

High Peak Borough Council Local Development Framework

Supplementary Planning Document

Landscape Character

Consultation Statement
January 2006

Landscape Character SPD

The document details different landscape types and provides policy guidance for developments in the countryside to ensure development contributes to and does not harm the landscape character and attributes of an area. It expands upon policies OC1 and OC4 of the Adopted High Peak Local Plan March 2005.

Stakeholder Consultation Statement (Regulation 17b)

The Consultant employed to produce the document undertook the stakeholder consultation. They held two stakeholder workshops to which the following organisations were invited.

British Association for Shooting and Conservation
British Horse Society
British Waterways Board
Buxton Civic Society
Buxton Mountain Rescue Team
Campaign to Protect Rural England
Chapel-en-le-Frith Amenity Society
Country Land and Business Association
Dept of Farming, Environment and Rural Affairs
Derbyshire Business Link
Derbyshire Wildlife Trust
English Heritage
English Nature
Environment Agency
Farming and Wildlife Advisory Group
Forestry Commission
Glossop Mountain Rescue Team
High Peak Borough Council
Local Farmers
National Farmers Union
New Mills Ramblers Association
Peak District National Park Authority
Peak Pictures
Quarry Products Association
Royal Society for the Protection of Birds
Sustrans
Whaley Bridge Amenity Society

The outcomes of the workshops were appraised and the recommendations fed into the production of the draft for public consultation.

Public Participation Consultation Statement

(Regulation 18b statement)

Public consultation was then carried out on the draft document for a six-week period from 27 October 2005 to 7 December 2005

The document including the SPD matters was available for public inspection at the following locations

- Council Offices at Glossop, Chinley & Buxton
- All the local libraries in the LDF area.

The document including the SDP matters were placed on the Council's website, with a statement explaining where and when paper copies were available for inspection.

An advert was placed in the local newspapers the Glossop Chronicle and Buxton Advertiser on 27 October 2005 with details of the SPD, where and when it could be inspected and who to send comments to.

There were 22 of responses, of which 17 made useful comment and 5 sent letters expressing no view. There were 18 expressions of support for the document, 3 objections and 1 comment. The objections were however only minor objections to a definition and to include a reference to protected species. It is suggested that these changes should be incorporated into the final document. A further objection was received from Government Office on the Sustainability Appraisal that has been passed to the consultants who produced the documents. This objection was relatively simple to overcome and appropriate amendments can be made to the Sustainability Appraisal.

Respondent	S/O/C	Section Ref	Response	Council response	Action taken
English Nature	S	Additional Information	Comprehensive section which covers the key issues.	Expression of support welcomed	No change
English Nature	O	Additional Information	Definition of semi-natural woodland is misleading, as it is not necessarily species rich.	English Nature suggest an alternative definition which is acceptable. Amend definition of semi natural woodland to read Woodland of any age which has grown up naturally (rather than being planted).	Amend definition of semi natural woodland to read Woodland of any age which has grown up naturally (rather than being planted).
English Nature	O	Additional Information	Reference needed to species of principal importance for biodiversity. Species included on the list should include bats, barn owls and great crested newts.	Include reference to protected species including bats, barn owls and great crested newts.	Amend text to include reference to bats, barn owls and great crested newts.
Chapel Regeneration Partnership	S	All document	The document is thorough and reflects the consultees' views as a resident and employee in the High Peak.	Industrial and office buildings are included in the large scale	No change

Respondent	S/O/C	Section Ref	Response	Council response	Action taken
			<p>However, whilst guidance for agricultural buildings, including pre-fabricated structures is included, there is no mention of how industrial or office development should sit within the landscape. The guidance for agricultural buildings is not appropriate for consideration during the development of industrial / office structures.</p> <p>Such guidance is needed in order to prevent the development of sites like Sheffield Road in Chapel-en-le-Frith where a combination of a lack of planting, inappropriate colour scheme and the gradient of the land has resulted in a development that is prominent across the town and is not sympathetic the character of the surrounding landscape.</p>	<p>development sections of the guidance. Development within the built up area cannot be covered by this SPD as it refers to the countryside polices.</p>	
Central Networks	S	All document	No comment	No comment	No change
East Midlands Regional Assembly	S	All document	The document has strong references to RSS8 and is in accordance with the Regional Core Objectives set out in Policies 1, 4, 27, 28, 30 and 31 of the RSS.	Expression of support welcomed	No change
English heritage	C	All document	English Heritage are unable to comment fully due to a heavy	The settlements within the	No change

