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1 Introduction

1.1 The High Peak Local Plan sets the development strategy, strategic and development management policies and land designations for High Peak (outside the Peak District National Park). The Plan was adopted in April 2016.

1.2 It is important that the Local Plan is monitored to identify the need for any reviews to policies or the overall strategy. The Plan details appropriate indicators and targets and implementation measures to enable the effectiveness of policies to be monitored. Monitoring will identify which policies and implementation measures are succeeding, and which need revising or replacing because they are not achieving the intended effect.

1.3 The Council is required to publish information at least annually that shows progress with Local Plan preparation, duty to cooperate and the implementation of Local Plan policies. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 details the information the Monitoring Reports should contain.

1.4 This Monitoring Report covers the period from 1st April 2017 to 31st March 2018 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 Planning and Compulsory Purchase Act 2004 (amended by the Localism Act 2011) introduced a requirement for Councils to prepare and maintain a Local Development Scheme (LDS). The LDS specifies which documents when prepared will form the Local Plan for the area. The LDS provides a rolling programme for the timetable for the production of documents. The LDS was published in April 2014 and a revised timetable published in August 2014. The LDS provides the timetable and key milestones for the High Peak Local Plan preparation.

Table 1 Local Development Scheme Milestones

Document	Milestone	Date	Completed within Milestone
Local Plan	Issues & Options consultation	September 2012	Yes
Annual Monitoring Report	Publish AMR	December 2012	No
Local Plan	Preferred Options consultation	February 2013	Yes
Local Plan	Additional consultation	December 2013	Yes
Annual Monitoring Report	Publish AMR	December 2013	No
Local Plan	Representation consultation	April 2014	Yes
Local Plan	Submission	August 2014	Yes
Local Plan Polices Map	Submission	August 2014	Yes
Annual Monitoring Report	Publish AMR	December 2014	Yes
Local Plan	Next stages to be advised		

2.2 There were no key milestones during the monitoring period. The LDS focused primarily on the timetable for the preparation of the Local Plan, these have been met in the previous monitoring periods. No milestones were set for the Local Plan following submission as the timetable for Examination of the Local Plan was not determined by the Council.

2.3 An updated LDS will be published to timetable the Local Plan review when required.

3 Neighbourhood Planning

Neighbourhood Planning

3.1 Neighbourhood planning is part of the planning system introduced by the Localism Act 2011, through the establishment of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build initiatives.

3.2 Neighbourhood planning enables members of a local community to take forward planning proposals for the neighbourhood in which they live. Neighbourhood Development Plans are voluntary local planning policy documents - that are written and developed by a community - usually led by a town or parish council.

3.3 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.

Support for Neighbourhood Planning

3.4 The Borough Council supports Neighbourhood Planning and aims to provide assistance to local communities who wish to produce plan by providing;

- Initial advice and an introductory meeting to explain the process.
- Advice on the evidence needed to prepare the plan.
- Provision of local maps.
- Specialist technical advice on issues such as affordable housing, heritage and conservation and sustainability appraisal.
- A “critical friend” role throughout the drafting of the plan, attending steering group meetings where necessary to provide advice and support.
- Assistance with consultation and publicity programmes, including providing details of statutory consultees and support with press releases.
- Reviewing draft documents to ensure they meet the basic conditions.

3.5 There are three Neighbourhood Plan designated areas in the Borough in Chapel-en-le-frith, Whaley Bridge and Furness Vale and Chinley Buxworth and Brownside.

Chapel-en-le-frith

Table 2 Chapel-en-le-frith Neighbourhood Plan

Name of Designated Area	Chapel-en-le-frith
Date of Designation	11 April 2013
Relevant Body	Chapel-en-le-frith Parish Council
Date Plan was made	August 2015

3.6 The Parish Council has prepared the Neighbourhood Plan for Chapel-en-le-Frith Parish. The neighbourhood area was designated on 11 April 2013. The plan sets out a vision for the future of the Parish, along with policies on:

3 Neighbourhood Planning

- Where development should go.
- What sort of leisure and facilities need to be provided.
- What improvements are needed in the town.

3.7 The Plan aims to make Chapel-en-le-Frith a better place to live, work and visit. Many local people were involved in producing the Plan, principally through coming together to act as the working group “Chapel Vision”. This work gave the Parish Council the evidence and information with which to prepare the Plan.

3.8 High Peak Borough Council resolved to 'make' the Chapel-en-le-Frith Neighbourhood Development Plan at a meeting of the Council on 5 August 2015. The Chapel-en-le-Frith Neighbourhood Development Plan now forms part of the Development Plan for High Peak and is taken into account in local planning decisions. Details of the Chapel Neighbourhood Plan and supporting documents can be viewed on the Councils website.

Whaley Bridge and Furness Vale

Table 3 Whaley Bridge and Furness Vale Neighbourhood Plan

Name of Designated Area	Whaley Bridge and Furness Vale
Date of Designation	24 October 2013
Relevant Body	Whaley Bridge Town Council

3.9 A Neighbourhood Plan group consisting of interested individuals has been formed. The neighbourhood area was designated on 24 October 2013. The group aims to put together a neighbourhood plan that will help to define how development should take place in Whaley Bridge and Furness Vale over the next 15 years.

Chinley Buxworth and Brownside

Table 4 Chinley Buxworth & Brownside Neighbourhood Plan

Name of Designated Neighbourhood Area	Chinley Buxworth and Brownside
Date of Designation	21 July 2016
Relevant Body	Chinley Buxworth and Buxworth Parish Council

3.10 Chinley Buxworth and Brownside Parish Council applied to High Peak Borough Council for a Neighbourhood Area Designation for the parish of Chinley Buxworth and Brownside. Applying for designation of Chinley, Buxworth and Brownside Parish as a Neighbourhood Area means that the Parish Council is able to prepare a Community Right to Build Order to help deliver a new community centre to replace the existing building at Lower Lane, Chinley. The application consultation ran from 2nd June to 30th June 2016 and the Neighbourhood Area was designated on 21st July 2016.

3 Neighbourhood Planning

3.11 Chinley, Buxworth & Brownside Parish Council, working jointly with Chinley, Buxworth & Brownside Community Association, are seeking to build a new community centre to replace the existing, wooden building at Lower Lane, Chinley and to improve the adjoining public recreation, children's play and car parking areas.

3.12 In April 2016, an asset transfer of the Community Centre was secured from Derbyshire County Council. A masterplan for the site and outline plans for a new community centre are being consulted on in advance of drawing up detailed plans and costings to support an application for a Community Right to Build Order.

4 Duty to Cooperate

4.1 Local authorities and other public bodies are required to work together through the 'duty to co-operate' set out in the Localism Act 2011 and described in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

4.2 The purpose of the duty is to ensure that local authorities and public bodies that are critical to plan making cooperate with each other and that they are involved in continual constructive and active engagement as part of the planning process.

4.3 The Council has worked with neighbouring authorities, other public bodies and relevant local partners in preparing the Local Plan. Engagement methods have included meetings, consultation, partnership working and joint evidence gathering. Full details of how the Council has met its obligations under the Duty to Cooperate with regard to the High Peak Local Plan is detailed in the Duty to Cooperate Statement.

4.4 The Duty to Cooperate is an ongoing process and the Council has continued to work with others. The table below summarises the main work carried out during the monitoring period and future arrangements.

Table 5 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
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 policies and designations in respect of the High Peak Local Plan and Derby and Derbyshire Minerals and Waste Plans	Consultation with DCC regarding proposals affected by the Safeguarding and Consultation Areas as appropriate

4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
		Continued dialogue and joint work to address issues at Tongue Lane/ Ashwood Dale Quarry as required by Policy DS16
	Collaboration on regeneration and economic development	Priorities will be delivered in line with the provisions of the Growth and Prosperity Concordat agreed by DCC and HPBC
Peak District National Park Authority (PDNPA)	Working towards meeting objectively assessed needs for development for the whole of High Peak Borough	Liaison with PDNPA on future updates to evidence base studies in accordance with Memorandum of Understanding Implementation and monitoring of relevant policies
	Taking account of housing delivery in the areas of High Peak that lie within the National Park	Housing monitoring coordinated with the PDNPA in accordance with Memorandum of Understanding
	Need to consider the landscape setting of the National Park to mitigate unacceptable adverse impacts	Implementation and monitoring of relevant policies, including agreement with the PDNPA on design and landscape matters as set out in the Memorandum of Understanding
	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 as set out in the Memorandum of Understanding
	Joint support for Neighbourhood Planning for parish and town councils with land in both plan areas	Continued support and collaboration on Neighbourhood Plans as set out in the Memorandum of Understanding.
	Supporting the wider Peak District Economy	Continued joint working through partnerships.

4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
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 when appropriate as set out in the Memorandum of Understanding (to be finalised)
	Supporting the local economy	Consultation on future evidence base updates and joint working when appropriate as set out in the Memorandum of Understanding (to be finalised) See arrangements with GMCA below regarding economic development
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	Continued joint working on the matters identified as set out in the Memorandum of Understanding (to be finalised) Implementation and monitoring of relevant policies and Infrastructure Delivery Plan
	Coordination of Green Belt reviews that affect the shared Green Belt boundary	Memorandum of Understanding includes a commitment to collaborate and consult on any future Green Belt reviews that would affect the extent of Green Belt shared by Tameside and High Peak (to be finalised)
Stockport Metropolitan Borough Council (SMBC)	Working towards meeting objectively assessed needs for housing within the overlapping housing market areas	Memorandum of Understanding between SMBC and HPBC. Consultation on future evidence base updates and joint working when appropriate as set out in the Memorandum of Understanding
	Supporting the local economy	Consultation on future evidence base updates and consultations

4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
		See arrangements with GMCA below regarding economic development
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	<p>Memorandum of Understanding includes a commitment to prepare a delivery strategy for the measures recommended by the A6 Corridor Study, provide policy support for these measures in respective development plans and to work together to identify funding sources</p> <p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan</p>
	Coordination of Green Belt reviews that affect the shared Green Belt boundary	Memorandum of Understanding includes a commitment to collaborate and consult on any future Green Belt reviews that would affect the extent of Green Belt shared by Stockport and High Peak
Manchester City Council (MCC) Whilst Manchester does not share a boundary with High Peak, it is included here due to the prevalent commuting and migration patterns between the two authorities ⁰	Meeting objectively assessed needs for housing within the overlapping housing market areas	Consultation on future Local Plan reviews
	Supporting the local economy	See arrangements with GMCA below
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	Memorandum of Understanding relating to joint working arrangements and the provision of development and infrastructure requirements (to be drafted)
Cheshire East Council (CEC)	Meeting objectively assessed needs for housing within the overlapping housing market areas	Updated Memorandum of Understanding
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	Memorandum of Understanding includes a commitment to; prepare a delivery strategy for the measures recommended by the A6 Corridor Study, provide policy support for these

4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
		<p>measures in respective development plans and to work together to identify funding sources</p> <p>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>Memorandum of Understanding includes 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</p> <p>Consultation on future Local Plan reviews</p> <p>Monitoring of relevant policies</p>
	<p>Coordination of Green Belt reviews that affect the shared Green Belt boundary</p>	<p>Memorandum of Understanding includes a 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</p>
<p>Derbyshire Dales District Council (DDDC)</p>	<p>Working towards meeting objectively assessed housing needs for housing within the overlapping housing market areas.</p>	<p>Consultation on future evidence base updates and Local Plan reviews joint working when appropriate</p>
	<p>Policies required in respective Local Plans to have regard to purposes of the Peak District National Park</p>	<p>Consultation on future Local Plan reviews</p> <p>Implementation and monitoring of relevant policies</p>
	<p>Consideration of the capacity of shared infrastructure to support growth and local communities</p>	<p>Implementation and monitoring of relevant policies</p>

4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
		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
	Supporting the wider Peak District Economy	Continued joint working through partnerships
Oldham Metropolitan Borough Council	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
Kirklees Metropolitan Borough Council	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Signed Memorandum of Understanding between numerous LPAs in the southern Pennines Consultation on future Local Plan reviews

4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
		Implementation and monitoring of relevant policies
Barnsley Council	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	Signed Memorandum of Understanding between numerous LPAs in the southern Pennines Consultation on future Local Plan reviews Implementation and monitoring of relevant policies
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	Implementation and monitoring of relevant policies and Infrastructure Delivery Plan Consultation on future Local Plan reviews
Natural England (NE)	Input on Habitats Regulations Assessment, including potential impacts of development on European designated sites in the Peak District National Park	Consultation on planning applications Implementation and monitoring of relevant policies Consultation on future evidence base updates and Local Plan reviews
Environment Agency (EA)	Input on Strategic Flood Risk Assessment, including potential downstream cross boundary flood risk matters	Consultation on planning applications Implementation and monitoring of relevant policies Consultation on future evidence base updates and Local Plan reviews
Highways Agency	Consideration of impact of development proposals in Local Plan on A628 / A57 trunk road in High Peak and neighbouring authorities	Discussion through the Trans-Pennine Feasibility Study stakeholder group Consultation on planning applications Implementation and monitoring of relevant policies, including S5 and H2

4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
		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)	Discussion through Buxton Crescent and Thermal Spa consents group 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
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
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	Implementation and monitoring of relevant policies and Infrastructure Delivery Plan Continued joint working through partnerships
Homes England	Partner in the delivery of affordable housing	Implementation and monitoring of Policy H5
D2N2 Local Enterprise Partnership	Local Plan should reflect and assist in delivering the LEP's objectives.	Implementation and monitoring of Policy S4

4 Duty to Cooperate

Organisation	Strategic matters	Work during monitoring period and future arrangements
Peak District Local Nature Partnership (LNP)	Local Plan should reflect and assist in delivering the LNP's objectives	<p>Discussion regarding the Biodiversity Action Plan and other LNP projects when appropriate</p> <p>Implementation and monitoring of Policy EQ4</p>
Greater Manchester Combined Authority (GMCA)	Supporting role in identifying and providing cross transport infrastructure and services that connect High Peak with Greater Manchester	Draft Memorandum of Understanding with the GMCA outlines commitments to future work and arrangements for related governance, implementation, monitoring and review
	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.

6 Self Build Register

6.1 The Self-build and Custom Housebuilding Act 2015 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 in the District and will inform the evidence base of the demand for this housing. The table below lists all the successful entries received to date (the entries received within the monitoring period are highlighted).

6 Self Build Register

Table 6 Details from the Self Build Register 01.04.16 - November 2018

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
11/04/16	1	No	Chapel en le Frith	A standalone individual self build plot	Detached House	4	January 2019
15/04/16	1	No	Any	A standalone individual self build plot	Detached House /Semi-Detached House	3	Within 6 months
18/04/16	1	No	[Not stated]	A standalone individual self build plot	Detached House	2	Within 6 months
28/04/16	1	No	Limestone Peak, Hope Valley, Cote Heath	A standalone individual self build plot	Detached House	4	Within 6 months -1 year
02/05/16	1	No	Whaley Bridge, New Mills, Hayfield, Chinley and surrounding area	A standalone individual self build plot	Detached House	4	Within 6 months -1 year
31/05/16	1	No	All areas	A standalone individual self build plot	Detached House	3	Within 6 months
12/06/16	1	No	High Peak	A standalone individual self build plot	Detached House	4	Within 1-2 years
20/07/16	1	Yes Cheshire East	Within 5 miles of Chapel-en-le-Frith	All plot types acceptable	Detached House	4	Within 2-3 years

6 Self Build Register

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
28/07/16	1	Yes Cheshire East	Buxton, Chapel en le frith, Whaley Bridge - anywhere commutable to Macclesfield	All plot types acceptable	Detached House	4	Within 1-2 years
23/09/16	1	Erewash	Buxton	A standalone individual self build plot	Detached House	5	within 6 months
23/09/16	1	Stockport	New Mills, Sett, Whaley Bridge, Hayfield, Chapel, Blackbrook	A standalone individual self build plot	Detached bungalow	3	Within 1-2 years
25/10/16	1	No	Glossop	A standalone individual self build plot	Detached House	4	Within 6 months -1 year
28/10/16	1	Yes Derbyshire Dales	Anywhere in district	A standalone individual self build plot	Detached House	3	Within 6 months -1 year
09/11/16	1	No	Whaley Bridge, Sett, Hayfield	A standalone individual self build plot	Detached House	4	Within 2-3 years
11/11/16	Up to 4	No	Chinley, Chapel, Glossop Birchvale	A standalone individual self build plot	Detached House	4	Within 6 months
18/11/16	1	No	In and around Glossop	A standalone individual self build plot	Detached House	4	Within 6-12 months

6 Self Build Register

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
19.11.16	1	No	Buxton, Chapel, Whaley & surrounding areas	A standalone individual self build plot	Other - flexible	1	Within 6 months
05/12/16	1	No	Buxton	A standalone individual self build plot	Detached house	5	Within 6-12 months
29/12/16	4	No	Hayfield	Other	Detached house	4	Within 6 months
07/02/17	1	No	New Mills or South of Hayfield	A plot as part of a wider community self-build project	Detached house	4	Within 6-12 months
15/02/17	1	No	Glossop	A standalone individual self build plot	Other- flexible	1	Within 1-2 years
16/02/17	1	No	Whaley Bridge	A standalone individual self build plot	Detached house	3	within 6 months
27/02/17	1	Yes Cheshire East	Anywhere with nice views	A standalone individual self build plot	Other - flexible	3	Within 6-12 months
14/03/17	1	No	Derbyshire	A stand alone individual self build plot	Detached bungalow	3	Within 1-2 years
31/03/17	1	No	Hayfield, Bamford, Whaley Bridge, Buxton	A stand alone individual self build plot	Detached House	4	Within 6 months

