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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 2019 to 31st March 2020 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 Policies 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 four Neighbourhood Plan designated areas in the Borough in Chapel-en-le-frith, Whaley Bridge and Furness Vale, Chinley Buxworth and Brownside and Hayfield.

**3.6** Consultation on the Hayfield Neighbourhood Plan designated area was carried out during the monitoring period from May-June 2019 and the Neighbourhood area was jointly designated with the Peak District National Park September 2019.

### 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 Neighbourhood Planning

**3.7** 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:

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

**3.8** 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.

**3.9** 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

**3.10** 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. Work is ongoing.

### **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

**3.11** 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

## 3 Neighbourhood Planning

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.

**3.12** 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.

**3.13** 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.

### Hayfield

**Table 5 Hayfield Neighbourhood Plan**

Name of Designated Area	Hayfield
Date of Designation	9th September 2019
Relevant Body	Hayfield Parish Council

**3.14** Hayfield Parish Council applied to both the Peak District National Park Authority and High Peak Borough Council for a Neighbourhood Area designation for the parish of Hayfield. The application consultation ran from 16 May-13 June 2019 and the Neighbourhood Area was jointly designated 9 September 2019.

## 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 on strategic matters the Council undertakes on planning policy issues.

**Table 6 Duty to Cooperate**

Organisation	Strategic matters	Actions
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	Actions
		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
	Joint working on cross boundary strategic and policy matters	<p>Involvement in work on the Derby and Derbyshire Strategic Framework. On going meetings and start of preparation of Statement of Common Ground</p> <p>Joint working with Derbyshire Planning and Health Group on planning health and social care issues</p>
Peak District National Park Authority (PDNPA)	Working towards meeting objectively assessed needs for development for the whole of High Peak Borough	<p>Liaison with PDNPA on future updates to evidence base studies in accordance with Memorandum of Understanding</p> <p>Implementation and monitoring of relevant policies</p>
	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	<p>Implementation and monitoring of relevant policies</p> <p>Continued working through established partnerships and working groups to support infrastructure delivery</p>

## 4 Duty to Cooperate

Organisation	Strategic matters	Actions
		<p>Continuing liaison on infrastructure planning matters as set out in the Memorandum of Understanding</p> <p>Work on the Derby and Derbyshire Strategic Framework.</p>
	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.
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	<p>Consultation on future evidence base updates and joint working when appropriate as set out in the Memorandum of Understanding (to be finalised)</p> <p>See arrangements with GMCA below regarding economic development</p>
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	<p>Continued joint working on the matters identified as set out in the Memorandum of Understanding (to be finalised)</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

## 4 Duty to Cooperate



Organisation	Strategic matters	Actions
		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  See arrangements with GMCA below regarding economic development
	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 measures in respective development plans and to work together to identify funding sources  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 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	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

## 4 Duty to Cooperate

Organisation	Strategic matters	Actions
commuting and migration patterns between the two authorities <sup>0</sup>	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 measures in respective development plans and to work together to identify funding sources  Implementation and monitoring of relevant policies and Infrastructure Delivery Plan
	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	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  Consultation on future Local Plan reviews  Monitoring of relevant policies
	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 Cheshire East and High Peak

## 4 Duty to Cooperate



Organisation	Strategic matters	Actions
Derbyshire Dales District Council (DDDC)	Working towards meeting objectively assessed housing needs for housing within the overlapping housing market areas.	Consultation on future evidence base updates and Local Plan reviews joint working when appropriate
	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
	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 Work on the Derby and Derbyshire Strategic Framework.
	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

## 4 Duty to Cooperate

Organisation	Strategic matters	Actions
	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	<p>Consultation on future Local Plan reviews</p> <p>Implementation and monitoring of relevant policies</p>
Kirklees Metropolitan Borough Council	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	<p>Signed Memorandum of Understanding between numerous LPAs in the southern Pennines</p> <p>Consultation on future Local Plan reviews</p> <p>Implementation and monitoring of relevant policies</p>
Barnsley Council	Policies required in respective Local Plans to have regard to purposes of the Peak District National Park	<p>Signed Memorandum of Understanding between numerous LPAs in the southern Pennines</p> <p>Consultation on future Local Plan reviews</p> <p>Implementation and monitoring of relevant policies</p>
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	<p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan</p> <p>Consultation on future Local Plan reviews</p>
Natural England (NE)	Input on Habitats Regulations Assessment, including potential impacts of development on European designated sites in the Peak District National Park	<p>Consultation on planning applications</p> <p>Implementation and monitoring of relevant policies</p> <p>Consultation on future evidence base updates and Local Plan reviews</p>

## 4 Duty to Cooperate

Organisation	Strategic matters	Actions
Environment Agency (EA)	Input on Strategic Flood Risk Assessment, including potential downstream cross boundary flood risk matters	<p>Consultation on planning applications</p> <p>Implementation and monitoring of relevant policies</p> <p>Consultation on future evidence base updates and Local Plan reviews</p>
Highways Agency	Consideration of impact of development proposals in Local Plan on A628 / A57 trunk road in High Peak and neighbouring authorities	<p>Discussion through the Trans-Pennine Feasibility Study stakeholder group</p> <p>Consultation on planning applications</p> <p>Implementation and monitoring of relevant policies, including S5 and H2</p> <p>Consultation on future evidence base updates and Local Plan reviews</p>
Historic England	Partner in the delivery of strategic heritage led regeneration project, namely, the Buxton Crescent and Spa Hotel (Grade 1 listed)	<p>Discussion through Buxton Crescent and Thermal Spa consents group</p> <p>Consultation on planning applications</p> <p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan</p>
National Health Service Commissioning Board (NHS England)	Provision of additional health care infrastructure and services to support growth where necessary	<p>Consultation on planning applications</p> <p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan</p> <p>Joint working with Derbyshire Planning and Health Group on planning health and social care issues</p>
North Derbyshire CCG	Provision of additional health care infrastructure and services to support growth where necessary	<p>Consultation on planning applications</p> <p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan</p>

## 4 Duty to Cooperate

Organisation	Strategic matters	Actions
		Joint working with Derbyshire Planning and Health Group on planning health and social care issues
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
	Housing delivery	Joint working to support the delivery of housing
D2N2 Local Enterprise Partnership	Local Plan should reflect and assist in delivering the LEP's objectives	Implementation and monitoring of Policy S4
Peak District Local Nature Partnership (LNP)	Local Plan should reflect and assist in delivering the LNP's objectives	Discussion regarding the Biodiversity Action Plan and other LNP projects when appropriate Implementation and monitoring of Policy EQ4
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	Consultation on Greater Manchester Spatial Framework.

## 4 Duty to Cooperate



Organisation	Strategic matters	Actions
	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 for a number of purposes including Local Plan review and assessing planning applications (and wider Council functions including housing strategies; regeneration strategies, land disposal plans etc).

**6.2** In line with the legislation the Council initiated its register on 1st April 2016. Demand on the register has generally increased each year as more people request to be added. However it is good practice for Councils to keep self-build demand under review by writing out annually to all register entries checking whether they wish to remain on the register. The Government instructs Councils to measure self-build demand according to annual 'base periods' [October-October]- this is discussed further in this section below.

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

- Whether the applicant is already registered with other local authority(ies)
- Plot/property details
- Location requested
- Anticipated timescale for building

**6.4** The total number of successful entries on the High Peak Register (after the annual October 2020 write out) is 34. Of these, 16 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 [up to 42 plots compared to 34 entries]. During the monitoring period, all requested a single plot (or did not specify plot number). To synchronise with base periods the Council writes out to all entries on the register every October. In some cases separate entries have been grouped together where it is clear they only constitute a single entry (eg where 2x separate applications were received from each member of a couple living together).

**6.5** 2x 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 stated].

**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 /"detached"	9	23
Detached Bungalow	3	6
Other/flexible	3	4

## 6 Self Build Register

Property Type	Number of entries in monitoring period	Number of entries in overall register
Semi-detached House/bungalow	1	1
<b>Total</b>	16	34

**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	0
2	3	3
3	7	15
4	5	11
5	1	1
5+	0	4
Other	0	0
<b>Total</b>	16	34

**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	15	27
An individual self build plot on a conventional housing development	0	1
A plot as part of the wider community self build project	1	4

## 6 Self Build Register



Plot Type	Number of entries in monitoring period	Number of entries in overall register
Other or more than one of the above	0	2
<b>Total</b>	16	34

**6.9** During the monitoring period, most entries requested a stand alone individual self build plot. This was also by far the most common request in the overall 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 locations within the Central Area, or multiple locations straddling sub areas. After this the most common request during the monitoring period was for "anywhere" or similar.

**Table 10 Self build register locations**

High Peak Location	Number of entries in monitoring period	Number of entries in overall register
Glossopdale Area	1	2
Central Area	6	10
Buxton Area	2	5
Other areas/ More than one of the above	5	10
Any/ Anywhere in High Peak, etc	2	7
<b>Total</b>	16	34

### 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 6 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).

## 6 Self Build Register

**Table 11 Self build register timescales**

Commencement	Number of entries in monitoring period	Number of entries in overall register
ASAP/ Immediately	4	6
Within 3 months	1	4
Within 3-6 months	3	9
Within 6-12 months	3	5
Within 1-2 years	1	5
Within 2-3 years	1	1
Over 3 years	2	2
Other/ Unclear response	1	2
<b>Total</b>	16	34

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

### Meeting Demand Arising from Base Periods

**6.14** The Housing and Planning Act 2016 placed a duty on Councils to grant sufficient development permissions to meet the demand for self-build and custom housebuilding arising in each 'base period' within three years after the end of each base period. This came into force on 31 October 2016. The Planning Practice Guidance (PPG) enshrined these legislative requirements into policy and required base periods to run from 31 October to 30 October each year [With Base Period I running from 01.04.16 - 30.10.16; Base Period II running 31.10.16 - 30.10.17, and so on].

**6.15** However whilst some residential applications make clear the scheme is for self-/custom-build, it is not a legal requirement to declare this on the application (and many applicants may not yet have decided their intention for the plot). Further as the legislation defines self-build plots as those *capable of accommodating* a self-build unit, arguably many generic approvals for single market housing plots may qualify (and in some cases, larger development sites). High Peak Council granted various forms of approval for 30 single residential plots throughout the Borough between 01.04.16 and 30.10.19 (ie the start of Base Period I to the end of Base Period IV). During Base Period V the Council approved 22x separate individual residential planning approvals (discounting 'renewals' or reserved matters of earlier live consents, to avoid doublecounting).

**6.16** Some consents explicitly declare in the particulars that they are self- or custom-build. Also many agricultural workers' dwellings, rural workers' dwellings etc by their nature constitute self-build/custom-build (even if this is not explicitly stated by the applicant). During Base Period V the Council approved 1x dwelling explicitly for self- or custom-build.

## 6 Self Build Register

**6.17** In addition to this a number of generic residential consents could be reasonably construed to constitute self-/custom-build according to the information provided in the application particulars (even if the term self-build or custom-build is not used by the applicant). During Base Period V the Council approved 2x such dwellings.

**6.18** The table below shows the number of residential approvals in both categories combined (ie those explicitly for self-/custom-build **and** other approvals construed as self-/custom-build based on the information within the application) in High Peak across the Base Periods.; and how this relates to register demand (**as of 30/10/20 after write out**):

**Table 12 Base Periods need and permissions**

	Need on register on 31 October	Permissions needed	Permissions granted
<b>Base Period I</b>	4	0	0
<b>Base Period II</b>	6	0	0
<b>Base Period III</b>	3	0	0
<b>Base Period IV</b>	5	4	0
<b>Base Period V</b>	16	6	3
<b>Base Period VI</b>	0	3	0

### Summary

**6.19** 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, multiple locations straddling sub areas; and requests for "anywhere" or similar.

**6.20** Consideration needs to be given to regularly updating the register to determine if people have found a plot elsewhere, built in the High Peak already 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; as this evidence feeds into a number of Council functions including Local Plan review and assessing planning applications (and wider Council functions including housing strategies; regeneration strategies, land disposal plans etc).

**6.21** 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**

## Indicator 2

**New and converted dwellings on previously developed land**

## Sustainability Appraisal Indicator

**% of new and converted dwellings built on brownfield land**

**To meet 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 13 Annual Housing Completions 2011-2020 (net)**

Year	Completions - outside Peak District National Park (PDNP) (net)	Adopted Local Plan Target	PDNP Completions in High Peak (net)	Shortfall Against Relevant Target
2011/12	102	350	14	-234
2012/13	207	350	7	-136
2013/14	36	350	1	-313
2014/15	100	350	9	-241

## 7 Housing

Year	Completions - outside Peak District National Park (PDNP) (net)	Adopted Local Plan Target	PDNP Completions in High Peak (net)	Shortfall Against Relevant Target
2015/16	160	350	1	-189
2016/17	330	350	2	-18
2017/18	498	350	4	+152
2018/19	380	350	6	+36
2019/20	305	350	3	-42
<b>Total</b>	<b>2,118</b>	<b>3,150</b>	<b>47</b>	<b>-985</b>

Table 14 Completions by Local Plan Sub-area (excluding PDNP) (net)

Monitoring Year	Sub-Area			Total (net)
	Glossopdale	Central	Buxton	
2011/12	22	18	62	102
2012/13	127	9	71	207
2013/14	11	5	20	36
2014/15	19	80	1	100
2015/16	22	119	19	160
2016/17	104	181	45	330
2017/18	173	249	76	498
2018/19	110	248	22	380
2019/20	167	93	45	305
<b>Total</b>	<b>755</b>	<b>1,002</b>	<b>361</b>	<b>2,118</b>
	35.65%	47.31%	17.04%	

Table 15 2019/20 Completions by Parish (Excluding PDNP)

Buxton (non-civil Parish)	43
Chapel-en-le-Frith	21
Charlesworth	5

## 7 Housing



Chinley, Buxworth and Brownside	2
Glossop (non-civil Parish)	158
Hayfield	1
New Mills	57
Tintwistle	4
Whaley Bridge	12
Wormhill and Green Fairfield	2
<b>Total</b>	<b>305</b>

**Table 16 2019/20 Completions on Previously Developed Land (Excluding PDNP)**

New build and conversions	172
<b>Percentage of total completions</b>	<b>56%</b>

**Table 17 Requirement Summary at 1 April 2020**

A. Housing Target April 2020- March 2025 (350 x 5)	1,750
B. Housing Shortfall (April 2011- 31 March 2020)	985
C. Housing Shortfall to be met in next five years. ( Based on shortfall apportioned over remaining Local Plan period - Liverpool Method)	448
D. Housing Requirement April 2020 - March 2025 (Housing Target + shortfall + 5% buffer to target + shortfall: (A+C X 5%)	2,308
<b>E. Annualised Housing Requirement (D/5)</b>	<b>462</b>

**Table 18 Five Year Housing Land Supply**

Annualised Housing Requirement	Total annual housing requirement (April 2020 – March 2025) including 5% buffer and meeting shortfall over the Local Plan period to 2031	2,309/5 = 462
Total Deliverable Housing Supply	Large sites with planning permission	785
		2,415

## 7 Housing

	Small sites with planning permission	172	
	Local Plan allocations	1,222	
	Small sites windfall allowance	210	
	Peak District National Park Allowance	26	
Total five year supply	Supply / Requirement (2,415/462)		<b>5.22 years</b>

## 7 Housing



Table 19 Sites allocated for residential development

Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
<b>Glossopdale</b>			
G2 Paradise Street	28	M	This is a greenfield site and the majority of the balance of the allocation is in Council ownership. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site.
G 3 Roughfields/ Padfield Main Road	102	M	This is a greenfield site which is in Council ownership. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site.
G6 North Road	150	E	<b>HPK/2013/0327</b> 12/6/14 <b>HPK/2015/0120</b> 21/7/15 Site is now complete.
G12 Bute Street	30	M	<b>HPK/2019/0215</b>  Outline application for 56 dwellings submitted 15/5/19 decision pending.
G13 Hawkshead Mill	31	E	<b>HPK/2014/0431 25/2/2015</b> Demolition of mill & ancillary buildings to clear the site <b>HPK/2014/0573</b> Outline planning permission for 31 dwellings granted 27/6/19 <b>HPK/2019/0311</b> Reserved matters application approved 19/6/20.
G16 Woods Mill	104	M	<b>HPK/2015/0571 1/7/2016.</b>  Planning permission granted for mixed use development including 57 dwellings  Site is being built out.

## 7 Housing

Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
G19 Dinting Road/ Dinting Lane	64	E	<p><b>HPK/2015/0412</b> 27/5/16 Outline planning permission granted for up to 65 dwellings.</p> <p><b>HPK/2017/0171</b> Approval of reserved matters for appearance, landscaping, layout and scale for residential development 65 dwellings with associated access pursuant to 2015/0412. Decision pending.</p> <p><b>HPK/2019/0200</b> Outline application for up to 65 houses. Submitted 7/5/2019. Decision pending.</p>
G20 Dinting Lane	50	M	No application has been submitted.
G23 Former Railway Museum	89	L	The site is in the late phase for delivery and no application has been submitted.
G25 Melandra Castle Road	35	M	This is a greenfield site which is in Council ownership. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site.
G26 Gamesley Sidings	38	M	<p><b>DET/2018/0002</b> 28/3/2018</p> <p>Prior notification approval Proposed demolition of former industrial warehouse building, to be replaced with residential development on site and land either side of the former warehouse.</p> <p><b>HPK/2017/0237</b> 9/5/2017</p> <p>EIA screening opinion</p> <p>Screening not required</p> <p><b>HPK/2018/0191</b></p>

## 7 Housing



Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
			<p>(RM) 93 dwellings. Approved on 17/4/2019</p> <p><b>HPK/2018/0272</b> Full planning permission for 44 houses &amp; apartments. Approved 28/6/2019.</p> <p><b>HPK/2019/0474</b> Full planning permission increases the number on the wider Samas Roneo site by 19 to a total of 156. Decision pending.</p>
G31 Charlestown Works	100	E	<p><b>HPK/2013/0597</b> 17/3/14 Outline planning permission granted for demolition of buildings and up to 100 dwellings and office development.</p> <p><b>HPK/2016/0520</b> 26/3/2018 Reserved matters approval for 96 dwellings and associated works. Site is being built out</p>
G32 Adderley Place	130	M	This is a greenfield site which is in Council ownership. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site.
<b>Central Area</b>			
C3 Derby Road New Mills	107	M	<p><b>HPK/2017/0534</b> Resolution to approve subject to the signing of a section 106 agreement due to be signed and completed imminently. Residential development comprising 97 units including means of access and associated works.</p>
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.

