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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 2020 to 31st March 2021 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 five Neighbourhood Plan designated areas in the Borough in Chapel-en-le-frith, Whaley Bridge and Furness Vale, Chinley Buxworth and Brownside ,Hayfield and Buxton Neighbourhood Area and Forum.

3.6 During the monitoring period the application for and designation of the Buxton Neighbourhood Area and Forum were carried out.

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.

Buxton

Table 6 Buxton Neighbourhood Area and Forum

Name of Designated Area	Buxton
Date of Designation	24 February 2021
Relevant Body	Buxton Neighbourhood Forum

3.15 Buxton Neighbourhood Forum applied to High Peak Council to designate a Neighbourhood Forum and Neighbourhood Area for Buxton on 9 September 2020. Comments were invited on the applications between 26 November 2020 and 12 January 2021. The applications were approved by the executive on 11 February 2021.

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 7 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> <p>Joint work with Derbyshire Vision Climate Change Group on issues including climate change, sustainable development and renewable energy. Group includes Derbyshire authorities and Peak District National Park</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

4 Duty to Cooperate

Organisation	Strategic matters	Actions
	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> <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	Continued joint working on the matters identified as set out in the Memorandum of Understanding (to be finalised)

4 Duty to Cooperate



Organisation	Strategic matters	Actions
		<p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan</p>
Stockport Metropolitan Borough Council (SMBC)	Working towards meeting objectively assessed needs for housing within the overlapping housing market areas	<p>Memorandum of Understanding between SMBC and HPBC.</p> <p>Consultation on future evidence base updates and joint working when appropriate as set out in the Memorandum of Understanding</p>
	Supporting the local economy	<p>Consultation on future evidence base updates and consultations</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>Memorandum of Understanding includes a commitment to prepare a delivery strategy for the measures recommended by the A6 Corridor Study, provide policy support for these measures in respective development plans and to work together to identify funding sources</p> <p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan</p>
	Coordination of Green Belt reviews that affect the shared Green Belt boundary	<p>Memorandum of Understanding includes a commitment to collaborate and consult on any future Green Belt reviews that would affect the extent of Green Belt shared by Stockport and High Peak</p>

4 Duty to Cooperate

Organisation	Strategic matters	Actions
Manchester City Council (MCC) Whilst Manchester does not share a boundary with High Peak, it is included here due to the prevalent commuting and migration patterns between the two authorities ⁰	Meeting objectively assessed needs for housing within the overlapping housing market areas	Consultation on future Local Plan reviews
	Supporting the local economy	See arrangements with GMCA below
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	Memorandum of Understanding relating to joint working arrangements and the provision of development and infrastructure requirements (to be drafted)
Cheshire East Council (CEC)	Meeting objectively assessed needs for housing within the overlapping housing market areas	Updated Memorandum of Understanding
	Consideration of cross boundary transport infrastructure required to support development and address existing issues	Memorandum of Understanding includes a commitment to prepare a delivery strategy for the measures recommended by the A6 Corridor Study, provide policy support for these 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

4 Duty to Cooperate



Organisation	Strategic matters	Actions
		reviews that would affect the extent of Green Belt shared by Cheshire East and High Peak
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

4 Duty to Cooperate

Organisation	Strategic matters	Actions
		<p>Consultation on future Local Plan reviews</p> <p>Implementation and monitoring of relevant policies</p>
	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>

4 Duty to Cooperate



Organisation	Strategic matters	Actions
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>
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>

4 Duty to Cooperate

Organisation	Strategic matters	Actions
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> <p>Joint working with Derbyshire Planning and Health Group on planning health and social care issues</p>
Tameside and Glossop 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>
Transport for Greater Manchester (TfGM)	Supporting role in identifying and providing cross transport infrastructure and services that connect High Peak with Greater Manchester	<p>Implementation and monitoring of relevant policies and Infrastructure Delivery Plan</p> <p>Continued joint working through partnerships</p>
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	<p>Discussion regarding the Biodiversity Action Plan and other LNP projects when appropriate</p> <p>Implementation and monitoring of Policy EQ4</p>
Greater Manchester Combined Authority (GMCA)	Supporting role in identifying and providing cross transport infrastructure and services that connect High Peak with Greater Manchester	Draft Memorandum of Understanding with the GMCA outlines commitments to future work and arrangements for related governance, implementation, monitoring and review

4 Duty to Cooperate



Organisation	Strategic matters	Actions
	Supporting economic development and business growth	Consultation on Greater Manchester Spatial Framework.
	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 although the 2020 Planning White Paper suggests that the existing CIL and section 106 planning obligation systems will be merged to create a new 'Infrastructure Levy'.

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. To synchronise with base periods the Council usually writes out to all entries on the register every October.

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 as of 30th October 2021 is **57**. Of these, **23** 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 65 plots compared to 57 entries]. During the monitoring period, all requested a single plot (or did not specify plot number). 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 4x 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 8 Self build register property types

Property Type	Number of entries in monitoring period	Number of entries in overall register
Detached House /"detached"	21	46
Detached Bungalow	2	8
Other/flexible	0	2

6 Self Build Register

Property Type	Number of entries in monitoring period	Number of entries in overall register
Semi-detached House/bungalow	0	1
Total	23	57

Table 9 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	1	4
3	9	24
4	12	23
5	0	1
5+	1	5
Other	0	0
Total	23	57

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

Plot Types

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

Table 10 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	20	44
An individual self build plot on a conventional housing development	0	2
A plot as part of a wider community self build project	1	5

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	2	6
Total	23	57

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. Multiple locations straddling sub areas was also popular both during the monitoring period, and in the overall register. Requests for plots in the Glossopdale area were also equally popular during the monitoring period.