6 Self Build Register

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
19/05/17	1	No	New Mills, Disley, Whaley Bridge, Hayfield, Birch Vale etc	A stand alone individual self build plot	Detached House	2	1-2 years
27/05/17	1	No	Buxton, Chapel. Basically anywhere considered within 20 miles of Buxton	A stand alone individual self build plot	Detached House	4	Within 6 months
15/06/17	1	No	Glossop, Hope, Buxton, Castleton no particular preference, including Tintwistle	A stand alone individual self build plot	Detached Bungalow	3	Within 1-2 years
18/06/17	1	No	New Mills, Whaley Bridge or Glossop areas in the first instance	A stand alone individual self build plot	Detached Bungalow	3	Within 1-2 years
27/06/17	3	No	All	A stand alone individual self build plot	Any	4	over 3 years
11/07/17	1	No	Chapel en le Frith	A stand alone individual self build plot	log cabin	3	straight away

6 Self Build Register

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
29/07/17	1	No	High Peak, Glossop, New Mills, Chapel-en-le-Frith, Hayfield	A stand alone individual self build plot	Rotunda Eco-Build. Single storey	2	no time scale
18/08/17	1	No	New Mills	A stand alone individual self build plot	Detached house	3	2-3 years
08/09/17	1	Cheshire East	Charlesworth	A stand alone individual self build plot	Detached house	3	ASAP
10/09/17	1	Peak District	Buxton Hope valley	A stand alone individual self build plot	Detached house	4	ASAP
06/11/17	1	Peak District	Hope Valley +15 mins	A stand alone individual self build plot	Detached house	4	Not stated
06/11/17	1	Yes [not stated]	Any	A stand alone individual self build plot	Detached house	3	2019
20/11/17	1	No	Hayfield, Combs	A stand alone individual self build plot	Detached house	4/5+	ASAP
26/11/17	1	Yes [not stated]	To the South or West of Buxton	A stand alone individual self build plot	Detached house	4	Summer 2018

6 Self Build Register

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
29/12/17	1	No	Glossop	A stand alone individual self build plot	Detached house	3	ASAP
23/01/18	1	No	Whaley Bridge, and 3 mile radius .	A stand alone individual self build plot	Semi Detached House	5+	Within 3 months
05/03/18	1	No	Peak District	A stand alone individual self build plot	Detached Bungalow	2	[Unclear text]
16/03/18	1	No	Chapel en le Frith	A stand alone individual self build plot	Detached Bungalow	3	ASAP
19/03/18	1	No	Glossop & surrounding areas	A stand alone individual self build plot	Detached House	4	Within 24 months
03/04/18	1	No	Within 5 miles of Buxton	An individual self build plot on a conventional housing development	Detached House	3	ASAP
07/04/18	2	No	New Mills and surrounding area	A stand alone individual self build plot	Detached House	5+	ASAP
18/04/18	1	No	Any	A stand alone individual self build plot	Detached House	3	Next 12 months

6 Self Build Register

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
07/05/18	1	No	Glossop area	A stand alone individual self build plot	Detached House	3	6 months
14/06/18	1	No	Any	A plot as part of the wider community self build project	Detached House	4	Once sale of house agreed and mortgage for self build arranged
18/07/18	1	No	Glossop and surrounding district	A stand alone individual self build plot	Detached House	5+	ASAP
29/07/18	1	Yes [not stated]	High Peak	A stand alone individual self build plot	Detached House	4	TBD
06/08/18	1	No	Any	A stand alone individual self build plot	Detached House	4	Within 2 years
07/08/18	1	No	Chapel en le Frith	A stand alone individual self build plot	Detached House	4	January 2019
21/09/18	1	No	Tintwistle	A stand alone individual self build plot	Detached House	3	Within 3 months

6 Self Build Register

Date Received	No. Of plots sought	Registered with other local planning authorities	Location	Plot details	Property details	Number of bedrooms	Timescale for building if a suitable plot is identified
16/10/18	1	No	Glossop	A stand alone individual self build plot	Detached House	4	2019
29/10/18	1	No	Buxton and surrounds	A stand alone individual self build plot/ A plot as part of a wider community self-build project	Detached House	2	within 4 years
24.11.18	1	No	Buxton and surrounding	A stand alone individual self build plot	Detached Bungalow	3	Early 2020

6 Self Build Register

6.2 The Council's Self Build Register was set up in April 2016. Details of the register are shown in the table above.

6.3 The register provides details of the property required and includes information on the following:

- Whether registered with other local authority(ies)
- Plot/property details
- Location
- Timescale for building

6.4 The total number of successful entries on the High Peak Register is 57. Of these, 19 applications for the register were made during this monitoring period. A number of registrations gave limited details. It should also be noted that whilst the vast majority of entries request a single plot (or do not specify number of plots at all) a small number request multiple plots (so the demand for the total number of self/custom-build plots exceeds the number of entries on the register [66 plots compared to 57 entries]. During the monitoring period, all apart from one entry requested a single plot (or did not specify plot number).

6.5 5 of the applications received during this monitoring period had also registered with other local planning authorities [although the identity of the alternate authorities was not always stated]. The other authorities identified were neighbouring (Cheshire East, Peak District). All were from individuals looking for a single plot.

Property Types

6.6 The following tables set out the number of entries in relation to requested property types and sizes.

Table 7 Self build register property types

Property Type	Number of entries in monitoring period	Number of entries in overall register
Detached House	11	42
Detached Bungalow	4	7
Other/flexible	3	7
Semi-detached House	1	1
Total	19	57

Table 8 Self build register number of bedrooms

Number of Bedrooms	Number of entries in monitoring period	Number of entries in overall register
1	0	2

6 Self Build Register

Number of Bedrooms	Number of entries in monitoring period	Number of entries in overall register
2	3	5
3	8	19
4	6	24
5	0	2
5+	1	3
Other	1	2
Total	19	57

6.7 During both the monitoring period, and in the overall register by far the most common request was for larger, 3 or 4 bed detached dwellings.

Plot Types

6.8 The following table set out the number of entries in relation to requested plot types.

Table 9 Self build register plot types

Plot Type	Number of entries in monitoring period	Number of entries in overall register
A stand alone individual self build plot	19	50
An individual self build plot on a conventional housing development	0	1
A plot as part of the wider community self build project	0	2
Other or more than one of the above	0	4
Total	19	57

6.9 During the monitoring period, all entries requested a stand alone individual self build plot. This was also by far the most common request in the overall register.

6 Self Build Register

Locations

6.10 Most registrations specified a particular location(s) in the Borough. It is possible to categorise these according to 'sub areas' in the High Peak Local Plan. Both during the monitoring period, and in the overall register, the most common request was for multiple locations straddling sub areas or other areas of the High Peak. After this the most common request was for locations in the central area.

Table 10 Self build register locations

High Peak Location	Number of entries in monitoring period	Number of entries in overall register
Glossopdale Area	3	10
Central Area	5	13
Buxton Area	1	5
Other areas/ More than one of the above	7	18
Any/ Anywhere in High Peak, etc	3	11
Total	19	57

Sustainable Construction

6.11 During the monitoring period 4 registrations indicated they wanted to construct a dwelling with sustainable construction methods (eg Passivhaus). In the overall register 10 entries stated this.

Commencement

6.12 Entries on the register may specify a desired construction commencement date. The table below sets out the most common requests (in relation to date the entry was received).

Table 11 Self build register timescales

Commencement	Number of entries in monitoring period	Number of entries in overall register
ASAP/ Immediately	6	9
Within 3 months	1	2
Within 3-6 months	2	14

6 Self Build Register

Commencement	Number of entries in monitoring period	Number of entries in overall register
Within 6-12 months	0	9
Within 1-2 years	5	12
Within 2-3 years	1	4
Over 3 years	1	2
Other/ Unclear response	3	5
Total	19	57

6.13 During the monitoring period the most common request was for immediate commencement, followed by commencement within 1-2 years. In the overall register the most common request was for commencement within 3-6 months; commencement within 1-2 years, 6-12 months, and immediate commencement were also common requests. In general most entries wanted to commence within 2 years.

Summary

6.14 In summary most registrations were looking for a stand alone plot for a large 3/4 bedroom detached house or bungalow and timescale for building was relatively short with most wanting to build within 2 years. Many areas of the Borough were popular, including the Central sub area.

6.15 Consideration needs to be given to regularly updating the register to determine if people have found a plot elsewhere, built in the High Peak or no longer wish to be on the register. It is important that the Register contains an accurate and up to date picture of the demand for self build plots.

6.16 The Council is in the process of updating the Strategic Housing Land Availability Assessment (SHLAA) with a Strategic Housing Employment Land Availability Assessment (SHELAA) and this may provide a source of potential sites.

7 Housing

The Strategic Objectives that the housing policies address are as follows:

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

7.1 The provision of sustainable, decent and affordable housing is one of the key aims of National Planning policy and a priority locally. The Local Plan seeks to deliver a wide choice of high quality housing in appropriate locations to meet the housing needs of residents in the Borough and to support the local economy. This will be achieved through a range of measures to promote housing development on suitable sites and to ensure that there is a continuous supply of land to meet the needs identified in the Local Plan.

7.2 The housing policies in the Local Plan outline the locational requirements for new homes, policies to ensure a continuous supply of housing throughout the plan period, the sites allocated for residential development or mixed use, levels of affordable housing required, rural exceptions sites and the requirements for gypsy, traveller and travelling show people sites.

7 Housing

Indicator 1

Net additional dwellings for a) previous years, b) reporting years c) future years by Local Plan sub-area and Parish

To met the housing needs identified in the Local Plan

Local Plan Policies

- S 3 Strategic Housing Development
- S 5 Glossopdale Sub-area Strategy
- S 6 Central Sub area Strategy
- S 7 Buxton Sub area Strategy
- H1 Location of Housing Development
- H2 Housing Allocations
- H3 New Housing Development

Table 12 Annual Housing Completions 2011-2018

Year	Completions	Adopted Local Plan Target	Shortfall Against Relevant Target
2011/12	102	350	-234
2012/13	207	350	-136
2013/14	36	350	-313
2014/15	100	350	-241
2015/16	160	350	-189
2016/17	330	350	-18
2017/18	498	350	+152
Total	1,433	2450	-979

Table 13 Requirement Summary at 1 April 2018

A. Housing Target April 2018- March 2023 (350x5)	1,750
B. Housing Shortfall (April 2011- 31 March 2018)	979

7 Housing

C. Housing Shortfall to be met in next five years. (Based on shortfall apportioned over remaining Local Plan period - Liverpool Method)	375
D. Housing Requirement April 2018 - March 20123 (20% buffer to target + shortfall: (A+C) X 20%	2,550
E. Annualised Housing Requirement (D/5)	510

Table 14 Five Year Housing Land Supply

Annualised Housing Requirement	Total annual housing requirement (April 2018 – March 2023) including 20% buffer and meeting shortfall over the Local Plan period to 2031		2,550/5 = 510
Total Deliverable Housing Supply	Large sites with planning permission	1,249	3,212
	Small sites with planning permission	210	
	Local Plan allocations	1,516	
	Small sites windfall allowance	210	
	Peak District National Park Allowance	27	
Total five year supply	Supply / Requirement (3212/510)		6.29 years

7 Housing

Table 15 Sites allocated for residential development

Location	No of allocated dwellings	Phase	Planning Application No and approval date	Commentary
Glossopdale				
G2 Paradise Street	16	M	HPK/2015/0329 1/2/16	This is a greenfield site and the majority of the balance of the allocation is in Council ownership. Planning permission granted on part of the site for 12 dwellings
G 3 Roughfields/ Padfield Main Road	102	M		This is a greenfield site which is in Council ownership.
G6 North Road	150	E	HPK/2013/0327 12/6/14 HPK/2015/0120 21/7/15	Balance already complete
G12 Bute Street	30	M		No application has been submitted.
G13 Hawkshead Mill	31	E	HPK/2014/0573 decision pending	Resolution to grant outline permission for 31 dwellings awaiting details of S106.
G16 Woods Mill	104	M	HPK/2015/0571 1/7/2016.	Planning permission granted for mixed use development including 57 dwellings
G19 Dinting Road/ Dinting Lane	64	E	HPK/2015/0412 27/5/16 HPK/2017/0171 decision pending	Outline planning permission granted for up to 65 dwellings. Approval of reserved matters for appearance, landscaping, layout and scale for residential development 65 dwellings, and access re planning permission (HPK/2015/0412)
G20 Dinting Lane	50	M		No application has been submitted.

7 Housing

Location	No of allocated dwellings	Phase	Planning Application No and approval date	Commentary
G23 Former Railway Museum	89	L		The site is in the late phase for delivery and there has been no progress on this site.
G25 Melandra Castle Road	35	M		This is a greenfield site which is in Council ownership.
G26 Gamesley Sidings inc Samas Roneo	38	M	HPK/2014/0665 13/4/15	Outline planning permission granted for demolition of factory and residential development, which includes the site and adjacent land.
			DET/2018/0002 Prior notification approval 28/3/2018	Proposed demolition of former industrial warehouse building, to be replaced with residential development on site and land either side of the former warehouse.
			HPK/2017/0237 9/5/2017	EIA screening opinion Screening not required
			HPK/2018/0272 decision pending	Full planning for 44 houses and apartments.
G31 Charlestown Works	100	E	HPK/2013/0597 17/3/14 HPK/2016/0520 26/3/2018	Outline planning permission granted for demolition of buildings and up to 100 dwellings and office development. Reserved matters approval for 96 dwellings and associated works.
G32 Adderley Place	130	M		This is a greenfield site which is in Council ownership.
Central Area				
C3 Derby Road New Mills	107	M	HPK/2017/0534 Decision pending	Residential development comprising 97 units including means of access and associated works.

7 Housing

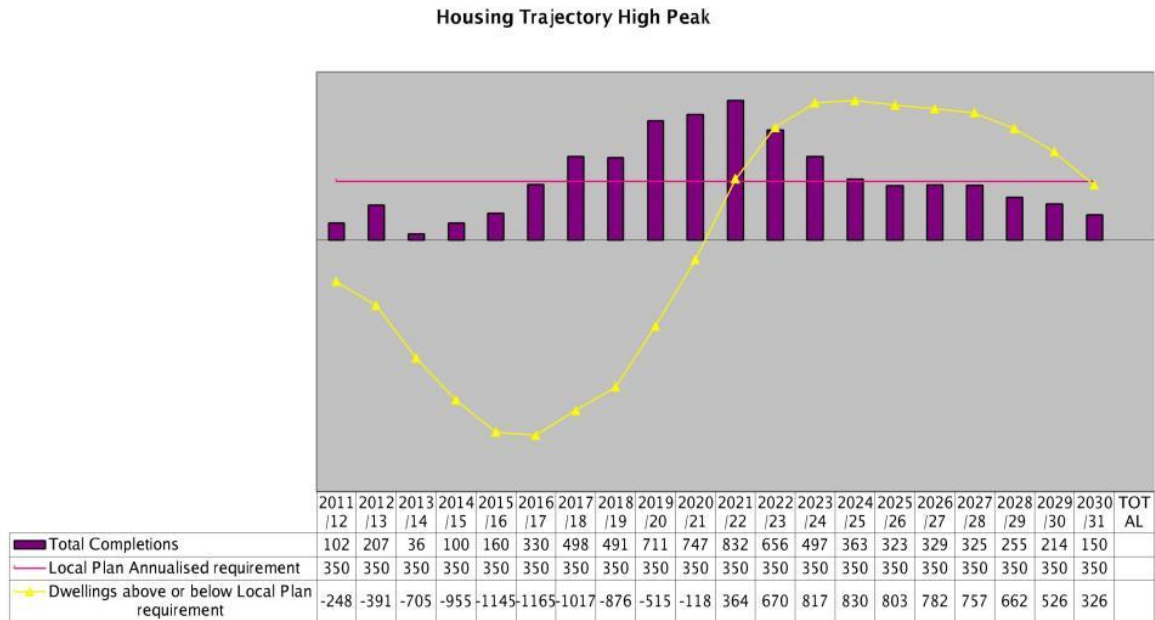
Location	No of allocated dwellings	Phase	Planning Application No and approval date	Commentary
C5,6,17,18 Ollersett Lane/ Pingot Rd/ Laneside Road	239	M/L		No application has been submitted.
C7 Woodside St	25	E		No application has been submitted.
C9 S Macclesfield Rd	83	E	HPK/2014/0119 07/05/15 HPK/2017/0247 3/10/2018	Outline planning permission granted for up to 107 dwellings. Reserved matters application for 107 dwellings
C13 Buxton Rd Chinley	13	E	HPK/2016/0692 27/11/2017	Outline planning application for site and adjacent land for residential development.
C16 Furness Vale A6	39	E		No application has been submitted.
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 21/07/2015	Planning permission granted for residential development of 27 dwellings.
B3/4 Hogshaw	124	L		No application has been submitted.
B6 Hardwick Square South	30	E		10 flats contained within this allocation have been completed.
B7 Market Street Depot	24	E		This is a brownfield site which is in Council ownership.

7 Housing

Location	No of allocated dwellings	Phase	Planning Application No and approval date	Commentary
B8 West Tongue Lane	139	L		No application has been submitted.
B10 Dukes Drive	338	M		No application has been submitted.
B20/21/22 Foxlow Farm	440	E/M	HPK/2013/0603 4/11/14 HPK/2017/0590 decision pending	Outline planing permission for 375 dwellings and a residential/retirement facility for up to 70 units. Submission of reserved matters relating to the appearance, landscaping, layout and scale for the whole of the residential phase of the development 395 dwellings pursuant to outline planning permission permission HPK/2013/0603
B27 Harpur Hill Campus	105	E	HPK/2018/0315 decision pending	Full planning application for the erection of 155 dwellings with associated access, public open space and landscaping
B31 Station Road	30	M		No application has been submitted.

7 Housing

Picture 1



7.3 The provision of sustainable, decent and affordable housing is a key national priority which is reflected in the Local Plan. The Plan aims to provide a wide choice of high quality housing to meet the needs of local residents and support the local economy in locations in accord with the Spatial Strategy and settlement hierarchy. The Plan includes a range of measures to promote housing on suitable sites to ensure there is a continuous supply of housing to meet the needs identified in the Plan.

7.4 Policy H1 seeks to ensure housing provision in the Plan area. It supports development on sites allocated for housing, encourages housing development on previously developed land (on sites suitable for residential development), supports development on unallocated sites within the built up area boundaries (and in certain circumstances on sites adjoining the built up area boundaries), supports mixed use schemes, self build housing schemes and any development identified through a Community Right to Build Order.

