

High Peak Local Development Scheme 2025 incorporating Local Plan Timetable





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1 Introduction

1.1 The Planning and Compulsory Purchase Act 2004 (as amended by the Planning Act 2008 and Localism Act 2011) requires the Council to prepare and maintain a Local Development Scheme (LDS). The High Peak Local Development Scheme sets out the documents, which the Council will use when exercising its planning functions. The planning policies, which the Council uses to guide planning applications, together with proposals for the development and regeneration of specific areas of land are contained in a variety of documents.

1.2 The Local Development Scheme (LDS) explains what each of these documents are, what areas they cover and how they relate to each other. The Scheme also sets out a timetable for the production of new documents and the review of existing documents including the High Peak Local Plan. The Council will measure progress against this published timetable.

1.3 The Local Development Scheme should be the starting point for everyone who has an interest in the planning of the Borough. The Scheme sets out:

- The documents to be produced and the linkages between them
- The timescales for the documents
- How the documents will be monitored and evidenced
- Potential risks and how they will be managed

1.4 The previous Local Development Scheme was agreed by the Council in August 2022 and the timescales for the High Peak Local Plan Review were set out in this document. There has since been some changes in circumstances necessitating the production of a revised Local Development Scheme.

1.5 The new National Planning Policy Framework (NPPF) was published on 12th December 2024. In light of the changes to the NPPF, the Deputy Prime Minister has asked that all local planning authorities produce an updated Local Development Scheme (LDS) within 12 weeks of the publication of the NPPF, i.e. by no later than 6 March 2025. The updated LDS should include clear, realistic, and specific dates for consultation and submission of the Local Plan. Once updated, the Council is required to make the LDS publicly available, and send a copy to the Ministry of Housing, Communities and Local Government. This 2025 LDS is the updated version required by the Government.

1.6 Although reforms to the local plan making system, through the Levelling-up and Regeneration Act 2023 are underway, at the time of writing, no regulations are in place to indicate how the new system will operate. Consequently, the High Peak Local Plan timetable set out in this document reflects the current planning system.

2 The Development Plan

2.1 All local planning authorities are required to draw up a Development Plan for their area. The Plan sets out the Authority's policies and proposals for the development and other use of land. It also provides the framework for making decisions about planning applications within the area.

2.2 This Local Development Scheme focuses solely on the area of High Peak outside of the National Park, for which, the Borough Council is the local planning authority. Derbyshire County Council is also responsible for minerals and waste planning outside of the National Park.

2.3 The Peak District National Park Authority functions as the local planning authority for the parts of the Borough that are located within the National Park. As such, a separate Development Plan for this part of the Borough is in place which includes the Peak District National Park Core Strategy and Development Management Policies document.

2.4 Neighbourhood Plans when "made" also form part of the Development Plan for the Borough. The Chapel-en-le-Frith Neighbourhood Plan was made in August 2015 and the Whaley Bridge Neighbourhood Plan was made in January 2024. These are the only made plans within the High Peak planning area.

2.5 The following areas have been formally designated by the Council as Neighbourhood Areas to enable the preparation of Neighbourhood Plans:

- Chapel-en-le-Frith Parish (designated April 2013)
- Chinley, Buxworth and Brownside Parish (designated July 2016)
- Whaley Bridge Parish (designated October 2013)
- Hayfield Parish (designated September 2019)
- Buxton Neighbourhood Area (non-parished) and Buxton Neighbourhood Forum (designated February 2021)

2.6 As of January 2025, the Development Plan outside of the National Park consists of:

- High Peak Local Plan (adopted April 2016)
- Chapel-en-le-Frith Neighbourhood Plan (made August 2015)
- Whaley Bridge Neighbourhood Plan (made January 2024)
- Derbyshire Minerals and Waste Development Framework (DMWDF)

2.7 In addition to the Development Plan, the following documents provide additional guidance and information relating to planning in the Borough:

Supplementary Planning Documents

2.8 The Council has a variety of adopted Supplementary Planning Documents (SPD) which provide additional information and advice in support of the Local Plan. Adopted SPDs include:

- Developer Contributions SPD (adopted October 2023)
- Water in Buxton SPD (adopted December 2021)
- Design Guide SPD (adopted February 2018)
- Buxton Design and Place Making Strategy SPD (adopted December 2009)
- Glossop Design and Place Making Strategy SPD (adopted March 2012)
- Residential Design SPD (adopted December 2005)



2 The Development Plan

- Designing out Crime SPD (adopted June 2005)
- Landscape Character SPD (adopted March 2006)

2.9 Additional informal guidance is also provided by the Council in relation to shop fronts and signage but these documents are not SPDs.