Table 11 Self build register locations

High Peak Location	Number of entries in monitoring period	Number of entries in overall register
Glossopdale Area	7	9
Central Area	7	17
Buxton Area	1	6
Other areas/ More than one of the above	5	15
Any/ Anywhere in High Peak, etc	3	10
Total	23	57

Sustainable Construction

6.11 During the monitoring period 3 registrations indicated they wanted to construct a dwelling with sustainable construction methods (eg Passivhaus). In the overall register 10 entries stated this.

Commencement

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

6 Self Build Register

Table 12 Self build register timescales

Commencement	Number of entries in monitoring period	Number of entries in overall register
ASAP/ Immediately	8	14
Within 3 months	1	5
Within 3-6 months	4	13
Within 6-12 months	3	8
Within 1-2 years	0	5
Within 2-3 years	0	1
Over 3 years	0	2
Other/ Unclear response	7	9
Total	23	57

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 immediate commencement, followed by commencement within 3-6 months. 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 1 running from 01.04.16 - 30.10.16; Base Period 2 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 may include some provision of self-build plots as a response to policy expectations). 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 1 to the end of Base Period 4). During Base Period 5 the Council approved **22** separate individual residential planning approvals (discounting 'renewals' or reserved matters of earlier live consents, to avoid doublecounting). The Council now monitors **all** residential approvals arising in each Base Period (not just net gains of 1x dwelling): fresh applications on a site following permission expiry, renewals and variations of condition applications etc are also assessed to establish whether there has been a *net change in self-build plot approvals* pertaining

6 Self Build Register

to a particular site (eg if the original permission did not specify any self-build plots, but subsequent permissions do so, the difference is counted). Similarly, reserved matters approvals are now assessed - there may be cases where the original outline permission did not establish whether any plots are for self-build, but the reserved matters approval does so, in which case these would be counted in the Base Period the reserved matters were approved in. However the Council continues to avoid 'doublecounting' of self-build plots on the same site. It should also be clarified that the Council only assesses residential permissions where there has been the creation of *self-contained* residential units (so residential annexes or holiday lets do not count). Also residential *conversions* can be construed as self-build [ie in addition to new-build approvals] provided they involve building works and are not straight changes of use.

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 6 the Council approved **2x** dwellings explicitly for self- or custom-build.

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 6 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 30/10/21**):

Table 13 Base Periods need and permissions

	Need on register on 31 October	Permissions needed	Permissions granted
Base Period 1	4	0	0
Base Period 2	6	0	0
Base Period 3	3	0	0
Base Period 4	5	4	0
Base Period 5	16	6	3
Base Period 6	0	3	4
Base Period 7	0	5	0

6 Self Build Register

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, Glossopdale 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 14 Annual Housing Completions 2011-2021 (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
2020/21	249	350	0	-101
Total	2,367	3,500	47	-1,086

7 Housing

Table 15 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
2020/21	97	46	106	249
Total	852	1,048	467	2,367
	35.99%	44.28%	19.72%	

Table 16 2020/21 Completions by Parish (Excluding PDNP)

Buxton (non-civil Parish)	105
Chapel-en-le-Frith	28
Charlesworth	3


7 Housing

Chinley, Buxworth and Brownside	4
Glossop (non-civil Parish)	56
Hayfield	1
New Mills	6
Tintwistle	38
Whaley Bridge	7
Wormhill and Green Fairfield	1
Total	249

Table 17 2020/21 Completions on Previously Developed Land (Excluding PDNP)

New build and conversions	150
Percentage of total completions	60%

Table 18 Number of bedrooms per dwelling on large (10+) housing sites completed within monitoring year

Sites completed	1 bed	2 bed	3 bed	4+ bed	
Woods Mill, Glossop	0	11	46	0	5
Hardwick Square, Buxton	9	4	8	3	2
Total (%)	9 (11%)	15 (18%)	54 (67%)	3 (4%)	8



7 Housing

Table 19 Sites allocated for residential development

Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
Glossopdale			
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.
G3 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	HPK/2013/0327 12/6/14 HPK/2015/0120 21/7/15 Site is now complete.
G12 Bute Street	30	M	HPK/2019/0215 Outline application for 56 dwellings submitted 15/5/19 decision pending.
G13 Hawkshead Mill	31	E	HPK/2014/0431 25/2/2015 Demolition of mill & ancillary buildings to clear the site HPK/2014/0573 Outline planning permission for 31 dwellings granted 27/6/19 HPK/2019/0311 Reserved matters application approved 19/6/20. The site is under construction.
G16 Woods Mill	104	M	HPK/2015/0571 1/7/2016. Planning permission granted for mixed use development including 57 dwellings Site is now complete.