7.5 Policy H2 allocates sites for housing and mixed use development. It provides indicative housing numbers for each site based on the net developable area and any known constraints and indicative phasing for site delivery based on the evidence base for the local plan and the Site Viability Study.

7 Housing

7.6 The Council is taking proactive measures to ensure housing delivery on the allocated sites. It is promoting the sites in Council ownership and working with landowners to bring forward sites identified in the Local Plan.

7.7 It has adopted a Growth Strategy which sets out a plan for sustainable growth and demonstrates the Council's commitment to regeneration as well as to the delivery of the Local Plan. Part of the Strategy is an "Accelerated Housing Delivery Programme". The Accelerated Housing Delivery Programme is a comprehensive package of measures to support housing delivery in the Borough. It demonstrates the Council's commitment to delivering the Local Plan and maximising community benefits by supporting developers and making use of Council owned assets.

7.8 There are three main delivery elements within the programme

- Open for Business approach to implement planning applications and regulatory process
- Accelerating development on un-implemented sites
- Proactive delivery of Council owned sites

7.9 For proactive delivery of council owned sites, HPBC has adopted a portfolio based approach (cross-subsidising) to maximise community benefit. The following allocated sites are included in the portfolio:

- Paradise Street Hadfield
- Roughfields Hadfield
- Land off Melandra Castle Road Glossop
- Adderley Pace Hadfield
- Land at Hogshaw Buxton
- Market Street Depot Buxton

7.10 Masterplans, Development Appraisals and Valuations were completed in January 2018 and officers are now working towards securing planning approval for priority sites.

7.11 The annual housing requirement in the Local Plan is 350 dwellings per year. There have been 498 housing completions in the monitoring period 1 April 2017 to 31 March 2018 and a total of 1,433 completions overall in the Plan period. There has been progress in the delivery of a number of the allocated housing sites in the Local Plan, with sites having planning permission granted and in some sites development is underway or complete.

7.12 The Council has a 6.29 years housing land supply (1 April 2018).

Progress: Working towards the target

7 Housing

Indicator 2

Gross Affordable Housing Completions

Affordable housing development levels in accordance with Policy H4

Local Plan Policy

- H3 New Housing Development
- H4 Affordable Housing
- H5 Rural Exception Sites

Sustainability Appraisal Indicator

- Housing which meets local needs

Table 16 Affordable Housing Completions

Monitoring Period	Number of Dwellings
2016-17	49
2017-18	44

Table 17 Affordable Housing during the Monitoring Period

Site	Affordable Rent	Shared Ownership	Discount Market Sale	Number of dwellings
Rosebay, Long Lane, Chapel-en-le-frith	7	4		11
The Coppice Chapel-en-le-frith	2	2		4
North Road Glossop	9			9
Forge Manor Chinley	4			4
North Road GLossop			4	4
Forge Works Chinley			8	8
Becketts Brow Chapel-en-le-frith			4	4
Total 2017-18	22	6	16	44

7 Housing

7.13 Policy H3 New Housing Development seeks to ensure that all new residential development meets the housing needs of local people including the provision of affordable housing, the details of which are specified in policy H4 Affordable Housing. This policy requires a percentage of new housing to be affordable unless a reduced provision is justified through a financial appraisal of the development. Applications for residential development are determined in line with this policy and applicants are required to provide affordable housing in line with the policy unless they can robustly justify through a financial appraisal of the development reduced provision.

7.14 During the monitoring period there were 44 affordable housing completions which included 22 for rent, 6 shared ownership and 16 discount market sales.

Progress: Target met

Indicator 3

Affordable House Completions on Rural Exception Sites

Indicator 4

Number of Approvals/Refusals under Policy H5

All housing built on rural exception sites meets an identified need for affordable housing

Local Plan Policy

- H5 Rural Exception Sites

7.15 During the monitoring period although there were a number of applications submitted for residential development in the countryside no applications were submitted for rural exception sites.

Progress: Target met

7 Housing

Indicator 5

Identified Need for Pitch Provision

Indicator 6

Net additional pitches (Gypsy & Traveller)

To meet the identified in the Gypsy & Traveller Accommodation Assessment

Local Plan Policy

- H6 Gypsies, Travellers and Travelling Show People

7.16 The National Planning Policy Framework (NPPF) and Planning Policy for Traveller Sites (PPTS) require local planning authorities (LPAs) to carry out assessments of the future accommodation needs of Gypsies and Travellers in Gypsy and traveller Accommodation Assessments (GTAA).

7.17 The Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment 2014 (Final Report June 2015) was commissioned by the Derbyshire County Council, its constituent authorities, Derby City Council, the Peak District National Park and East Staffordshire Borough Council. Its purpose was to provide an evidence base for planning policy, pitch allocations and housing policy. It sought to quantify the accommodation and housing related needs of Gypsies, Travellers, and Travelling Show People in the study area for the period 2014/15 - 2034/35 and give a pitch requirement for each Local Authority. It looked at the need for residential and transit/emergency sites and bricks and mortar accommodation. Accommodation need was assessed using a model in line with the Practice Guidance issued by Department for Communities & Local Government (CLG) 2007.

7.18 Its key findings were that there were a total of 168 permanent and temporary pitches across the study area. These were mainly concentrated in the south and north east of the study area. High Peak had no existing sites and no record of unauthorised sites. It found the total requirement for the study area over the 20-year period is

- 134 residential pitches
- 4 transit sites/emergency stopping places
- 13 travelling showpeople plots

7 Housing

7.19 The main drivers for need were from newly forming families on authorised sites, families living on unauthorised sites and overcrowding. The areas of highest need reflected the existing population distribution with pitch requirements being greatest in the south and north east of the study area. It found that High Peak had no need for any pitches.

7.20 No sites for gypsy and travellers were allocated in the Local Plan as there the GTAA found there was no identified need in High Peak. Policy H6 is a criteria based policy which will be used to determined applications for sites. During the monitoring period no applications were submitted.

Progress:Target met

8 Environmental Quality

The strategic objectives that the Environmental Quality policies address are as follows;

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

8.1 The Local Plan aims to deliver development that meets the specific needs, character and distinctiveness of the Local Plan area. The spatial portrait in the plan identifies those unique elements of the plan area that the development strategy needs to address. One of the three main strategic themes is protection of the area's distinct landscape, cultural and historic environment described by the term - its Peak District Character. The Environmental Quality policies seek to deliver development that reflects, maintains and enhances the Borough's Peak District Character - with regard to climate change, landscape character, biodiversity, design, the built and historic environment and Ecological and Green Infrastructure Networks.

8.2 The character of the Peak District is exceptional, it is an area of national and international importance and buildings - either singly within the landscape, or collectively in towns and villages - contribute greatly to that character. The Local Plan seeks to protect Peak District Character through delivering sustainable development. Sustainable development is key to tackling the linked challenges of climate change, resource use, economic prosperity and social well-being, and cannot be achieved without sustainable buildings.

8.3 In the context of High Peak's strategic theme of Peak District character, sustainable building design means delivering an effective protection of the environment. It also involves the prudent use of scarce natural resources. Sustainable design can contribute to Peak District character by helping to: deliver energy efficiency; minimise surface water run-off; protect the local environment through the conservation and improvement of habitats and contribute to the protection and enhancement of landscape character.

8.4 The Environmental Quality policies cover climate change, balancing need to protect landscape character, the countryside and the green belt with supporting rural community needs and the rural economy, protecting and enhancing biodiversity, design, the built and historic environment, trees, green infrastructure, pollution and flood risk.

8 Environmental Quality

Indicator 7

Changes in areas of biodiversity importance

To maintain and enhance the quantity and quality of Sites of Special Scientific Interest, Sites of Importance for Nature Conservation and Local Wildlife Sites

Local Plan Policy

- S1 Sustainable Development Principles
- S 5 Glossopdale Sub-area Strategy
- S 6 Central Sub area Strategy
- S 7 Buxton Sub area Strategy
- EQ5 Biodiversity
- EQ8 Green Infrastructure

Sustainability Appraisal Indicator

- Effect on diversity and abundance of flora and fauna and geological interests

8 Environmental Quality

Changes in priority UK BAP habitats

Table 18 Change in priority UK BAP habitat (area covered is High Peak outside the PDNP)

Habitat	Area (ha)	Net changes (ha) since April 2016 (NB some changes due to boundary amendments and addition/deletion of sites)	Losses in relation to the impact of development (ha)	Gains arising from approved developments	Data source and accuracy/coverage of data
Lowland meadow	96.9		None known	None known	DWT surveys since 1997. High
Lowland dry acid grassland	34	0	None known	None known	DWT surveys since 1997. High
Lowland calcareous grassland	140.72	+6.45	None known	None known	DWT surveys since 1997. High
Purple moor grass and rush pasture	5.33	0	None known	None known	DWT surveys since 1997. Medium
Open mosaic habitats on previously developed land	62.94	-40.81 (several areas formerly included are now considered to be dominated by other habitat types eg woodland and scrub)	4 ha likely to be lost at Hadfield.	Compensation for loss of 4 ha on several sites nearby sites but may not be like for like habitat.	LWS system assessment of aerial photographs and MasterMap. Further work on going. Medium
Calaminarian grassland	Not present	0	None known	None known	DWT surveys since 1997, detailed surveys in 2011, inventory of sites have been drawn up. High

8 Environmental Quality

Habitat	Area (ha)	Net changes (ha) since April 2016 (NB some changes due to boundary amendments and addition/deletion of sites)	Losses in relation to the impact of development (ha)	Gains arising from approved developments	Data source and accuracy/coverage of data
Upland heath	246	0	None known	None known	DWT surveys since 1997. High
Lowland heath	0	0	None known	None known	DWT surveys since 1997. High
Reedbeds	0	0	None known	None known	DWT surveys between 1980-2014. Consultant's surveys since 2000. Medium
Lowland woodland pasture.	44.61	None known	None known	None known	English Nature. High
Native hedgerows	No data	Unknown	Unknown	Unknown	Data deficient. Poor
Lowland fen	6.36	+ 1 mapping of new areas of habitats	None known	None known	DWT surveys since 1980. Consultants surveys since 2000. Medium.
Lowland deciduous woodland. Estimates (a) based on area of non coniferous woodland mapped on OS MasterMap & area in the Lowland Derbyshire BAP	(a) 600-747 (b) 558 (includes PDNP)	0	None known	None known	Ancient woodland inventory, LWS system, OS mapping. Medium.

8 Environmental Quality

Habitat	Area (ha)	Net changes (ha) since April 2016 (NB some changes due to boundary amendments and addition/deletion of sites)	Losses in relation to the impact of development (ha)	Gains arising from approved developments	Data source and accuracy/coverage of data
(b)area of ancient semi natural woodland in the Derbyshire Ancient Woodland Inventory					
Wet woodlands	None known	0	None known	None known	DWT surveys since 1980. Consultants surveys since 2000. Low further work needed.
Eutrophic water - ponds and lakes (the number of ponds is based on present 1:1000 OS map. The actual number is likely to be 1/2 to 1/3 of this as the UK BAP definition is quite strict)	Unknown number of ponds and 620.4ha of lakes	No change	None known	None known	DWT surveys since 1980. Consultants surveys since 2000. Desk top studies of maps. Medium

(Source Derbyshire Wildlife Trust Annual Biodiversity Monitoring Report for Derbyshire April 2017- March 2018)

Changes in areas designated for their intrinsic environmental value.

8 Environmental Quality

Table 19 Derbyshire Wildlife Sites net gains/losses. (Only losses as a result of development are shown)

Area (ha) April 2013	Area (ha) March 2014	Area (ha) March 2015	Area (ha) March 2016	Area (ha) March 2017	Area (ha) March 2018	Net change (ha) 2017 to 2018	Losses in relation to the impact of development (ha)	Notes
1027.4	1027.4	1025.6	1032.6	1044.2		+13.7	None known	

(Source Derbyshire Wildlife Trust Annual Biodiversity Monitoring Report for Derbyshire April 2017- March 2018)

8 Environmental Quality

Change in UK BAP species in Derbyshire

Table 20 Changes in UK BAP Species in Derbyshire

Species	Comments on status and population changes
Higher Plants	
Flat- sedge	Very rare declined nationally and to some extent in Derbyshire.
Rare spring-sedge	Very rare and only at one site.
Basil thyme	Very rare and declining.
Frog orchid	Population likely to be declining due to unsympathetic management. But many sites are SSSIs and populations within these sites should be stable.
English eyebright	Very rare.
Red hemp-nettle	Peak District only - local, but stable.
Field gentian	Peak District only. Very rare not seen for several years.
Floating water-plantain	Very rare, not recorded since 1973.
Fine-leaved sandwort	Very rare – one location only.
Yellow bird's-nest	Rare occurs in a number of locations, but never abundant.
Burnt orchid	Very local in Derbyshire Dales with smaller populations outside of SSSI in decline.
Fly orchid	Very local with scattered populations on Carboniferous and Magnesian Limestone
Grass-wrack pondweed	Rare last recorded 2010 in Amber Valley
Shepherd's needle	Very rare with only one recent (last 10 years) record.
Annual knawel	Very rare and not recorded since 2004
Marsh stitchwort	Very rare and not recorded since 1998
Lepidoptera - moths & butterflies	
Dingy skipper	Population may be expanding slightly in coal field areas and South Derbyshire. In the east and south most sites are brown field sites and over 50% of these sites are threatened with development. Extent of available habitat in lowland Derbyshire likely to decline without compensatory habitat creation and targeted grassland management/restoration. Future declines in this species are predicted.

8 Environmental Quality

Species	Comments on status and population changes
Wall	In serious decline in lowland Derbyshire and now found at only a few sites outside of the Peak District such as Alport Heights and Crich Chase meadows. Strongholds now in Peak District only. The reasons remain unclear. However, 2013, 2014, 2015 and to some degree 2016 have been good years for this species and its distribution in the County may now be stabilising in the north.
White-letter hairstreak	Localised, larger colonies scattered. Still vulnerable to loss of breeding elms due to Dutch Elm Disease. Planting of disease resistant elms has been undertaken across lowland Derbyshire by DWT and Butterfly Conservation East Midlands.
Small heath	Some losses in the south, but maintained in the north and east. Appears to be declining in the south and possibly east. In some areas depends on brownfield sites for main populations. Predicted to decline without targeted habitat creation and restoration.
Grizzled skipper	Present at two locations, but these may have been introductions.
White admiral	Only one site in the County with occasional wanderers. Possible expansion into adjacent plantations in coming years.
Moths (72 species in Derbyshire)	These moths are in decline nationally, but some have more marked declines in the southern half of the UK. In Derbyshire the picture is mixed with some stable or even increasing north of Derby. For many, however, their status remains difficult to assess in Derbyshire. A major step forward has been the mapping of all the records for these species in Derbyshire. Further analysis will hopefully reveal more.
Argent & sable	Not re-found at its location in the Derwent Valley in 2008, 2010 or 2011. No new records in last 7 years.
Coleoptera	
Oil beetles. Two possibly present	The violet oil beetle occurs over a relatively restricted area in the moorland cloughs around Ladybower and Howden Reservoirs. It is not known whether the population is stable. Possible threats include changes in land management and climate change. One other oil beetle species has not been recorded with certainty in recent years.
Necklace ground beetle	One site in lowland Derbyshire and a few records from the limestone dales. No new records.
Hymenoptera	
Bumblebee	There are two species of nationally declining bumblebee for which there are 2 Derbyshire records (1 record each). However, these records are fairly old and their veracity cannot be confirmed.

8 Environmental Quality

Species	Comments on status and population changes
Mammals	
Water vole	Some evidence of a decline across the lowland half of Derbyshire with several sites showing more significant declines e.g. Cromford Canal. Water vole remains absent from much of the south of the County. A number of locations are now known to have mink present.
Otter	Otter population in Derbyshire appears to be fairly stable.
Brown hare	Fairly widespread in some parts of Derbyshire but no comparative data to look at population trends.
Hedgehog	Declining in some areas. Data in the north east of the County suggest a steep decline. Known to be in decline nationally.
Harvest mouse	Insufficient data. No known change
Dormouse	The reintroduction programme is still being monitored, but no confirmation in lowlands in recent years. Has also been introduced further north and may establish at this location.
Polecat	Re-colonising from the west and still probably expanding its range in Derbyshire. Can be difficult to separate from the polecat-ferret cross. Population size unknown.
Bats (soprano, pipistrelle, brown, long eared, notule)	No known change.
Birds	
Sky lark	Declining nationally and also within Derbyshire, though still widespread in some areas.
Tree Pipit	Possibly declined in some more southerly areas, but no conclusive data.
Great bittern	Rare but increasing in the Trent Valley due to the creation and management of reedbeds. Mainly wintering and not confirmed breeding yet.
European nightjar	Small numbers now breeding at two locations.
Lesser redpoll	Declining nationally and in Derbyshire.
Common linnet	Declining nationally, but still quite common and widespread in Derbyshire.
Twite	Very rare and declining

8 Environmental Quality

Species	Comments on status and population changes
Hawfinch	Rare has declined in Bolsover due to changes in woodland management. Occurs in the Derwent Valley especially in the Ambergate to Matlock area.
Common cuckoo	Declining nationally, status unknown in Derbyshire, though recent records suggest it has remained more stable. 2011 to 2014 possibly better years with more records received by the Trust, but data inconclusive. 104 recorded sites in 2014.
Lesser spotted woodpecker	In steep decline across much of UK and Derbyshire. 2014 and 2015 were poor years for this species with only a handful of observations. 2016 and 2017 still no real signs of any recovery.
Corn bunting	Declining nationally and in Derbyshire. Now very rare as a breeding bird.
Yellowhammer	Declining nationally but still common in parts of Derbyshire.
Reed bunting	Declining nationally, but may be stable in Derbyshire.
Red grouse	Common on some upland moors where populations are managed as part of grouse shoots. Population probably artificially high.
Common grasshopper warbler	Uncommon, but has increased in recent years
Yellow wagtail	Probably stable in the east of the County, but unclear elsewhere.
Spotted flycatcher	Declining both nationally and in Derbyshire. Now mainly confined to western and northern Derbyshire.
Eurasian curlew	Locally common in the uplands, but increasingly uncommon in the lowlands.
House sparrow	Decreasing, but still widespread.
Eurasian tree sparrow	Declining nationally, but may be stable in central and eastern Derbyshire.
Grey partridge	Declining nationally and in Derbyshire. Population may have halved in last 10 – 15 years.
Wood warbler	Declining nationally and in Derbyshire.
Willow tit	Declining nationally, and probably declining in Derbyshire.
Marsh tit	Declining nationally some evidence of a slight decline in Derbyshire.
Hedge accentor	Widespread in Derbyshire. No data to indicate decline.
Common bullfinch	Fairly widespread. Derbyshire population probably stable

8 Environmental Quality

Species	Comments on status and population changes
European turtle dove	Probably extinct as a breeding species in Derbyshire.
Common starling	Declined nationally. Still widespread in Derbyshire, but less abundant.
Song thrush	Common and fairly widespread in Derbyshire.
Red ouzel	Rare to local – breeds in the Peak District
Northern lapwing	Declining in the lowlands and especially in agricultural areas. The bird is found breeding on brownfield sites, former gravel pits and collieries. Development pressure is likely to result in additional declines of this species. Now largely absent from the Coalfields and Magnesian Limestone areas.
Fish	Unknown
Reptiles & Amphibians	
Common toad	National decline possibly mirrored in parts of Derbyshire, but no clear trend overall in the County. Robust monitoring data difficult to collect.
Great crested newt	Main population stronghold in southern White Peak is stable. Further south and east the species is under greater threat and some populations are isolated. Poor data in some areas restricts assessment.
Slow worm	Not known
Grass snake	Present across the east of the County.
Adder	Some decline – most of the population is in the PDNP.
Common lizard	Widespread in moorland uplands, scattered in east and south-west. Absent from the south-west. Rediscovered at one site in Amber Valley near Belper in 2010. No change observable. A large population (80 individuals) has been translocated at Sinfin in Derby due to development.
Other BAP species	Awaiting assessment

(Source Derbyshire Wildlife Trust Annual Biodiversity Monitoring Report for Derbyshire April 2017-March 2018)

8.5 The Plan Area is has a rich biodiversity primarily due to the rural character of the area. The towns and villages are surrounded by countryside some of which borders the Peak District National Park and contains a number of international, national and locally designated sites important for their nature conservation.

