



dwelling should be retained at adequate levels. The Council intends to produce detailed design guidance for domestic extensions in due course.

H14 – DOMESTIC EXTENSIONS AND ANCILLARY BUILDINGS

PLANNING PERMISSION WILL BE GRANTED FOR THE EXTENSION OF AN EXISTING DWELLING OR AN ANCILLARY BUILDING, PROVIDED THAT THE DEVELOPMENT:

- **WILL RESPECT THE CHARACTER OF THE ORIGINAL BUILDING AND ITS SURROUNDINGS IN TERMS OF SCALE, DESIGN, LAYOUT, FENESTRATION AND EXTERNAL APPEARANCE; AND**
- **WILL ENSURE ADEQUATE PRIVACY AND AMENITY, INCLUDING SUNLIGHT AND DAYLIGHT, TO NEIGHBOURING PROPERTIES HAVING REGARD TO THE GUIDELINES SET OUT IN APPENDIX 2; AND**
- **WILL RETAIN ADEQUATE CAR PARKING/TURNING PROVISION AND PRIVATE AMENITY/GARDEN SPACE HAVING REGARD TO THE STANDARDS AND GUIDELINES SET OUT IN APPENDICES 1 AND 2 RESPECTIVELY; AND**
- **IS FOR A DOMESTIC PURPOSE**

Sub-division of Existing Dwellings

7.110 There are a number of large dwellings in the Plan area, particularly in Buxton, which have become impractical for single-family accommodation. Sub-division is a helpful way of meeting the trend towards smaller households and of making better use of the property. Nevertheless, attention must be given to ensuring an appropriate standard of residential amenity, and satisfactory car parking and access arrangements. Conditions may need to be imposed to reduce or remove 'permitted development' rights in order to safeguard the character of the building or area. Proposals outside built up areas should pay particular heed to maintaining the character of the countryside.

H15 - SUB-DIVISION OF EXISTING DWELLINGS

PLANNING PERMISSION WILL BE GRANTED FOR THE SUB-DIVISION OF EXISTING DWELLINGS TO SMALLER RESIDENTIAL UNITS, PROVIDED THAT:

- **THE DEVELOPMENT WILL BE SYMPATHETIC TO THE CHARACTER OF THE BUILDING AND ITS SURROUNDINGS; AND**



- **THE DEVELOPMENT WILL HAVE ADEQUATE PARKING, PRIVATE AMENITY SPACE AND ACCESS ARRANGEMENTS HAVING REGARD TO THE STANDARDS AND GUIDELINES SET OUT IN APPENDICES 1 AND 2; AND**
- **THE DEVELOPMENT WILL NOT UNDULY DETRACT FROM THE RESIDENTIAL AMENITY OF EXISTING DWELLINGS**

WHERE APPROPRIATE, CONDITIONS WILL BE IMPOSED TO CONTROL FUTURE EXTENSION AND/OR ALTERATION TO THE BUILDING AND OTHER DEVELOPMENT WITHIN THE CURTILAGE OF THE SITE, WHICH MIGHT BE HARMFUL TO THE CHARACTER OF THE AREA.

Houses in Multiple Occupation

- 7.111 Houses in Multiple Occupation (HMOs) are properties occupied by people who do not form a single household. They usually comprise a number of bedsits with shared bathroom and kitchen facilities, and tend to be occupied by single people such as students, and disadvantaged groups, including the elderly and single parent families, on relatively low incomes. Turnover of tenants is often quite rapid.
- 7.112 Although there are sometimes problems associated with HMOs, they provide a very valuable source of housing, and the Council is taking steps, through technical advice and grant aid, to encourage landlords to upgrade facilities and to provide higher and safer standards of accommodation, including better means of escape from fire and improvements to basic amenities.
- 7.113 For planning purposes, HMOs should be treated in much the same way as other dwellings. Nevertheless, it is recognised that the full application of normal standards in all respects could result in the number of HMOs being reduced, with a consequent increase in housing problems and homelessness. Some (though by no means all) residents in HMOs do not have cars and their requirement for external amenity/garden space is often lower than for other dwellings. Nevertheless, basic minimum standards should still be applied. For parking, this will be on the basis of 0.5 spaces per bedroom, but this may be relaxed if there is a public car parking area with adequate spare capacity conveniently located nearby. External areas should be sufficient for refuse storage and clothes drying facilities for residents.