7 Housing



Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
G19 Dinting Road/ Dinting Lane	64	E	<p>HPK/2015/0412 27/5/16 Outline planning permission granted for up to 65 dwellings.</p> <p>HPK/2017/0171 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>HPK/2019/0200 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>DET/2018/0002 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>HPK/2017/0237 9/5/2017</p> <p>EIA screening opinion</p> <p>Screening not required</p> <p>HPK/2018/0191</p>

7 Housing

Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
			(RM) 93 dwellings. Approved on 17/4/2019 HPK/2018/0272 Full planning permission for 44 houses & apartments. Approved 28/6/2019. HPK/2019/0474 Full planning permission increases the number on the wider Samas Roneo site by 19 to a total of 156. This was approved on 28 July 2021.
G31 Charlestown Works	100	E	HPK/2013/0597 17/3/14 Outline planning permission granted for demolition of buildings and up to 100 dwellings and office development. HPK/2016/0520 26/3/2018 Reserved matters approval for 96 dwellings and associated works. Site is being built out.
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.
Central Area			
C3 Derby Road New Mills	107	M	HPK/2017/0534 A full planning application for 96 dwellings was submitted in September 2017. The final planning permission was issued on 5 March 2021. The developer is Wain Homes.
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	HPK/2014/0119 07/05/15 Outline planning permission granted for up to 107 dwellings. HPK/2017/0247 3/10/2018 Reserved matters application for 107 dwellings HPK/2017/0694 3/10/2018 Variations of conditions 5,24 & 31 relating to 2014/0119. The site is now under construction. Barratt Homes is the developer.
C13 Buxton Rd Chinley	13	E	HPK/2016/0692 7/11/2017 Outline planning application for site and adjacent land for residential development. HPK/2020/0261 Reserved Matters application was submitted on 7/7/20 and was approved on 23 December 2020.
C15 Britannia Mill	50	E	HPK/2020/0071 received 27/2/2020. Outline planning application for demolition and development of 110 dwellings. Decision pending.
C16 Furness Vale A6	39	E	HPK/2020/0201 received 04/06/2020 by the Guinness Partnership. The Council resolved to grant planning permission subject to a S106 agreement on 18 January 2021.
C19 Furness Vale Business Park	26	L	No application has been submitted.
C20 New Mills Newtown	15	M	No application has been submitted.
C21 Birch Vale IE	100	M	No application has been submitted.
Buxton			

7 Housing

Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
B1 Batham Gate Road	25	E	HPK/2015/0174 21/07/2015 Planning permission granted for residential development of 27 dwellings. HPK/2019/0280 Full planning permission for 27 dwellings approved Jan 2020. Site is under construction.
B3/4 Hogshaw	124	L	No application has been submitted.
B6 Hardwick Square South	30	E	There is permission for 13 dwellings and change of use prior approval applications for another 11 dwellings on the site. All dwellings are now complete.
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	HPK/2013/0603 4/11/14 Outline planning permission for 375 dwellings and a residential/retirement facility for up to 70 units. HPK/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 permission. Approved 26/6/2019.

7 Housing



Location	No of allocated dwellings	Phase	Residential Planning Applications on allocated sites
			Site is under construction.
B27 Harpur Hill Campus	105	E	HPK/2018/0315 Full planning for 153 dwellings with associated access, public open space and landscaping approved 3/7/2019. Site is under construction.
B31 Station Road	30	M	HPK/2018/0120 Full application for 70 extra care units for older people was approved on 18/7/19. The site is now under construction.

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 A Soft Market Testing Report commissioned by the Council (Nov 2019) considers the delivery mechanisms required to accelerate the delivery of the Council owned, allocated sites listed below. An Accelerated Housing Delivery - Update Report, was considered by The Executive

7 Housing



- Individual Executive Decisions on 17th July 2020 which approved the next element of the programme which was to undertake ground investigations and surveys. Curtins were commissioned to undertake this work which has now been completed.

7.12 Council owned allocated sites:

- 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

7.13 The annual housing requirement in the Local Plan is 350 dwellings per year. There have been 249 housing completions in the monitoring period 1 April 2020 to 31 March 2021 and a total of 2,367 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 on some sites development is underway or complete.

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
2019-20	23
2020-21	45
Total	279

Table 21 Affordable Housing during the Monitoring Period

Site	Affordable Rent	Shared Ownership	Discount Market Sale	Number of dwellings
Total 2020-21	27	11	7	45

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 45 affordable housing completions which included 27 for rent, 11 shared ownership and 7 discount market sales. This is inline with the number of completions from previous years. Since the adoption of the Local Plan affordable house completions have been typically between 44-49 per year, with higher than average completions (118) in 2018-19 partly due to the completion of the Ferro Alloys site in Glossop which was 100% affordable and lower than average on 2019-20.

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 This indicator has not been monitored 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 2019 (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	No change	None recorded	0.1 (not confirmed at site)	DWT surveys since 1997. High
Lowland dry acid grassland	34	0	None recorded	None recorded	DWT surveys since 1997. High
Lowland calcareous grassland	133.8	0	None recorded	None recorded	DWT surveys since 1997. High
Purple moor grass and rush pasture	5.33	0	None recorded	None recorded	DWT surveys since 1997. Medium
Open mosaic habitats on previously developed land	56.17	0	None recorded	None recorded	LWS system assessment of aerial photographs and MasterMap. Further work on going. Medium
Calaminarian grassland	Not present	0	None recorded	None recorded	DWT surveys since 1997, detailed surveys in 2011, inventory of sites have been drawn up. High
Upland heathland	246	0	None recorded	None recorded	DWT surveys since 1997. High

8 Environmental Quality

Habitat	Area (ha)	Net changes (ha) since April 2019 (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 recorded	None recorded	DWT surveys since 1997. High
Reedbeds	0	0	None recorded	None recorded	DWT surveys between 1980-2014. Consultant's surveys since 2000. Medium
Lowland woodland pasture.	44.61	None known	None recorded	None recorded	English Nature. High
Native hedgerows	unknown	+100	None recorded	100 2019/0540	Data deficient. Poor
Lowland fen	6.3	0	None recorded	None recorded	DWT surveys since 1980. Consultants surveys since 2000. Medium.
Traditional Orchards	0	0 (Net change since April 2017)	None recorded	None recorded	Historic maps, DWT survey data since 2000. High
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 (Net change since 2017)	0.3	None recorded	Ancient woodland inventory, LWS system, OS mapping. Medium. Not all woodlands have been checked.