## 7 Housing

Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
C9 Macclesfield Rd	83	E	<b>HPK/2014/0119</b> 07/05/15 Outline planning permission granted for up to 107 dwellings. <b>HPK/2017/0247</b> 3/10/2018 Reserved matters application for 107 dwellings <b>HPK/2017/0694</b> 3/10/2018 Variations of conditions 5,24 & 31 relating to 2014/0119
C13 Buxton Rd Chinley	13	E	<b>HPK/2016/0692</b> 7/11/2017 Outline planning application for site and adjacent land for residential development. <b>HPK/2020/0261</b> Reserved Matters application was submitted on 7/7/20 and is awaiting a decision.
C15 Britannia Mill	50	E	<b>HPK/2020/0071</b> received 27/2/2020.  Outline planning application for demolition and development of 110 dwellings. Decision pending.
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.
<b>Buxton</b>			
B1 Batham Gate Road	25	E	<b>HPK/2015/0174</b> 21/07/2015 Planning permission granted for residential development of 27 dwellings. <b>HPK/2019/0280</b> Full planning permission for 27 dwellings approved Jan 2020. Site is under construction.
B3/4 Hogshaw	124	L	No application has been submitted.

## 7 Housing



Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
B6 Hardwick Square South	30	E	There is permission for 13 dwellings and change of use prior approval applications pending for another 15 dwellings on the site. Site is under construction.
B7 Market Street Depot	24	E	This is a brownfield site which is in Council ownership. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site.
B8 West Tongue Lane	139	L	No application has been submitted. Site included in Soft Market Testing Report (Nov 19) which recommends delivery mechanisms to accelerate the delivery of the site.
B10 Dukes Drive	338	M	No application has been submitted.
B20/21/22 Foxlow Farm	440	E/M	<p><b>HPK/2013/0603</b> 4/11/14 Outline planning permission for 375 dwellings and a residential/retirement facility for up to 70 units.</p> <p><b>HPK/2017/0590</b></p> <p>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 permission. Approved 26/6/2019.</p> <p>Site is under construction.</p>
B27 Harpur Hill Campus	105	E	<p><b>HPK/2018/0315</b></p> <p>Full planning for 153 dwellings with associated access, public open space and landscaping approved 3/7/2019. Site is under construction.</p>

## 7 Housing

Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
B31 Station Road	30	M	<b>HPK/2018/0120</b> Full application for 65 extra care units for older people was approved on 18/7/19. Ground clearance of the site has commenced.

## 7 Housing

**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.

**7.6** 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.

**7.8** 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.

**7.9** 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

**7.10** Promotion of the 'Open for business' approach is a key part of the accelerated housing delivery programme. Working with regulatory services, this is directed towards ensuring developers and house builders get appropriate planning advice and support at relevant stages of development. Officers are also in regular contact with developers to understand barriers to delivery and prepare a package of incentives to support active conversation from sites with planning permissions to delivery of homes.

**7.11** Masterplans, Development Appraisals and Valuations were completed in June 2018. A Soft Market Testing Report commissioned by the Council (Nov 2019) considers the delivery mechanisms required to accelerate the delivery of the above Council owned, allocated sites. The following allocated sites are included in the report:

## 7 Housing

- Paradise Street, Hadfield
- Padfield Main Road, Hadfield
- Land off Melandra Castle Road, Gamesley
- Adderley Place, Glossop
- Granby Road B/Land west of Tongue Lane, Buxton
- Market Street Depot, Buxton

**7.12** The annual housing requirement in the Local Plan is 350 dwellings per year. There have been 305 housing completions in the monitoring period 1 April 2019 to 31 March 2020 and a total of 2,118 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.

**7.13** The Council has a 5.22 years housing land supply (1 April 2020).

**Progress: Working towards the target**

# 7 Housing



## Indicator 3

### Gross Affordable Housing Completions

### Sustainability Appraisal Indicator

### Number of affordable House Completions

### Affordable housing development levels in accordance with Policy H4

#### 7.14 Local Plan Policy

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

#### Sustainability Appraisal Indicator

- Housing which meets local needs

**Table 20 Affordable Housing Completions**

Monitoring Period	Number of Dwellings
2016-17	49
2017-18	44
2018-19	118
2019-2020	23
<b>Total</b>	<b>234</b>

**Table 21 Affordable Housing during the Monitoring Period**

Site	Affordable Rent	Shared Ownership	Discount Market Sale	Number of dwellings
<b>Total 2019-20</b>	14	3	6	23

## 7 Housing

**7.15** 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.

**7.16** During the monitoring period there were 23 affordable housing completions which included 14 for rent, 3 shared ownership and 6 discount market sales. This is reduction in the number of completions from previous years.

**Progress: Working towards target met**

### Indicator 4

**Affordable House Completions on Rural Exception Sites**

### Indicator 5

**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

**7.17** Indicator not monitoring for this monitoring period.

**Progress:N/A**

## 7 Housing



### Indicator 6

#### Identified Need for Pitch Provision

### Indicator 7

#### 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

**7.18** 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).

**7.19** 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.

**7.20** 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

**7.21** 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.

**7.22** 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.

**7.23** The government publishes a twice year count of Traveller caravans in England for January and July each year. The count measures authorised sites with planning permission and unauthorised sites without planning permission. For High Peak there are no records of any caravans.

**7.24** During the monitoring period no applications were submitted. This remains unchanged since the last monitoring periods and no planning applications for gypsy and traveller sites have been submitted since the Local Plan's adoption.

**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 polices 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 8

#### Changes in areas of biodiversity importance

#### Sustainability Appraisal Indicator

#### Area of SSSI's and LWS lost to development requiring planning permission

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

Habitat	Area (ha)	Net changes (ha) since April 2018 (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	96.12	Minor reduction due to mapping changes	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	133.8	-6.92 (better data)	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	55.17	-6.77 (better data)	None known	None known	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
Upland heathland	246	0	None known	None known	DWT surveys since 1997. High



## 8 Environmental Quality

Habitat	Area (ha)	Net changes (ha) since April 2018 (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 heathland	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	Unknown	Unknown	None known	None Known	Data deficient. Poor
Lowland fen	6.3	0	None known	None known	DWT surveys since 1980. Consultants surveys since 2000. Medium.
Traditional Orchards	0	0	None known	None known	Habitat Survey 2010
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 2018 (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 2018- March 2019)

**Changes in areas designated for their intrinsic environmental value.**



## 8 Environmental Quality

**Table 23 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	Area (ha) March 2019	Net change (ha) 2018 to 2019	Losses in relation to the impact of development (ha)	Notes
1027.4	1027.4	1025.6	1032.6	1044.2	1057.37	1056.94	-0.43	Reduction to Dale Road site (HP188) lost to development in previous year, but formal reduction in LWS boundary in this period (2018-2019)	

(Source Derbyshire Wildlife Trust Annual Biodiversity Monitoring Report for Derbyshire April 2018- March 2019)

## 8 Environmental Quality



### Change in UK BAP species in Derbyshire

**Table 24 Changes in UK BAP Species in Derbyshire**

Species	Comments on status and population changes
<b>Higher Plants</b>	
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
<b>Lepidoptera - moths &amp; butterflies</b>	
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.
<b>Coleoptera</b>	
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. Possibly extinct?
<b>Hymenoptera</b>	
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. No new records.

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Species	Comments on status and population changes
<b>Mammals</b>	
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. However the number of individuals is possibly quite low and they should still be considered vulnerable to pollution or persecution.
Brown hare	Fairly widespread in some parts of Derbyshire but no comparative data to look at population trends.
Hedgehog	Declining in some areas. Road casualty data in the north east of the County suggest a steep decline. Known to be in decline nationally. probably now widely scattered in smaller populations.
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.
<b>Bats</b> ( soprano, pipistrelle, brown, long eared, notule)	No known change.
<b>Birds</b>	
Sky lark	Declining nationally and also within Derbyshire, though still widespread in some areas.
Hen Harrier	Scarce with 2 reports of breeding birds in 2018 in the uplands. Breeding successful at one nest, but several young disappeared in mysterious circumstances.
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	Around 20 territories in 2018 an increase on recent years.

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Species	Comments on status and population changes
Lesser redpoll	Declining nationally and in Derbyshire.
Common linnet	Declining nationally, but still quite common and widespread in Derbyshire.
Twite	Very rare and declining. Probably only one breeding site with 4 or 5 confirmed pairs breeding in 2018.
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. 101 recorded sites in 2018.
Lesser spotted woodpecker	In steep decline across much of UK and Derbyshire. Reported from only 13 sites in 2018 (26 in 2011 for comparison) and breeding not confirmed. No signs of any recovery.
Corn bunting	Declining nationally and in Derbyshire. Now very rare as a breeding bird. Only one bird was reported in 2018.
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 and numbers slightly erratic, but 2018 saw a decline from previous years after a period of small increases. Reported 30 sites in 2018.
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. Reported c.60 locations during the breeding season 2018.
Pied flycatcher	Red listed - 96 pairs recorded in 2018.
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.

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Species	Comments on status and population changes
Grey partridge	Declining nationally and in Derbyshire. Population may have halved in last 10 – 15 years.
Wood warbler	Declining nationally and in Derbyshire. 21 single males and 12 sites in 2018.
Willow tit	Declining nationally, and probably declining in Derbyshire. Reported from 56 locations in 2018, but only 5 major sites.
Marsh tit	Declining nationally some evidence of a slight decline in Derbyshire. Reported from 23 locations in 2018.
Hedge accentor	Widespread in Derbyshire. No data to indicate decline.
Common bullfinch	Fairly widespread. Derbyshire population probably stable
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. Reported from 25 sites during the breeding season in 2018.
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.
<b>Fish</b>	Unknown
<b>Reptiles &amp; Amphibians</b>	
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

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Species	Comments on status and population changes
	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 2018-March 2019)

**8.5** This indicator has been updated with the 2018-2019 data which is the most up to date information available at the time this AMR was completed.

**8.6** 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.

**8.7** The Plan Area contains:

- 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.

**8.8** 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.

**8.9** 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.

**8.10** This indicator has been updated this year with the 2018 - 2019 data. The figures for the changes to priority UK BAP habitats indicate there have been minor reductions in some habitats but these were due to data/mapping changes. Lowland meadow (minor reduction mapping), lowland calcareous grassland and open mosaic habitats (minor reduction better data) There has been no

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significant loss in these habitats during the period monitored. Derbyshire Local Wildlife sites in the Plan area showed a net change of -0.43 ha which was the result of a reduction to Dale Road site (HP188) lost to development in previous year, but formal reduction in LWS boundary was recorded in this period (2018-2019).

**8.11** The changes to the UK BAP species is recorded on a Derbyshire wide basis and does not show High Peak specific data. For Derbyshire as a whole it shows there have been declines in a number of populations and some growth in others. Many populations are still rare and vulnerable.

**Progress: Working towards target**

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### Indicator 9

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

**To protect landscape character in accordance with policy.**

### Indicator 10

**% 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 25 Number of applications for dwellings in the countryside/green belt**

Sub area	Number of applications	Approved	Refused
Glossopdale	4 (3 in the green belt)	4 approvals related to: <ul style="list-style-type: none"> <li>• demolition of buildings and construction of 2 dwellings</li> <li>• demolition of existing dwelling &amp; garden centre construction of 3 bungalows</li> <li>• demolition of existing buildings and construction of 6 dwellings, replacement stables and associated works</li> <li>• erection of 3 dwellings</li> </ul>	

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Sub area	Number of applications	Approved	Refused
Central	2 (1 in the green belt)		2 (1 in the green belt) Refusals were for change of use to a dwelling & a new bungalow on the following grounds: <ul style="list-style-type: none"> <li>• Contrary to green belt policy - inappropriate development in the green belt.</li> <li>• Design out of character with the area</li> <li>• Impact on the countryside/landscape</li> <li>• Access inadequate</li> <li>• Contrary to policies S1, S1a S3 H1, EQ2, EQ3, EQ6, CF6 High Peak Design Guide</li> </ul>
Buxton	4 all in the countryside	3 approvals related to; <ul style="list-style-type: none"> <li>• conversion of existing buildings to 2 dwellings</li> <li>• conversion of farmhouse and redundant buildings to 2 additional cottages</li> <li>• agricultural workers dwelling</li> </ul>	1 refusal for dwelling on grounds of <ul style="list-style-type: none"> <li>• Unsustainable location</li> <li>• Impact on countryside/landscape</li> <li>• Harm the residential amenities of adjacent dwelling</li> <li>• Not well related to existing development</li> <li>• Contrary to policies S1, S1a, H1, EQ3, EQ3, EQ6</li> </ul>
Plan Area	10 (4 in the green belt)	7 (3 in the green belt)	3 (1 in the green belt)

**Table 26 Applications in the Green Belt**

Sub area	Number of applications	Approved	Refused	Comment
Glossopdale	15	12 <ul style="list-style-type: none"> <li>• residential development</li> <li>• Variation of conditions</li> </ul>	3 <ul style="list-style-type: none"> <li>• agricultural building</li> <li>• Ground mounted</li> </ul>	Refusals were on the grounds of; <ul style="list-style-type: none"> <li>• inappropriate development in the green belt would add further disproportionate</li> </ul>

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Sub area	Number of applications	Approved	Refused	Comment
		<ul style="list-style-type: none"> <li>residential extensions and smallscale household development</li> <li>agricultural development</li> <li>conversions of buildings to residential</li> <li>equestrian development - ménage</li> <li>wildlife pond</li> <li>Alterations to a church</li> <li>tourist development - campsite</li> </ul>	<ul style="list-style-type: none"> <li>solar panels</li> <li>Domestic extension</li> </ul>	<ul style="list-style-type: none"> <li>additions over and above the original building</li> <li>Proposed agricultural building did not relate to existing agricultural business</li> <li>Harm to openness of the green belt</li> <li>Design out of character with existing building</li> <li>Harm the character of the rural area</li> <li>Contrary to policies Policies S1,S1a, EQ2, EQ3, EQ4 and EQ6</li> </ul>
Central	26	17 <ul style="list-style-type: none"> <li>residential extensions and householder development</li> <li>equestrian development</li> <li>variation of conditions</li> <li>nano brewery</li> <li>commercial development</li> <li>tourist development</li> </ul>	9 <ul style="list-style-type: none"> <li>barn conversion to residential agricultural development</li> <li>solar panels</li> <li>residential extension, garage</li> <li>residential development</li> </ul>	Refusals were on the grounds of <ul style="list-style-type: none"> <li>inappropriate development in the green belt</li> <li>Will not provide satisfactory residential amenity for future occupiers</li> <li>impact on openness</li> <li>Highway safety</li> <li>design out of character with the area/building</li> <li>disproportionate additions over and above the original building and therefore comprises inappropriate development in the Green Belt.</li> <li>Need for development not justified not related</li> </ul>

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Sub area	Number of applications	Approved	Refused	Comment
				to existing agricultural business <ul style="list-style-type: none"> <li>• Impact on landscape/countryside</li> <li>• Contrary to policies S1 S1a, H1, EQ2 EQ3 EQ4 EQ6 CF6 High Peak Design Guide Landscape Character SPD</li> </ul>
Buxton	No applications			
Plan area	41	29	12	

**8.12** 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.

**8.13** 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.

**8.14** Within the green belt national policy applies. The Government attaches great importance to green Belts. The fundamental aim of national Green Belt Policy detailed in the National Planning Policy Framework is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belt are their openness and their permanence. The construction of new buildings in the green belt is inappropriate development and is by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering applications local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and “very special circumstances” will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal is clearly outweighed by other considerations.

**8.15** A local authority should regard the construction of new buildings as inappropriate within the Green Belt unless the development meets one or more of several exceptions highlighted within The Framework.

### **Residential Development**

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**8.16** During the monitoring period there were 11 applications for residential development in the countryside (including green belt). The applications were mostly for smallscale residential development of 1 or 2 dwellings. Proposals included conversions of existing buildings, new dwellings and agricultural workers dwellings.

**8.17** Overall 7 applications were approved and 4 were refused. Approvals related to agricultural workers dwelling, conversion of existing buildings and demolition of buildings and construction of dwellings.

**8.18** Reasons for refusal varied but mainly related to the impact of the development on the countryside/landscape, unsustainable form of development due to location, highway issues, impact on residential amenity, design issues and where applicable being inappropriate development in the green belt.

**8.19** Of these applications 4 were in the green belt, 1 of which were refused.

### **8.20 Development in the Green Belt**

**8.21** Within the green belt there were 46 applications for development of which 33 were approved and 13 were refused. The applications related to a range of proposed developments including tourist development, residential dwellings, change of use of existing buildings to residential use, agricultural workers dwellings, residential extensions/alterations, equestrian development and agricultural development.

**8.22** 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.

**8.23** The approvals largely related to appropriate development in the green belt. The refusals were on the grounds of inappropriate development in the green belt no special circumstances had been justified, harm to openness of the green belt, impact on the landscape, design issues and highway safety.