8.6 The Plan Area contains:

8 Environmental Quality

- parts of three nature conservation sites of international importance (European Sites) designated either as a Special Protection Area (SPA) for the conservation of wild birds or Special Areas of Conservation (SAC)
- eight sites of national importance Sites of Special Scientific Interest (SSSI)
- a number of locally important sites
- seven statutory Local Nature Reserves
- 106 High Peak Local Wildlife Sites on the Derbyshire Wildlife Sites Register.
- In addition although not formally designated the remaining countryside provides an importance wildlife habitat and contributes to the rich biodiversity of the area.

8.7 The Strategic Sub Area policies SS5 Glossopdale, SS6 Central Area, SS7 Buxton aim to promote sustainable growth whilst protecting the character of the area and sites designated for biodiversity value. Policy EQ5 seeks to ensure the biodiversity and geological resources of the Plan Area will be conserved and where possibly enhanced and that development does not result in significant harm to biodiversity/geological interests. It encourages development to include measures which contribute to biodiversity and partnership working to secure the implementation of projects which contribute to improving the Plan Area. Policy EQ8 Green Infrastructure seeks to protect and enhance networks of biodiversity and green infrastructure and promote partnership working to help deliver this.

8.8 The tables above provide information on the biodiversity of the area and show change in UK BAP habitats, changes in areas designated for their intrinsic environmental value and change in UK BAP species for Derbyshire.

8.9 Within the monitoring period there was a net gain of land designated as a Local Wildlife site of 13.7ha as one new site was designated. There were no known losses due to development. Within the priority UK BAP habitats there was a change in;

- open mosaic habitats on previously developed land with a net change of minus 40 ha which was largely due to mapping changes and several areas formerly included are now considered to be dominated by other habitat types such as woodland and scrub and a loss of 4 ha in Hadfield in relation to the impact of development. There is compensation for this loss on several sites nearby but it may not be on a like for like habitat. The development of brownfield sites is in accord with Sustainable Development Principles of the Local Plan set out in policy S1 (subject to compliance with other relevant Local Plan policies). The provision of compensatory measures is inline with policy EQ5.
- lowland fen with an increase of 1 ha due to the mapping of new areas of habitats.

Progress:Target met

8 Environmental Quality

Indicator 8

Number of applications approved for dwellings in the countryside including Green Belt

To protect landscape character in accordance with policy.

Indicator 9

% of applications refused in the Green Belt

To protect the openness of the Green Belt

Local Plan Policy

- EQ4 Green Belt
- S2 Settlement Hierarchy
- S5 Glossopdale Sub-area Strategy
- S6 Central Sub area Strategy
- S7 Buxton Sub area Strategy

Table 21 Number of applications for dwellings in the countryside/green belt

Sub area	Number of applications	Approved	Refused
Glossopdale	5 (3 in the green belt)	3 (all in the green belt) Approvals related to: <ul style="list-style-type: none"> • Conversion of existing buildings • Agricultural workers dwelling 	2 Refusals were on following grounds: <ul style="list-style-type: none"> • Visual amenity • Impact on the countryside • Impact on biodiversity • Unsustainable form of development • Size/scale of development & impact on residential amenity & Conservation Area • Contrary to policies S1 S1a S5 H1 H3 EQ2 EQ3 EQ5 EQ6 EQ7 EQ9 EQ11 CF6
Central	10 (4 in the green belt)	5 (3 in the green belt) Approvals related to:	5 (1 in the green belt) Refusals were on following grounds: <ul style="list-style-type: none"> • Contrary to green belt policy • Impact on Local Green Space

8 Environmental Quality

Sub area	Number of applications	Approved	Refused
		<ul style="list-style-type: none"> Affordable housing Replacement dwelling Sub division/conversion of existing buildings Agricultural workers dwelling 	<ul style="list-style-type: none"> Visual amenity Impact on the countryside/landscape Not well related to existing-development Insufficient information regarding SUDs Biodiversity Access Unsustainable form of development Contrary to policies S1. S1a S2 , S6 H1, H2, H3, EQ2, EQ3, EQ4, EQ5, EQ6, EQ1 CF6 Chapel Neighbourhood Plan , H1, H2, H3 C2
Buxton	4 all in the countryside	2 Approvals related to: <ul style="list-style-type: none"> Conversion of existing buildings Replacement dwelling 	2 Refusals were on the following grounds: <ul style="list-style-type: none"> Impact on landscape/countryside Impact on biodiversity contrary to policies S1. S1a S2 S3 S7, H1 H3, EQ2, EQ3, EQ5, EQ6, EQ10 Landscape Character SPD
Plan Area			

Table 22 Applications in the Green Belt

Sub area	Number of applications	Approved	Refused	Comment
Glossopdale	17	15 <ul style="list-style-type: none"> residential extensions sub-division of property into 2 dwellings agricultural development agricultural workers dwelling conversions of buildings to residential equestrian development development on brownfield sites 	2 <ul style="list-style-type: none"> residential extension commercial development 	Refusals were on the grounds of; <ul style="list-style-type: none"> inappropriate development in the green belt Design out of character with existing building and wider area impact on landscape impact on residential amenity inadequate parking provision Contrary to policies EQ2 EQ4 EQ6 CF6

8 Environmental Quality

Sub area	Number of applications	Approved	Refused	Comment
		school buildings and campsite		
Central	35	29 <ul style="list-style-type: none"> • affordable housing • residential extensions • minor works • conversion of buildings • equestrian development • replacement dwelling • variation of conditions • development on brownfield sites • replacement buildings • employment use • agricultural workers dwelling 	6 <ul style="list-style-type: none"> • Agricultural workers dwelling • residential extension • off road parking space • tourist development • agricultural building 	Refusals were on the grounds of <ul style="list-style-type: none"> • inappropriate development in the green belt • need for development not justified • Unsustainable development • Impact on landscape/countryside • Unsuitable access • Flood risk • Impact on Conservation Area • Out of character with existing building and wider area • Contrary to policies S1 EQ2 EQ3 EQ4 EQ6 EQ7 EQ11 CF6
Buxton	No applications			
Plan area	52	44	8	

8.10 High Peak landscapes are one of the defining features of the Plan Area. The area has a distinctive local character due to its landscape which have to a large extent influenced settlement patterns. The Landscape Character SPD details nine different landscape in the Plan Area and provides guidance regarding the appropriate form of development for each landscape type.

8.11 The Local Plan aims to protect the landscape and strictly control new development in the countryside whilst also facilitating sustainable rural community needs, tourism and development. Policy EQ2 Landscape Character seeks to protect, enhance and restore landscape character and requires that development is sympathetic and does not harm the landscape types identified in the Landscape Character SPD. Policy EQ3 Rural Development details what development is appropriate in the countryside and places a strong emphasis on protecting landscape character. Within the green belt national policy applies.

8 Environmental Quality

Residential Development

8.12 During the monitoring period there were 19 applications for residential development in the countryside. The applications were mostly for smallscale residential development of 1 or 2 dwellings. Proposals included conversions of existing buildings, new or replacement dwellings and agricultural workers dwellings. In Buxton there was one application for up to 120 dwellings which was refused.

8.13 Overall 10 applications were approved and 9 were refused. Approvals related to change of use of existing buildings, agricultural workers dwellings, replacement dwellings and an affordable housing development.

8.14 Reasons for refusal varied but largely related to the impact of the development on the countryside/landscape, unsustainable form of development due to location, impact on biodiversity and where applicable being inappropriate development in the green belt.

8.15 Of these applications 6 were in the green belt, 1 of which were refused.

Development in the Green Belt

8.16 Within the green belt there were 52 applications for development of which 44 were approved and 8 were refused. The applications related to a range of proposed developments including change of use of existing buildings to residential use, affordable housing, agricultural workers dwellings, residential extensions, equestrian development, tourist related development, employment use, minor works and agricultural buildings

8.17 Policy EQ4 seeks to protect the green belt and maintain its openness and permanence and allows for development in accordance with national policy. The NPPF states that development in the green belt is inappropriate unless it falls within a number of defined categories detailed in the NPPF. Inappropriate development is harmful to the green belt and should not be approved unless there are very special circumstances.

8.18 The approvals largely related to appropriate development in the green belt. It was considered there were special circumstances that justified the approval of a scheme for 5 dwellings and 8 apartments in Bridgemont. The refusals were on the grounds of inappropriate development in the green belt, no special circumstances had been justified, impact on the landscape and character of the Conservation Area and highway safety.

Progress: Target met

Indicator 10

% of appeals refused where Policy EQ2/Landscape Character is a reason for refusal

Indicator 11

% of appeals where Policy EQ3 is a reason for refusal

8 Environmental Quality

To protect landscape character in accordance with policy.

Local Plan Policy

- EQ2 Landscape Character
- EQ3 Countryside

8 Environmental Quality

Table 23 Appeals in the countryside/green belt

Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
Glossopdale sub area					
2016/0414	17 Marpe Road Charlesworth	Dwelling	Countryside Conservation Area	Dismissed	Development not sustainable. and would not protect landscape, townscape or enhance Conservation Area and setting. Policies S1, S1a, S6 H1, EQ3, EQ6, EQ7
Central Area sub area					
2016/0299	Appletree Barn Whittle Fold New Mills	Extension	Countryside Green Belt Conservation Area	Dismissed 28/4/2017	Not considered inappropriate development in the Green Belt; Would harm Conservation Area/listed building Policies EQ3, EQ4, EQ6 EQ7

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
2015/0351	Land at Manchesters Road Tunstead Milton	6 dwellings 2 of which are live work dwellings and nature reserve	Countryside Local Green Space	Dismissed 12/04/2017	Appeal decision based on the Chapel-en-le-Frith Neighbourhood Plan (CNDP) and Local Plan Impact on countryside, contrary to settlement hierarchy, loss of local green space without justification. Policies S1, S2, S6, H1, H2, EQ2, EQ3, CF4 and CNDP policies H2 & C1.
2016/0536	Wilshaw Whitehough Head Lane Whitehough	Dwelling	Countryside	Dismissed 12/9/2017	Inappropriate development in the green belt. Policies S2, S6, EQ2, EQ3, EQ6, EQ9
2017/0040	Nut Farm Cottage Highgate Road Hayfield	Dwelling	Countryside Conservation Area	Dismissed 3/10/2017	Not infill development in accordance with EQ3. Would erode open nature of the

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
					Conservation Area and rural character of the area. Design would not protect landscape, townscape or enhance Conservation Area and setting. Policies S6 H1, EQ3, EQ6, EQ7
2017/0030	Field adj Westfield House Farm Campsite	COU to create 6 touring caravan storage spaces	Countryside Green Belt	Dismissed 16/2/2018	Inappropriate development in the green belt, would harm openness of the green belt and character and distinctiveness of the area. Policies EQ2, EQ3, EQ4, EQ7
2017/0205	Hull Farm Beet Lane New Smithy Chinley	Open plan agricultural building	Countryside Green Belt	Allowed 1/3/2018	Appropriate development in the green belt, would not have a harmful effect on the

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
					<p>character and appearance of the area.</p> <p>Policies EQ2, EQ4 Landscape Character SPD</p>
Buxton sub area					
2016/0597	Goslin Bar Farm Macclesfield Old Road Buxton	Outline planning permission with all matters reserved for 7 detached bungalow style chalet dwellings with garages & gardens.	Countryside	Dismissed 28/7/2017	<p>Not in accordance with settlement hierarchy, not essential development in the countryside or affordable housing.</p> <p>Adverse impact on the landscape, would be a prominent intrusion in the landscape, loss of rural character.</p> <p>Polices H1, H5, EQ3, EQ6 S1, S2, S3</p>

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
2015/0471	Land off Brown Edge Close Buxton	Residential development approximately 20 dwellings	Countryside	Dismissed 26/7/2017	Adverse impact on landscape would be visually prominent and out of character with the area. Policies H1, S7, EQ2, EQ3, EQ6 Landscape Character SPD
2016/0589	Land between 11 & 13 Small Knowle End Peak Dale	2 dwellings	Countryside	Allowed 3/10/2017	Brownfield site would not have an adverse impact on the countryside. In accord with sustainable development principles in the Spatial Strategy. No adverse impact on residential amenity. Policies S1a, S1, H1, EQ3, EQ6. Residential Design SPD

8 Environmental Quality

8.19 During the monitoring period there were 10 appeals regarding development in the countryside/green belt. Most of the appeals were for residential development ranging from single dwellings to around 20 dwellings. The other appeals related to agricultural development and storage for touring caravans.

8.20 All the appeals were dismissed apart from two. One relating to an agricultural building was allowed as it was seen to be appropriate development in the green belt which would not harm the character of the area and was in accord with policies EQ2, EQ4 and the Landscape Character SPD. One relating to 2 dwellings was on a brownfield site and was not considered to have an adverse impact on the countryside and in accord with policies S1, S1a, H1 EQ3 EQ6 and the Residential Design SPD.

8.21 The reasons for refusal related to impact on the countryside/landscape, where relevant being inappropriate development on the green belt, design and impact on the Conservation Area/listed building, loss of a local green space and contrary to Chapel-en-le-frith Neighbourhood Plan. Policy EQ3 was referred to in all the applications apart from the agricultural building which referred to EQ2 and EQ4. Policy EQ2 was not used in all decisions. In those decisions, where the site was in the green belt and was considered to be inappropriate development EQ4 was referred to, where the site was in a Conservation Area EQ6 and EQ7 were referred to. Development in the countryside was also considered against the Strategic policies S1, S2 Settlement Hierarchy and S3 Strategic Housing Development and H1.