8 Environmental Quality

Habitat	Area (ha)	Net changes (ha) since April 2019 (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 (Net change since 2017)	None recorded	None recorded	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 (Net change since 2017)	None recorded	None recorded	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 2019- March 2020)

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	Area (ha) March 2020	Net change (ha) 2019 to 2020	Losses in relation to the impact of development (ha)	Notes
1027.4	1027.4	1025.6	1032.6	1044.2	1057.37	1056.94	1056.94	0	None recorded	

(Source Derbyshire Wildlife Trust Annual Biodiversity Monitoring Report for Derbyshire April 2019- March 2020)



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

8 Environmental Quality



Species	Comments on status and population changes.
Wall	In serious decline in lowland Derbyshire and now found at only a few sites outside of the Peak District such as Alport Heights and Crich Chase meadows. Strongholds now in Peak District only. The reasons remain unclear. However, 2013, 2014, 2015 and to some degree 2016, 2017 and 2019 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 9 years.
Coleoptera	
Oil beetles. Two possibly present	The violet oil beetle occurs over a relatively restricted area in the moorland cloughs around Ladybower and Howden Reservoirs. It is not known whether the population is stable. Possible threats include changes in land management and climate change. One other oil beetle species has not been recorded with certainty in recent years.
Necklace ground beetle	One site in lowland Derbyshire and a few records from the limestone dales. No new records. Possibly extinct?
Hymenoptera	
Bumblebee	There are two species of nationally declining bumblebee for which there are 2 Derbyshire records (1 record each). However, these records are fairly old and their veracity cannot be confirmed. No new records.

8 Environmental Quality

Species	Comments on status and population changes.
Mammals	
Water vole	Some evidence of a decline across the lowland half of Derbyshire with several sites showing more significant declines e.g. Cromford Canal. Water vole remains absent from much of the south of the County. A number of locations are now known to have mink present.
Otter	Otter population in Derbyshire appears to be fairly stable. 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.
Bats (soprano, pipistrelle, brown, long eared, notule)	No known change.
Birds	
Sky lark	Declining nationally and also within Derbyshire, though still widespread in some areas.
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.

8 Environmental Quality



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.

8 Environmental Quality

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.
Fish	Unknown
Reptiles & Amphibians	
Common toad	National decline possibly mirrored in parts of Derbyshire, but no clear trend overall in the County. Robust monitoring data difficult to collect.
Great crested newt	Main population stronghold in southern White Peak is stable. Further south and east the species is under greater threat and some populations are isolated. Poor data in some areas restricts assessment.
Slow worm	Not known
Grass snake	Present across the east of the County.
Adder	Some decline – most of the population is in the PDNP.
Common lizard	Widespread in moorland uplands, scattered in east and south-west. Absent from the south-west. Rediscovered at one site in Amber Valley

8 Environmental Quality

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 2019-March 2020)

8.5 This indicator has been updated with the 2019-2020 data which is the most up to date information available at the time this AMR was completed. The Derbyshire Wildlife Trust Annual Biodiversity Monitoring Report for Derbyshire provides information on biodiversity monitoring it does not assess changes in the area of statutory nature conservation sites (SSSIs) in Derbyshire.

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 Environmental Quality

8.10 This indicator has been updated this year with the 2019 - 2020 data. The figures for the changes to priority UK BAP habitats indicate there have been no significant changes to habitats since the last reported. Recorded changes include lowland meadow a potential gain of 0.1 ha from development but not confirmed on site. An additional 100m of hedgerow planted in connection with a residential development in Buxton

8.11 There have been no recorded changes to the extent of land designated as local wildlife site.

8.12 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 no significant changes in populations However many populations are still rare and vulnerable.

Progress: Working towards target

8 Environmental Quality

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	1 (in the green belt)	approval related to: <ul style="list-style-type: none"> • use of holiday let as residential dwelling & extension 	
Central	7 (2 in the green belt)	5 (2 in the green belt) approvals related to; <ul style="list-style-type: none"> • conversion to dwelling and holiday let • barn conversions to dwellings 	2 Refusals were for creation of 2 bed apartment and outline planning permission for 2 dwellings on the following grounds: <ul style="list-style-type: none"> • Would lead to a prominent intrusion into open countryside, unsustainable form of

8 Environmental Quality

Sub area	Number of applications	Approved	Refused
		<ul style="list-style-type: none"> demolition of workshop and erection of new dwelling residential development 17 dwellings and associated infrastructure & car park for scout group. 	<p>development , harm to open & rural character of the area, close to SSSI & LWS</p> <p>inadequate information to assess any harm to biodiversity, inadequate access,</p> <ul style="list-style-type: none"> Impact on listed building
Buxton	1 in the countryside		<p>1 refusal for 4 dwellings on the grounds of;</p> <ul style="list-style-type: none"> Prominent development would harm open character of the area, insufficient information to determine if proposal would harm biodiversity interests.
Plan Area	9 (3 in the green belt)	6 (3 in the green belt)	3