### **Progress: Target met**

#### **Indicator 11**

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

#### **Indicator 12**

**% of appeals where Policy EQ3 is a reason for refusal**

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**To protect landscape character in accordance with policy.**

### **Local Plan Policy**

- EQ2 Landscape Character
- EQ3 Countryside

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**Table 27 Appeals in the countryside/green belt**

Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
2016/0516	Elnor Farm Elnor Lane Whaley Bridge	Development of residential dwelling units & associated works to include details of access	Countryside	Dismissed 8/7/2019	The main issue is the effect of the proposal on the character and appearance of the surrounding area, including the setting of the Peak District National Park. Site in the countryside adjacent to settlement boundary. The development would lead to prominent intrusion of the countryside and have an adverse impact on the character of the countryside. Policies S1 S1a S2 S6 EQ3 EQ6 & EQ2 H1. Landscape Character

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Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
2016/0409	Four Acres off Buxton Road Whaley Bridge	Green caravan to be retained on site	Countryside	Dismissed 16/10/2019	<p>Supplementary Planning Document SPD 5 March 2006</p> <p>Retrospective application. The main issue is the effect of the appeal proposal on the character and appearance of the area. The location is very rural in character and the landscape character should be protected. The combination of the caravan and stock proof fencing and gates does create a visually discordant feature with a countryside location and would therefore harm the character and appearance of the area. Policies S1a E7 EQ2 EQ6</p>



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Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
2019/0035	Lochaber Start Lane Whaley Bridge	Demolition of existing pre-fabricated garage and replacement garage	Countryside	Dismissed 14/11/2019	<p>The main issue is the effect of the proposed development on the living conditions of the neighbouring occupiers, with particular regard to noise and disturbance. The proposed development would not cause harm to the neighbouring occupiers as a result of noise or disturbance. The development accords with policy EQ6, the development would not cause unacceptable effects on local character and amenity.</p> <p>Policies EQ6 High Peak Design Guide SPD 2018 and the Residential Design SPD 2005</p>

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Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
2018/0598	Land at New Road Horwich Road Whaley Bridge	Dwelling house, access landscaping and associated works	Countryside	Dismissed 20/11/2019	<p>The main issue is the effect of the development on the character and appearance of the area, including whether it would preserve or enhance the Whaley Bridge Conservation Area. Detrimental impact upon the character and appearance of the area and would fail to preserve or enhance the significance of the Whaley Bridge Conservation Area and its immediate setting.</p> <p>Policies S1 S2 EQ2 EQ3 EQ6 EQ7 H1 High Peak Design Guide Supplementary Planning Document, adopted February 2018, and the High Peak Residential Design</p>



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Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
2017/0476	Barn adj Ivy Cottage off Stubbins Lane to Tithe Barn Farm Chinley	Conversion of disused barn to dwelling including parking & private garden space	Countryside Green Belt	Dismissed 11/12/2019	<p>The main issues are: 1) Whether the proposal would be inappropriate development in the Green Belt; 2) Whether the proposal would provide a satisfactory standard of living conditions for future occupants, with particular regard to first floor ceiling heights and outlook. The proposal is not inappropriate development in the green belt reuse of an existing building. The bedroom areas would not provide a satisfactory standard</p>

## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
2019/0184	Leaside Cottage Hague Bar New Mills	Solar panels	Countryside Green Belt	Dismissed 30/1/2020	<p>The main issues are:</p> <ul style="list-style-type: none"> <li>• Whether or not the proposal would be inappropriate development in the Green Belt;</li> <li>• the effect of the proposal upon the openness of the Green Belt;</li> </ul>





# 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
					<ul style="list-style-type: none"><li>the effect of the proposal on the character and appearance of the area;</li><li>if the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify development.</li></ul> <p>Is inappropriate development in the Green Belt, would harm the openness of the Green Belt. The proposal would introduce an alien</p>

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Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
					feature to the area and have a detrimental effect on the rural landscape and character, conflicting with Policies EQ2, EQ3 and EQ6 which collectively, amongst other things aim to protect and enhance the integrity, character and appearance of the rural landscape by supporting well designed, development. Harm not outweighed by other considerations.  Policies S1 EQ2 EQ3 EQ6
<b>Buxton sub area</b>					
2017/0110	Land at Leek Road Buxton	120 dwellings including realignment of part	Countryside	Dismissed 4/6/2019	The main issues are:



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Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
		of Macclesfield Main Road & it's junction with Leek Road			<ul style="list-style-type: none"> <li>• the effects of the proposal on the character and appearance of the area</li> <li>• whether occupants of the proposed development would have satisfactory access to shops and services</li> <li>• whether there are any other material considerations to indicate that the proposals should be determined other than in accordance with the development plan</li> </ul> <p>Would result in very serious harm to the area's character and</p>

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Application Number	Site	Proposal	Countryside/Green Belt	Decision	Reason for Decision
					appearance and in a prominent intrusion into the countryside contrary to policy H1. Unacceptable effect on the setting of the National Park. Site was in a sustainable location.  Policies S7 EQ2 EQ3 EQ6 H1 H7

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**8.24** During the monitoring period there were 7 appeals regarding development in the countryside 1 of which was in the green belt. The appeals related to a range of developments including single dwellings, domestic development a residential development of up to 120 dwellings, and solar panels. 2 were in the green belt

**8.25** All the appeals were dismissed. The reasons for dismissal related to impact on the countryside/landscape including the setting of the Peak District National Park, where relevant being inappropriate development on the green belt and no special circumstances demonstrated, design, unsustainable location conflict with Spatial Strategy, impact on the Conservation Area and residential amenity.

**8.26** Policies EQ2 and EQ3 were referred to most decisions. In the decisions where they were not referred to the main issues related to residential amenity or green belt development.

**8.27** 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**

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### Indicator 13

**% 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 28 Appeals**

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
<b>Glossopdale sub area</b>					
2018/0068	George and Dragon Hotel, Glossop Road, Charlesworth	The erection of 3 dwellings and works to the existing access and car parking.	Built up area boundary	Allowed 07/5/2019	The main issues are whether or not the proposed development would meet the local rural needs of Charlesworth and the effect of the proposal on its role, character, appearance, services and facilities. The proposal is consistent with the local rural needs of the area. The design would stand comfortably within the site with sufficient space around it to avoid any sense of over development. The proposal would be in keeping with the character and appearance of the local area.  Policies S2, S3 H1, EQ2 & EQ6.
2018/0320	Avening, Adderley Place, Dinting, Glossop	The erection of one detached dwelling	Built up area boundary	Allowed 02/7/2019	The main issues are 1) the effect of the use of Cedar board cladding on the character and appearance of the area, and 2) the effect of the additional balcony on the living conditions of future occupiers of the adjoining allocated housing site.

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Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2017/0395	11A Fauvel Road, Glossop, Derbyshire	Change of use of light industrial unit to residential dwelling	Built up area boundary	Dismissed 03/7/2019	<p>The dwelling will be using traditional materials distinctive to High Peak and would not adversely impact future development on the allocated housing site.</p> <p>Policies S1, S1a, EQ6, DS4, Design Guide Supplementary Planning Document (2018) (SPD)</p> <p>The main issues are 1) whether the premises are suitable or commercially viable for industrial or commercial use, and 2) the effect of the proposal on living conditions of existing and future occupiers with regards privacy and outdoor amenity space.</p> <p>Property in employment use not adequately demonstrated that it is no longer viable for industrial or business use. Would have an adverse impact on residential amenity.</p> <p>Policies S1 EQ6 E4</p>



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Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
	2018/0456 Delightz, 72 Station Road, Hadfield, Glossop	The development proposed is the retention of change of use from shop (A1) to hot food takeaway (A5) including the extraction unit to the rear.	Built up area boundary	Dismissed 10/10/2019	<p>The main issues are the effect of the development on the character and appearance of the area and the effect of the development on the living conditions of nearby occupiers.</p> <p>The conversion involved the addition of a flue to the rear of the property which is in proximity to a number of windows of neighbouring properties where it would be visually intrusive and harmful impact on the living conditions of nearby occupiers. Limited information submitted with appeal to determine the full impact of the development.</p> <p>Policies EQ6 EQ10</p>
2019/0102	Garie Bevan Coatings Ltd, Chunal Works, Charlestown, Glossop	The development proposed is a single storey rear extension to existing industrial unit.	Built up area boundary	Allowed 01/11/2019	<p>The main issue is the effect of the development on the living conditions of nearby residents with particular regard to noise.</p> <p>The extension has been approved for the storage of materials with the use of the attached industrial building and no other use. on established industrial site. Noise generated by the proposed use of the extension would not give rise to</p>

## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2019/0126	Garage site rear of Shrewsbury Street, Glossop	The development proposed is described as the re submission of application HPK/2016/0036 with minor amendments. Demolition of existing garages and erection of two semi-detached houses.	Built up area boundary	Allowed 01/11/2019	<p>a significant adverse impact on the living conditions of neighbouring occupiers</p> <p>Policies EQ1 EQ6</p> <p>The main issue is the effect of the proposed dwellings on the living conditions of adjoining occupiers with particular regard to outlook and overshadowing.</p> <p>Extant permission for a similar scheme proposal this was given weight considered no evidence to demonstrate the additional 1.4m in height would cause a significantly greater degree of overshadowing. Concluded that proposed development would not adversely affect the outlook of neighbouring residents and would not cause undue overshadowing</p> <p>Policies S1a EQ6</p>



## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2018/0286	Former Rural Retreat Centre, Chunal Lane, Glossop	change of use of former Rural Retreat Building to a Class C3 Dwelling and associated external works/alterations, boundary treatments and hard/soft landscaping (part retrospective).	Countryside	Allowed 14/6/19	<p>The main issues are the effect of the development on 1) the countryside, with regard to encroachment and character and appearance, 2) protected trees, and 3) highway safety.</p> <p>Site feels physically contained, sitting below the open countryside to the east due to a reasonable change in level, contains some development associated with a previous leisure use.</p> <p>Development would not result in a prominent intrusion into the countryside or harm character of the countryside.</p> <p>Landscaping &amp; replacement tree planting complies with EQ9. Access satisfactory</p> <p>Policies EQ2 EQ3 EQ5 EQ6 EQ9 H1 CF6</p>
2018/0514	2 Victoria Avenue, Hadfield, Glossop	single storey rear and side extension to include raised decking.	Built up area boundary	Dismissed	<p>Appeal re condition 2 seeks to modify approved plans.</p> <p>The main issues relate to the effects of Revision B on</p> <ul style="list-style-type: none"> <li>the character and appearance of the area; and</li> </ul>

## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
					<ul style="list-style-type: none"> <li>the living conditions of the occupiers of No 4 Victoria Avenue with particular regard to privacy and sunlight.</li> </ul> <p>Proposal considered acceptable with regards character and appearance but would have a harmful effect upon the living conditions of the occupiers of 4 Victoria Avenue</p> <p>Policies S1 EQ6</p>
<b>Central Area sub area</b>					
2018/0464	Ashlar, Market Street, Hayfield	First floor extension	Built up area boundary	Dismissed 3/4/2019	<p>The main issue is the effect of the development on the existing house and the wider area.</p> <p>The proposed extension would bear little resemblance to the traditional pitched roof forms of the host property and wider area, emphasising the impact of the extension. The design materials would create too much of a contrast with the host property. The contemporary design detracts from the original house and surrounding area.</p> <p>Policy EQ6</p>



## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2016/0516	Elnor Farm, Elnor Lane, Whaley Bridge, High Peak, Derbyshire	Development of residential dwelling units and associated works to include details of access.	Countryside	Dismissed 08/7/2019	<p>The main issue is the effect of the proposal on the character and appearance of the surrounding area, including the setting of the Peak District National Park.</p> <p>Site in the countryside adjacent to settlement boundary. The development would lead to prominent intrusion of the countryside and have an adverse impact on the character of the countryside.</p> <p>Policies S1 S1a S2 S6 EQ3 EQ6 &amp; EQ2 H1. Landscape Character Supplementary Planning Document SPD 5 March 2006</p>
	2016/0409 Four Acres off Buxton Road, Whaley Bridge	The development proposed is full planning permission for a green caravan which is to be retained on the land.	Countryside	Dismissed 16/10/2019	<p>Retrospective application. The main issue is the effect of the appeal proposal on the character and appearance of the area.</p> <p>The location is very rural in character and the landscape character should be protected. The combination of the caravan and stock proof fencing and gates does create a visually discordant</p>

## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
					feature with a countryside location and would therefore harm the character and appearance of the area.  Policies S1a E7 EQ2 EQ6
2019/0053	37 Reddish Avenue, Whaley Bridge	Two storey extension to a dwelling house	Built up area boundary	Dismissed 7/11/2019	The main issue is the effect of the appeal proposal on the character and appearance of the area.  The proposed development would not be in keeping with the dwelling and the surrounding area, harming the character and appearance of the area and would be contrary to policy EQ6 of the High Peak local plan.  Policies S1 EQ6 High Peak Borough Council Design Guide February 2018 Residential Design SPD Adopted December 2005.
2019/0213	Land adj to 105 Horse Fair Avenue, Chapel-en-le-Frith	Detached dwelling	Built up area boundary	Dismissed 14/11/2019	The main issue in the appeal is the effect of the proposal on the character and appearance of the area.  The limited space between the side elevations of the proposal and the rear of the host property would give the dwelling a cramped appearance that



## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2019/0035	Lochaber, Start Lane, Whaley Bridge	Demolition of existing pre-fabricated garage and construction of replacement garage.	Countryside	Allowed 14/11/2019	<p>would be out of keeping with the neighbouring bungalows and would be left with an uncharacteristically small garden. The property would not meet the high quality level of design set out in EQ6.</p> <p>Policies EQ6</p> <p>H2 and H3 of the Chapel-en-le Frith Neighbourhood Plan (made August 2015)</p> <p>The main issue is the effect of the proposed development on the living conditions of the neighbouring occupiers, with particular regard to noise and disturbance.</p> <p>The proposed development would not cause harm to the neighbouring occupiers as a result of noise or disturbance. The development accords with policy EQ6, the development would not cause unacceptable effects on local character and amenity.</p> <p>Policies EQ6 High Peak Design Guide SPD 2018 and the Residential Design SPD 2005</p>

## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2018/0598	Land at New Horwich Road, Whaley Bridge	The development proposed is erection of new dwelling house, creation of access, works of soft and hard landscaping and other works incidental to the application proposals.	Countryside	Dismissed 20/11/2019	The main issue is the effect of the development on the character and appearance of the area, including whether it would preserve or enhance the Whaley Bridge Conservation Area. Detrimental impact upon the character and appearance of the area and would fail to preserve or enhance the significance of the Whaley Bridge Conservation Area and its immediate setting.  Policies S1 S2 EQ2 EQ3 EQ6 EQ7 H1 High Peak Design Guide Supplementary Planning Document, adopted February 2018, and the High Peak Residential Design Supplementary Planning Document, adopted December 2005.
2017/0476	Barn adjacent Ivy Cottage, Unnamed road from Stubbins Lane to Tithe Barn Farm, Chinley	convert an existing (disused) agricultural barn into a single dwelling, including parking and private garden space.	Countryside Green Belt	Dismissed 11/12/2019	The main issues are:  1) Whether the proposal would be inappropriate development in the Green Belt;



## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2019/0136	43 New Mills Road, Birch Vale	The replacement of a stone flagged area with a tarmac surface. We also wish to obtain permission for vehicular access onto this area.	Built up area boundary	Dismissed 27/11/2020	<p>2) Whether the proposal would provide a satisfactory standard of living conditions for future occupants, with particular regard to first floor ceiling heights and outlook.</p> <p>The proposal is not inappropriate development in the green belt reuse of an existing building. The bedroom areas would not provide a satisfactory standard of accommodation for the occupants. The proposal would not provide a satisfactory standard of living conditions for future occupants with regard to first floor ceiling heights.</p> <p>Policies S1 EQ3 EQ4 H3</p> <p>The main issue is the effect of the development on highway safety.</p> <p>The proposed development would have an unacceptable impact on highway safety and would not be safely accessed, conflicting with the National Planning Policy Framework.</p> <p>Policies CF6</p>

## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2019/0184	Leaside Cot, Hague Bar, New Mills	The development proposed is to install solar panels to the rear of property.	Countryside Green Belt	Dismissed 30/01/2020	<p>The main issues are:</p> <ul style="list-style-type: none"> <li>• Whether or not the proposal would be inappropriate development in the Green Belt;</li> <li>• the effect of the proposal upon the openness of the Green Belt;</li> <li>• the effect of the proposal on the character and appearance of the area;</li> <li>• if the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify development.</li> </ul> <p>Is inappropriate development in the Green Belt, would harm the openness of the Green Belt. The proposal would introduce an alien feature to the area and have a detrimental effect on the rural landscape and character, conflicting with Policies EQ2, EQ3 and EQ6 which collectively, amongst other things aim to protect and enhance the integrity, character and appearance of</p>



## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
					the rural landscape by supporting well designed, development. Harm not outweighed by other considerations.  Policies S1 EQ2 EQ3 EQ6
2019/0270	62 Hallsteads, Dove Holes, Buxton	Rear dormer extension	Built up area boundary	Dismissed 12/3/2020	The main issue is the effect of the development on the character and appearance of the host property and of the area.  The development has a harmful impact on the character and appearance of the area and does not contribute positively to the area's character. The rear dormer has resulted in significant harm to the character and appearance of the host dwelling and of the area, contrary to the objectives of Policies S 1a and EQ 6 of the High Peak Local Plan.  Policies S1a EQ6
2018/0426	Tom Wood, Start Lane, Whaley Bridge	Retention of engineering operations and proposed building for woodland management	Countryside Green belt	Dismissed 29/2/2020	The main issues are: (a) The effect of the proposal on an ancient woodland; (b) The effect of the proposal on protected species; and

# 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
					<p>(c) Whether the proposal would be inappropriate development in the Green Belt for the purposes of the National Planning Policy Framework and development plan policy.</p> <p>would significantly harm ancient woodland, negative impact on protected species, proposal would not be inappropriate development in the Green Belt. Building for forestry one of the exceptions to inappropriate development in the NPPF</p> <p>Policies EQ4 EQ5 EQ9</p>
<b>Buxton sub area</b>					
2018/0358	53 Green Lane, Buxton	Single storey extension	Built up area boundary	Allowed 02/5/2019	The main issue is the effect of the proposal on the host dwelling, having particular regard to whether or not it would preserve or enhance the character and appearance of the Buxton College Conservation Area (CA) and the surrounding area.



## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2017/0110	Land at Leek Road, Buxton	Planning application for up to 120 dwellings including the realignment of part of Macclesfield Main Road and its junction with Leek Road	Countryside	Dismissed 04/6/2019	<p>Extension would not harm the character and appearance of the host property or the surrounding area and would preserve the character of the Conservation Area.</p> <p>Policies S7 EQ6 EQ7 Residential Design Supplementary Planning Document (Residential Design SPD) (2005) High Peak Design Guide (High Peak DG) (2018)</p> <p>The main issues are:</p> <ul style="list-style-type: none"> <li>the effects of the proposal on the character and appearance of the area</li> <li>whether occupants of the proposed development would have satisfactory access to shops and services</li> <li>whether there are any other material considerations to indicate that the proposals should be determined other than in accordance with the development plan</li> </ul>

## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2019/0197	11 High Street, Buxton	The development proposed is retention of security grille	Built up area boundary	Dismissed 31/12/2019	<p>Would result in very serious harm to the area's character and appearance and in a prominent intrusion into the countryside contrary to policy H1. Unacceptable effect on the setting of the National Park. Site was in a sustainable location.</p> <p>Policies S7 EQ2 EQ3 EQ6 H1 H7</p> <p>The main issue is whether the development preserves or enhances the character or appearance of the Buxton Central Conservation Area.</p> <p>The security grille on the property fails to preserve or enhance the character or appearance of the area and does not conserve the heritage assets of the area.</p> <p>Policies EQ6 EQ7 High Peak Design Guide Supplementary Planning Document Adopted February 2018 (the SPD) and the Designing out Crime Supplementary Planning Guidance and Advice Adopted March 2004 (the SPG).</p>



## 8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2019/0145	35a St Johns Road, Buxton	Demolition of existing rear conservatory and construction of a new single storey sun room.	Built up area boundary	Allowed 10/1/2019	<p>The main issues are i) whether the proposal would preserve or enhance the character or appearance of The Park Conservation Area (TPCA) and ii) the effect of the proposal on the setting of Pavilion Gardens, a Grade II* Listed Historic Park (LHP).</p> <p>The extension would remain subordinate to the main property and would reflect the existing design, proportions and materials of the host dwelling and would not represent a discordant addition.</p> <p>Policies EQ7</p>

## 8 Environmental Quality

**8.28** 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.

**8.29** Policy EQ 6 Design and Place Making states all development should be well designed and of a high quality. It sets out criteria for new development and refers to the Supplementary Planning Documents including the Residential Design SPD. The Council adopted the High Peak Design Guide SPD in February 2018. The document identifies the overarching principles in securing good and is a material consideration in relevant planning decisions. Policy EQ6 and the SPD's set out what the Council would expect to see in terms of achieving good design.

**8.30** During the monitoring period there were a total of 24 appeal decisions. 16 were dismissed and 8 were allowed.

**8.31** The appeals related to a variety of developments including domestic extensions, residential developments, industrial development and solar panels. They included sites within the built up area boundaries and in the countryside and green belt.

**8.32** 18 decisions referred to EQ6 - Design and Place Making. The decisions which did not refer to this policy did not have a significant issue with design considerations and relied on other policies in the Local Plan which mainly relating access issues, impact on biodiversity and ancient woodland and impact on a Conservation Area.

**8.33** 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 14

**Number of planning permissions granted contrary to Environment Agency advice**

### Sustainability Appraisal Indicator

**Number of planning permissions granted contrary to Environment Agency advice in respect of flood risk**

**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 29 Environment Agency Objections to Planning Applications**

Application Number	Proposal	Location	Reason for objection	Comment
2019/0223	Single storey industrial building	Land to the rear of the Peaks Manchester Road Tunstead Milton Whaley Bridge	Delopement next to a watercourse flood defence	Awaiting decision
2019/0321	retail units for A1 A3 A5 use, each building being sub divisible into 2 units	Tann UK Shaw Lane Hadfield	Request for FRA/FCA	Awaiting decision
2019/0561	Revisions to layout approved 2016/0313 alternative road layout and reposition bridge and revised house types	Land at Forge Road Chinley	Unsatisfactory FRA/FCA submitted	Awaiting decision.

## 8 Environmental Quality

**8.34** 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 3 planning applications during the monitoring period on the basis of flood risk. There were no objections on the basis of water quality.

**8.35** All applications were still under consideration during the monitoring period.

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

### **Progress: Target met**

#### **BREEAM**

##### **Indicator 15**

**% of commercial development over 1000m2 built to the highest viable BREEAM rating, at least meeting the BREEAM good standard (completions)**

**To increase the number of commercial developments over 1000m2 built to BREEAM standard good or above**

#### Local Plan Policy

- Policy EQ1 Climate Change
- Policy EQ6 Design and Place Making

**8.37** There were two developments completed during the monitoring for commercial development over 1000m2.

- 2013/0254 Street Crane Co Ltd, Sheffield Road, Chapel-En-Le-Frith, Proposed New Portal Framed Industrial Building
- 2019/0286 Land Adjacent To Unit 28a, Harpur Hill Business Park, Harpur Hill, Buxton, Proposed concrete hardstanding for lorries and trailers

**8.38** Neither of these developments were assessed for BREEAM certification.

### **Progress: Target not met**

## 8 Environmental Quality

### Indicator 16

#### 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 30 Historic Buildings at Risk Register Derbyshire County Council**

Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
85-87 Green Lane Buxton	Grade II	Private	5 4 w	Yes	Applications to refurbish in 2007 but never implemented. Trend deteriorating.
Christ Church Macclesfield Road Buxton	Grade II	Religious organisation	2 5 b	Yes but necessary works have been completed.	A large church situated in the centre of Burbage. Of Romanesque Revival style dating from 1860. The building, by Henry Currey, was funded by the seventh Duke of Devonshire. 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. The church received a grant in

## 8 Environmental Quality



Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
					March 2015 from the Listed Places of Worship Roof Fund for re-roofing the chancel, organ chamber and north east slope of the vestry. The works have been completed and will mean that the major repair issues will have been addressed through a combination of grant aid from various sources, private donations and their own fundraising. 2018 - Nothing further to report. Trend: stable.
John Kane Tombstone Church of St Anne Church Street Buxton	Grade II	Private	4	Yes	No action identified. Trend deteriorating.
The Crescent-Natural Baths Buxton	Grade II Conservation Area, HER	High Peak Borough Council	1 3b	Yes but necessary works are well underway.	2018 - Work is now well underway to convert the Crescent into a luxury hotel linked to the conversion of the adjoining Natural Baths into a thermal mineral water spa. The scheme is promoted by the building's owners, Derbyshire County Council and High Peak Borough Council, who have

## 8 Environmental Quality

Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
					also part funded the works. In addition, it has attracted substantial funding from Heritage Lottery Fund and Historic England. Work on the repair and conversion programmed to finish in 2019. Trend: Improving.
The Crescent Buxton	Grade I Conservation Area	High Peak Borough Council	1 2 b	Yes but necessary works are well underway.	2018 - Work is now well underway to convert the Crescent into a luxury hotel linked to the conversion of the adjoining Natural Baths into a thermal mineral water spa. The scheme is promoted by the building's owners, Derbyshire County Council and High Peak Borough Council, who have also part funded the works. In addition, it has attracted substantial funding from Heritage Lottery Fund and Historic England. Work on the repair and conversion programmed to finish in 2019. Trend: Improving.

## 8 Environmental Quality



Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
Bank Hall Chapel-en-le-Frith	Grade II	Private	4 6 b	Yes but some improvement	Recent site visits officer noted significant roof repairs to building but gutters in an advance state of decay. Window repairs required. Dining room remains at risk. Trend: slow but some improvement. Risk grade 4 but works to the guttering would potentially secure an improvement to risk grade 3.
Stodhart tunnel Chapel-en-le-frith	Grade II*	Private	5 4 w	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. 2018 - Nothing further to update. Trend: deterioration.
Hollinknoll Long Lane	Grade II	Private	4	Yes	Gates to property also listed separately and

## 8 Environmental Quality

Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
					also at risk. 2018 - Nothing further to report. Trend: slow deterioration.
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 required for farming use. Nothing further to update.
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. Nothing further to update.
West Gatehouse to Woods Mill Glossop	Grade II	Development Company	3 4 b	Yes	Consent given for use of building for bin storage which includes some temporary external works. 2018 - Building converted to bin storage so in use but not sufficient to secure long term repair. Trend: stable.
Bottom Farm Cowlow	Grade II	Private	6	Yes	Used for storage. Nothing further to update.
3 & 5 Laneside Lane New Mills	Grade II	Private	5 4 w	Yes	Permission granted for alterations and repair as one cottage now expired. Nothing

## 8 Environmental Quality



Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
					further to update. Trend deteriorating.
Mount Pleasant Methodist Church Spring Bank Road	Conservation Area	Private	6 5 w	Yes	Derelict, damaged by fire but stonework to chapel is sound. Property now sold & possible scheme being explored for future uses. Nothing further to update. Trend deteriorating.
Torr Vale Mills New Mills	Grade II* Conservation Area	Private	4 5 b	Yes. Progress made, some works completed and application submitted.	The approvals to convert the small ancillary buildings on the site have now been completed. A current application to convert one of the floors to office use is currently being considered by the LPA. 2018 - Approvals secured for additional office space and venue space. Trend: improving.
Wharf Shed Canal Basin Whaley Bridge	Grade II* Conservation Area	British Waterways Board	4	Yes	Canals and River Trust working with the local community to explore possible ideas for the future use of the building and increasing community use on an ad hoc basis. Canals and River trust have been undertaking routine maintenance on the building. 2018 -

## 8 Environmental Quality

Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
					Nothing further to update.

**8.39** 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.

**8.40** 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.

**8.41** 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.

**8.42** There are 16 buildings on the register which was updated in 2018. In comparison with the data recorded in the previous AMR

- there has been a reduction in the number of buildings on the register by 2
- 14 are in the higher risk categories of 4-6 which is 2 less than previously
- 4 have had their risk level increased
- 6 have had their risk level reduced
- 8 risk level remains the same

**8.43** 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 17

**Total amount of additional net floor space by type**

### Sustainability Appraisal Indicator

**Employment land supply**

**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

**Table 31 Total amount of additional employment land/floorspace - by type**

Use Class	Land developed (Hectares)											Floorspace developed (m <sup>2</sup> )									
	2006/7	2007/8	2008/9	2009/10	2010/11	2013/14						2014/17	2017/18	2018/19	2019/20	2006/7	2007/8				
B1 (a)	0	0	0	0.01	0.22		2.12	0.0432	0.0857	0	0	0	0	unknown	420	567	1476	432	160	107	
B1 (b)	0	0	0	0	0				0	0	0	0	0	0	0				0	0	
B1 (c)	0	0	0	0	0				0	0.1034	0	0	0	0	0				0	57.9	
B2	6.27	2.04	0.28	0.49	1.1		4.57	0.046	0.9867	0.7434	unknown	2,448	1,181	105	2,868	14118	983	460	243.58	2244	
B8	0	2.1	0 (i)	1.09	0.06		4.2	0.178	0	0	0	5,277	7,962	894	737	0		1780	0	325	
Mixed B1/B2/B8								0.0074	0.053	1.854								74	0	3448	
Total gains (gross)	6.27	4.14	0.28	1.59	1.38		10.89	0.2746	1.1254	2.7008	unknown	7,765	0	999	4025	14,685	2459	2746	403.58	6181.9	
Losses	2006/7	2007/8	2008/9	2009/10	2010/11		2014/17	2017/18	2018/19	2019/20	2006/7	2007/8	2008/9	2009/10	2010/11	2013/14	2014/17	2017/18	2018/19	2019/20	
B1 (a)	unknown	0	0	0	0			0	0	0.0125	unknown					72	492	0	0	927	
B1 (b)	unknown	0	0	0	0			0	0	0											
B1 (c)	unknown	0	0	0.11	0		1.61	0	0	0.08											
B2	unknown	0	0	0.09	0.065		3.31	0	0.215	0.6013						623	12362	0	928	2250	
B8	unknown	0	0	0	0.9		3	0	0	0						567	338	0	0	726	
Mixed (B1, B2 and B8)	unknown	0	0.78	0	0			0	0.330	0.2078						0		0	3299	0	
Total losses	unknown	0	0.78	0.2	0.965		7.92	0	0.545	0.9016						1262		0	4227	3903	
<b>Total gains (net)</b>	<b>6.27</b>	<b>4.14</b>	<b>-0.5</b>	<b>1.39</b>	<b>0.415</b>		<b>2.97</b>	<b>0.2746</b>	<b>0.5804</b>	<b>1.7992</b>						<b>13423</b>	<b>13192</b>	<b>2746</b>	<b>-3823.42</b>	<b>2278.9</b>	

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

## 9 Economy

**9.7** The table above shows the amount of additional employment land and floorspace completed in that monitoring year by type, or completed losses from B uses. Figures are included for the area of land and also for the amount of floorspace gained and lost to each land type. This is followed by a consolidation of gross gains and losses to produce a "net" gain figure (which in some cases is negative where the loss figure is greater that year). Note that as some employment completions (or loss completions) pertain more than one B class at the same time, the Mixed B1/B2/B8 rows account for these completions.

**9.8** In some monitoring years totals have been combined with other years.

### Indicator 18

#### Employment land available by type on allocated sites and PEZs

#### Sustainability Appraisal Indicator

#### Employment land supply

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 32 Employment Land Allocations to be developed (September 2017)**

Site Name	Site area (ha)	Remaining undeveloped Land 31.03.20 (ha)
Land off Wren Nest Road Glossop	2.5	2.5
Chapel site es1	1.56	1.56
Chapel site es4	2.4	2.4
Chapel site es5	2.5	2.5

## 9 Economy



Site Name	Site area (ha)	Remaining undeveloped Land 31.03.20 (ha)
Chapel site es6	0.74	0.49
Chapel site es7	0.2	0.2
Staden Lane extension Buxton	1.36	1.36
Tongue Lane extension Buxton	2.03	2.03
Waterswallows extension Buxton	5.2	5.2
<b>Total</b>	<b>18.49</b>	<b>18.24</b>

**Table 33 Employment sites with undeveloped space (September 2017)**

Site Name	Available area (ha)	Remaining undeveloped Land 31.03.20 (ha)
Rossington Park/Graphite Way Hadfield	4.77	4.77
Waterside Hadfield	0.8	0.8
Furness Vale Industrial Estate	1.22	1.22
Tongue Lane Industrial Estate Buxton	1.16	1.16
Harpur Hill Industrial Area Buxton	2.7	2.32
<b>Total</b>	<b>10.65</b>	<b>10.27</b>

**9.9** 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.

**9.10** 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.

**9.11** The Local Plan allocates 4 sites as Employment Land Allocations, additionally the Chapel-en-le-firth Neighbourhood Plan allocates 5 sites in the Chapel Neighbourhood Plan area. Work has started on some of the Chapel sites, none of the other sites have been developed.

**9.12** The employment monitoring indicators have not been updated for the monitoring period.

**9.13** There are 5 employment sites with undeveloped space totalling 10.65 hectares (as of 31.03.20).

## 9 Economy

**9.14** The figures for the total amount of additional employment land and floorspace relate to 2019-2020. Figures for the previous years are also provided. For 2019-2020, 6181.9 sqm of floorspace was developed and there were 3903 sqm losses giving a net gain of **2278.9sqm**. Most development related to mixed B uses.

### Progress: Working towards the target

#### Indicator 19

#### 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 34 Dwellings approved on Industrial Legacy Sites**

Site	Planning Application	Residential approvals and comments	No. Of dwellings
Woods Mill Glossop	2015/0571 Approved 1/7/16	Planning permission granted for mixed use development including 57 dwellings  Development is nearly complete	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 97 dwellings and associated works.  The site commenced development in 2018/19. 2 sections of the site - on opposite sides of the road. 1 section under construction - other section still need to discharge conditions	97

## 9 Economy



Site	Planning Application	Residential approvals and comments	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		No applications	0
Furness Vale Business Park		No applications	0
Torr Vale Mill New Mills		No applications	0
Britannia Mill Buxworth		No applications	0
Land at Newtown New Mills		No applications	0
<b>Total</b>			<b>205</b>

**9.15** 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.

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

**9.17** Three of the Industrial Legacy sites have residential approvals. None were granted in the monitoring period. The development at Ferro Alloys is complete. Work has is in progress on both sites at Charlestown Works and Woods Mill with the development at Woods Mill being nearly complete .

**Progress: Target met**

## 9 Economy

### Indicator 20

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

### Indicator 21

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

### Indicator 22

**Total amount of floor space for 'Town Centre Uses'**

### Sustainability Appraisal Indicator

**Retail vacancy rates**

**Vacancy rates in each town centre to be below the National Town Centre Vacancy Rate for the relevant monitoring year (10% in October 2019 - 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

**9.18** 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.

**9.19** 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.

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**9.20** 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.)

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

#### **Vacancy Rates by Town Centre**



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Table 35 Units in Town Centres October 2019

Town	Retail Occupied	Retail %	Eat in/out Occupied	Financial/Prof Services Occupied	Other Business Occupied	Pub Occupied	Total (including Vacant)	Total Vacant	Vacancy rate all %
<b>Buxton</b>	140	47%	49	30	34	22	297	22	7.4%
<b>Glossop</b>	113	53%	29	24	26	14	214	8	3.7%
<b>New Mills</b>	43	52%	14	12	5	3	83	6	7.2%
<b>Chapel-en-le-Frith</b>	28	44%	11	5	13	3	64	4	6.3%
<b>Whaley Bridge</b>	21	44%	11	8	3	2	48	3	6.3%

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**Table 36 Vacant Retail Units in Town Centres October 2019**

Town	Number of Occupied Retail units	Number of Vacant retail units	Vacancy rate %
Buxton	140	16	11.4%
Glossop	113	7	6.2%
New Mills	43	5	11.6%
Chapel-en-le-Frith	28	4	14.3%
Whaley Bridge	21	3	14.3%

### Retail Vacancy Rate by Primary Shopping Area (Buxton only)

**Table 37 Retail Vacancy Rate in Buxton Primary Shopping Area October 2019**

Town	Number of Retail Units in Primary Shopping Area	Number of vacant retail units in Primary Shopping Area	Vacancy Rate %
Buxton	82	8	9.8%

**9.21** 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.
- Retail vacancy rates for town centres.
- Retail vacancy rates in the Primary Shopping Area in Buxton.

**9.22** Glossop has the highest percentage of retail units at 53%. New Mills which previously had the highest has dropped from 55% last year to 52%. The key trend for this year is that the percentage of retail units has fallen in all five town centres compared with last year and the previous year. Buxton has seen the biggest fall - from 54% last year to 47% this year. This is due to changes of use outside of the A1 category to other commercial uses and in some cases residential use and a slight increase in vacancy rates in Glossop and Chapel. Buxton, at 297, has significantly more units than the other four towns so is likely to see the most change in these challenging times for High Streets.