Progress: Target met

8 Environmental Quality

Indicator 12

% of appeals where Policy EQ6 / Residential Design SPD is a reason for refusal

To maintain the distinctive character of the Borough in accordance with Local Plan policy

Local Plan Policy

- EQ6 Design & Place Making

8 Environmental Quality

Table 24 Appeals relating to EQ6

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
Glossopdale sub area					
2016/0416	Land at Longclough Drive Glossop	6 dwellings	Built up area boundary	Allowed 22/2/2018	Development in accord with Local Plan polices. Would improve area of open space in terms of access & biodiversity, would provide additional housing to assist in meeting the District's housing needs. Policies S2,S3, CF4, CF7, EQ6 Residential Design Guide SPD, H4, EQ5, EQ9
2017/0188	1 Brookfield Road, Brookfield, Glossop	2 no. fascia signs	Built up area boundary	Dismissed 28/3/2018	Impact on amenity of the area. Policies EQ6
2017/0320	3 Fernhill Close Glossop	replacement of existing conservatory with two-storey side/rear extension	Built up area boundary	Allowed 12/12/2017	Impact on the appearance of the area considered acceptable Policies S1, S1a and EQ6

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2016/0543	Land fronting Talbot Road Glossop	vehicle access	Built up area boundary Conservation Area	Dismissed 26 July 2017	Harmful impact on Conservation Area. Inadequate residential amenity for future occupiers relating leaf fall & shading from TPO trees. Would lead to pressure to fell/prune trees. Policies EQ6, EQ7, EQ9
2016/0514	155 High Street West Glossop	loft conversion & rear dormer	Built up area boundary Conservation Area	Dismissed 22/5/2017	Harmful impact on Conservation Area Policies Residential Design SPD S1, S1a, S5, EQ6 EQ7
2016/0615	5 Ramsden Close Glossop	Extension	Built up area boundary	Dismissed 22/6/2017	Harmful impact on the character and appearance of existing building and surrounding area. Policy EQ6.
2016/0414	17 Marple Road Charlesworth	Dwelling	Countryside Conservation Area	Dismissed	Development not sustainable. and would not protect landscape, townscape or enhance Conservation Area and setting. Policies S1, S1a, S6 H1, EQ3, EQ6, EQ7
Central Area sub area					

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2017/0542	67 Marsh Lane New Mills	Front dormer extension	Built up area boundary	Dismissed 26/2/2018	Would harm the visual character and appearance of the area. Policies S1, S1a, EQ6
2017/0420	67 Marsh Lane New Mills	Front dormer extension	Built up area boundary	Dismissed 26/2/2018	Would harm the visual character and appearance of the area. Policies S1, S1a, EQ6
2017/0083	The Uplands, Macclesfield Road, Whaley Bridge	proposed single storey extension	Built up area boundary	Allowed 2/1/2018	Would not harm character and appearance of the area. Policies EQ6
2017/0277	5 Meadow Close, Whaley Bridge	extension over the existing garage and kitchen to form bedroom and shower/wc	Built up area boundary	Allowed 2/1/2018	Would not harm living conditions of neighbouring occupiers in respect of outlook & daylight. Policies S1 EQ6
2017/0019	1 Barclays Bank Plc, Union Road, New Mills	replacement of windows and doors, rooflights and balcony	Built up area boundary Conservation Area	Dismissed 16/10/2017	Harmful impact on Conservation Area Policies S6, EQ6 EQ7

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
		to the rear elevation			
2015/0436	Land at Hogs Yard, Buxton Road, Whaley Bridge	residential development comprising 23 apartments with associated works to include car parking	Built up area boundary Industrial Legacy site	Dismissed 19/10/2017	Would cause unacceptable harm to the character and appearance of the area, would not provide acceptable living conditions to occupiers. Policies S1, EQ6, DS11. Residential Design SPD
2016/0663	Reddish Barns, Reddish Lane, Whaley Bridge	two level residential dwelling with single storey attached garage	Built up area boundary	Dismissed 18/8/2017	Adverse impact on residential amenity of the occupiers of the proposed dwelling from adjacent MUGA Policies EQ6
2016/0232	Land to the Rear of Royal Oak Public House, Rowton Grange Road, Chapel-en-le-Frith,	Four apartments demolition of garages	Built up area boundary	Dismissed 23/5/2017	Adverse impact on highway safety Policies CF6, Chapel-en-le Frith Neighbourhood Plan H3, TR1

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2016/0299	Appletree Barn Whittle Fold New Mills	Extension	Countryside Green Belt Conservation Area	Dismissed 28/4/2017	Not considered inappropriate development in the Green Belt, Would harm Conservation Area/listed building Policies EQ3, EQ4, EQ6 EQ7
2015/0351	Land at Manchester Road Tunstead Milton	6 dwellings 2 of which are live work dwellings and nature reserve	Countryside Local Green Space	Dismissed 12/04/2017	Appeal decision based on the Chapel-en-le-Frith Neighbourhood Plan (CNDP) and Local Plan Impact on countryside, contrary to settlement hierarchy, loss of local green space without justification. Policies S1,S2,S6, H1, H2, EQ2, EQ3, CF4 and CNDP policies H2 & C1.
2016/0536	Wilshaw Whitehough Head Lane Whitehough	Dwelling	Countryside	Dismissed 12/9/2017	Inappropriate development in the green belt. Policies S2, S6, EQ3
2017/0040	Nut Farm Cottage Highgate Road Hayfield	Dwelling	Countryside Conservation Area	Dismissed 3/10/2017	Not infill development in accordance with EQ3. Would erode open nature of the Conservation Area and rural character of the area. Design would not protect landscape, townscape or enhance Conservation Area and setting.

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
					Policies S6 H1, EQ3, EQ6, EQ7.2022
2017/0030	Field adj Westfield House Farm Campsite	COU to create 6 touring caravan storage spaces	Countryside Green Belt	Dismissed 16/2/2018	Inappropriate development in the green belt, would harm openness of the green belt and character and distinctiveness of the area. Policies EQ2, EQ3, EQ4, EQ7
2017/0205	Hull Farm Beet Lane New Smithy Chinley	Open plan agricultural building	Countryside Green Belt	Allowed 1/3/2018	Appropriate development in the green belt, would not have a harmful effect on the character and appearance of the area. Policies EQ2, EQ4 Landscape Character SPD
Buxton sub area					
2017/0264	25 Hargate Road Buxton	Extension		Dismissed for single & two storey extensions allowed for rebuild of garage 26 February 2018	Impact on the character and appearance of the street scent. Considered acceptable for the rebuild of the garage and unacceptable for extension. Policies S1, S1a, EQ6

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2017/0012	Land to the rear of 110, St Johns Road, Buxton	Dwelling	Built up area boundary	Dismissed 2/2/2018	Would harm character and appearance of the area. Policies EQ6, S1 Residential Design SPD
2017/0103	3 Elm House, St Peters Road, Buxton,	COU of storage building to garageto dwelling	Built up area boundary Listed building Conservation Area	Dismissed 14/12/2017	Would harm living conditions of the future occupants of the property Policies S1, EQ6
2017/0129	2 Level Lane, Buxton	Extension	Built up area boundary	Dismissed 17/01/2018	Impact on the character & appearance of the host building/area considered harmful. Policies S1, EQ6. Residential Design Guide SPD
2017/0013	10 Brookside Grove, Buxton	Bungalow	Built up area boundary	Allowed 12/9/2017	Impact on the character & appearance of the area considered acceptable. Policies S1, S1a, S7 EQ6 and H1
2016/0666	19 Silverlands Buxton	Replacement windows	Built up area boundary	Allowed 7/4/2017	Impact on the Conservation Area considered to be acceptable.

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
			Conservation Area		Policies S7, EQ6 EQ7
2016/0597	Goslin Bar Farm Macclesfield Old Road Buxton	Outline planning permission with all matters reserved for 7 detached bungalow style chalet dwellings with garages & gardens.	Countryside	Dismissed 28/7/2017	Not in accordance with settlement hierarchy, not essential development in the countryside or affordable housing. Adverse impact on the landscape, would be a prominent intrusion in the landscape, loss of rural character. Policies H1, H5, EQ3, EQ6 S1, S2, S3
2015/0471	Land off Brown Edge Close Buxton	Residential development	Countryside	Dismissed 26/7/2017	Adverse impact on landscape would be visually prominent and out of character with the area. Policies H1, S7, EQ2, EQ3, EQ6 Landscape Character SPD
2016/0589	Land between 11 & 13 Small Knowle End Peak Dale	2 dwellings	Countryside	Allowed 3/10/2017	Brownfield site would not have an adverse impact on the countryside. In accord with sustainable development principles in the Spatial Strategy. No adverse impact on residential amenity. Policies S1a, S1, H1, EQ3, EQ6. Residential Design SPD

8 Environmental Quality

8.22 The towns and villages in High Peak have a distinctive local character and a high environmental quality which contributes to the sense of place and character of the area. The Local Plan aims to plan positively for the development of high quality and inclusive design for all development. Policy EQ 6 Design and Place Making states all development should be well designed, of a high quality. It sets out criteria for new development and refers to the Supplementary Planning Documents including the Residential Design SDP.

8.23 During the monitoring period there were a total of 30 appeal decisions. 22 were dismissed and 8 were allowed. The majority of appeals were for residential development and extensions. There were 20 within the built up area boundaries and 10 within countryside. 25 decisions referred to EQ6 - Design and Place Making. The decisions which did not refer to this policy did not have an significant issue with design considerations and relied on other policies in the Local Plan which mainly relating to landscape impact. Six decisions referred to the Residential Design SPD.

8.24 Policy EQ6 was used in decisions that were dismissed and allowed and was a key policy for assessing the impact of the development on residential amenity, the surrounding area and where appropriate the host building

Progress: Target met

8 Environmental Quality

Indicator 13

Number of planning permissions granted contrary to Environment Agency advice

No permissions granted contrary to advice

Local Plan Policy

- EQ10 Pollution Control and Unstable Land
- EQ11 Flood Risk Management

Sustainability Appraisal Indicator

- Control of flood risk

Table 25 Environment Agency Objections to Planning Applications

Application Number	Proposal	Location	Reason for objection (flood risk)	Comment
2016/0675	Residential	1a Turnlee Road Glossop	Development next to a watercourse/flood defence, Unsatisfactory FRA/FCA Submitted	Approved 3/8/2018. Additional FRA submitted which overcame EA objections. EA recommended conditions
2017/0154	Offices/Light Industry - Major	Bowden Hey Mill Bowden Lane Chapel-en-le-frith	Development next to a watercourse/flood defence	Application withdrawn
2017/0220	Retail - Minor	Land at Tann UK Shaw Lane Glossop	Unsatisfactory FRA/FCA Submitted	Approved 30/1/2018 Additional FRA submitted which overcame EA objections. EA recommended conditions
2017/0066	Other - Minor	Land at Tann UK Shaw Lane Glossop	Unsatisfactory FRA/FCA Submitted	Awaiting decision

8 Environmental Quality

Application Number	Proposal	Location	Reason for objection (flood risk)	Comment
2017/0263	Offices/Light Industry - Minor	Unit L Thornsett Trading Estate Birch Vale	Unsatisfactory FRA/FCA Submitted	Awaiting decision
2017/0380	Offices/Light Industry - Major	Bowden Hey Mill Bowden Lane Chapel-en-le-frith	Unsatisfactory FRA/FCA Submitted	Approved 29/11/2017 Additional FRA submitted which overcame EA objections. EA recommended conditions
2017/0354	Other - Minor	Land at Tann UK Shaw Lane Glossop	Unsatisfactory FRA/FCA Submitted	Awaiting decision
2017/0199	Other- Major Repair damage to weir	Serpentine Walk Burlington Road Buxton	PPS25/TAN15 Request for FRA/FCA	Approved 30/11/2017 Additional FRA submitted which overcame EA objections. EA recommended conditions
2016/0680	Residential - Minor	Church View Mill Street Hayfield	Unsatisfactory FRA/FCA Submitted	Refused 19/2/2018. Adverse impact on residential amenity and highway safety , inadequate parking, Additional FRA submitted which overcame EA objections. EA recommended conditions
2017/0501	Residential - Minor	The Old Smithy Brook Street Glossop	Unsatisfactory FRA/FCA Submitted	Application withdrawn

8.25 Policy EQ11 of the Local Plan states development proposals will only be supported where it would not increase the risk of flooding elsewhere, avoiding those areas of current or future flood risk. The Environment Agency objected to 10 planning applications during the monitoring period on the basis of flood risk. There were no objections on the basis of water quality. .

8.26 Of the applications two were withdrawn, three are still awaiting a decision (as of 9 November 2018), 4 were approved following the submission of additional flood risk assessments (FRA) which overcame the Environment Agency's objections subject to conditions being included in the planning permission. One application was refused.

8 Environmental Quality

8.27 No applications were therefore approved contrary to the recommendations of the Environment Agency.

8.28 Progress: Target met

8 Environmental Quality

Indicator 14

Number of properties on Buildings at Risk Register

Annual reduction in the number of properties in High Peak on the register

Local Plan Policy

- Policy EQ7 Built and Historic Environment

Table 26 Historic Buildings at Risk Register Derbyshire County Council 23/8/2017

Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
85-87 Green Lane Buxton	Grade II	Private	4	Yes	Applications to refurbish in 2007 but never implemented
Christ Church Macclesfield Road Buxton	Grade II	Religious organisation	5	Yes but necessary works have been completed.	The lead valley gutters and cast iron rainwater goods are defective and there is some localised damp penetration. There have been recent rot outbreaks and there is a considerable condensation problem inside. In March 2015 the Church received a grant from the Listed Places of Worship Roof Fund for re roofing. The works have been completed and the major repair issues will be addressed.

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Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
John Kane Tombstone Church of St Anne Church Street Buxton	Grade II	Private	4	Yes	No action identified.
The Crescent-Natural Baths Buxton	Grade II Conservation Area	High Peak Borough Council	3	Yes but necessary works are well underway.	To be totally refurbished and extended as a spa treatment centre as part of the scheme to convert and repair the Crescent. The scheme is now fully funded and has all the statutory consents in place, work is well underway.
The Crescent Buxton	Grade I Conservation Area	High Peak Borough Council	2	Yes but necessary works are well underway.	Approval given and funding in place for comprehensive repair and refurbishment as a 4 star Spa hotel, new tourist information centre, visitor centre and small shops, in conjunction with the Pump Room and Natural Baths. The scheme is now fully funded and has all the statutory consents in place, work has started and is well underway.
Bank Hall Chapel-en-le-Frith	Grade II	Private	4	Yes	Some repairs and alterations carried out during the last 5 years but inadequate to secure the building from further

8 Environmental Quality

Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
					deterioration. Dining room remains seriously at risk. Future use of building in doubt. Has been school, nursing home, hostel for homeless
Bridge on Bank Hall Drive Long Lane	Grade II	Private	6	Yes but some progress made.	Council has encouraged owner to appoint a structural engineer to undertake a survey and prepare a schedule of works to carry out full repair.
Stoddhart tunnel Chapel-en-le-frith	Grade II*	Private	4	Yes	Some stones are missing, repointing and vegetation removal is needed. Water is penetrating the tunnel roof and the attached walls are bowing due to tree roots. Concern is over its structural stability and requires immediate propping. Local Trust formed to take forward repairs. Trust has referred land ownership difficulties to the Lands Tribunal for resolution.
Hollinknoll Long Lane	Grade II	Private	4	Yes	Gates to property also listed and at risk
Barn east of Old Farmhouse The Haugh Dolly Lane Buxworth	Grade II	Private	6	Yes	History of application to convert to residential refused due to access issues. No longer

8 Environmental Quality

Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
					required for farming use.
Easton House and adjacent Coach House and Stable Block, 88 High Street East Glossop	Conservation Area	Private	6	Yes	Property sold to development company in October 2014. No scheme or permissions sought or obtained as yet.
Former stables and living accomodation, Manor Park Road	Grade II	Private	6	Yes but work has started.	Application to convert buildings to residential use approved. Works have now started to convert the building to residential.
West Gatehouse to Woods Mill Glossop	Grade II	Development Company	4	Yes but work has been completed.	Approval given in conjunction with Howard Town Mill development. This has now been implemented.
Bottom Farm Cowlow	Grade II	Private	6	Yes	Used for storage.
3 & 5 Laneside Lane New Mills	Grade II	Private	4	Yes	Permission granted for alterations and repair as one cottage now expired
Mount Pleasant Methodist Church Spring Bank Road	Conservation Area	Private	5	Yes	Derelict, damaged by fire but stonework to chapel is sound. Property now sold & possible scheme being explored for future uses.
Torr Vale Mills New Mills	Grade II* Conservation Area	Private	5	Yes. Progress made, some works	Approvals to convert the small ancillary building have been completed. Application

8 Environmental Quality

Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
				completed and application submitted.	to convert one of the floors to offices uses is being considered. Council is working with owners.
Wharf Shed Canal Basin Whaley Bridge	Grade II* Conservation Area	British Waterways Board	4	Yes	Canals and River Trust working with local community to explore future use of the building and have been carrying out routine maintenance.

8.29 The Plan Area has a large number of designated heritage assets with approximately 500 listed buildings, ranging from minor structures such as post boxes through to the internationally recognised Crescent in Buxton. There are also 32 Conservation Areas, three historic parks and gardens included on the Register of Parks and Gardens of Special Historic Interest in England and twenty Scheduled Monuments. In addition there are numerous non designated heritage assets that make a significant contribution to the quality of the environment. The Council is preparing a list of these non designated assets.

8.30 Policy EQ7 Built and Historic Environment aims to conserve heritage assets in a manner appropriate to their significance. Development should make a positive contribution to built and historic environment. Development effecting heritage assets should be sympathetic in scale, proportion and materials and should not detract from its character or setting. Development effecting listed buildings or in Conservation Areas needs take account of their special historic or architectural character.

8.31 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. 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. Grades 1-3 apply where there is an agreed solution for improvement. The Register has not been fully updated for a while and a number of buildings which are considered to be no longer at risk are due to be removed from the list.

8.32 There are 18 buildings on the register in High Peak (outside the Peak District National Park). 16 are in the higher risk categories 4-6. This remains unchanged since the last monitoring report. However progress has been made; work on the Crescent in Buxton is well underway, work has started on the former stables and living accommodation on Manor Park Road, Glossop, works

8 Environmental Quality

have been completed on the Gatehouse to Woods Mill, Glossop and Christ Church Buxton. The Council is working with some of the owners to address the risk issues and find an appropriate solution which will address the risk to the buildings.

Progress: Working towards the target

9 Economy

The Strategic Objectives that the Economy policies address are as follows:

SO6 To welcome development that supports the sustainable growth and diversification of the local economy , including mixed use development on the industrial legacy sites

SO7: To further develop the Borough's tourism and cultural offer as part of a wider Peak District destination

9.1 A diverse and growing local economy is an important element required for achieving sustainable development throughout the plan area. High Peak has a highly skilled workforce and higher than regional number of people employed the knowledge based sectors. However many residents commute outside of the area to seek high wage job opportunities, particularly to neighbouring urban areas such as Manchester, Tameside and Stockport. Within the Borough the average salary of residents people employed is lower than that of people who live in High Peak, but work elsewhere.

9.2 In recent years the number of people employed in manufacturing has declined whilst at the same time employment in services, tourism, hotels, distribution and warehousing, finance and business services has grown. Small businesses, self-employment and home-working are an important part of the local economy. Although there has been modest business growth across the plan area new business start ups have been low in comparison with the regional average.

9.3 A key challenge for the Local Plan is to help develop an economy that provides high-wage, high-skill jobs for local people. Furthermore given the scale of the agriculture industry in the area, the Employment Land Review also indicates that sustainable farm diversification schemes should be supported as a means of achieving a broader economic base.

9.4 To help improve the range of local job opportunities and reduce the need to travel long distances to work, the strategy of the plan is to complement existing employment opportunities by supporting the emerging growth sectors. The availability of suitable land for development is therefore essential.

9.5 Research undertaken as part of the Employment Land Review indicates that the local environment and quality of life offered by the area is a key locational advantage for local businesses. Consequently the retention of what makes the Peak District unique is essential for both its environmental and economic wellbeing. The location and design of new economic development should therefore ensure that it is well related to the character and appearance of the surrounding area.