Table 26 Applications in the Green Belt

Sub area	Number of applications	Approved	Refused	Comment
Glossopdale	19	<p>16</p> <ul style="list-style-type: none"> Variation of condition Change of use of grazing to dog walking/training residential extensions and smallscale household development agricultural development conversion of holiday let-to residential 	<p>3</p> <ul style="list-style-type: none"> Domestic extension Conversion of agricultural land to parking area Moveable shepherds huts 	<p>Refusals included;</p> <ul style="list-style-type: none"> inappropriate development in the green belt Harm to openness of the green belt appropriate development in the green belt - design would harm character of existing building and street scene
Central	31	26	5	Refusals included;

8 Environmental Quality



Sub area	Number of applications	Approved	Refused	Comment
		<ul style="list-style-type: none"> residential extensions and householder development rebuilding existing workshop & store agricultural development equestrian development barn/workshop conversions to residential dwellings works to existing football pitch change of use of dwelling to extend existing public house variation of conditions 	<ul style="list-style-type: none"> agricultural development conversion of outbuildings to holiday let residential extension 	<ul style="list-style-type: none"> inappropriate development in the green belt not inappropriate development in the green belt but poor design would have detrimental impact on the house & rural landscape disproportionate additions over and above the original building and therefore comprises inappropriate development in the Green Belt. not inappropriate development in the green belt reuse of existing building in an unsustainable location Impact on landscape/countryside
Buxton	No applications			
Plan area	50	42	8	

8.13 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 has 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.

8.14 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

8 Environmental Quality

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.

8.15 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.

8.16 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

8.17 During the monitoring period there were 9 applications for residential development in the countryside (including green belt). The applications were mostly for smallscale residential development of 1 or 2 dwellings although there was one approval for 17 dwellings. Proposals included conversions of existing buildings and new dwellings.

8.18 Overall 9 applications were approved and 3 were refused. Approvals related to conversion of existing buildings and construction of dwellings.

8.19 Reasons for refusal varied but mainly related to the impact of the development on the countryside/landscape, unsustainable form of development due to location, impact on listed building and impact on biodiversity issues.

8.20 Of these applications 3 were in the green belt.

8.21 Development in the Green Belt

8.22 Within the green belt there were 50 applications for development of which 42 were approved and 8 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, residential extensions/alterations; equestrian development and agricultural development.

8.23 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 Environmental Quality

8.24 The approvals largely related to appropriate development in the green belt. The refusals were on the grounds of inappropriate development in the green belt and no special circumstances had been justified, where the development was considered appropriate development applications were refused where other issues were contrary to policy - unsustainable location and design grounds-

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

To protect landscape character in accordance with policy.

Local Plan Policy

- EQ2 Landscape Character
- EQ3 Countryside

Table 27 Appeals in the countryside/green belt

Application Number	Site	Proposal	CountrysideGreen Belt	Decision	Reason for Decision
Glossopdale sub area					
2019/0237	17 Marple Road, Charlesworth, Derbyshire SK13 5DA	The development proposed is Erection of 1 no. detached dwelling and associated works	Countryside	Dismissed 01/06/2020	The main issue is the effect of the proposal on the character and appearance of the surrounding area, including the Charlesworth

8 Environmental Quality

Application Number	Site	Proposal	Countryside Green Belt	Decision	Reason for Decision
					Conservation Area. Accordingly, there would be conflict with the statutory test and with the requirements of Policies H1, EQ2, EQ3, EQ6, EQ7 and S1 of the High Peak Local Plan (adopted 2006) (LP) and guidance within the SPD2.
2019/0547	Bankwood Cottage, Bankwood, Charlesworth SK13 5ER	The development proposed is described as a single storey first floor back extension.	Countryside	Dismissed	the proposal would harm the character and appearance of the host building and area, the design would not fit in with the character of the area. As such, it would conflict with Policies S1, EQ2, EQ3 and EQ6
2019/0504	School Cottage, 19 Back Lane, Charlesworth SK13 5HJ	Timber shelter with a green roof for agricultural purposes.	Countryside	Dismissed 29/01/2020	The proposal would constitute as inappropriate development in the

8 Environmental Quality



Application Number	Site	Proposal	Countryside Green Belt	Decision	Reason for Decision
					greenbelt and would have an unacceptable effect on the landscape character and appearance of the area. As such, it would not comply with Policies EQ2, EQ3 and EQ6.
Buxton sub area					
2019/0514	23 Holker Road, Buxton, Derbyshire, SK17 6QN	The insertion of three dormer windows to the front elevation	Countryside	Dismissed 30/06/2020	The main issues are, firstly, whether the development would preserve or enhance the character or appearance of the Hardwick Conservation Area and, secondly, the effect of the development on the living conditions of neighbouring occupiers with regard to privacy. Policies EQ2, EQ7

8 Environmental Quality

Application Number	Site	Proposal	Countryside Green Belt	Decision	Reason for Decision
2019/0310	Greenfield, Longridge Lane, Peak Dale SK17 8AD	The development is a building for the purposes of mixed use of storage of plant hire machinery, office accommodation, domestic storage and agricultural storage.	Countryside	Allowed 02/11/2020	The main issues are the effect of the development on the area; and whether or not the development is in an appropriate location with particular regard to local and national policy. There is therefore no conflict with Policies EQ3 and EQ6 of the High Peak Local Plan.
Central sub area					
2020/0005	Coach House Farm, Castle Edge Road, New Mills, Derbyshire SK22 4QFe	The development proposed is to extend and remodel the farmhouse, demolishing existing single storey sections and partial rebuilding	Countryside	Dismissed 07/07/2020	the proposal would constitute as inappropriate development in the greenbelt and would have an unacceptable effect on the landscape character and appearance of the area. As such, it would not comply with Policies EQ2, EQ3 and EQ6.