**9.23** The lowest town centre vacancy rate is just 3.7% in Glossop (up from 2.8% in 2018). The town centre vacancy rate in Chapel-en-le-Frith continues to rise from 3.1% in 2017 to 4.6% in 2018 and now 6.3% in 2019. The Buxton town centre vacancy rate, having seen increases in the previous two monitoring periods has now fallen from 8.4% to 7.4%. Last year Whaley Bridge saw the largest rise in vacancy rate from 4.1% in 2017 to 7.8% in 2018. This figure has now fallen to

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6.3%. New Mills has also seen a fall in its town centre vacancy rate from 8.5% in 2018 to 7.2% in 2019. All centres still compare favourably with the national average vacancy rates for all town centre units which is approximately 10% (source: Springboard October 2019).

**9.24** Town Centre retail vacancy rates have increased in four of the five High Peak Towns. The proportion of retail units vacant in Buxton has risen from 10.7% in 2018 to 11.4% in 2019. For Glossop, the figure has risen from 2.5% to 6.2%. For Chapel it has risen from 9.1% to 14.3% and Whaley has seen the highest rise from 8.3% to 14.3%. Only New Mills has seen a reduced retail vacancy rate (from 13.3% to 11.6%).

**9.25** The retail vacancy rate within Buxton's Primary Shopping Area, the heart of the retail centre, has seen a rise since the 5.5% figure of 2017. By February 2019 it had doubled to 11% though by October 2019 this had decreased slightly to 9.8%. This decrease is only marginal - the number of vacant retail units fell from 9 to 8. Like many other towns, Buxton has experienced national chain stores like H. Samuel and Marks and Spencer leaving the town. This trend is likely to get worse due to the impact of the COVID 19 pandemic. The overall retail vacancy rate in Buxton is now higher than the retail vacancy rate in the Primary Shopping Area, a reversal of the last monitoring period. However, the town has also seen other non-retail uses leave units in the Primary Shopping Area e.g. banks like Santander. The Council submitted a bid to the 'Future High Street' fund for Buxton in an attempt to address the decline. Buxton got through to the next stage of the Future High Street Fund bidding process and the Council is currently working up a more detailed business case to be submitted for consideration for funding.

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

**Table 38 % of Units in A1 Use within Primary Shopping Area & Primary Shopping Frontage (October 2019)**

Town	No. of A1 Units in Primary Shopping Area (124 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
<b>Buxton</b>	82	66%	100/156	64%
<b>Glossop</b>	n/a	n/a	65 /110	59%

**9.26** In Buxton the proportion of A1 units in the Primary Shopping Area and the Primary Shopping Frontage is very similar (at 66% and 64% respectively). This is the case for previous years too. The proportion of A1 units in the primary shopping frontage in Glossop has risen from 57% in 2018 to 59% in 2019. However, there were the same number of A1 units in the Primary Shopping Frontage as last year - 65 - but the total number of units fell from 115 to 110 due to amalgamation of units and changes of use to non-retail (e.g. residential) so this accounts for the small percentage increase.

## 9 Economy

**9.27** It is also 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 the smaller centres of Chapel-en-le-Frith and Whaley Bridge have a lower percentage of A1 uses and a higher proportion of other uses than the larger centres which is to be expected given their size and national retail trends.

**9.28** New Mills is the exception as it has almost the same proportion of retail uses as Glossop (the highest at 53%) and 5% more than Buxton. However, comparing figures with 2018, all three centres have seen a fall in the proportion of A1 uses - the largest being Chapel-en-le-Frith from 51% to 44%. This is due to a slight increase in the vacancy rate, changes of use to other commercial uses and residential use.

**Table 39 % of Units in A1 Use within Town Centre Boundary (October 2019)**

Town	Total No. of Units	Number in A1 Use	% in A1 Use
New Mills	83	43	52%
Chapel-en-le-Frith	64	28	44%
Whaley Bridge	48	21	44%

### Indicator 21: Total Amount of Floor Space for Town Centre Uses

**9.29** Floor space data has been collected from the Valuation Office and the table below shows the gross amount of floor space for each town centre use.

**9.30** Some premises do not have any publicly available data from VOA so cannot be included in the figures. This is particularly the case for pubs. Therefore, this data acts as a useful guide to examine broad trends rather than a full and complete record.

**Table 40 Total Amount of Floor Space for Town Centre Uses**

	Retail (gross m <sup>2</sup> )	Eat in / Out (gross m <sup>2</sup> )	Financial / Professional Services (gross m <sup>2</sup> )	Other Businesses and Uses (gross m <sup>2</sup> )	Pubs (gross m <sup>2</sup> )	Vacant (gross m <sup>2</sup> )
Buxton	26853	5745	4803	2056	1980	4559
Glossop	17774	3179	3406	4976	926	735
Whaley Bridge	2407	801	690	216	0	102
Chapel-en-le-Frith*	5938	698	149	994	136	121
New Mills	3805	1125	1027	785.8	217.1	790.3

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**9.31** (Source: VOA Data 2019)

**9.32** \*Chapel-en-le-Frith Town Centre Boundary in Neighbourhood Plan has been used

**9.33** The data shows that Buxton is the largest centre with significantly more floor space within the town centre boundary than any of the other centres. Buxton and Glossop's position at the top of the retail hierarchy is reflected by their much higher levels of retail floorspace than the other centres, though both figures have fallen since the previous monitoring year (Buxton by 396m<sup>2</sup> and Glossop by 2829m<sup>2</sup>). Looking at the three smaller centres, Chapel-en-le-Frith has a much higher level of retail floor space than Whaley Bridge and New Mills, though these too have all fallen since the previous monitoring year (Whaley Bridge -28m<sup>2</sup>, Chapel-en-le-Frith -568m<sup>2</sup> and New Mills -14m<sup>2</sup>).

**9.34** Buxton has much higher levels of floor space occupied by eat in / out and financial / professional services uses than any other centre. Eat in / out floorspace has increased slightly since the previous monitoring year and financial / professional services has remained the same. Floorspace for both of these town centre uses has increased in Glossop since the previous monitoring year. Floorspace figures for the smaller centres for these uses differ, with eat in / out falling in Whaley Bridge and Chapel and increasing slightly in New Mills. Financial and professional services floorspace has fallen in all three centres.

**9.35** Floor space given over to other businesses and uses (i.e. those outside of A class uses) is significantly higher in Glossop than the other centres. This has further increased since last year. Buxton has also seen an increase in its proportion of other businesses in the town centre. For its size Chapel has a high level of floor space being used by other businesses in the town centre though this has reduced in this monitoring year in all three of the smaller centres.

**9.36** The floor space figures for pubs are of limited use as many are not included as the VOA data is not publicly available. In Chapel it appears that a significant amount of pub floor space has been lost in this monitoring year (1190m<sup>2</sup>) but the VOA data has been updated and most pubs do not have data available so this figure excludes floorspace data from two other pubs in the town centre so does not show a true picture. Also a further pub has become vacant in this monitoring period - The Kings Arms - so there is no floorspace data included for this unit. In Whaley Bridge there is no floor space data available for the pubs, hence 0. This does not mean that there are no pubs in Whaley Bridge town centre.

**9.37** Vacant floorspace is not a full and complete record. There may be more vacant floorspace than the actual figures shown in the floorspace table due to lack of VOA data. Also, centres with more larger units, like Buxton will automatically appear to have much higher vacant floorspace rates compared to those with smaller units. Vacancy rates are best viewed in Table 37 as although the Buxton figure in the floorspace table is significantly higher than the other centres when calculated proportionally it amounts to 7.4%. This is still the highest town centre vacancy rate in High Peak but New Mills follows closely behind with a 7.2% town centre vacancy rate.

**9.38** Looking at these floorspace figures, it can be broadly concluded that retail floorspace has decreased in this monitoring year in all centres and other uses have increased, particularly non-A class uses for the larger centres of Buxton and Glossop.

**9.39** Progress: Target met for town centre vacancy rate as a whole.

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**9.40 However there is an issue with rising proportions of vacant retail units in four centres - Buxton, Glossop, Chapel-en-le-Frith and Whaley Bridge which is likely to be further exacerbated by the Covid19 pandemic.**

## 9 Economy

### Indicator 23

#### 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 41 Applications regarding tourist facilities**

Application No	Site	Proposal	Decision	Comment
<b>Glossopdale</b>				
2019/0493	40 42 Primrose Lane Simmondley GLossop	Change of use from Guest House to private dwelling.	Approved 18/12/2019	Loss of tourist accommodation.
2019/0436	Proposed Campsite Cemetery Road Glossop	Change of use of field to campsite and erection of toilet and shower block and small car park.	Approved 20/1/2020	Provision of new campsite facilities
<b>Central</b>				
2019/0533	Peak House Farm Longridge Lane Dove Holes	Proposed change of use from residential garden land to site for five shepherds huts to be used for visitor accommodation	Refused 2/3/2020	Main issues were principle of development, visual impact on the countryside, highways and amenity. Proposal was in an unsustainable location, considered to have modest economic benefits to owner & local economy but this

## 9 Economy



Application No	Site	Proposal	Decision	Comment
				did not outweigh the harm to the character of the countryside & wider landscape.
2019/0466	Hayfield Camp Site Kinder Road Hayfield	Site upgrades comprising the conversion of 13 no. existing grass pitches to all weather pitches (including 2 retrospective all weather pitches)	Approved 20/1/2020	Improved campsite facilities
2019/0018	White Hall Unnamed Road From Tramway Track To Whitehough Head Lane Whitehough	Change of use of existing Grade II listed dwelling to create Bed and breakfast accommodation, erect events Marquee on the rear garden lawn and convert the existing barn to provide smaller events accommodation	Approved 4/10/2019	Provision of new tourist accommodation
2019/0177	Valley House Owlgreave Farm Combs Road Chapel-En-Le-Frith	Change of 4 caravan/tent pitches to one shepherds hut and 3 camping pods	Approved 15/7/2019	Improved tourist facilities
2019/0146	Wood Side Farm Barn Tunstead Milton Whaley Bridge	Change of use of part of house (previously converted from a barn) to form self-catering unit	Approved 24/6/2019	Provision of new tourist accommodation
2019/0116	Naze View Farm Sparkbottom Lane Tunstead Milton Whaley Bridge	Change of use of an existing garage and storage to a 2 bed holiday let.	Approved 17/6/2019	Provision of new tourist accommodation
2019/0074	31 Kinder Road Hayfield	Change of use from a single dwelling house into two self contained holiday cottages	Approved 14/5/2019	Provision of new tourist accommodation
<b>Buxton</b>				

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Application No	Site	Proposal	Decision	Comment
2018/0620	1 2 Buckingham Hotel Burlington Road Buxton	Redevelopment of the Buckingham Hotel, the demolition of the existing Buckingham Hotel, the erection of a replacement hotel building (95 beds) with ancillary facilities and substantial basement parking	Refused 16/9/2019	Site within the Buxton settlement boundary. Scale & mass out of context with street scene. Development would harm the Conservation Area/ Listed Park loss of trees & lack of parking
2019/0450	Lime Tree Park Dukes Drive Buxton	Variation of Conditions 2 and 8 relating to HPK/2018/0501 (Proposed change of use of land for extension to existing camp site to include the siting of 21 static caravans)	Approved 3/1 2020	Improvements to existing campsite

**9.41** 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.

**9.42** 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.

**9.43** Within the monitoring there were a total of 11 applications which directly related to the provision of facilities for tourist development. Applications were for new and improvements to existing tourist accommodation and included holiday lets, hotel, self catering accommodation and campsites. all were approved apart from 2. The refusals related to harm to the countryside and wider landscape and harm to a Conservation Area and listed building, inadequate parking provision of loss of trees.

**9.44** The number of applications is slightly higher than previous monitoring periods but related to similar types of development.

**9.45** Tourist development by the rural nature of High Peak is often for proposed development in 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.

## 9 Economy

### 9.46 **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 24

**Approvals for new infrastructure and community facilities**

## Indicator 25

**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 42 Applications regarding Community/Sport Facilities**

Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
<b>Glossopdale Sub Area</b>					
2019/0158	Change of use from public house (A4) to single dwelling (C3).	109 The Old Oak Manchester Road Tintwistle	Approved 14/8/2019	Public house was closed in a poor state of repair and evidence was submitted to demonstrate it was unviable as a business but this was discounted as it was not comprehensive. However it was considered given there were other similar facilities nearby the loss of the public house would not have a detrimental impact	Loss

# 10 Community Facilities and Services



Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
				on the local community and policy CF5 had been satisfied.	
2019/0254	Change of use for empty shop unit below existing flat to be changed to allow inclusion as a family dwelling.	16 Princes Street Glossop	Approved 13/8/2019	Loss of shop A1 shop in residential area. Was close to Glossop town centre and alternative facilities. Shop ceased trading 10 years ago. Loss was considered to be in accord with CF5.	Loss
2019/0473	Provision of site fencing for safeguarding purposes. remodelling of carpark.	St Charles Roman Catholic Primary School The Carriage Drive Hadfield Glossop	Approved 30/12/2019	Improved facilities.	Gain
2019/0273	Redevelopment of existing sports facilities including new changing facilities/clubhouse and associated car parking, full-size artificial pitch, 2no. grass pitches and relocation of vehicular access	Glossop North End Juniors AFC Cemetery Road Glossop	Approved 5/11/2019	Improved facilities.	Gain
2019/0123	Proposed internal alterations, amendments to Dias and Communion rail to allow portable baptism pool to be put in place	Charlesworth Independent Chapel Chapel Brow Charlesworth	Approved 13/6/2019	Improved facilities.	Gain
2019/0445	Replace the A1 use class to the Gallery and Cellar area of the property with C3 (Domestic Dwelling). This will bring the whole property into use as	99 The Laughing Badger Art Gallery Platt Street Padfield Glossop	Approved 9/12/2019	Building was in Padfield a small village in the settlement hierarchy. Gallery was not considered to be a facility	Loss

## 10 Community Facilities and Services

Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
	1no. domestic dwelling with no building works or sub-division.			essential to preserve the sustainability of the community and as such was no conflict with C5.Acknowledged there would be the loss of the gallery but considered the provision of housing in a sustainable location would provide some limited benefits to the housing supply.	
2019/0325	Change of use to a gymnastics facility	Units 22 And 23 Glossop Brook Business Park Surrey Street Glossop	Approved 11/10/2019	Additional facilities.	Gain
2019/0216	Change of use from Class A1 (retail) to Class D2 (gymnasium) and minor external alterations	Unit 7 Wren Nest Retail Glossop Brook Road Glossop	Approved 26/9/2019	Additional facilities.	Gain
<b>Central Area</b>					
2019/0148	Change of Use to convert the Grouse Inn Pub into two dwellings (one 4 bed and one 3 bed)..	57 The Grouse Hotel New Mills Road Birch Vale	Approved 25/11/2019	Evidence submitted detailing public house was not viable and alternative facilities nearby.	Loss
2019/0478	Development of the existing sports pavilion to include side and front extension and installation of external canopy. Further external groundworks to provide additional seating/sociable area.	Whaley Bridge Sports Pavilion Park Road Whaley Bridge	Approved 21/1/2020	Additional facilities	Gain

# 10 Community Facilities and Services



Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
	Internal work to develop an improved meeting/function room				
2019/0371	Proposed beer garden and children's play area.	Masons Arms High Street New Mills	Approved 22/11/2019	Improved facilities.	Gain
2019/0430	Change of use from Dental Laboratory (Use Class B1 Class II (b)) to Shop (Use Class A1)	2 Market Street Hayfield	Approved 18/11/2019	Loss	Loss
2019/0274	Proposed erection of a single storey lobby	Blythe House Eccles Fold Chapel=en-le-frith	Approved 15/8/2019	Improved facilities	Gain
2019/0218	Permeable bonded surface. A low 40cm wall around communal area, with flat seating stones. Erecting a canopy of 2m x 4m x 2m high with a green corrugated roof to catch rainwater leading to 2 tanks for the garden.	Town End Methodist Church Market Street Chapel-En-Le-Frith	Approved 18/7/2019	Improved facilities	Gain
2018/0463	Proposed erection of a new 12.0m long steel & timber footbridge over the River Sett	Footbridge Hyde Bank Road New Mills	Approved 15/4/2019	Additional facilities	Gain
2019/0111	The construction of 8 new 3 bedroom semi detached houses on the car park behind the Grouse Inn.	57 The Grouse Hotel New Mills Road Birch Vale	Approved 25/11/2019	Evidence submitted detailing public house was not viable and alternative facilities nearby.	Loss
<b>Buxton Sub Area</b>					
2018/0300	Conversion of redundant church into five 2/3 bed dwellings and one new detached unit with associated parking.	Holy Trinity Church School Road Peak Dale	Approved 8/10/2019	Previous approvals for conversion of the church to residential granted before Local Plan adopted. Church was not in use and	Loss

## 10 Community Facilities and Services

Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
				had been vacant for a number of years.	
2019/0068	Demolition of existing building. Construction of new single storey Kingdom Hall.	Kingdom Hall Of Jehovah's Witnesses Darwin Avenue Buxton	Approved 27/9/2019	Additional facilities.	Gain
2019/0161	Change of use to include a full day care nursery and continue to open the ball pool pay area evenings and weekends.	Units 1 And 2 Tongue Lane Industrial Estate Dew Pond Lane Fairfield Buxton	Approved 19/7/2019	Additional facilities.	Gain
2019/00136	Proposed erection of netting structure above the spectators stand	Football Ground Silverlands Buxton	Approved 17/4/2019	Improved facilities.	Gain
2018/0120	Erection of Extra Care accommodation for older people, landscaping and car parking	Former bottling plant Station Road Buxton	Approved 18/7/2019	Additional 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 21 applications regarding community facilities all of which were approved. The majority 14 resulted in an improvement of existing facilities or the provision of new facilities, 7 resulted in a loss. Of the 7 applications that resulted in a loss the majority related to uses that were demonstrated to be no longer commercially viable and there were similar facilities nearby, uses included public houses, an art gallery, local shop and a vacant church.