H16 - HOUSES IN MULTIPLE OCCUPATION

PLANNING PERMISSION WILL BE GRANTED FOR THE CHANGE OF USE AND/OR ALTERATION OF EXISTING BUILDINGS TO HOUSES IN MULTIPLE OCCUPATION, PROVIDED THAT:



- **ALTERATIONS TO THE BUILDING AND EXTERNAL AREAS OR THE INTENSIFIED USE OF THE SITE, WILL NOT UNDULY HARM THE CHARACTER OR APPEARANCE OF THE AREA; AND**
- **THE DEVELOPMENT WILL NOT UNDULY DETRACT FROM THE AMENITY OF NEIGHBOURS DUE TO UNACCEPTABLE LEVELS OF PRIVACY OR INCREASED ACTIVITY; AND**
- **THE DEVELOPMENT WILL PROVIDE REASONABLE LEVELS OF EXTERNAL AND INTERNAL AMENITY FOR ITS OCCUPANTS; AND**
- **ADEQUATE CAR PARKING SPACE WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS SET OUT IN APPENDIX1**

WITHIN THE COUNTRYSIDE, IN ADDITION TO MEETING THE ABOVE CRITERIA, PLANNING PERMISSION WILL BE GRANTED PROVIDED THAT THE SCALE OF THE DEVELOPMENT WILL BE APPROPRIATE TO ITS SURROUNDINGS AND ITS URBANISING EFFECT WILL BE MINIMISED.

Gypsy Caravan Sites

- 7.114 High Peak is not an area with a strong tradition of visits by gypsies and travellers and there is no permanent gypsy site in the Plan area.
- 7.115 The Criminal Justice and Public Order Act 1994 repealed the duty of local authorities to provide sites, but will allow gypsies and travellers more scope to find and buy their own sites to develop and manage. This may lead to more planning applications for private sites. In the circumstances, the Government advises local authorities to make adequate provision for gypsy sites in their development plans.
- 7.116 Only a very small number of gypsies occasionally resort to the High Peak, and so any new gypsy site would be expected to be small in scale. A site outside, or on the outskirts of, a settlement within reasonable distance of local shops, schools and other facilities and services may be acceptable, if there is no reasonable opportunity within the urban area. However, areas of open land, particularly in the Green Belt and Special Landscape Area should be avoided. Good screening and landscaping will be essential to help sites blend into their surroundings and will be particularly important where on-site business activities are likely.

H17 - GYPSY SITES

PLANNING PERMISSION WILL BE GRANTED FOR GYPSY SITES, PROVIDED THAT:



- **THE DEVELOPMENT WILL BE IN AN AREA TRADITIONALLY FREQUENTED BY GYPSIES AND WILL BE COMMENSURATE IN SCALE WITH THE NUMBER OF GYPSIES RESIDING IN OR RESORTING TO THE AREA; AND**
- **THE DEVELOPMENT WILL BE OUTSIDE THE GREEN BELT AND SPECIAL LANDSCAPE AREAS; AND**
- **THE DEVELOPMENT SITE WILL BE OF SUFFICIENT DEVELOPABLE AREA TO ACCOMMODATE THE PROPOSED NUMBER OF CARAVAN PITCHES, PARKING AND ANCILLARY AREAS, INCLUDING AREAS FOR OPEN STORAGE (WHICH SHOULD BE LANDSCAPED); AND**
- **THE DEVELOPMENT WILL BE ADEQUATELY SERVICED WITH DRINKING WATER AND SEWERAGE; AND**
- **THE DEVELOPMENT WILL BE REASONABLY CONVENIENT FOR LOCAL SERVICES AND FACILITIES**