8 Environmental Quality



Application Number	Site	Proposal	Countryside Green Belt	Decision	Reason for Decision
2019/0492	The Bungalow, Ollersett Lane, New Mills SK22 4JE	The development proposed is a new single storey bungalow and garage/workshop	Countryside	Dismissed 25/08/2020	The main issues are the effect of the design of the proposal on the character and appearance of the rural area; and highway safety. The proposed development would harm the character and appearance of the area. It would not accord with Policies H1, EQ3 and EQ6 of the Local Plan.
202020/0093	Barn Cottage, Ashbourne Lane, Chapel-en-le-Frith, HIGH PEAK, SK23 9UF	2 storey side extension, single storey rear extension and alteration of an existing opening to provide patio doors.	Greenbelt	Dismissed 27/01/2021	The main issue in the appeal is the effect of the proposed development on the character and appearance of the host property and the surrounding landscape. The proposal would unacceptably harm the character and appearance of

8 Environmental Quality

Application Number	Site	Proposal	Countryside Green Belt	Decision	Reason for Decision
					the host property and the surrounding landscape. Accordingly, it would conflict with Policies S1, EQ2, EQ3, EQ6 and EQ7.
2019/0431	Deacons Cottage, Buxton Road, Chinley SK23 6DR	The demolition of the existing garage and the erection of a single storey garage	Countryside	Dismissed 24/06/2020	The proposal is inappropriate development in the Green Belt for the purposes of the development plan and the National Planning Policy Framework (the Framework), including the effect on openness and the purposes of including land within it, the development would harm the character and appearance of the existing property and the area. The proposal, therefore,

8 Environmental Quality



Application Number	Site	Proposal	Countryside Green Belt	Decision	Reason for Decision
					would conflict with Policies SS1, EQ2, EQ3 and EQ6.

8 Environmental Quality

8.25 During the monitoring period there were 11 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 and residential development.

8.26 All but one of 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.

8.27 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.

8.28 Development in the countryside was also considered against the Strategic policies S1, S2 Settlement Hierarchy and S3 Strategic Housing Development and H1.

Progress: Target met

8 Environmental Quality



Indicator 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
Glossopdale sub area					
2019/0237	17 Marple Road, Charlesworth, Derbyshire SK13 5DA	Erection of 1 no. detached dwelling and associated works.	Built up area boundary	Dismissed 01/6/2020	The main issue is the effect of the proposal on the character and appearance of the surrounding area, including the Charlesworth Conservation Area. Accordingly, there would be conflict with the statutory test and with the requirements of Policies H1, EQ2, EQ3, EQ6, EQ7 and S1 of the High Peak Local Plan (adopted 2006) (LP) and guidance within the SPD2.
2019/0547	Bankwood Cottage, Bankwood, Charlesworth SK13 5ER	A single storey first floor back extension.	Built up area boundary	Dismissed 06/7/2020	The proposal would harm the character and appearance of the host building and area, the design would not fit in with the character of the area. As such, it would conflict with Policies S1, EQ2, EQ3 and EQ6.
2019/0556	65 Scotty Brook Crescent, Glossop, Derbyshire SK13 8UG	A two storey rear extension with single storey side extension.	Built up area boundary	Dismissed 07/7/2020	The main issue is the impact of the design effecting the character and appearance of the area it would conflict with Policies S1 and EQ6 and the residential design SPD page 69.

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
	2019/0504 School Cottage, 19 Back Lane, Charlesworth SK13 5HJ	The development proposed is a timber shelter with a green roof for agricultural purposes.	Built up area boundary	Dismissed 29/7/2020	The proposal would constitute as inappropriate development in the greenbelt and would have an unacceptable effect on the landscape character and appearance of the area. As such, it would not comply with Policies EQ2, EQ3 and EQ6.
2020/0284	Land at Chapel Lane, Hadfield, Glossop SK13 1NU	The erection of 9 dwelling houses.	Built up area boundary	Allowed 26/1/2021	The main issue for this appeal is the effect of the proposed roofing material. the proposed roofing material would not have a significant adverse visual effect upon the character and appearance of the new dwellings nor the surrounding area. Accordingly, the scheme would comply with Policies S1a and EQ6.
Central Area sub area					
2019/0341	1 Winhill Road, New Mills SK22 4DY	The development proposed is described as "replacing boundary hedge and old fencing	Built up area boundary	Dismissed 01/6/2020	The main issue is the effect of the proposal on the character and appearance of the street scene. a combination of its siting, height and materials, the proposal would result in significant harm to the character and appearance of the street scene. Therefore, the development would