### **10.10** Progress: Targets met

# 10 Community Facilities and Services



## Indicator 26

**Major applications that result in a loss of sports, recreation, play facility or amenity green space not mitigated through alternative provision**

No major applications result in an unmitigated loss of sports, recreation, play facility or amenity green space

### Local Plan Policy

- Policy CF4 Open Space Sports and Recreation Facilities

**Table 43 Major applications - sports, recreation, play facility or amenity green space**

Application	Proposal	Site	Decision	Comments
<b>Glossopdale Sub Area</b>				
2018/0178	Proposed Variation of Condition 4 relating to 2014/0665 for a revised site layout	Samas Roneo Glossop Road Gamesley	Outline approved 16/4/19	No loss related to variation of conditions
2019/0273	Redevelopment of existing sports facilities including new hanging facilities/clubhouse and associated car parking, full-size artificial pitch, 2no. grass pitches and relocation of vehicular access.	Glossop North end Juniors Cemetery Road Glossop	Approved 5/11/19	Gain improved facilities

## 10 Community Facilities and Services

2019/0436	Change of use of field to campsite and erection of toilet and shower block and small car park.	Proposed campsite Cemetery Road Glossop	Approved 20/1/20	No loss
2018/0272	Full planning permission for 44 dwellings	Samas Roneo Glossop Road Gamesley	Approved 28/6/19	No loss
2017/0518	Variation for conditions 21,44,and 45 in respect of HPK/2015/0571	Woods Mill Glossop	Approved 25/10/19	No loss
2014/0573	Outline for demolition and redevelopment to provide up to 31	Hawkshead Mill Hawkshead Road Glossop	Approved 27/6/19	No loss
2018/0191	Approval of reserved matters re 2014/0665	Samas Roneo Glossop Road Gamesley	Approved 17/4/19	No loss
2019/0133	Approval of reserved matters re 2017/0198	Land off Woolley Bridge Hadfield Glossop	Refused 2/12/19	No loss
<b>Central Sub Area</b>				
2016/0271	Variation of condition 32 re 2013/0483	Elmwood House & Penlee Church Lane New Mills	Approved 12/8/19	No loss
2019/0221	Variation of condition 2 re 2017/0536	Land Adjacent And To The Rear Of No 54 To 64 Buxton Road Furness Vale	Approved 27/11/19	No loss
2016/0488	Reserved matters re 2013/0319 &	Rear of Hallsteads Dove Holes	Approved 25/10/19	No loss

## 10 Community Facilities and Services



	2013/0625 residential development			
<b>Buxton Sub Area</b>				
2019/0164	73 dwellings	Land off Granby road Fairfield Buxton	Approved 26/3/20	No loss
2018/0120	Extra accommodation	Former bottling plant Station Road Buxton	Approved 18/7/19	No loss
2018/0620	replacement hotel	1 2 Buckingham Hotel Burlington road Buxton	Refused 16/9/19	No loss
2019/0450	Variation of conditions 2 & 8 re 2018/0501	Limetree Park Dukes Drive Buxton	Approved 3/1/20	No loss
2015/0404	Conversion to 4 dwellings	Corbar Hill House Corbar Road Buxton	Refused 8/11/19	No loss
2019/0280	27 dwellings	Land between 15 and 23 Batham Gate Road Peak Dale	Approved 9/3/20	No loss
2019/0286	Proposed concrete hardstanding for lorries and trailers	Land Adjacent To Unit 28a Harpur Hill Business Park Harpur Hill Buxton	Approved 1/10/2019	No loss
2017/0590	Reserved matters residential development 395 dwellings re 2013/0603	Foxlow Farm Harpur Hill Buxton	Approved 28/6/19	No loss

## 10 Community Facilities and Services

2019/0097	Installation of a pipe from rockhead Spring Pump House to Waterswallows Lane	Rockhead Spring Pump Building Bakewell Road Buxton	Approved 17/10/2019	No loss
2018/0315	Residential development	Land off Trenchard Drive Harpur Hill Buxton	Approved 3/7/19	No loss

**10.11** During the monitoring period there were 21 major applications submitted. 18 were approved. The approvals related to a mixture of previously developed sites, agricultural fields and gazing land and a junior football ground and a number were reserved matters approvals or variation of conditions. None lead to the loss of sports, recreation, play facility or amenity green space.

# 10 Community Facilities and Services



## Indicator 27

**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 44 Approvals on sites allocated for residential development since Local Plan adoption**

Location	No of dwellings	Phase	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
Glossopdale Sub Area					
G13 Hawkshead Mill Glossop	31	E	2014/0573 27/6/19 (OUT) 31 dwellings	<ul style="list-style-type: none"> <li>• <b>Affordable housing</b> (in accordance with Local Plan policy)</li> <li>• <b>Open space/sports/recreation provision</b> (in accordance with Local Plan policy)</li> <li>• <b>Water, gas, electricity infrastructure</b> (to be determined on a site by site basis)</li> <li>• <b>Health care</b> (S106 as required health care providers)</li> <li>• <b>Transport &amp; accessibility infrastructure</b> ( as required by DCC Highways &amp; determined on a site by site basis. S106 as required)</li> </ul>	<ul style="list-style-type: none"> <li>• No objections form infrastructure service providers subject to conditions. DCC Highways recommend conditions and securing of funding for investigation/ implementation of traffic restrictions on the link between Hawkshead Road and Charles Street</li> <li>• DCC Planning Policy recommend contributions towards expansion of Glossop household Waste Recycling Centre, education &amp; access to high speed broadband services for future residents (in conjunction with service providers);</li> <li>• Conditions included in permission in line with comments received from Highways, DCC Flood</li> </ul>

## 10 Community Facilities and Services

Location	No of dwellings	Phase	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
G16 Woods Mill	104	M	2015/0571 1/7/16. Planning permission granted for mixed use development including 57 dwellings	<ul style="list-style-type: none"> <li>● <b>Affordable housing</b> (in accordance with Local Plan policy)</li> <li>● <b>Open spaces/sports/recreation provision</b> (in accordance with Local Plan policy)</li> <li>● <b>Transport &amp; accessibility infrastructure</b> ( as required by DCC Highways &amp; determined on a site by site basis. S106 as required)</li> <li>● <b>Education provision</b> to ensure there is sufficient school capacity within the area Increased capacity at Duke of Norfolk Primary School and St James Primary School (S106 as required)</li> </ul>	<p>Management Team, United Utilities /Environment Agency Flood Risk, DWT</p> <ul style="list-style-type: none"> <li>● S106 regarding affordable housing, contribution to highways improvements, public open space, children's outdoor play space,</li> </ul> <ul style="list-style-type: none"> <li>● No objections to the application from infrastructure providers</li> <li>● 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.</li> <li>● Conditions included in permission in line with comments received from</li> </ul>

## 10 Community Facilities and Services

Location	No of dwellings	Phase	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
				<ul style="list-style-type: none"> <li>• <b>Health care</b> (S106 as required health care providers)</li> <li>• <b>Water, gas, electricity infrastructure</b> (to be determined on a site by site basis)</li> </ul>	<p>Highways, United Utilities /Environment Agency Flood Risk,DWT</p> <ul style="list-style-type: none"> <li>• S06 regarding highway improvements</li> </ul>
G19 Dinting Road/ Dinting Lane	64	E	2015/04/12 27/5/16 Outline planning permission granted for up to 65 dwellings	<ul style="list-style-type: none"> <li>• <b>Affordable housing</b> (in accordance with Local Plan policy)</li> <li>• <b>Open space/sports/recreation provision</b> (in accordance with Local Plan policy)</li> <li>• <b>Transport &amp; accessibility infrastructure</b> ( as required by DCC Highways &amp; determined on a site by site basis. S106 as required)</li> <li>• <b>Education provision</b> to ensure there is sufficient school capacity within the area Increased capacity at Dinting Primary School (S106 as required)</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Conditions included in permission in line with comments received from DCC, United Utilities / Flood Risk, Network Rail, DWT</li> <li>• S06 regarding affordable housing, waste</li> </ul>

## 10 Community Facilities and Services

Location	No of dwellings	Phase	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
G26 Land adjacent to Gamesley Sidings Samas Romeo	38	M	2018/0191 17/4/19 (RM) 93 dwellings (east section of site) 2018/0272 28/6/19 (FULL) 44 dwellings (west section of site)	<ul style="list-style-type: none"> <li>● <b>Health care</b> (S106 as required health care providers)</li> <li>● <b>Water, gas, electricity infrastructure</b> (to be determined on a site by site basis)</li> <li>● <b>Affordable housing</b> (in accordance with Local Plan policy)</li> <li>● <b>Open spaces/sports/recreation provision</b> (in accordance with Local Plan policy)</li> <li>● <b>Water, gas, electricity infrastructure</b> (to be determined on a site by site basis)</li> <li>● <b>Health care</b> (S106 as required health care providers)</li> <li>● <b>Transport &amp; accessibility infrastructure</b> ( as required by DCC Highways &amp; determined on a site by site basis. S106 as required)</li> <li>● <b>Education provision</b> to ensure there is sufficient school capacity within the area Increased capacity at Gamesley Community Primary School (S106 as required)</li> </ul>	management facilities, education & off-site play space and outdoor sport provision  2018/0191 <ul style="list-style-type: none"> <li>● No objections from infrastructure providers</li> <li>● Conditions included in the permission inline the comments received from DCC highways, united utilities, Network Rail .</li> <li>● S106 in place regarding education &amp; travel plan monitoring. affordable housing and open space and play space.</li> </ul> 2018/0272 <ul style="list-style-type: none"> <li>● No objections from infrastructure providers</li> <li>● Conditions included in the permission inline with the comments received from DCC Highways, United</li> </ul>

# 10 Community Facilities and Services

Location	No of dwellings	Phase	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
G31 Charlestown Works	100	E	2016/0520 26/3/18 Reserved matters approval for 96 dwellings	<ul style="list-style-type: none"> <li>• <b>Affordable housing</b> (in accordance with Local Plan policy)</li> <li>• <b>Open space/sports/recreation provision</b> (in accordance with Local Plan policy CF4)</li> <li>• <b>Transport &amp; accessibility infrastructure</b> ( as required by DCC Highways &amp; determined on a site by site basis. S106 as required)</li> <li>• <b>Education provision</b> to ensure there is sufficient school capacity within the area. Increased capacity at St James Primary School (S106 as required)</li> </ul>	<p>Utilities, DCC Policy &amp; Monitoring Officer, Flood risk Management Team &amp; Environment Agency</p> <ul style="list-style-type: none"> <li>• S106 regarding affordable housing, education, open space &amp; travel plan monitoring</li> </ul>
					<ul style="list-style-type: none"> <li>• No objections from infrastructure providers</li> <li>• Conditions included in the permission inline with comments received from highways and United Utilities</li> <li>• S106 regarding play space provision, bus enhancement and travel plan</li> </ul>

## 10 Community Facilities and Services



Location	No of dwellings	Phase	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
				<ul style="list-style-type: none"> <li>• <b>Health care</b> (S106 as required health care providers)</li> <li>• <b>Water, gas, electricity infrastructure</b> (to be determined on a site by site basis)</li> </ul>	
<b>Central Sub Area</b>					
C13 Buxton Road Chinley	13	E	2016/0692 27/11/17 Outline planning permission for allocated site and adjacent land for residential development	<ul style="list-style-type: none"> <li>• <b>Affordable housing</b> (in accordance with Local Plan policy)</li> <li>• <b>Open spaces/sports/recreation provision</b> (in accordance with Local Plan policy)</li> <li>• <b>Transport &amp; accessibility infrastructure</b> ( as required by DCC Highways &amp; determined on a site by site basis. S106 as required)</li> <li>• <b>Education provision</b> to ensure there is sufficient school capacity within the area Potential requirement to extend at Chinley Primary School (S106 as required)</li> </ul>	<ul style="list-style-type: none"> <li>• No objections from infrastructure providers</li> <li>• Conditions included in the permission in line with comments from highways, LLFA, United Utilities and Network Rail</li> <li>• S106 regarding affordable housing, allotments, education contribution, play space and outdoor sports facilities</li> </ul>

## 10 Community Facilities and Services

Location	No of dwellings	Phase	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
C9 Macclesfield Road	83	E	2017/0247 3/10/18 Reserved matters approval for 107 dwellings 2017/0694 3/10/18 Variations of conditions 5,24 & 31 re 2014/0119outline application for up to 107 dwellings	<ul style="list-style-type: none"> <li>• <b>Health care</b> (S106 as required health care providers)</li> <li>• <b>Water, gas, electricity infrastructure</b> (to be determined on a site by site basis)</li> <li>• <b>Affordable housing</b> (in accordance with Local Plan policy)</li> <li>• <b>Open space/sports/recreation provision</b> (in accordance with Local Plan policy)</li> <li>• <b>Public transport &amp; highways improvements</b> (TBD, S106 as required, developers, DCC)</li> <li>• <b>Education provision</b> to ensure there is sufficient school capacity to support growth (S106 as required)</li> <li>• <b>Health care</b> (S106 as required health care providers)</li> <li>• <b>Water, gas, electricity infrastructure</b> (to be determined on a site by site basis)</li> </ul>	<ul style="list-style-type: none"> <li>• No objections from infrastructure service providers.</li> <li>• Conditions included taking account of comments received</li> </ul>

## 10 Community Facilities and Services



Location	No of dwellings	Phase	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
<b>Buxton sub area</b>					
B1 Batham Gate	25	E	2019/0280 9/3/2020 Planning permission for residential development of 27 dwellings	<ul style="list-style-type: none"> <li>• <b>Affordable housing</b> (in accordance with Local Plan policy)</li> <li>• <b>Education provision</b> to ensure there is sufficient school capacity to support growth within the Buxton area. Expansion of secondary school capacity. Potential requirement to extend Peak Dale Primary School (S106 as required)</li> <li>• <b>Transport &amp; accessibility infrastructure</b> ( as required by DCC Highways &amp; determined on a site by site basis. S106 as required)</li> <li>• <b>Health care</b> (S106 as required health care providers)</li> <li>• <b>Water, gas, electricity infrastructure</b> (to be determined on a site by site basis)</li> <li>• <b>Open space/sports/recreation provision</b> (in accordance with Local Plan policy)</li> </ul>	<ul style="list-style-type: none"> <li>• No objections from infrastructure providers</li> <li>• Conditions included in the permission in line with the comments from DCC Highways and DCC Flood Risk Management, Severn Trent</li> <li>• S106 - affordable dwellings , contributions towards off site allotments, outdoor sports facilities and play space</li> </ul>

## 10 Community Facilities and Services

Location	No of dwellings	Phase	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
B6 Hardwick Square South Buxton	30	E	Prior approval applications DET/2017/0003 27/11/17 prior approval 3 dwellings DET/2017/0021 17/12/19 prior approval for 8 dwellings approval not required	<ul style="list-style-type: none"> <li><b>Affordable housing</b> (in accordance with Local Plan policy)</li> <li><b>Education provision</b> to ensure there is sufficient school capacity to support growth within the Buxton area. Expansion of secondary school capacity. Increased capacity at Buxton Infants School (S106 as required)</li> <li><b>Transport &amp; accessibility infrastructure</b> ( as required by DCC Highways &amp; determined on a site by site basis. S106 as required)</li> <li><b>Health care</b> (S106 as required health care providers)</li> <li><b>Water, gas, electricity infrastructure</b> (to be determined on a site by site basis)</li> <li><b>Open space/sports/recreation provision</b> (in accordance with Local Plan policy)</li> </ul>	<ul style="list-style-type: none"> <li>Permission granted and included conditions regarding parking, vehicle turning, bin storage and contraction/traffic management plan</li> </ul>
B20, B21, B22 Land off Ashbourne Road Foxlow Farm	440	E/M	2017/0590 approved 26/6/19 (RM) 395 dwellings	<ul style="list-style-type: none"> <li><b>Affordable housing</b> (in accordance with Local Plan policy)</li> <li><b>Education provision</b> to ensure there is sufficient school capacity to support growth within the Buxton</li> </ul>	<ul style="list-style-type: none"> <li>No objections from infrastructure service providers</li> <li>Conditions included in the permission in line with</li> </ul>

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Location	No of dwellings	Phase	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
				<p>area. Expansion of secondary school capacity. Extension of Harpur Hill Primary School (S106 as required)</p> <ul style="list-style-type: none"> <li>• <b>Transport &amp; accessibility infrastructure</b> ( as required by DCC Highways &amp; determined on a site by site basis. S106 as required)</li> <li>• <b>Health care</b> (S106 as required health care providers)</li> <li>• <b>Water, gas, electricity infrastructure</b> (to be determined on a site by site basis)</li> <li>• <b>Open space/sports/recreation provision</b> (in accordance with Local Plan policy)</li> </ul>	<p>comments received from DCC Highways DCC LLFA</p> <ul style="list-style-type: none"> <li>• Included deed of variation to existing S106.</li> </ul>
B27 Harpur Hill College Buxton	105	E	2018/0315 3/7/19 (FULL) 153 dwellings	<ul style="list-style-type: none"> <li>• <b>Affordable housing</b> (in accordance with Local Plan policy)</li> <li>• <b>Education provision</b> to ensure there is sufficient school capacity to support growth within the Buxton area. Expansion of secondary school capacity. Extension of Harpur Hill Primary School (S106 as required)</li> </ul>	<ul style="list-style-type: none"> <li>• No objections from infrastructure service providers</li> <li>• Conditions included in the permission in line with comments received from DCC Highways DCC</li> </ul>



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Location	No of dwellings	Phase	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
				<ul style="list-style-type: none"> <li><b>Transport &amp; accessibility infrastructure</b> ( as required by DCC Highways &amp; determined on a site by site basis. S106 as required)</li> <li><b>Health care</b> (S106 as required health care providers)</li> <li><b>Water, gas, electricity infrastructure</b> (to be determined on a site by site basis)</li> <li><b>Open space/sports/recreation provision</b> (in accordance with Local Plan policy)</li> </ul>	<p>LLFA, Environment Agency</p> <ul style="list-style-type: none"> <li>S106 education, affordable housing, public open space &amp; outdoor sports facilities, highways &amp; travel plan</li> </ul>
B31 Station Road Buxton	30	M	2018/0120 18/7/19 Extra care unit for 65 units	<ul style="list-style-type: none"> <li><b>Affordable housing</b> (in accordance with Local Plan policy)</li> <li><b>Education provision</b> to ensure there is sufficient school capacity to support growth within the Buxton area. Expansion of secondary school capacity. (S106 as required)</li> <li><b>Transport &amp; accessibility infrastructure</b> ( as required by DCC Highways &amp; determined on a site by site basis. S106 as required)</li> <li><b>Health care</b> (S106 as required health care providers)</li> </ul>	<ul style="list-style-type: none"> <li>No objections from infrastructure service providers</li> <li>Conditions included in the permission in line with comments received from DCC Highways, Network Rail, DCC LLFA, Derbyshire Wildlife Trust, Environment Agency, Severn Trent</li> <li>S106 plan monitoring, travel Regulation Orders, car parking &amp; bus stop</li> </ul>

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Location	No of dwellings	Phase	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
				<ul style="list-style-type: none"> <li>● <b>Water, gas, electricity infrastructure</b> (to be determined on a site by site basis)</li> <li>● <b>Open space/sports/recreation provision</b> (in accordance with Local Plan policy)</li> </ul>	shelters, minimum 2 hours care per week

## 10 Community Facilities and Services

**10.12** 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.

**10.13** 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.

**10.14** 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. In most cases the infrastructure required was secured with conditions on the planning permission or through a S106 agreement. In the case of reserved matters permission conditions and S106 agreements may have been agreed as part of the outline permission.