Statement of Community Involvement (SCI)

2.10 This document sets out the standards and processes of engaging the community on the Council's planning functions. The document details procedures for public involvement with planning policy as well as setting out standards for development control. The latest version of the SCI was adopted by the Council in October 2023.

Authority Monitoring Reports (AMR)

2.11 The Authority Monitoring Report was introduced in 2004 under the Planning and Compulsory Purchase Act. The process of monitoring is seen as being fundamental to plan preparation and the concept of plan, monitor and manage. Monitoring helps to establish what is happening now, what may happen in the future and by comparing trends against existing policies and targets, determines what needs to be done.

2.12 The monitoring reports present and analyse data relating to specific planning policies to consider their effectiveness. All AMRs are available to view on the Council's website.

Infrastructure Funding Statements

2.13 The Council produces an Infrastructure Funding Statement each year to provide information on developer contributions that have been secured, collected and spent on infrastructure and affordable housing by the Borough Council.

3 High Peak Local Plan and Associated Documents - Timescales and Programme

3.1 The future programme for planning policy documents in the Borough includes the following:

- Updated High Peak Local Plan and Policies Map
- Neighbourhood Plans
- Authority Monitoring Reports
- Infrastructure Funding Statements

3.2 The purpose, scope and timescales for each of these documents is detailed in the tables below. Each document is applicable to the whole of High Peak outside of the Peak District National Park unless otherwise stated. No policy documents are proposed to be prepared jointly with other Local Planning Authorities but joint working will take place on aspects of the evidence base.

Updated High Peak Local Plan and Policies Map

Purpose and scope	
What is the scope of the document?	A spatial strategy and vision for the Borough and the policies and site allocations to deliver them.
What is the purpose of the document?	Part of Development Plan for High Peak to be used to determine planning applications and guide investment.
What will it replace?	High Peak Local Plan adopted April 2016
Timetable	
Early engagement	January - March 2023
Preferred Options consultation	Spring 2025
Proposed Submission Consultation	Winter 2025
Submission of Local Plan	Spring 2026
Examination	Summer 2026
Adoption	Autumn 2026

Neighbourhood Plans

Purpose and scope	
What is the subject of the document?	To be determined by the relevant Parish/Town Councils and the Buxton Neighbourhood Forum
What is the status of the document?	Part of the Development Plan for the respective area. Plans must be in general conformity with the strategic policies of the Local Plan.



3 High Peak Local Plan and Associated Documents - Timescales and Programme

Purpose and scope	
What will it replace?	TBD
Timetable	
Consultations	TBD by Parish/Town Councils and the Buxton Neighbourhood Forum
Adoptions	TBD

Authority Monitoring Reports

Purpose and scope	
What is the subject of the document?	Presentation and analysis of data for indicators relating to development plan policies
What is the status of the document?	Monitoring report
What will it replace?	Monitoring reports are produced annually
Timetable	
Consultation	N/A
Publication	December each year

Infrastructure Funding Statements

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

4 Monitoring, Evidence and Review

4.1 The Council needs to ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. The Council will update (with partners where appropriate) and commission additional evidence to support the Local Plan.

4.2 Evidence documents are published on the Council's website at:

<https://www.highpeak.gov.uk/article/846/Evidence-base>

4.3 Evidence will be reviewed periodically to ensure that it remains up to date and relevant. Reviews may be triggered by a material change in circumstances. For example, in response to a change in national policy or legislation or the outcome of monitoring reports which may indicate that further information is required on a particular issue.

4.4 Where necessary, this may lead to a partial or full review of the Local Plan or supporting documentation. The Town and County Planning (Local Planning) (England) (Amendment) Regulations 2017 sets a period of five years from adoption within which an authority should undertake an assessment of whether its development plan documents, and its Statement of Community Involvement remain up to date. This will help ensure that plans are kept up to date. Where an authority reviews a document but decides not to update it, must publish the reasons why. Monitoring data and evidence will inform such reviews.

4.5 Compliance with the timetables set out in this LDS will be monitored in the Council's Authority Monitoring Reports that are available on the Council's website at:

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

4.6 Updates to the timetable may be made to reflect changing circumstances for the documents listed in the LDS. This may include reforms to the plan making system, wider legislative changes or other matters that need to be addressed.

4.7 Risks to the timely delivery of the updates to the Local Plan are managed via the Council's Risk Register and subject to regular scrutiny.