9.6 The Economy policies in the Plan allocate land for employment, promote and protect employment in the Primary Employment Zones, seek to protect existing employment development and to maximise the potential of the industrial legacy sites and promote Peak District Tourism.

9 Economy

Indicator 15

Total amount of additional net floor space by type

To develop sufficient land for B1, B2 and B8 to meet the needs identified in the Local Plan

Local Plan Policies

- S4 Maintaining and Enhancing and Economic Base
- S 5 Glossopdale Sub-area Strategy
- S 6 Central Sub area Strategy
- S 7 Buxton Sub area Strategy
- E1 New Employment Development
- E2 Employment Land Allocations
- E3 Primary Employment Zones
- E4 Change of use on Existing Business Land and Premises
- E5 Regenerating an Industrial Legacy

9 Economy

Table 27 Total amount of additional employment land/floorspace - by type

Use Class	Land developed (Hectares)						Floorspace developed (m ²)							
	2006/7	2007/8	2008/9	2009/10	2010/11	2013/14	2014/17	2006/7	2007/8	2008/9	2009/10	2010/11	2013/14	2014/17
Gains														
B1 (a)	0	0	0	0.01	0.22		2.12	0	0	0	unknown	420	567	1476
B1 (b)	0	0	0	0	0			0	0	0	0	0		
B1 (c)	0	0	0	0	0			0	0	0	0	0		
B2	6.27	2.04	0.28	0.49	1.1		4.57	unknown	2,448	1,181	105	2,868	1418	983
B8	0	2.1	0 (i)	1.09	0.06		4.2	0	5,277	7,962	894	737	0	
Total gains (gross)	6.27	4.14	0.28	1.59	1.38		10.89	unknown	7,765	0	999	4025	14,685	2459
Losses														
B1 (a)	unknown	0	0	0	0			unknown		unknown			72	492
B1 (b)	unknown	0	0	0	0									
B1 (c)	unknown	0	0	0.11	0		1.61							
B2	unknown	0	0	0.09	0.065		3.31						623	12362
B8	unknown	0	0	0	0.9		3						567	338
Mixed (B1, B2 and B8)	unknown	0	0.78	0	0								0	
Total losses	unknown	0	0.78	0.2	0.965		7.92						1262	13192

i Please note - completions for B8 use developments were incorrectly recorded as 8.7ha in 2008/9 in previous AMR's

9 Economy

Use Class	Land developed (Hectares)						Floorspace developed (m ²)	
	6.27	4.14	-0.5	1.39	0.415	2.97	13423	-10733
Total gains (net)								

9 Economy

Indicator 16

Employment land available by type on allocated sites and PEZs

To make sufficient land available to met the needs identified in the Local Plan

Local Plan Policies

- S4 Maintaining and Enhancing and Economic Base
- S 5 Glossopdale Sub-area Strategy
- S 6 Central Sub area Strategy
- S 7 Buxton Sub area Strategy
- E2 Employment Land Allocations
- E3 Primary Employment Zones
- E4 Change of use on Existing Business Land and Premises

Table 28 Employment Land Allocations to be developed (September 2017)

Site Name	Site area (ha)
Land off Wren Nest Road Glossop	2.5
Chapel site es4	2.4
Chapel site es5	2.5
Chapel site es6	0/74
Chapel site es7	0.2
Staden Lane extension Buxton	1.36
Tongue Lane extension Buxton	2.03
Waterswallows extension Buxton	5.2
Total	16.93

Table 29 Employment sites with undeveloped space (September 2017)

Site Name	Available area (ha)
Rossington Park/Graphite Way Hadfield	4.77
Waterside Hadfield	0.8
Newtown New Mills	1.1

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Site Name	Available area (ha)
Tongue Lane Industrial Estate Buxton	1.16
Harpur Hill Industrial Area Buxton	2.7
Total	10.53

Table 30 Developed employment sites with available units (September 2017)

Site Name	Floorspace available (sqm)
Brookfield Industrial Estate Glossop	4,903
Rossington Park/ Graphite Way Hadfield	1,858 955
Glossop Brook Business Park Surrey Street Glossop	889 582 418
Furness Vale Industrial Estate Furness Vale	494
Harpur Hill Industrial Area Buxton	587
Total	10,686

9.7 The Local Plan seeks to encourage a diverse and growing local economy to help the sustainable development of the area and ensure an adequate provision of employment land to meet identified needs.

9.8 Policies E1, E2 and E3 of the Plan designate Employment Land Allocations and Primary Employment Zones which will be the focal point for the majority of new business and industrial development and support employment development. Policy E4 aims to prevent the loss of employment space unless it can be demonstrated the site is no longer suitable or viable and it would not result in an under supply of suitable employment land.

9.9 The Local Plan allocates 4 sites as Employment Land Allocations, additionally the Chapel-en-le-firth Neighbourhood Plan allocates 4 sites in the Chapel Neighbourhood Plan area. Work has started on some of the Chapel sites, none of the other sites have been developed.

9.10 There are 5 employment sites with undeveloped space totalling 10.53 hectares and 5 sites with available units totalling 10,686sqm.

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9.11 The figures for the total amount of additional employment land and floorspace relate to 2014-2017 due to the monitoring information available and have not been updated since the last AMR. Figures for the previous years are also provided. Between 2014-2017 there was a gain of 10.89 ha in employment land and a loss of 7.92 ha giving an overall gain of 2.97ha. Most gains and losses related to B2 development.

9.12 2459 sqm of floorspace was developed and there was a loss of 13192 sqm giving a net loss of 10733 sqm. Most of the gains related to B1 development and the bulk of the losses were B2 and related to the loss of Woods Mill on Glossop. Woods Mill is a disused mill building which is classed as an industrial legacy site under policy E5. In line with this policy permission has been granted for a mixed use development of this site. Work has commenced and the mill building demolished leading to the loss of B2 floorspace.

Progress: Working towards the target

Indicator 17

Net additional; dwellings on industrial legacy sites

To enable the mixed use redevelopment of the industrial legacy sites

Local Plan Policies

- E5 Regenerating an Industrial Legacy

Table 31 Dwellings approved on Industrial Legacy Sites

Site	Planning Application	Details	No. Of dwellings
Woods Mill Glossop	2015/0571 Approved 1/7/16	Planning permission granted for mixed use development including 57 dwellings Work commenced mill building has been demolished	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 96 dwellings and associated works.	96

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Site	Planning Application	Details	No. Of dwellings
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	2016/0594 Approved 21/2/17	Planning permission granted for A1 retail unit on small part of the site	0
Furness Vale Business Park		No applications	0
Torr Vale Mill New Mills		Listed building applications for minor works approved	0
Britannia Mill Buxworth		No applications	0
Land at Newtown New Mills		Planning permission granted for mixed use development no dwellings 16/1/2015 prior to the adoption of the Local Plan 2015/0030	0
Total			204

9.13 A number of the existing employment sites are a legacy of a former industrial period and largely comprise former mill buildings. Their location reflects the needs of a previous industrial processes and many are constrained in terms of access, conflict with surrounding uses, contamination, environmental issues and poor condition of buildings.

9.14 Policy E5 seeks to maximise the potential of these sites by encouraging their mixed use redevelopment or reuse of these sites.

9.15 There are 6 planning permissions for development on the industrial legacy sites, including the outline and reserve matters approval for Charlestown Works which was approved in the monitoring period. 3 are for mixed use schemes which provide a total of 204 dwellings. Development on the sites at Charlestown Works and Woods Mill is underway and the development is complete at Ferro Alloys.

9.16 The permission at Newtown New Mills was granted prior to the adoption of the Local Plan and does not include any residential development, the approval at Bings Wood Industrial Estate related to a small part of the site in close proximity to existing commercial development.

9 Economy

Progress: Target met

9 Economy

Indicator 18

Retail vacancy rate by town centres and Primary Shopping Area (PSA)

Indicator 19

% of units in A1 use within the PSA and Primary Shopping Frontage

Vacancy rates in each town centre to be below the National Town Centre Vacancy Rate for the relevant monitoring year (8.9% in January 2018 - Source: Springboard)

Local Plan Policy

- S5 Glossopdale Sub-area Strategy
- S6 Central Sub-area Strategy
- S7 Buxton Sub-area Strategy
- CF1 Retail and Town Centres
- CF2 Primary Shopping Frontages

9.17 The Local Plan seeks to maintain and enhance town centres and provide a choice of shops and services in accordance with their function and scale.

9.18 Buxton and Glossop are the two main town centres in High Peak acting as principal centres for retail, services and leisure facilities. Buxton's position at the highest tier of the hierarchy of centres is reflected in policy through the designation of a Primary Shopping Area in addition to Primary Shopping Frontages and a town centre boundary. Glossop also has designated Primary Shopping Frontage in addition to a town centre boundary. New Mills, Chapel-en-le-Frith and Whaley Bridge are designated as small town centres and each have designated town centre boundaries. The town centre boundary for Chapel-en-le-Frith has been determined within its Neighbourhood Plan.

9.19 The Council participates in the Springboard town centre data collection alongside many other authorities in the country. This generates comparative data such as town centre vacancy rates against which the Council can measure itself. (Note that the data does not cover every single Council in the country, just those who choose to participate.)

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Indicator 19: Retail vacancy rate by Town Centres and Primary Shopping Area (PSA)

Vacancy Rates by Town Centre

Table 32 Units in Town Centres October 2017

Town	Retail	Retail %	Eat in/out	Financial/Prof services	Other business	Pub	Total	Total Vacant	Vacancy rate %
Buxton	160	53%	53	28	41	21	303	25	8.3%
Glossop	124	55%	34	26	27	13	224	7	3.1%
New Mills	51	61%	13	10	7	3	84	5	6.0%
Chapel-en-le-Frith	33	49%	11	7	12	4	67	2	3.0%
Whaley Bridge	23	47%	10	8	5	3	49	2	4.1%

Table 33 Vacant Retail Units in Town Centres October 2017

Town	Number of Retail units	Number of vacant retail units	Vacancy rate %
Buxton	160	16	10%
Glossop	124	4	3.2%
New Mills	51	4	7.8%
Chapel-en-le-Frith	33	2	6.1%
Whaley Bridge	23	0	0%

Retail Vacancy Rate by Primary Shopping Area (Buxton only)

Table 34 Retail Vacancy Rate in Buxton Primary Shopping Area October 2017

Town	Number of Retail Units in Primary Shopping Area	Number of vacant retail units in Primary Shopping Area	Vacancy Rate %
Buxton	127	7	5.5%

9.20 The data above shows:

- A break down of all units in each town centre, the percentage of retail units and vacancy rates for all units (Table 32)

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- Retail vacancy rates for town centres (Table 33)
- Retail vacancy rates in the Primary Shopping Area in Buxton (Table 34)

9.21 New Mills has the highest percentage of retail units at 61%. The larger centres of Buxton and Glossop have 53% and 55% respectively. Whaley Bridge has the lowest proportion of retail units at 47%.

9.22 The town centre vacancy rates range from just 3.1% in Glossop and Chapel-en-le-Frith to 8.3% in Buxton. All centres compare favourably with the national average vacancy rates for all town centre units which is approximately 8.9% (source: Springboard January 2018).

9.23 As expected, the retail vacancy rate within Buxton's Primary Shopping Area, the heart of the retail centre, (at 5.5%) is significantly lower than the retail vacancy rate across the whole town centre.

9.24 This is the first set of retail monitoring data covering the new designations in the 2016 High Peak Local Plan. Comparative data will be added in subsequent years.

Indicator 20: % of units in A1 use within the Primary Shopping Area and Primary Shopping Frontage

Table 35 % of Units in A1 Use within Primary Shopping Area & Primary Shopping Frontage (2017)

Town	No. of A1 Units in Primary Shopping Area (127 no units in total)	% of A1 Units in Primary Shopping Area	No. of A1 Units in Primary Shopping Frontage	% of A1 Units in Primary Shopping Frontage
Buxton	83	65%	103/160	64%
Glossop	n/a	n/a	68/115	59%

9.25 In Buxton the proportion of A1 units in the Primary Shopping Area and the Primary Shopping Frontage is very similar (at 65% and 64% respectively). The proportion of A1 units in primary shopping frontage in Glossop is slightly lower at 59%. Comparative data will be added in subsequent years.

9.26 It is useful to monitor the proportion of A1 uses in the smaller town centres of New Mills, Chapel-en-le-Frith and Whaley Bridge. The results show that with the exception of New Mills, the smaller centres have a lower percentage of A1 uses and a wider range of other uses than the larger centres which is to be expected given their size and national retail trends.

Table 36 % of Units in A1 Use within Town Centre Boundary (2017)

Town	Total No. of Units	Number in A1 Use	% in A1 Use
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New Mills	84	51	61%
Chapel-en-le-Frith	67	31	46%
Whaley Bridge	49	22	46%

9.27 Progress: Target met

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Indicator 20

Number of planning applications for tourist and accommodation facilities

To increase and improve tourist facilities

Local Plan Policy

- E6 Promoting Peak District Tourism and Culture
- E7 Chalet Accommodation, Caravan and Camp Site Developments

Table 37 Applications regarding tourist facilities

Application No	Site	Proposal	Decision	Comment
Glossopdale				
2016/0505	Boarfold Farm Campsite Far Woodseats Lane Chisworth	Proposed toilet block & septic tank	Approved 18/5/17	Provision of additional tourist facilities.
Central				
2016/0580	Land off Combs Road Chapel-en-le-frith	Proposed holiday accommodation comprising 14 units, site manager's living accommodation, 2 detached dwellings and new vehicular access (resubmission of HPK/2016/0298)	Refused 3/10/17	Development in a sensitive location in the countryside and LGS, would be harmful to landscape character & contrary to policies H1, EQ3, & EQ6 and Chapel NP policy H3.
2017/0030	Land West Of Westfield House High Hill Road Birch Vale	COU to create 6 touring caravan storage spaces in existing field	Refused 8/9/17	Inappropriate development in the green belt, no special circumstances, contrary to EQ4.

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Application No	Site	Proposal	Decision	Comment
				Would harm landscape character and be an urban intrusion into the countryside contrary to EQ2, EQ3, E7.
Buxton				
2017/0526	Grin Low Caravan Club Grinlow Road Harpur Hill Buxton	Replace water booster equipment and compound for existing equipment.	Approved 25/1/18	Improved tourist facilities
2016/0655	Grin Low Caravan Club Grinlow Road Harpur Hill Buxton	Demolition of toilet block, new wardens accommodation, utility room and 10 caravan pitches and roadway	Approved 24/7/17	Provision of additional tourist facilities.
2017/0367	Land off Dukes Drive Lime Tree Park Buxton	COU of land for extension to existing campsite	Approved 31/10/17	Provision of additional tourist facilities.
2017/0064	Parks Inn 2 Burlow Road Harpur Hill Buxton	Realignment the final part of The White Peak Loop Trail route as it passes through the grounds of the Parks Inn public house	Approved 19/4/17	Provision of additional tourist facilities.

9.28 Tourist makes an important contribution to the economy of the Plan area reflecting High Peak's attractive landscape and towns and villages and it's proximity to the Peak District National Park.

9.29 Policies E6 and E7 seek to support the development tourism and culture and the provision of visitor accommodation provided it does not adversely impact the landscape. Policies EQ2, EQ3 and EQ4 seek to protect landscape character, allow for appropriate development in the countryside and ensure development is inline with national green belt policy.

9.30 Within the monitoring period there were seven applications which directly related to the provision of development for tourist. Apart from two all were approved , leading to a gain in the provision of facilities. The two refusals related to the impact of the proposed development on the countryside and landscape character and for one as being inappropriate development in the green belt. Tourist development by the rural nature of High Peak is often for proposed development in

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the countryside and green belt and the Local Plan seeks to balance the need for the protection of the distinctive rural character of the area whilst encouraging the tourist development and the rural economy.

Progress: Target met

10 Community Facilities and Services

The Strategic Objectives that the Community Facilities & Services policies address are as follows:

- SO1: To protect and Enhance the Green Infrastructure Network
- SO4: To protect and enhance the character, appearance and setting of towns and villages
- SO8: TO strengthen the vitality and viability of town centres by adapting to changing consumer habits in shopping and leisure
- ASO10: To protect existing and support the delivery of new services, facilities and infrastructure that improve accessibility and connectivity
- SO11: TO promote opportunities for healthy lifestyles and support developments that minimise the risk to health

10.1 The Community Facilities and Services policies include policies regarding:

- Retail and town centres
- Local infrastructure provision
- Open space, sports and recreation facilities
- Community facilities
- Accessibility and transport

10.2 The town, local centres and village shops in the plan area provide focus for a range of shopping facilities and services. The availability of shops and services is important to the sustainability of communities and the quality of life for local residents. The retail sector makes an important contribution to the local economy and providing a range and choice of shops to meet the needs of residents and visitors. The Local Plan needs to maintain and promote the retail sector and to respond to ongoing challenges and changes in the retail sector with the rise in Internet and click and collect shopping and the increase in larger out of town stores. The role of town centres is likely to change over the plan period and in order to thrive they will need to diversify and provide a range of uses and activities.

10.3 The Local Plan defines a hierarchy of centres in High Peak in the Spatial Strategy policy S2 and location, scale and type of retail and leisure developments should reflect this hierarchy. The policies in Local Plan seek to maintain and enhance the vitality and viability of the town and local centres and maintain the primary shopping frontages in Glossop and Buxton.

10.4 The Local Plan's approach towards infrastructure including health and social care, transport, utilities, waste management and communications is to make the most of the capacity of existing infrastructure, encouraging behavioural change where this will enable more efficient use of infrastructure, remedying major deficiencies and providing new infrastructure that is required to serve the development in the Local Plan. The policies seek to ensure development is informed by capacity in the existing local infrastructure to meet the needs of the development and there improvements where necessary to existing provision.

10.5 Access to high quality open spaces, sports and recreation facilities and green infrastructure networks can contribute to the health and well being of communities, biodiversity, opportunities for sport/recreation, and visual amenity. The Local Plan policies seek to protect maintain and where possible enhance existing open space, sport and recreational facilities.