### **Progress: Target met**

#### **Indicator 28**

**% of major applications approved contrary to infrastructure provider advice**

**No applications approved contrary to infrastructure provider advice**

### **10.15 Local Plan Policy**

- Policy CF3 Local Infrastructure Provision

## 10 Community Facilities and Services

Table 45 Comments on applications by infrastructure providers

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
Glossopdale Sub Area				
2018/0178	Proposed Variation of Condition 4 relating to HPK/2014/0665 for a revised Site Layout including new vehicular access	Samas Roneo Ltd Glossop Road Gamesley Glossop	Outline. Approved 16/4/19	Application was for variation of a condition to an existing approval. <b>DCC highways</b> - recommended conditions
2019/0273	Redevelopment of existing sports facilities including new changing facilities/clubhouse and associated car parking, full-size artificial pitch, 2no. grass pitches and relocation of vehicular access.	Glossop North End Juniors AFC Cemetery Road Glossop	Approved 5/11/2019	<b>DCC highways</b> - no objections subject to conditions <b>DCC Flood risk</b> - no objections subject to conditions <b>Sport England</b> - No objections subject to conditions. <b>Derbyshire Wildlife Trust</b> - no objections subject to conditions



## 10 Community Facilities and Services

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
2019/0436	Change of use of field to campsite and erection of toilet and shower block and small car park.	Proposed Campsite Cemetery Road Glossop	Approved 20/1/2020	<b>DCC highways</b> - recommend conditions <b>Derbyshire Wildlife Trust</b> - no objections proposal would result in net gain for biodiversity
2018/0272	Full planning for 44 houses and apartments.	Samas Roneo Ltd Glossop Road Gamesley Glossop	Approved 28/06/2019 S106 contributions for education, open space & travel plan monitoring	<b>DCC Highways</b> - recommend conditions <b>DCC Archaeologist</b> - recommend conditions <b>HPBC Operational Services Open Space</b> -recommend conditions and contribution for off site play & outdoor sport & allotments <b>United Utilities</b> - recommend conditions <b>DCC Policy &amp; Monitoring Officer</b> - requires education contribution <b>Derbyshire Wildlife Trust</b> - no objections subject to conditions <b>Environment Agency</b> - no comments

## 10 Community Facilities and Services

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
2017/0518	Application for variation for conditions 21,44, and 45 in respect of HPK/2015/0571	Woods Mill Milltown Glossop	Approved 25/10/2019 Deed of variation to S106	<b>Flood Risk Management Team</b> - recommend conditions  <b>DCC Highways</b> - no objections  <b>DCC Archaeology</b> - no objections
2014/0573	Outline Planning Permission for Proposed Demolition of all Remaining Buildings and Redevelopment of Site to Provide up to 31 Dwellings	Hawkshead Mill Hawkshead Road Glossop	Approved 27/06/2019 S106 affordable housing, education, traffic management & open space	<b>DCC Flood Risk Management team</b> - Environment Agency - no objections  <b>DCC Planning Policy</b> - Request contributions to Glossop Household Waste recycling centre and education. Access to high speed broadband for future residents in conjunction with service providers.  <b>United Utilities</b> - No objections subject to conditions  <b>Open Space</b> - Contribution for open space & outdoor sport and children's outdoor play space



## 10 Community Facilities and Services

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
2018/0191	Approval of reserved matters relating to HPK/2014/0665	Samas Roneo Ltd Glossop Road Gamesley Glossop	Approved 17/04/2019	<p><b>DCC Highways</b> - Recommend securing funding for investigating implementing traffic management measures and conditions</p> <p><b>Derbyshire wildlife Trust</b> - recommend conditions</p> <p><b>DCC Highways</b> - recommend conditions</p> <p><b>DCC Archaeologist</b> - recommend conditions</p> <p><b>HPBC Operational Services Open Space</b> -recommend conditions and S106 contribution for open &amp; play space</p> <p><b>United Utilities</b> - recommend conditions</p> <p><b>DCC Policy &amp; Monitoring Officer</b> - no further comments noted that S106 agreement in place re education &amp; travel plan monitoring</p>

## 10 Community Facilities and Services

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
2019/0133	Approval of all reserved matters relating to HPK/2017/0198	Land off Woolley Bridge Hadfield Glossop	Refused 02/12/2019 on design grounds, lack of connectivity with existing public rights of way & will result in net loss of biodiversity.	<p><b>Network Rail</b> - LPA should ensure impacts of noise &amp; vibration are mitigated</p> <p><b>Highways England</b> no objection</p> <p><b>DCC Highways</b>- no objections recommend conditions</p> <p><b>Manchester Airport Aerodrome Safeguarding</b> - no objections</p> <p><b>United Utilities</b> - no objections recommend conditions</p> <p><b>DCC Contributions Officer</b> - no comments S106 signed on outline permission secures contribution for education.</p> <p><b>DCC Flood Risk Management Team</b> - No objections subject to conditions.</p> <p><b>Derbyshire Wildlife Trust</b> - will result in net loss of biodiversity</p>



## 10 Community Facilities and Services

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
Central Sub Area 2016/0271	Variation of condition 32 to amend the approved plans (HPK/2013/0483)	Elmwood House & Penlee Church Lane New Mills	Approved 12/08/2019  Deed of variation to previous S106 affordable housing and education contribution	<b>DCC highways</b> – no objection commented on parking arrangements  <b>DCC Contributions Officer</b> - request s106 for education contribution
2019/0221	Application for Variation or Removal of Condition 2 in regards to HPK/2017/0536	Land Adjacent And To The Rear Of No 54 To 64 Buxton Road Furness Vale	Approved 27/11/2019 S106 with original application unaltered	<b>DCC highways</b> – recommend conditions & exit visibility is maximised  <b>Network Rail</b> - No objections subject to conditions  <b>Coal Authority</b> - no objections
2016/0488	Application for approval of reserved matters pursuant to outline planning permissions relating to HPK/2013/0319 & HPK/2013/0625 for 'Phase two' 83 dwellings	Rear of Hallsteads Dove Holes Buxton	Approved 25/10/2019	<b>DCC highways</b> recommend conditions and revised plans  <b>Environment Agency</b> - no objections details of surface water drainage should be shown & LLFA consulted  <b>Derbyshire Wildlife Trust</b> - recommend boundary wall repaired protected. Concerned

## 10 Community Facilities and Services

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
				<p>about lack of information on planting &amp; landscape management plan</p> <p><b>DCC Planning Policy</b>- no comments on contributions</p> <p><b>DCC Flood Risk</b> no objections issues dealt with at outline stage</p>
<b>Buxton Sub Area</b>				
2019/0164	Erection of 73 dwellings with associated infrastructure and landscaping.	Land Off Granby Road Fairfield Buxton	<p>Approved 26/3/2020</p> <p>S106 affordable housing, financial contributions for education , play outdoor sport &amp; allotments.</p> <p>Conditions re highways, drainage, surface water, biodiversity enhancement strategy</p>	<p><b>DCC highways</b> - recommend conditions</p> <p><b>County Planning Officer</b> - Request financial contribution for education &amp; encourage developer to ensure development is served by superfast broadband connection</p> <p><b>Severn Trent</b> - no objections</p> <p><b>Open Spaces HPBC</b> - request financial contribution given existing facilities close by for enhancement of existing play &amp; outdoor sport facility and allotments.</p>



## 10 Community Facilities and Services

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
2018/0120	Erection of Extra Care accommodation for older people, landscaping and car parking	Former bottling plant Station Road Buxton	Approved 18/07/2019 S106 plan monitoring, travel Regulation Orders, car parking & bus stop shelters, minimum 2 hours care per week	<p><b>DCC Flood risk</b> - recommend conditions</p> <p><b>Derbyshire wildlife Trust</b> - Proposal would result in net loss of biodiversity recommend suitable mitigation &amp; compensation measures.</p> <p><b>DCC highways</b> - proposed greenway across part of site. Recommend conditions &amp; S106 for parking arrangements, traffic management measures, travel plan &amp; bus shelters</p> <p><b>Network rail</b> - recommend conditions and developer to liaise with Network Rail</p> <p><b>Peak Rail</b> - object concerned about access rights.</p> <p><b>DCC Archaeology</b> - no objections</p> <p><b>Derbyshire Wildlife Trust</b> - recommend conditions to enhance biodiversity of the site</p> <p><b>Environment Agency</b> - site in FZ1 so have no comments</p>

## 10 Community Facilities and Services



Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
2018/0620	Redevelopment of the Buckingham Hotel, the demolition of the existing Buckingham Hotel, the erection of a replacement hotel building (95 beds) with ancillary facilities and substantial basement parking	1 2 Buckingham Hotel Burlington Road Buxton	Refused 16/09/2019 on design grounds, adverse effect on Conservation Area & listed building, lack of off street parking	<p><b>DCC Local Lead Flood Authority</b> - recommend conditions</p> <p><b>Severn Trent</b> - no objections recommend developer contacts them regarding their proposed plans.</p> <p><b>DCC highways</b> - no objections recommend conditions</p> <p><b>AES Waste</b> no objections</p> <p><b>Historic England</b> - objection on heritage grounds</p> <p><b>DCC Archaeology</b> -</p> <p><b>Derbyshire Wildlife Trust</b> - concerned about loss of trees recommend conditions</p> <p><b>DCC Lead Local Flood Authority</b> - no objections subject to conditions</p>
2019/0450	Variation of Conditions 2 and 8 relating to HPK/2018/0501	Lime Tree Park Dukes Drive Buxton	Approved 03/01/2020	<b>DCC Highways</b> - no objections subject to no revision to alignment of public footpath

## 10 Community Facilities and Services

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
				<p><b>Derbyshire Wildlife Trust</b> - recommend conditions request more details on biodiversity enhancements</p> <p><b>Severn Trent</b> - no comments</p>
2015/0404	Proposed conversion of former Coach House at Corbar Hill House to form 4 no dwellings as well as the erection of 11 no dwellings on land to the rear of Corbar Hill House, and associated ground works, infrastructure & landscaping.	Corbar Hill House Corbar Road Buxton	Refused 8/11/2019 insufficient information on biodiversity, no completed s106 deed of variation to secure financial contribution for affordable housing. S106 related to previous application on the site 2002/0864.	<p><b>DCC highways</b> - no objections recommend conditions</p> <p><b>Derbyshire Wildlife Trust</b> - insufficient information</p> <p><b>DCC LLFA Flood risk</b> - recommend conditions</p> <p><b>DCC Education</b> - no S106 education contribution required</p>
2019/0280	27 residential dwellings and new access road	Land Between 15 And 23 Batham Gate Road Peak Dale	Approved 9/03/2020  S106 affordable housing, offsite play facilities, outdoor sport & allotments	<p><b>DCC highways</b> – recommend conditions</p> <p><b>DCC Planning Policy</b> - sufficient education capacity therefore no S106 contribution required</p>

## 10 Community Facilities and Services

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
				<p><b>HPBC Operational Services (Parks &amp; Open Space)</b> - require S106 contribution for off site play, outdoor sports &amp; allotments</p> <p><b>Severn Trent</b> - no objections</p> <p><b>Derbyshire Wildlife Trust</b> – Recommend conditions.</p> <p><b>DCC Flood Risk Management</b> - no objections subject to conditions</p>
2019/0286	Proposed concrete hardstanding for lorries and trailers	Land Adjacent To Unit 28a Harpur Hill Business Park Harpur Hill Buxton	Approved 1/10/2019	<p><b>DCC highways</b> no objections recommend conditions</p>
2017/0590	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	Foxlow Farm Harpur Hill Road Harpur Hill Buxton	Approved 28/06/2019 Deed of variation to S106 to omit on site MUGA in favour of financial contribution, retention of the title of the NEAP transferred to Management Company with POS and allotments.  Application was broadly in accord with outline permission and benefits of	<p><b>DCC highways</b> - no objections recommend conditions</p> <p><b>DCC Archaeology</b> - raised concerns regarding the impact on SAM</p> <p>Historic England - no comments</p> <p>DCC Education - no infrastructure or service obligations sought</p>



## 10 Community Facilities and Services

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
2019/0097	permission permission HPK/2013/0603		the development were considered to outweigh harm.	<b>DCC Local Lead Flood Authority</b> - no comments as no additional information re drainage <b>Derbyshire wildlife Trust</b> - identified issued regarding landscaping
	Installation of a pipe from rockhead Spring Pump House to Waterswallows Lane	Rockhead Spring Pump Building Bakewell Road Buxton	Approved 17/10/2019	<b>Environment Agency</b> - No comments provided no increase in ground level to ensure no change in flood zones. Applicant may require permit given proposed pipeline runs over the River Wye <b>Network Rail</b> - Works may impact on railway Needs BAPA. <b>Natural England</b> - no objection subject to appropriate mitigation <b>DCC Highways</b> - recommend conditions <b>DCC Lead Local Flood Authority</b> - No objections <b>Derbyshire Wildlife Trust</b> - no objection subject to appropriate mitigation

## 10 Community Facilities and Services

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
2018/0315	Full planning application for the erection of 155 dwellings with associated access, public open space and landscaping	Land Off Trenchard Drive Harpur Hill Buxton	Approved 03/07/2019 S106 education, affordable housing, public open space & outdoor sports facilities, highways & travel plan	<p><b>DCC Archaeology</b> - no objections recommend conditions</p> <p><b>Cadent Gas</b>- No objections recommend developers contact Cadent Gas to ensure gas apparatus is protected.</p> <p><b>DCC Highways</b> - No objections recommend conditions</p> <p><b>DCC Flood Risk Management Team</b> - No objections recommend conditions</p> <p><b>DCC Policy</b> - Request financial contribution for education &amp; encourage developer to ensure development is served by superfast broadband connection</p> <p><b>Derbyshire Wildlife Trust</b> - recommend conditions</p> <p><b>DCC Archaeology</b> - no objections recommend conditions</p>





# 10 Community Facilities and Services

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
				<b>Environment Agency</b> - no objections recommend conditions

## 10 Community Facilities and Services

**10.16** During the monitoring period there were 21 major applications submitted. 18 were approved and 3 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.

**10.17** Of the 3 applications that were refused 1 of the refusal reasons related to failure to secure suitable affordable housing provision through a deed of variation to an existing S106 agreement and 2 others included reasons relating to biodiversity being either a net loss of biodiversity or inadequate information on biodiversity to assess the impact of 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 there were 305 housing completions and a total of 2,118 completions overall in the Plan period. There is a 5.22 years housing land supply (April 2020). Since the adoption of the Local Plan there has been progress on a number of the allocated sites. 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 and valuations of these sites has been carried out and work is ongoing to secure the development of these sites. There were 23 affordable housing completions which provided a range of affordable rent, shared ownership and discount market sale properties. Completions were less than previous years.

**11.5** 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, agricultural workers dwellings, agricultural and equestrian 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.

**11.6** Maintaining and enhancing town centres and providing a choice of shops and services is a key part of the Plan. Retail vacancy rates are below the national average for all town centres. However there is an issue with rising proportions of vacant retail units in four centres Buxton, Glossop, Chapel-en-le-frith and Whaley Bridge.