8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2019/0431	Deacons Cottage, Buxton Road, Chinley SK23 6DR	The demolition of the existing garage and the erection of a single storey garage	Countryside	Dismissed 24/06/2020	be contrary to Policies S1 and EQ6 of the High Peak Local Plan which together require, amongst other things, that developments contribute positively to an area's character in terms of height, appearance and materials. Policy EQ6 The development would harm the character and appearance of the existing property and the area. The proposal, therefore, would conflict with Policies SS1, EQ2, EQ3 and EQ6
2020/0034	Windy Nook, Apple Tree Road, New Mills SK22 4EE	Extension to each side of the existing property creating large master bedroom space, and larger kitchen/diner and living space on ground floor.	Built up Area Boundary	Allowed 06/07/2020	The main issue was the design impacting character and appearance of the host dwelling and the living conditions of neighbouring properties. It was concluded the proposed development would not harm the character and appearance of the host dwelling and area. As such, it would not conflict with Policy EQ6.

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
	2020/0005 Coach House Farm, Castle Edge Road, New Mills, Derbyshire SK22 4QF	The development proposed is to extend and remodel the farmhouse, demolishing existing single storey sections and partial rebuilding	Built up area boundary	Dismissed 16/7/2020	The main issues were inappropriate development in the greenbelt, effect on openness of the greenbelt and character and appearance of the area, therefore, it would conflict with Local Plan Policies S1, EQ2, EQ3 and EQ6.
2019/0360	Birchwood, 2 Jubilee Gardens, New Mills SK22 4PL	The development proposed is the demolition of the existing bungalow and the erection of 4 no 3 bedroom houses	Built up area boundary	Allowed 30/7/2020	The main issue is the design and effect of the proposal on the living conditions of the occupiers of neighbouring occupiers by way of visual impact, light and privacy. However, the proposal would not have an unacceptable effect on the living conditions of the occupiers of Nos4, and 12 to 16 by way of visual impact, light and privacy. As such, it would comply with Policies S1, S1a and EQ6.
2019/0494	Land adj to 105 Horse Fair Avenue, Chapel-en-le-Frith	The installation of a security roller shutter to the front of shop covering the glazed shop front.	Built up area boundary	Allowed 04/8/2020	the development does not have a harmful effect on the character and appearance of the area. There is no conflict with Local Plan Policies S1 and EQ6.



8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2019/0573	Land adjacent 87 Chapel Road, Whaley Bridge SK23 7EP	Planning permission for the construction of a single detached dwelling without complying with a condition attached to planning permission Ref HPK/2015/0525, dated 17 December 2015.	Built up area boundary	Allowed 21/8/2020	The main issue is the effect of modifying the approved plans condition on the appearance of the building and the surrounding area, with particular regard to window and door openings. It accords with Policy EQ6, High Peak Design Guide SPD 2018 and the Residential Design SPD
2019/0492	The Bungalow, Ollersett Lane, New Mills SK22 4JE	The development proposed is a new single storey bungalow and garage/workshop	Built up area boundary	Dismissed 25/8/2020	The main issues are the effect of the design of the proposal on the character and appearance of the area; and highway safety. The proposed development would harm the character and appearance of the area. It would not accord with Policies H1, EQ3 and EQ6 of the Local Plan.
Buxton sub area					
2019/0455	6 Clifton Bank, Buxton SK17 7DS	The development proposed is a first floor single storey side extension.	Built up area boundary	Allowed 24/7/2020	The main issue is the effect of the proposal on the living conditions of the occupiers of 7 Clifton Bank, the proposal would not have an unacceptable effect on the living conditions of the occupiers of No 7

8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2019/0255	54 Leek Road, Buxton, SK17 6UF	The development proposed is a residential development for 2 No x 3 bedroom, family, detached houses utilising the existing access on Leek Road with associated parking, landscaping and other works.	Countryside	Dismissed 17/8/2020	The main issues are the effect of the proposal on the character and appearance of the area; and on protected trees. the proposed development would harm the character and appearance of the area. As such it would not accord with Policies S7 and EQ6 of the High Peak Local Plan.
2019/0092	The Bungalow, 17 Macclesfield Road, Buxton SK17 9AH	Renovations to existing bungalow to incorporate new bedrooms in existing loft space with full length dormer to rear.	Built up area boundary	Dismissed 09/9/2020	Main issue is impact on appearance of the area and place making, by impacting the living conditions of the neighbours with particular regard to outlook, it would conflict with the requirement in Policy EQ6.



8 Environmental Quality

Application Number	Site	Proposal	Countryside/Green Belt/Built up area boundary	Decision	Reason for Decision
2019/0310	Greenfield, Longridge Lane, Peak Dale SK17 8AD	The development is a building for the purposes of mixed use of storage of plant hire machinery, office accommodation, domestic storage and agricultural storage.	Built up area boundary	Allowed 2/11/2020	The main issues are the effect of the development on the area; and whether or not the development is in an appropriate location with particular regard to local and national policy. There is therefore no conflict with Policies EQ3 and EQ6 of the High Peak Local Plan.
2020/0274	Somerford House, 13 Terrace Road, Buxton SK17 6DU	The development proposed is works within the curtilage (boundary) of a house (removal of soil and building a retaining wall as boundary wall).	Built up area boundary	Dismissed 31/1/2021	The main issue whether the development would preserve or enhance the Buxton Central Conservation Area (CA) and preserve the setting of nearby listed buildings. the scheme would conflict with Policies S1, S7, EQ6 and EQ7.