10 Community Facilities and Services

10.6 The provision and availability of community facilities is an important factor in ensuring the sustainability and vitality of local communities. Community facilities include a range of services and may include community/village halls, village shops, post offices, schools, nurseries, places of worship, health services care homes, convenience stores, libraries, public houses, museums and performing arts venues. The loss of such facilities particularly in rural areas can have significant consequences where there is no alternative provision nearby. The policies in the Local Plan seek to ensure community facilities are maintained and provision improved.

10.7 The distribution of settlements in High Peak means that access to some services particularly in the villages is an issue. The Local Plan can help reduce the need for travel through shaping the future scale and location of development and encouraging partnership working with transport services providers. The Local Plan policies aim to ensure that development can be accessed in a sustainable manner, the need to travel is minimised. This will be achieved by delivering sustainable patterns of development and supporting transport and infrastructure services.

10 Community Facilities and Services

Indicator 21

Approvals for new infrastructure and community facilities

Indicator 22

Approvals that result in a loss of a community facility

To maintain and improve the provision of community services

Local Plan Policy

- Policy CF3 Local Infrastructure Provision
- CF4 Open Space, Sports and Recreation
- Policy CF5 Provision and Retention of Community Services and Facilities

Table 38 Applications regarding Community/Sport Facilities

Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
Glossopdale Sub Area					
2017/0074	Variation or removal of condition 1 attached to planning permission to extend time floodlights can be used (HPK/2016/0312)	Glossop North End Football Club Glossop	Approved 26/6/2017	Proposal enables increased use of the football ground	Gain
2017/0046	Demolition of outbuilding works to existing building, improved access & parking	St Christopher's Trust Redcourt Glossop	Approved 30/5/2017	Improved facilities provided	Gain
2017/0410	Single storey classroom	St Margarets Roman Catholic Primary School Glossop Road Gamesley	Approved 25/9/2017	Improved facilities provided	Gain

10 Community Facilities and Services

Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
2017/0444	COU of public house cellar to dwelling	3 The Spinners Arms Hadfield	Approved 19/12/2017	Development would provide a dwelling in the former cellar of the Spinners Arms, the pub remains	No change
2017/0641	Removal Variation of Condition 4 and 6 see application reference no: HPK/2017/0128. conditions relating to parking arrangements	88 Victoria Inn Brosscroft Hadfield	Approved 1/2018	Proposed changes to the parking arrangements	No change
2017/0625	COU from vacant Oddfellows meeting room and bar to residential	69 - 71 High Street West Glossop	Approved 29/1/2018	The premises were vacant and were not in use as a meeting room/bar. Use was sui generis. Had a prior approval for conversion of offices to residential	Loss
2017/0508	Retention of Patio area and renewal of ramp (existing) - already used as garden area with shed and greenhouse	The Ridings Rest Home GLossop	Approved 21/2 2018	Improved facilities	Gain
2016/0681	Demolition of Jubilee Arms and erection of 3 dwellings	Jubilee Arms Simmondley	Approved 4/4/2017	Loss of public house. Brewery demonstrated the business was not viable and was marketed for 9 months with no interest received.	Loss
2017/0494	Variation of condition 12 relating to HPK/2015/0423 to extend opening hours	Football Ground West Drive Tintwistle	Approved 19/12/2017	Proposal would enable the increased use of the football ground	Gain
Central Area					
2017/0369	Conversion of vacant pub buildings to residential accommodation	Queens Arms Hotel Church Road New Mills	Approved 5/1/2018	Loss of public house buildings. Brewery demonstrated the business was not viable and there are	Loss

10 Community Facilities and Services

Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
				3 other public houses in close proximity.	
2017/0108	Proposed change of use from doctors surgery (Use Class D1) to 2no. dwelling houses (Use Class C3)	15 -17 New Mills Road Hayfield	Approved 5/5/2017	Loss of doctors surgery. Services available at this site were transferred to a medical practice in New Mills, NHS consider facility is not viable.	Loss
2017/0527	Change the use from shop/flat to a day nursery	2 Cross Street Chapel-En-Le-Frith	Approved 7/11/2017	New facility provided	Gain
2017/0179	Proposed regeneration of Beard Crescent Park and play area	Beard Crescent Park Bowden Crescent New Mills	Approved 22/8/2017	Improved facilities	Gain
2017/0139	Proposed change of use from a shop/flat to a day nursery for children 0 - 5 years old	2 Cross Street Chapel-En-Le-Frith	Refused 10/8/2017	Refused on the grounds of impact on residential amenity and highway safety	No change
20170214	Works/improvements to theatre building	Art Theatre Jodrell Street New Mills	Approved 6/7/2017	Improved facilities	Gain
2017/0230	Proposed replacement pavilion	The Former Cricket Club Ground Off New Horwich Road Whaley Bridge	Refused 20/7/2017	Use of site as a cricket ground and pavilion considered to be abandoned. Site in the countryside, remote from settlement with poor access. Contrary to EQ3, CF4, CF5	No change
2017/430	Erection of Storage Building for machinery and implements for golf course.	Chapel-En-Le-Frith Golf Club Manchester Road	Approved 12/1/2018	Improved facilities	Gain
2016/0502	Proposed fencing of an external area directly to the rear of the Church	Christian Revival Church High Street New Mills	Approved 2/5/2017	Improved facilities	Gain

10 Community Facilities and Services

Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
Buxton Sub Area					
2017/0092	Works to windows	St Peters Church North Road Buxton	Approved 11.7.2017	Improved facilities	Gain
2017/0578	Change of use of Unit 7c Staden Lane Business Park to class D2 (small fitness/personal training studio).	Unit 7c Staden Business Park Staden Lane Buxton	Approved 27/12/2017	New facilities provided	Gain
2017/0342	Erection of a flat packed, fully insulated timber garden building	Cunningdale Allotments Plot 94 Dew Pond Lane Fairfield Buxton	Approved 20/3/2018	New facilities provided	Gain
2017/0516	The proposal is to install floodlights on Buxton Tennis Club's three courts.	Buxton Lawn Tennis Club Park Road Buxton	Approved 12/1/2018	Improved facilities	Gain
2017/0167	Filling in existing rotted window with natural stone to match existing	Phoenix Lodge Masonic Hall George Street Buxton	Approved 30/5/2017	Improved facilities	Gain

10.8 The Local Plan aims to support the provision of the necessary infrastructure for High Peak and to maintain and improve community and sports and recreation facilities. Policies CF3 Local Infrastructure Provision, CF4 Open Space, Sports and Recreation Facilities and CF5 Provision and Retention of Local Community Services and Facilities seek to secure the retention and improvement and of facilities and services.

10.9 During the monitoring period there were 23 applications regarding community facilities. 15 resulted in an improvement of existing facilities or the provision of new facilities, 4 resulted in a loss and 4 there no change. Of the 4 applications that lead to a loss in facilities 3 related to the change of use of public houses/meeting & bar to residential, it was considered the businesses were not viable and there were similar premises nearby, in the case of the meeting room it was vacant and not currently in use. One was for the change of use of a doctor's surgery to residential; the medical practice was being relocated and was considered not to be viable that location.

10.10 Progress: Targets met

10 Community Facilities and Services

Indicator 23

Provision of identified infrastructure required to support growth

Infrastructure provided in accordance with the phasing of housing growth and site delivery

Local Plan Policy

- Policy CF3 Local Infrastructure Provision

10 Community Facilities and Services

Table 39 Approvals on sites allocated for residential development since Local Plan adoption

Location	No of dwellings	Phase	Planning Application No and approval date	Requirements from the IDP	Comment
Glossopdale Sub Area					
G16 Woods Mill	104	M	HPK/2015/0571 17/2016. Planning permission granted for mixed use development including 57 dwellings	<ul style="list-style-type: none"> • Affordable housing (in accordance with Local Plan policy) • Open space/sports/recreation provision (in accordance with Local Plan policy) • Public transport & highways improvements (TBD, S106 as required, developers, DCC) • Education provision to ensure there is sufficient school capacity at St James Primary School/Duke of Norfolk Primary School to support growth (S106 as required) • Health care (S106 as required health care providers) • Water, gas, electricity infrastructure (to be determined on a site by site basis) 	<ul style="list-style-type: none"> • No objections to the application from infrastructure providers • DCC Education requested contributions for classroom improvements, however no obligations were imposed regarding affordable housing or education as a viability assessment of the development indicated the development would not be viable with these obligations. • Conditions included in permission in line with comments received from Highways, United Utilities /Environment Agency Flood Risk, DWT • S06 regarding highway improvements

10 Community Facilities and Services

Location	No of dwellings	Phase	Planning Application No and approval date	Requirements from the IDP	Comment
G19 Dinting Road/ Dinting Lane	64	E	HPK/2015/0412 27/5/16 Outline planning permission granted for up to 65 dwellings	<ul style="list-style-type: none"> • Affordable housing (in accordance with Local Plan policy) • Open space/sports/recreation provision (in accordance with Local Plan policy) • Public transport & highways improvements (TBD, S106 as required, developers, DCC) • Education provision to ensure there is sufficient school capacity at St Luke's Primary School to support growth (S106 as required) • Health care (S106 as required health care providers) • Water, gas, electricity infrastructure (to be determined on a site by site basis) 	<ul style="list-style-type: none"> • No objections to the application from infrastructure providers. Network Rail requested a contribution towards footpath diversion and improvement works or rebuilding of a bridge but it was concluded that this is not justified. • Conditions included in permission in line with comments received from DCC, United Utilities / Flood Risk, Network Rail, DWT • S06 regarding affordable housing, waste management facilities, education & off-site play space and outdoor sport provision
G31 Charlestown Works	100	E	HPK/2016/0520 26/3/2018	<ul style="list-style-type: none"> • Affordable housing (in accordance with Local Plan policy) • Open space/sports/recreation provision (in accordance with Local Plan policy CF4) 	<ul style="list-style-type: none"> • No objections from infrastructure providers • Conditions included in the permission inline with

10 Community Facilities and Services

Location	No of dwellings	Phase	Planning Application No and approval date	Requirements from the IDP	Comment
			Reserved matters approval for 96 dwellings	<ul style="list-style-type: none"> • Public transport & highways improvements (TBD, S106 as required) • Education provision to ensure there is sufficient school capacity at St James Primary School to support growth (S106 as required) • Health care (S106 as required health care providers) • Water, gas, electricity infrastructure (to be determined on a site by site basis) 	<ul style="list-style-type: none"> • comments received from highways and United Utilities • S106 regarding play space provision, bus enhancement and travel plan
Central Sub Area				<ul style="list-style-type: none"> • Affordable housing (in accordance with Local Plan policy) • Open space/sports/recreation provision (in accordance with Local Plan policy) 	<ul style="list-style-type: none"> • No objections from infrastructure providers
C13 Buxton Road Chinley	13	E	HPK/2016/0692 27/11/2017 Outline planning permission for allocated site and		

10 Community Facilities and Services

Location	No of dwellings	Phase	Planning Application No and approval date	Requirements from the IDP	Comment
			adjacent land for residential development	<ul style="list-style-type: none"> ● Public transport & highways improvements (TBD, S106 as required, developers, DCC) ● Education provision to ensure there is sufficient school capacity at Chinley Primary School to support growth (S106 as required) ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) 	<ul style="list-style-type: none"> ● Conditions included in the permission in line with comments from highways, LLFA, United Utilities and Network Rail ● S106 regarding affordable housing, allotments, education contribution, play space and outdoor sports facilities

10 Community Facilities and Services

10.11 Policy CF3 states that the phased release of land for development will be informed by the existing and planned infrastructure capacity to ensure that sufficient provision is made to support growth. This will be achieved by working in partnership with infrastructure providers, local communities and developers to identify and implement necessary improvements. Identified needs are included within the Infrastructure Delivery Plan.

10.12 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.

10.13 The table above shows the key requirements from the IDP for the allocated housing sites which were granted permission since the adoption of the Local Plan. Consultation was carried out on the applications with interested bodies including infrastructure providers. Two applications were approved during the monitoring period. There were no objections from infrastructure service providers and the planning permission included infrastructure provision in line with comments received and the IDP.

Progress: Target met

Indicator 24

% of major applications approved contrary to infrastructure provider advice

No applications approved contrary to infrastructure provider advice

10.14 Local Plan Policy

- **Policy CF4 Open Space, Sports and Recreation**

10 Community Facilities and Services

Table 40 Comments on applications by infrastructure providers

Application	Proposal	Site	Decision	Comment
Glossopdale Sub Area 2017/0366	22 dwellings	Land off Ellison Street Glossop	Approved 1/2/2018	DCC highways - no objections recommended conditions DCC Policy & Monitoring - no education contribution required Environment Agency - no objections DCC LLFA no objections
2016/0224	20 dwellings	Land at Dinting Road Glossop	Approved 16/6/2017	Network Rail -object potential to revive the level crossing & will increase use of footbridge recommend S106 to improve footbridge. Financial contributions sought by Network Rail fail legislative tests not necessary or directly relevant to the development DCC highways - no objections recommended conditions DCC Policy & Monitoring education contribution required. Included in S106 clawback provision

10 Community Facilities and Services

Application	Proposal	Site	Decision	Comment
2016/0691	Outline permission for up to 165 dwellings	Former Bridge Mill New Road Tintwistle	Approved 19/3/2018	<p>United Utilities</p> <p>- no objections recommend conditions</p> <p>DCC LLFA no objections recommended conditions</p> <p>Environment Agency - no objections recommended conditions</p> <p>DCC highways - no objections recommended conditions</p> <p>DCC Policy & Monitoring contribution required. Included in S106</p> <p>DCC LLFA no objections recommend conditions</p> <p>United Utilities</p> <p>- no objections recommend conditions</p>

10 Community Facilities and Services

Application	Proposal	Site	Decision	Comment
2016/0648	Outline permission for up to 37 dwellings	Land north of Dinting Road	Approved 21/7/2017	<p>DCC highways - no objections recommended conditions</p> <p>DCC Policy & Monitoring -education contribution required, following discussions with agent concluded there would be no contribution</p> <p>DCC LLFA - concerned about lack of information on surface water drainage. Was considered previous consent has established principle of development and not considered a refusal could be sustained on drainage grounds</p>
2016/0063	Outline permission for 10 dwellings	Lane at Chapel Lane Hadfield	Approved 19/7/2017	<p>DCC LLFA/highways - no objections recommend conditions</p> <p>DCC Policy & Monitoring -education/household waste recycling contributions required</p> <p>United Utilities- no objections recommended conditions</p>

10 Community Facilities and Services

Application	Proposal	Site	Decision	Comment
2017/0417	Reserved matters approval 29 dwellings	Land north of Dinting Road	Approved 19/3/2018	DCC highways no objections recommend conditions DCC LLFA - no details submitted regarding drainage systems. Matter addressed in conditions Environment Agency - no objections
2016/0520	Reserved Matters residential development 97 dwellings	Charlestown Works Glossop	Approved 26/3/2018	DCC highways - no objections recommend conditions United Utilities no objections recommend conditions DCC LLFA no comments (commented on outline application) Environment Agency no objections
2016/0614	10 dwellings	Land south of Shaw Lane Hadfield	Refused 23/1/2018	
Central Sub Area				
2017/0419	Industrial unit	Thornsett Trading Estate Birch Vale	Approved 13/11/2017	Environment Agency - no objections recommend conditions

10 Community Facilities and Services

Application	Proposal	Site	Decision	Comment
2017/0536	Affordable housing 5 dwellings 2 flats	Land Adjacent And To The Rear Of No 54 To 64 Buxton Road, Bridgmont, Whaley Bridge	Approved 26/3/2018	<p>United Utilities - no objections recommend conditions</p> <p>DCC LLFA - no comments</p> <p>DCC highways - no objections</p> <p>Network Rail - no objections recommend conditions</p> <p>DCC highways -no objections recommend conditions</p> <p>DCC Policy & Monitoring recommend education contribution included in S106</p> <p>DCC LLFA - highlight culvert on site measures to take account of the culvert are included in conditions</p> <p>Coal Authority - no objections</p>
2016/0692	Outline permission for residential development	Land opposite Alders Meadow Buxton Road Chinley	Approved 7/11/2017	<p>DCC highways - no objections recommend conditions</p> <p>DCC Policy & Monitoring - recommend education contribution. Included in permission</p>

10 Community Facilities and Services

Application	Proposal	Site	Decision	Comment
2016/0313	Reserved Matters approval residential development phase 2	Forge Works Chinley	Approved 29/11/2017	<p>DCC LLFA no objections recommend conditions</p> <p>United Utilities - no objections recommend conditions</p> <p>Network Rail no objections</p> <p>Environment Agency - no objections recommend conditions</p> <p>United Utilities - no objections recommend conditions</p> <p>DCC highways - no objections recommend conditions</p> <p>DCC LLFA- insufficient details regarding watercourses. Condition on the outline approval requiring details,</p>
2016/0580	Holiday accommodation 14 units, managers accommodation and 2 dwellings	Land off Combs Road Combs	Refused 3/10/2017	Refused

10 Community Facilities and Services

Application	Proposal	Site	Decision	Comment
Buxton Sub Area				
2017/0632	Warehouse building	Harpur Hill Business Park Buxton	Approved 19/2/2018	Severn Trent - no objections
2017/0087	Industrial building	Staden Business Park Staden Lane	Approved 8/6/2017	DCC highways - no objections recommend conditions
2017/0110	Outline application up to 120 dwellings	Land at Leek Road Buxton	Refused 22/1/2018	Refused
2016/0276	Demotion of hotel and erection of new hotel	Buckingham Hotel Burlington Road Buxton	Refused 8/5/2017	Refused

10 Community Facilities and Services

10.15 During the monitoring period there were 17 major applications submitted. 13 were approved and 4 were refused. The table above shows the comments received from the key infrastructure service providers. Comments were received from Derbyshire County Council in respect of highways, flooding and education, the Environment Agency, Network Rail, United Utilities, Severn Trent and the Coal Authority. In most cases the concerns raised were overcome with additional information and/or conditions on the planning permissions. S106 agreements were used to include provisions related to infrastructure such as education contributions. In one case the requirements were seen as beyond the scope of planning policy. Network Rail's comments regarding financial contributions for works to a footbridge were seen as not necessary or relevant to the development

Progress: Target met

11 Conclusions

11.1 The Annual Monitoring Report looks at the implementation of the policies in the adopted High Peak Local Plan 2016 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 High Peak outside the National Park. The Plan seeks to promote the sustainable growth and development of the Borough. It aims to protect the environmental quality of the area, maintain and develop the economy including the rural economy, provide housing to meet the needs of the population and maintain and develop community facilities and services and infrastructure to support development.