**11.7** The Plan aims to support the provision of necessary infrastructure and maintain and improve community, sports and recreation facilities. Overall planning approvals lead to a gain in community, sports and recreation facilities. Where approval of applications did lead to a loss 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 consideration through the

## 11 Conclusions

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 46 Applications for dwellings in the countryside/green belt

Application Number	Site	Proposal	Countryside/Green belt	Decision
<b>Glossopdale Sub Area</b>				
HPK/2019/0169	Hilltop Farm Hilltop Road Glossop	Partial site redevelopment involving the demolition of some existing buildings, construction of two dwellings and associated works	Countryside Green Belt	Approved 04/12/2019
HPK/2019/0362	Charlesworth Nursery And Garden Centre Glossop Road Charlesworth	Erection of 3 no. bungalows with associated access, infrastructure and landscaping works following the demolition of the existing dwelling and garden centre buildings.	Countryside Green Belt	Approved 04/11/2019
HPK/2018/0290	Bankwood Mill Bankwood Charlesworth	Full application for the demolition of existing buildings, removal of existing vehicular track and hardstanding and the construction of 6 no. dwellings with access, garaging, car parking, replacement stables and other associated works	Countryside Green Belt	Approved 29/04/2019
2019/0245	The Stables The Heath Glossop	Erection of three detached dwellinghouses - Resubmission of HPK/2018/0595.	Countryside	Approved 13/8/19
<b>Central Sub Area</b>				
HPK/2019/0492	The Bungalow Ollersett Lane New Mills	New single storey Bungalow and garage/workshop	Countryside	Refused 25/02/2020
HPK/2017/0476	Barn Adjacent Ivy Cottage Unnamed Road From Stubbins Lane To Tithe Barn Farm Chinley	Convert an existing agricultural barn into a single dwelling including parking and private garden space	Countryside Green Belt	Refused 9/04/2019
<b>Buxton Sub Area</b>				
HPK/2019/0117	Manor Farm Unnamed Road From A515 To A6 Cowdale	Proposed new dwelling to footprint of original farmhouse	Countryside	Refused 24/06/2019

## 12 Appendix 1 - Dwellings in the countryside/green belt



Application Number	Site	Proposal	Countryside/Green belt	Decision
HPK/2019/0497	Thornecroft Unnamed Road Section Of A6 From Buxton Road Dove Holes To Fairfield Road Fairfield Buxton	Proposed conversion of garage to 2 no. dwellings	Countryside	Approved 27/03/2020
HPK/2018/0411	Bailey Flatt Farm Redgap Lane Green Fairfield Buxton	Conversion of existing farmhouse and adjoining redundant farm building into main farmhouse and two additional cottages	Countryside	Approved 12/02/2020
HPK/2019/0219	Blake Edge Farm Unnamed Road Section Of A6 From Buxton Road Dove Holes To Fairfield Road Fairfield Buxton	Agricultural workers dwelling	Countryside	Approved 31/07/2019

## 13 Appendix 2 Applications in the Green Belt

**Table 47 Applications in the Green Belt**

Application Number	Site	Proposal	Decision
<b>Glossopdale Sub Area</b>			
HPK/2019/0153	Far Woodseats Farm Far Woodseats Lane Chisworth	Variation of condition 2 of HPK/2017/0472	Approved 03/06/2019
HPK/2019/0362	Charlesworth Nursery And Garden Centre Glossop Road Charlesworth	Erection of 3 no. bungalows with associated access, infrastructure and landscaping works following the demolition of the existing dwelling and garden centre buildings	Approved 4/11/2019
HPK/2018/0290	Bankwood Mill Bankwood Charlesworth	Full application for the demolition of existing buildings, removal of existing vehicular track and hardstanding and the construction of 6 no. dwellings with access, garaging, car parking, replacement stables and other associated works	Approved 29/4/2019
HPK/2019/0169	Hilltop Farm Hilltop Road Glossop	Partial site redevelopment involving the demolition of some existing buildings, construction of two dwellings and associated works	Approved 4/12/2019
HPK/2019/0296	Howarth Barn Boggard Lane Charlesworth	Proposed shed to side of property	Approved 2/10/2019
HPK/2019/0580	Bankwood Mill Bankwood Charlesworth	Variation of conditions 2, 27. Ref HPK/2018/0290	Approved 6/3/2020
HPK/2019/0246	Elizabeth Cottage Woodseats Lane Charlesworth	New menage on site of existing paddock	Approved 16/8/2019
HPK/2019/0114	Land off Woodseats Lane Charlesworth	Retrospective application for the creation of a wildlife/nature pond	Approved 4/7/2019

## 13 Appendix 2 Applications in the Green Belt



Application Number	Site	Proposal	Decision
HPK/2019/0063	Howard Cottage Woodseats Lane Charlesworth	Retrospective application for erection of dressage mirrors adjacent to an existing approved menage	Approved 14/5/2019
HPK/2019/0123	Independent Chapel Chapel Brow Charlesworth	Proposed internal alterations, amendments to Dias and Communion rail to allow portable baptism pool to be put in place	Approved 13/6/2019
HPK/2019/0463	The Bungalow Far Woodseats Lane Chisworth	New roof and single storey side extension	Approved 31/12/2020
HPK/2019/0436	Proposed Campsite Cemetery Road Glossop	Change of use of field to campsite and erection of toilet and shower block and small car park.	Approved 20/1/2020
HPK/2019/0547	Bankwood Cottage Charlesworth	Proposed single storey first floor back extension	Refused 17/2/2020
HPK/2019/0504	19 School Cottage Back Lane Charlesworth	Timber shelter with green roof for agricultural purposes.	Refused 21/1/2020
HPK/2017/0533	Bramble Barn Farm Cross Cliffe Glossop	Proposed application to add 4kw (14No) Solar PV Panels on ground mounted racking to supplement electricity to a heat pump already installed at the premises.	Refused 10/7/2019
HPK/2019/0204	The Barn Woodseats Lane Charlesworth	Single storey extension.	Approved 12/08/2019
HPK/2019/0436	Proposed Campsite Cemetery Road Glossop	Change of use of field to campsite and erection of toilet and shower block and small car park.	Approved 20/01/20
HPK/2019/0273	"Redevelopment of existing sports facilities including new changing	Glossop North End Juniors AFC Cemetery Road Glossop SK13 7QG	Approved 5/11/2019

## 13 Appendix 2 Applications in the Green Belt

Application Number	Site	Proposal	Decision
	facilities/clubhouse and associated car parking, full-size artificial pitch, 2no. grass pitches and relocation of vehicular access.		
<b>Central Sub Area</b>			
HPK/2019/0221	Land Adjacent And To The Rear Of No 54 To 64 Buxton Road Furness Vale	Application for Variation or Removal of Condition 2 in regards to HPK/2017/0536	Approved 27/11/19
HPK/2017/0476	Barn Adjacent Ivy Cottage Unnamed Road From Stubbins Lane To Tithe Barn Farm Chinley	Convert an existing agricultural barn into a single dwelling including parking and private garden space.	Refused 9/4/19
HPK/2019/0365	Holly Farm Briargrove Road Birch Vale SK22 1AY	Proposed extension and alterations to dwelling.	Approved 2/2/2020
HPK/2020/0026	Thornsett Fields Farm Briargrove Road Birch Vale	Proposed building operations associated with DET/2019/0015 - Conversion of agricultural building to Nano-brewery (Use Class B1(c))	Approved 30/3/2020
HPK/2019/0372	Workshop Back Spinnerbottom Birch Vale	Extension to existing commercial building, with associated parking and landscaping.	Approved 6/12/19
HPK/2019/0170	High Walls Farm Sitch Lane Birch Vale	Proposed replacement agricultural building to house and feed livestock	Approved 29/7/19
HPK/2017/0512	Aspenshaw Hall Aspenshaw Birch Vale	Tanking of basement, lounge, office, safe room, rear hall, front porch, RH Hall and pantry, in conjunction with making good internal surfaces.  New garage with terrace above at garden level.	Approved 2/8/2019

## 13 Appendix 2 Applications in the Green Belt



Application Number	Site	Proposal	Decision
HPK/2019/0575	6 7 Waterside Cottages Dolly Lane Buxworth	New garage with terrace above at garden level.	Approved 20/2/2020
HPK/2019/0537	Round Meadows Farm Dolly Lane Buxworth	Retrospective application for the remodelling of the hardstanding area/parking area to the domestic dwellingingle Storey Rear Extension	Approved 05/02/2020
HPK/2019/0559	312 Buxton Road Furness Vale	Proposed two storey rear extension	Approved 05/02/2020
HPK/2019/0138	Highfield Buxton Road Chinley	First floor rear extension	Approved 28/06/2019
HPK/2019/0466	Hayfield Camp Site Kinder Road Hayfield	Site upgrades comprising the conversion of 13 no. existing grass pitches to all weather pitches (including 2 retrospective all weather pitches)	Approved 20/1/2020
HPK/2019/0260	137 Hayfield Road Birch Vale	Replace two single garages with one double garage. Timber clad with double wooden doors. Tile effect metal sheets for roof.	Approved 21/8/2019
HPK/2019/0467	Redishaw Farm Castle Edge Road New Mills	Two storey rear extension with 2 rooflights, alterations to front, side and rear existing windows.	Approved 30/12/2019
HPK/2019/0238	Lower Hague Barn Lower Hague New Mills	Renovation and extension of existing annex to Lower Hague Barn.	Approved 14/8/2019
HPK/2019/0026	Land Off Castle Edge Road Castle Edge Road New Mills	Proposed stable block of four stables and feed room. Creation of an "L" shaped hardstanding area with a small permeable hardcore driveway from the existing gateway to the new development.	Approved 4/4/2019

## 13 Appendix 2 Applications in the Green Belt

Application Number	Site	Proposal	Decision
HPK/2019/0116	Naze View Farm Sparkbottom Lane Tunstead Milton Whaley Bridge	Change of use of an existing garage and storage to a 2 bed holiday let.	Approved 17/6/2019
HPK/2019/0326	1 Beechwood Ivy Cottages Unnamed Road From Tramway Track To Whitehough Head Lane Whitehough	Single storey side extension.	Approved 27/9 2019
HPK/2019/0458	Hayfield Road Horticultural Nursery Hayfield Road Birch Vale	To erect an agricultural steel portal framed building for agricultural use	Refused 20/12/2019
HPK/2019/0431	Deacons Cottage Buxton Road Chinley	Demolition of the existing garage and the erection of a single storey garage	Refused 12/2019
HPK/2019/0563	Newhouse Farm Chapel Road Hayfield	Proposed demolition of an existing single storey conservatory, and creation of a two story rear extension. 3 no new roof lights. Alterations to existing windows	Refused 4/3/2020
HPK/2020/0010	Land at Hayfield Road Hayfield Road Birch Vale	To erect an agricultural steel portal framed building for agricultural use and improve access	Refused 16/3/2020
HPK/2020/0005	Coach House Farm Castle Edge Road New Mills	Extend and remodel farmhouse - demolishing existing single storey sections and partially rebuilding	Refused 4/3/2020
HPK/2019/0015	Redishaw Farm Castle Edge Road New Mills	Proposed creation of single storey front extension with balcony above, 4 no flat walk on rooflights and box frame canopy. Two storey rear extension with 2 rooflights,	Refused 3/5/2019
HPK/2019/0184	Leaside Cot Hague Bar New Mills	To install solar panels in field to rear of property.	Refused 29/7/2019

## 13 Appendix 2 Applications in the Green Belt



Application Number	Site	Proposal	Decision
HPK/2019/0016	Redishaw Farm Castle Edge Road New Mills	Proposed demolition of an existing shop outbuilding and erection of a detached garage, dog room, gym and office building within the green belt	Refused 3/5/2019
HPK/2018/0426	Tom Wood Start Lane Whaley Bridge	Retrospective application for the construction of tools sheds, workers shelters, hygiene facilities and temporary land adjustments to assist with woodland management	Refused 20/05/2019
HPK/2019/0026	Land Off Castle Edge Road Castle Edge Road New Mills	"Proposed stable block of four stables and feed room.  Creation of an ""L"" shaped hardstanding area with a small permeable hardcore driveway from the existing gateway to the new development."	Approve 04/04/2019

## 14 Appendix 3 - List of Indicators

**Table 48**

Indicator	Policy Sustainability Appraisal Indicator (SAI)	Monitored in this report
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"> <li>• S 3 Strategic Housing Development</li> <li>• S 5 Glossopdale Sub-area Strategy</li> <li>• S 6 Central Sub area Strategy</li> <li>• S 7 Buxton Sub area Strategy</li> <li>• H1 Location of Housing Development</li> <li>• H2 Housing Allocations</li> <li>• H3 New Housing Development</li> </ul>	Yes
New and converted dwellings on previously developed land	<ul style="list-style-type: none"> <li>• S1 Sustainable Development Principles</li> <li>• H1 Location of Housing Development</li> <li>• SAI</li> </ul>	Yes
Gross Affordable Housing Completions	<ul style="list-style-type: none"> <li>• H3 New Housing Development</li> <li>• H4 Affordable Housing</li> <li>• H5 Rural Exception Sites</li> <li>• SAI</li> </ul>	Yes
Number of approvals/refusals under Policy H5	<ul style="list-style-type: none"> <li>• H5 Rural Exception Sites</li> </ul>	No
Affordable House Completions on Rural Exception Sites	<ul style="list-style-type: none"> <li>• H5 Rural Exception Sites</li> </ul>	No
Identified Need for Pitch Provision	<ul style="list-style-type: none"> <li>• H6 Gypsies, Travellers &amp; Travelling Show People</li> </ul>	Yes
Net additional pitches (Gypsy & Traveller)	<ul style="list-style-type: none"> <li>• H6 Gypsies, Travellers &amp; Travelling Show People</li> </ul>	Yes
Changes in areas of biodiversity importance	<ul style="list-style-type: none"> <li>• S1 Sustainable Development Principles</li> <li>• S 5 Glossopdale Sub-area Strategy</li> <li>• S 6 Central Sub area Strategy</li> <li>• S 7 Buxton Sub area Strategy</li> <li>• EQ5 Biodiversity</li> <li>• EQ8 Green Infrastructure</li> <li>• SAI</li> </ul>	Yes
Number of applications approved for dwellings in the countryside including Green Belt	<ul style="list-style-type: none"> <li>• S2 Settlement Hierarchy</li> <li>• S5 Glossopdale Sub-area Strategy</li> </ul>	Yes

## 14 Appendix 3 - List of Indicators



Indicator	Policy Sustainability Appraisal Indicator (SAI)	Monitored in this report
	<ul style="list-style-type: none"> <li>● S6 Central Sub area Strategy</li> <li>● S7 Buxton Sub area Strategy</li> </ul>	
% of applications refused in the Green Belt	<ul style="list-style-type: none"> <li>● EQ4 Green Belt Development</li> </ul>	Yes
% of appeals refused where Policy EQ2/Landscape Character is a reason for refusal	<ul style="list-style-type: none"> <li>● EQ2 Landscape Character</li> </ul>	Yes
% of appeals where Policy EQ3 is a reason for refusal	<ul style="list-style-type: none"> <li>● EQ3 Countryside</li> </ul>	Yes
% of applications refused in the Green Belt	<ul style="list-style-type: none"> <li>● EQ4 Green Belt</li> </ul>	Yes
% of appeals where Policy EQ6 / Residential Design SPD is a reason for refusal	<ul style="list-style-type: none"> <li>● EQ6 Design &amp; Place Making</li> </ul>	Yes
% of commercial development over 1,000m2 built to the highest viable BREEAM rating, at least meeting the BREEAM good standard	<ul style="list-style-type: none"> <li>● EQ1 Climate Change</li> <li>● EQ6 Design &amp; Place Making</li> </ul>	Yes
Number of planning permissions granted contrary to Environment Agency advice	<ul style="list-style-type: none"> <li>● EQ10 Pollution Control and Unstable Land</li> <li>● EQ11 Flood Risk Management</li> <li>● SAI</li> </ul>	Yes
Number of properties on Buildings at Risk Register	<ul style="list-style-type: none"> <li>● EQ7 Built and Historic Environment</li> </ul>	Yes
Total amount of additional net floor space by type	<ul style="list-style-type: none"> <li>● S4 Maintaining and Enhancing and Economic Base</li> <li>● S 5 Glossopdale Sub-area Strategy</li> <li>● S 6 Central Sub area Strategy</li> <li>● S 7 Buxton Sub area Strategy</li> <li>● E1 New Employment Development</li> <li>● E2 Employment Land Allocations</li> <li>● E3 Primary Employment Zones</li> <li>● E4 Change of use on Existing Business Land and Premises</li> </ul>	Yes

## 14 Appendix 3 - List of Indicators

Indicator	Policy Sustainability Appraisal Indicator (SAI)	Monitored in this report
Total amount of floorspace on previously developed land by type	<ul style="list-style-type: none"> <li>S1 Sustainable Development Principles</li> </ul>	Yes
Employment land available by type on allocated sites and PEZs	<ul style="list-style-type: none"> <li>S4 Maintaining and Enhancing and Economic Base</li> <li>S 5 Glossopdale Sub-area Strategy</li> <li>S 6 Central Sub area Strategy</li> <li>S 7 Buxton Sub area Strategy</li> <li>E2 Employment Land Allocations</li> <li>E3 Primary Employment Zones</li> <li>E4 Change of use on Existing Business Land and Premises</li> </ul>	Yes
Net additional; dwellings on industrial legacy sites	<ul style="list-style-type: none"> <li>E5 Regenerating an Industrial Legacy</li> </ul>	Yes
Number of new developers signing up to the Employment & Skills Charter	<ul style="list-style-type: none"> <li>E1 New Employment Development</li> </ul>	No
Total amount of floorspace for town centre uses	<ul style="list-style-type: none"> <li>S5 Glossopdale Sub-area Strategy</li> <li>S6 Central Sub-area Strategy</li> <li>S7 Buxton Sub-area Strategy</li> <li>Retail and Town Centres</li> </ul>	Yes
Retail vacancy rate by town centres and PSA	<ul style="list-style-type: none"> <li>S5 Glossopdale Sub-area Strategy</li> <li>S6 Central Sub-area Strategy</li> <li>S7 Buxton Sub-area Strategy</li> <li>CF1 Retail and Town Centres</li> <li>CF2 Primary Shopping Frontages</li> <li>SAI</li> </ul>	Yes
% of units in A1 use within the PSA and primary shopping frontage	<ul style="list-style-type: none"> <li>CF2 Primary Shopping Frontages</li> </ul>	Yes
Number of planning applications for tourist and accommodation facilities	<ul style="list-style-type: none"> <li>E6 Promoting Peak District Tourism and Culture</li> <li>E7 Chalet Accommodation, Caravan and Camp Site Developments</li> </ul>	Yes
Approvals for new infrastructure and community facilities	<ul style="list-style-type: none"> <li>CF3 Local Infrastructure Provision</li> <li>Policy CF5 Provision and Retention of Community Services and Facilities</li> </ul>	Yes

## 14 Appendix 3 - List of Indicators



Indicator	Policy Sustainability Appraisal Indicator (SAI)	Monitored in this report
Approvals that result in a loss of a community facility	<ul style="list-style-type: none"> <li>CF4 Open Space, Sports and Recreation</li> <li>Policy CF5 Provision and Retention of Community Services and Facilities</li> </ul>	Yes
Number of major applications that result in a loss of sports, recreation, play facility or amenity green space	<ul style="list-style-type: none"> <li>CF4 Open Space, Sports and Recreation</li> </ul>	Yes
S106 agreements for open space provisions	<ul style="list-style-type: none"> <li>CF4 Open Space, Sports and Recreation</li> </ul>	No
Provision of identified infrastructure required to support growth	<ul style="list-style-type: none"> <li>CF3 Local Infrastructure Provision</li> </ul>	Yes
% of major applications approved contrary to infrastructure provider advice	<ul style="list-style-type: none"> <li>CF3 Local Infrastructure Provision</li> </ul>	Yes
Number of approvals that comply with parking standards required by the Highways Authority	<ul style="list-style-type: none"> <li>CF6 Accessibility and Transport</li> </ul>	No
Number of approvals supported by a Travel Plan	<ul style="list-style-type: none"> <li>CF6 Accessibility and Transport</li> </ul>	No

**14.1** The following indicators from the Sustainability Appraisal have been monitored in this report:

- Housing which meets local needs: Number of affordable house completions
- Effects on biodiversity and geodiversity: Area of SSSI's and LWS lost to development requiring planning permission.
- Control of flood risk: Number of planning applications granted contrary to the Environment Agency in respect of flood risk.
- Effects on the economy: Employment land supply.
- Effects on the economy: Retail vacancy rates.