Respondent	S/O/C	Section Ref	Response	Council response	Action taken
			workload. One suggestion however is that reference could be made to Conservation Area Character Appraisals prepared for settlements within the countryside. Further guidance on CA Character Appraisals is available on www.helm.org.uk	countryside do not have conservation areas and will not therefore have a Character Appraisal	
Environment Agency	S	All document	No comment	No comment	No change
Government Office East Midlands	S	All document	No comment	No comment	No change
United Utilities	S	All document	No comment	No comment	No change
Derbyshire County Council	S	All document	DCC consider that the document accords with Environment Policies 1; Landscape Character and 17: Design Quality of the Adopted Derby and Derbyshire Joint Structure plan 2001, and is therefore supported.	Expression of support welcomed	No change
English Nature	S	Enclosed Moorland	Support Support the inclusion of planting and biodiversity guidance. Support the inclusion of habitat types for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	Expression of support welcomed. Title of section can be amended to read Habitat creation and enhancement	Title of section can be amended to read Habitat creation and enhancement

Respondent	S/O/C	Section Ref	Response	Council response	Action taken
English Nature	S	Limestone Dales	Support Support the inclusion of planting and biodiversity guidance. Support the inclusion of habitat types for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	Expression of support welcomed. Title of section can be amended to read Habitat creation and enhancement	Title of section can be amended to read Habitat creation and enhancement
English Nature	S	Limestone Moorlands	Support Support the inclusion of planting and biodiversity guidance. Support the inclusion of habitat types for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	Expression of support welcomed. Title of section can be amended to read Habitat creation and enhancement	Title of section can be amended to read Habitat creation and enhancement
English Nature	S	Moorland Fringe	Support Support the inclusion of planting and biodiversity guidance. Support the inclusion of habitat types for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	Expression of support welcomed. Title of section can be amended to read Habitat creation and enhancement	Title of section can be amended to read Habitat creation and enhancement

Respondent	S/O/C	Section Ref	Response	Council response	Action taken
English Nature	S	Open Moors	Support Support the inclusion of planting and biodiversity guidance. Support the inclusion of habitat types for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	Expression of support welcomed. Title of section can be amended to read Habitat creation and enhancement	Title of section can be amended to read Habitat creation and enhancement
English Nature	S	Plateau Pastures	Support Support the inclusion of planting and biodiversity guidance. Support the inclusion of habitat types for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	Expression of support welcomed. Title of section can be amended to read Habitat creation and enhancement	Title of section can be amended to read Habitat creation and enhancement
English Nature	S	Riverside Meadows	Support Support the inclusion of planting and biodiversity guidance. Support the inclusion of habitat types for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	Expression of support welcomed. Title of section can be amended to read Habitat creation and enhancement	Title of section can be amended to read Habitat creation and enhancement

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English Nature	S	Settled Valley Pasture	Support Support the inclusion of planting and biodiversity guidance. Support the inclusion of habitat types for creation and enhancement. Suggest that the title "Habitat Creation" should read "Habitat Creation and Enhancement" as you cannot create rivers or veteran trees.	Expression of support welcomed. Title of section can be amended to read Habitat creation and enhancement	Title of section can be amended to read Habitat creation and enhancement
East Midlands Regional Assembly	S	Sustainability Appraisal	The document has strong references to RSS8 and is in accordance with the Regional Core Objectives set out in Policies 1, 4, 27, 28, 30 and 31 of the RSS.	Expression of support welcomed	No change
Government Office East Midlands	O	Sustainability Appraisal	The SA report refers to policy OC3 (Special Landscape Area Development) on page 5, while the SPD has not been linked to this policy. Clarification regarding the relevance of Policy OC3 to the SPD is required. The Council should ensure that the SA and SPD are fully compliant with the recently published "Sustainability Appraisal of RSS's and LDF's" document, and consider signposting this information within the document. The Council should also consider	The suggested amendments are appropriate to the sustainability appraisal report	Amend sustainability report to meet this objection

Respondent	S/O/C	Section Ref	Response	Council response	Action taken
			including more information to explain how the options were identified and provide a comparison of the social, economic and environmental effects of the options, and show how these effects were considered in choosing the preferred option.		
Derbyshire County Council	S	Sustainability Appraisal	No objection	Expression of support welcomed	No change