11.3 The housing policies in the Local Plan outline the locational requirements for new homes and allocates sites for residential development and mixed use. Housing will be provided on sites allocated in policy H2 (and in the Chapel-en-le-frith Neighbourhood Plan) and from small sites which accord with policy H1. The Plan details the level of affordable housing required and provides a criteria based policy for gypsy and travellers.

11.4 The net requirement for dwellings is 3,549 with an annual requirement of 350 dwellings. Within the monitoring period housing delivery has been good exceeding the annual requirement with 498 housing completions. There is a 6.29 years housing land supply (April 2018). There has been progress on a number of the allocated sites 10 sites have planning permission for residential development. 2 permission were granted in the monitoring period - reserved matters approval for residential development at Charlestown Works and outline permission on C13 Buxton Road Chinley for residential development. The Council continues to take a proactive approach to housing delivery through the Accelerated Housing Delivery Programme which is targeting 6 of the allocated sites which are in the Council's ownership. Masterplanning and development appraisals of these sites has been completed in January 2018 and work is ongoing to secure the development of these sites.

11.5 There were 44 affordable housing completions which provided a range of affordable rent, shared ownership and discount market sale properties.

11.6 The Plan seeks to protect the distinctive landscape character of the countryside including the green belt whilst also facilitating sustainable rural community needs, tourism and economic development. It allows for some development in the rural areas and development in the green belt in line with national policy. Within the countryside and green belt there were approvals for mainly smallscale policy compliant development comprising a range of uses including conversion of existing buildings to residential use, replacement dwellings, agricultural workers dwellings, agricultural and tourist related development. Refusals largely related to the impact of development of the landscape or development being inappropriate development in the green belt being contrary to EQ2 or EQ3. The importance of protecting the landscape and green belt was reflected in appeal decisions on applications in the countryside. Of the 10 appeal decisions only 2 were allowed.

11.7 The provision of community facilities increased. There were 23 applications regarding community facilities 15 resulted in an improvement or gain of facilities. 4 resulted in a loss, in these cases it was considered the development was not viable and/or there was suitable alternative provision available. The infrastructure needs associated with development was taken into

11 Conclusions

consideration through the comments on applications from infrastructure service providers and consideration of the Infrastructure Delivery Plan. The provision of infrastructure was included in S106 agreements and planning conditions which included requirements relating to education, play provision and recreation, travel plans and transport infrastructure drainage and highways.

12 Appendix 1 - Dwellings in the countryside/green belt

Table 41 Applications for dwellings in the countryside/green belt

Application Number	Site	Proposal	Countryside/Green belt	Decision	Comment
Glossopdale Sub Area					
2017/0621	Turnlee Centre Charlestown Road Glossop	Change of use of leisure building to detached dwelling	Countryside	Refused 2/2/2018	Would be prominent encroachment into the countryside. Insufficient information on impact on biodiversity/trees & highway safety Policies S1, S1a, H1 H1, EQ2, EQ3, EQ5, EQ6, EQ9
2017/0447	The Old Barn Boggard Lane Charlesworth	Sub-division of existing property into two dwellings	Countryside Green Belt	Approved 28/2/2018	Inline with policy reuse of buildings is not inappropriate development provided it does not conflict with the purpose of including land in the green belt and openness. EQ3 allows for reuse of previously developed sites provided there is no adverse impact on character of the countryside. Policies EQ3, EQ4
2017/0601	Land Off New Mills Road Chisworth	Erection of agricultural buildings and agricultural workers dwelling	Countryside Green Belt	Approved 5/1/2018	In accord with Local Plan policy as it is appropriate development in the green belt - buildings for agriculture & forestry. Development is acceptable in terms of design/layout & character of the area, residential amenity and other planning matters. Policies S1, S1a, EQ2, EQ3, EQ4, EQ5, EQ6, EQ7, EQ10, EQ11, CF6, H1, H3

12 Appendix 1 - Dwellings in the countryside/green belt

Application Number	Site	Proposal	Countryside/Green belt	Decision	Comment
2017/0472	Far Woodseats Farm Far Woodseats Lane Chisworth	Proposed change of use of barn to dwelling.	Countryside Green Belt	Approved 15/12/2017	Is appropriate development in the green belt - reuse of an existing building. In accord with Local Plan policy EQ3 which allows for the reuse of buildings. Policies EQ3, EQ4, EQ5, EQ6
2016/0414	17 Marple Road Charlesworth	Proposed dwelling new access and removal of trees	Countryside Conservation Area	Refused 28/4/2017	Size & scale of development would adversely impact neighbouring properties and Conservation Area. Impact on countryside, unsustainable development. Policies S1, EQ3, EQ7, H1
Central Sub Area					
2016/0580	Land off Combs Road Combs Chapel en le Frith	Proposed holiday accommodation comprising 14 units, site manager's living accommodation, 2 detached dwellings and new vehicular access	Countryside	Refused 3/10/2017	Impact on landscape harm local visual amenity. Impact on local green space. Policies H1, EQ3, EQ4 and Chapel Neighbourhood Plan policy H3.
2017/0362	Meadow Lodge Manchester Road Tunstead Milton	Dwelling	Countryside	Refused 6/9/2017	Impact on countryside/landscape character. Not well related to existing development. Policies S1, S1a, S6 EQ2, EQ3, EQ6 H1 and Chapel Neighbourhood Plan policies H2 H3.

12 Appendix 1 - Dwellings in the countryside/green belt

Application Number	Site	Proposal	Countryside/Green belt	Decision	Comment
2017/0536	Land Adjacent And To The Rear Of No 54 To 64 Buxton Road, Bridgemont, Whaley Bridge	New build development of five two bed houses and eight one bed apartments at Bridgemont, Whaley Bridge for Peaks and Plains Housing Trust	Countryside Green Belt	Approved 26/3/2018	Are very special circumstances for development in the green belt. 100% affordable funded by Homes England and Right to Buy Grant. S1,S1a,S2, S3, S7, EQ1,EQ2 EQ3 EQ4 EQ5 EQ6 EQ9 EQ10 EQ11 H1 H2 H3 H4 H5 H6 CF3 CF4 CF6 CF7 Residential Design SPD, Landscape Character SPD, Housing Needs in the High Peak SPD, Planning Obligations SPD
2017/0603	The Old Sea Scout Club House Unnamed Road From Tom Lane To Tunstead Farm Tunstead Milton	Replacement dwelling	Countryside	Refused 8/1/2018	Impact on countryside and landscape. Insufficient information on SUDS impact on Combs Reservoir SSSI. Policies EQ2 EQ3 EQ5, EQ6 Chapel Neighbourhood Plan policy C2
2017/0321	Sunart Eccles Road Whaley Bridge	Replacement dwelling & agricultural building	Countryside	Approved 10/10/2017	Considered to be in accord with Local Plan policy Policies S1 EQ3, EQ5 EQ6 EQ9 CF6
2017/0313	Combs View Manchester Road Chapel-En-Le-Frith	Removal of agricultural workers condition	Countryside	Refused 8/9/2017	No evidence to demonstrate dwelling required for agricultural purposes

12 Appendix 1 - Dwellings in the countryside/green belt

Application Number	Site	Proposal	Countryside/Green belt	Decision	Comment
					Policies S2, S6, EQ2 EQ3, H1, H2 H3 and Chapel Neighbourhood Plan policies H1 H2
2017/0283	Bank Hall Farm Bankhall Chapel-En-Le-Frith	Barn conversion to dwelling	Countryside	Approved 28/7/2017	In accord with Development Plan policy reuse of rural building which will enhance/maintain rural hamlet and non designated heritage asset. Policies S1 S1a S6 EQ2 EQ3 EQ5 EQ 6 EQ7 EQ9 CF 6 H1Chapel Neighbourhood Plan policies C2 H2 H3 TF
2017/0643	Fern Lea Buxton Road Chinley	Replacement dwelling	Countryside Green Belt	Approved 20/3/2018	Replacement dwelling in accord with Local Plan green belt policy Policies S1 S1a S6 EQ1 EQ2 EQ3 EQ4 EQ5 EQ6 EQ8 EQ9 EQ10 EQ11 CF6
2017/0102	Land At Furness Vale Stables And Farm Station Road Furness Vale	Agricultural workers dwelling	Countryside Green Belt	Refused 21/9/2017	Need for a dwelling at this location has not been demonstrated. Inappropriate development in the green belt. Impact on the countryside. Inadequate access. In flood zone 2 & 3. Policies S1 EQ2 EQ3 EQ4 EQ6 EQ11 CF6
2017/0130	Land Adj 61 Lower Lane Chinley	Reserved matters approval for dwelling and access	Countryside Green Belt	Approved 9/5/2017	Reserved matters approval principle of development already accepted.

12 Appendix 1 - Dwellings in the countryside/green belt

Application Number	Site	Proposal	Countryside/Green belt	Decision	Comment
					<p>Policies S1 S1a S2 S3 S6 EQ1 EQ2 EQ3 EQ5</p> <p>EQ6 EQ11 H1 CF6</p> <p>SPD - Residential Design Guide Chapel Neighbourhood Plan policy H3</p>
Buxton Sub Area					
2017/0110	Land at Leek Road Buxton	Up to 120 dwellings	Countryside	Refused 22/1/2018	<p>Impact on landscape character. Fails to demonstrate development would not adversely effect water quality of river Wye and river Wye SSSI.</p> <p>Policies S1 S1a H1 S7 EQ2 EQ3 EQ5 EQ6 EQ10 Landscape Character SPD</p>
2017/0690	Goslin Bar Farm Macclesfield Old Road Buxton	Two dwellings	Countryside	Refused 28/2/2018	<p>Impact on countryside, not well related to existing pattern of development</p> <p>Policies S1 S2 S3 H1 EQ3 EQ6</p>
2017/0474	British Telecom Repeater Station Manchester Road Buxton	Change of use from industrial to residential use and creation of rear terrace.	Countryside	Approved 30/10/2017	<p>Inline with Local Plan policy conversion of an existing building</p>
2017/0119	Peak View Longridge Lane Peak Dale	Replacement dwelling	Countryside	Approved 13/9/2017	<p>Inline with Local Plan policy EQ3 conversion of an existing building</p> <p>Policies S1 S1a S2 S7 EQ1 EQ2 EQ3 EQ5 EQ6 EQ9 EQ10 EQ11 H1 CF6</p>

13 Appendix 2 - List of Indicators

Table 42

Indicator	Policy Sustainability Appraisal Indicator (SAI)	Monitored in this report	Target met
Net additional dwellings for a) previous years, b) reporting years c) future years by Local Plan sub-area and Parish	<ul style="list-style-type: none"> S 3 Strategic Housing Development S 5 Glossopdale Sub-area Strategy S 6 Central Sub area Strategy S 7 Buxton Sub area Strategy H1 Location of Housing Development H2 Housing Allocations H3 New Housing Development 	Yes	Working towards the target
New and converted dwellings on previously developed land	<ul style="list-style-type: none"> S1 Sustainable Development Principles H1 Location of Housing Development SAI 	No	
Gross Affordable Housing Completions	<ul style="list-style-type: none"> H3 New Housing Development H4 Affordable Housing H5 Rural Exception Sites SAI 	Yes	Target met
Number of approvals/refusals under Policy H5	<ul style="list-style-type: none"> H5 Rural Exception Sites 	Yes	Target met
Affordable House Completions on Rural Exception Sites	<ul style="list-style-type: none"> H5 Rural Exception Sites 	Yes	Target met
Identified Need for Pitch Provision	<ul style="list-style-type: none"> H6 Gypsies, Travellers & Travelling Show People 	Yes	Target met
Net additional pitches (Gypsy & Traveller)	<ul style="list-style-type: none"> H6 Gypsies, Travellers & Travelling Show People 	Yes	Target met
Changes in areas of biodiversity importance	<ul style="list-style-type: none"> S1 Sustainable Development Principles S 5 Glossopdale Sub-area Strategy S 6 Central Sub area Strategy S 7 Buxton Sub area Strategy EQ5 Biodiversity 	Yes	Target met

13 Appendix 2 - List of Indicators

Indicator	Policy Sustainability Appraisal Indicator (SAI)	Monitored in this report	Target met
	<ul style="list-style-type: none"> EQ8 Green Infrastructure SAI 		
Number of applications approved for dwellings in the countryside including Green Belt	<ul style="list-style-type: none"> S2 Settlement Hierarchy S5 Glossopdale Sub-area Strategy S6 Central Sub area Strategy S7 Buxton Sub area Strategy 	Yes	Target met
% of applications refused in the Green Belt	<ul style="list-style-type: none"> EQ4 Green Belt Development 	Yes	Target met
% of appeals refused where Policy EQ2/Landscape Character is a reason for refusal	<ul style="list-style-type: none"> EQ2 Landscape Character 	Yes	Target met
% of appeals where Policy EQ3 is a reason for refusal	<ul style="list-style-type: none"> EQ3 Countryside 	Yes	Target met
% of applications refused in the Green Belt	<ul style="list-style-type: none"> EQ4 Green Belt 	Yes	Target met
% of appeals where Policy EQ6 / Residential Design SPD is a reason for refusal	<ul style="list-style-type: none"> EQ6 Design & Place Making 	Yes	Target met
% of commercial development over 1,000m ² built to the highest viable BREEAM rating, at least meeting the BREEAM good standard	<ul style="list-style-type: none"> EQ1 Climate Change EQ6 Design & Place Making 	No	
Number of planning permissions granted contrary to Environment Agency advice	<ul style="list-style-type: none"> EQ10 Pollution Control and Unstable Land EQ11 Flood Risk Management SAI 	Yes	Target met
Number of properties on Buildings at Risk Register	<ul style="list-style-type: none"> EQ7 Built and Historic Environment 	Yes	Working towards target
Total amount of additional net floor space by type	<ul style="list-style-type: none"> S4 Maintaining and Enhancing and Economic Base S 5 Glossopdale Sub-area Strategy S 6 Central Sub area Strategy 	No	

13 Appendix 2 - List of Indicators

Indicator	Policy Sustainability Appraisal Indicator (SAI)	Monitored in this report	Target met
	<ul style="list-style-type: none"> • S 7 Buxton Sub area Strategy • E1 New Employment Development • E2 Employment Land Allocations • E3 Primary Employment Zones • E4 Change of use on Existing Business Land and Premises 		
Total amount of floorspace on previously developed land by type	<ul style="list-style-type: none"> • S1 Sustainable Development Principles 	No	
Employment land available by type on allocated sites and PEZs	<ul style="list-style-type: none"> • S4 Maintaining and Enhancing and Economic Base • S 5 Glossopdale Sub-area Strategy • S 6 Central Sub area Strategy • S 7 Buxton Sub area Strategy • E2 Employment Land Allocations • E3 Primary Employment Zones • E4 Change of use on Existing Business Land and Premises 	Yes	Working towards target
Net additional; dwellings on industrial legacy sites	<ul style="list-style-type: none"> • E5 Regenerating an Industrial Legacy 	Yes	Target met
Number of new developers signing up to the Employment & Skills Charter	<ul style="list-style-type: none"> • E1 New Employment Development 	No	
Total amount of floorspace for town centre uses	<ul style="list-style-type: none"> • S5 Glossopdale Sub-area Strategy • S6 Central Sub-area Strategy • S7 Buxton Sub-area Strategy • Retail and Town Centres 	No	
Retail vacancy rate by town centres and PSA	<ul style="list-style-type: none"> • S5 Glossopdale Sub-area Strategy • S6 Central Sub-area Strategy • S7 Buxton Sub-area Strategy • CF1 Retail and Town Centres 	Yes	Target met

13 Appendix 2 - List of Indicators

Indicator	Policy Sustainability Appraisal Indicator (SAI)	Monitored in this report	Target met
	<ul style="list-style-type: none"> CF2 Primary Shopping Frontages SAI 		
% of units in A1 use within the PSA and primary shopping frontage	<ul style="list-style-type: none"> CF2 Primary Shopping Frontages 	Yes	Target met
Number of planning applications for tourist and accommodation facilities	<ul style="list-style-type: none"> E6 Promoting Peak District Tourism and Culture E7 Chalet Accommodation, Caravan and Camp Site Developments 	Yes	Target met
Approvals for new infrastructure and community facilities	<ul style="list-style-type: none"> CF3 Local Infrastructure Provision Policy CF5 Provision and Retention of Community Services and Facilities 	Yes	Target met
Approvals that result in a loss of a community facility	<ul style="list-style-type: none"> CF4 Open Space, Sports and Recreation Policy CF5 Provision and Retention of Community Services and Facilities 	Yes	Target met
Number of major applications that result in a loss of sports, recreation, play facility or amenity green space	<ul style="list-style-type: none"> CF4 Open Space, Sports and Recreation 	No	
S106 agreements for open space provisions	<ul style="list-style-type: none"> CF4 Open Space, Sports and Recreation 	No	
Provision of identified infrastructure required to support growth	<ul style="list-style-type: none"> CF3 Local Infrastructure Provision 	Yes	Target met
% of major applications approved contrary to infrastructure provider advice	<ul style="list-style-type: none"> CF3 Local Infrastructure Provision 	Yes	Target met
Number of approvals that comply with parking standards	<ul style="list-style-type: none"> CF6 Accessibility and Transport 	No	

13 Appendix 2 - List of Indicators

Indicator	Policy Sustainability Appraisal Indicator (SAI)	Monitored in this report	Target met
required by the Highways Authority			
Number of approvals supported by a Travel Plan	<ul style="list-style-type: none"> CF6 Accessibility and Transport 	No	