8 Environmental Quality



8.29 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.

8.30 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.

8.31 During the monitoring period there were a total of 18 appeal decisions. 11 were dismissed and 7 were allowed.

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

8.33 18 decisions referred to EQ6 - Design and Place Making. The decisions which did not refer to this policy did not have an significant issue with design considerations and relied on other policies in the Local Plan which mainly relating access issues, impact on biodiversity and ancient woodland and impact on a Conservation Area.

8.34 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	Development next to a watercourse flood defence	EA objected in the previous monitoring period application is still 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	EA objected in the previous monitoring period

8 Environmental Quality



Application Number	Proposal	Location	Reason for objection	Comment
				application is still 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	EA objected in the previous monitoring period and application was awaiting decision. Application was refused 13/11/20. Not on EA grounds
2020/0056	3 dwellings	Old Vicarage, Church Street South, Glossop,	Object falls within a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located. The application is therefore contrary to the National Planning Policy Framework and its associated planning practice guidance. We recommend that planning permission is	Application withdrawn

8 Environmental Quality

Application Number	Proposal	Location	Reason for objection	Comment
			refused on this basis. Was an in principle OBJECTION, EA have two historical records of the site flooding in 1973 and 2002, may be more incidents EA were unaware of.	
2020/0071	Outline Permission with all matters reserved for the demolition of existing buildings and removal/demolition of other infrastructure; and development of 110 dwellings with associated infrastructure; development of a multi-purpose community and tourist facility (for use by the community and in connection with the Bugsworth Canal Basin); the provision of car parking (44 spaces) for use in connection with the community/tourism facility, and for visitors to the Bugsworth Canal Basin; the provision of formal and informal recreation space; the provision of	Land Adjacent Britannia Mills Trading Estate, Britannia Mills Trading Estate, Buxworth	<p>In the absence of an acceptable Flood Risk Assessment (FRA) we object to this application and recommend that planning permission is refused.</p> <p>Further information was submitted EA stated would request the LPA to seek clarifications with the applicant on the disused mill race.</p> <p>The proposed development must proceed in strict accordance with the FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Consider that planning permission should only be granted if the mitigation measures are implemented and secured by planning conditions</p>	Awaiting decision,

8 Environmental Quality



Application Number	Proposal	Location	Reason for objection	Comment
	PROWs; and the erection of a bridge linking the site with the Bugsworth Canal Basin.			
2020/0176	Change of use from wasteland to extend domestic garden by 3.5m.	29, South Head Drive, Chapel-En-Le-Frith	<p>We object to this application as it involves works within 8 metres of a designated “main river” and within the associated floodplain. As submitted, it is unlikely that we would grant a flood risk activity permit for this application.</p> <p>After review of additional information EA is satisfied to remove our objection as detailed on our previous response subject to the comments being adhered to. Revised proposal acceptable in principle as no fencing or works is shown within the 8 metres easement.</p>	<p>Approved 23/7/2020</p> <p>Objections overcome with revised plans</p>

8.35 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 previous monitoring period on the basis of flood risk and these applications were not determined in that monitoring period. 2 are still under consideration and one was refused.

8.36 During the current monitoring period the Environment Agency objected to 3 applications on flood risk grounds for the following reasons;

- site within 8 metres of a designated river - objection withdrawn with revised plans showing no works within 8 metres easement and application approved

8 Environmental Quality

- Unacceptable FRA submitted further details were submitted and EA requesting further details regarding millrace and recommend conditions re FRA and mitigation on any approval. Application still awaiting decision
- Site in an area at risk of flooding. Application was withdrawn.

8.37 There were no objections on the basis of water quality.

8.38 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

8.39 This indicator has not been monitored for the monitoring period.

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	Yes	Applications to refurbish in 2007 but never implemented. Trend deteriorating.
Christ Church Macclesfield Road Buxton	Grade II	Religious organisation	2	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	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

8 Environmental Quality



Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
					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	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.
Bank Hall Chapel-en-le-Frith	Grade II	Private	4	Yes	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

8 Environmental Quality

Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
					improvement. Risk grade 4 but works to the guttering would potentially secure an improvement to risk grade 3.
Stoddhart tunnel Chapel-en-le-frith	Grade II*	Private	5	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 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

8 Environmental Quality



Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
					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	Yes	Consent given for use of building for bin storage which includes some temporary external works. 2018 - Building converted to bin storage so ion 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	Yes	Permission granted for alterations and repair as one cottage now expired. Nothing further to update. Trend deteriorating.
Mount Pleasant Methodist Church Spring Bank Road	Conservation Area	Private	6	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.

8 Environmental Quality

Building Name	Status	Owner	Risk	Property on the Register in previous monitoring period	Status
Torr Vale Mills New Mills	Grade II* Conservation Area	Private	4	Yes.	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 - Nothing further to update.

8.40 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.

8.41 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 affecting heritage assets should be sympathetic in scale,

8 Environmental Quality

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.

8.42 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.

8.43 There are 16 buildings on the register which was updated in 2018 and the information has not changed since last year's AMR. In comparison with the data recorded in the 2018-19 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

8.44 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 in 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 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 Local 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 Area Developed (Ha)						Floorspace Developed (M ²)					
	2013/14	2014/17	2017/18	2018/19	2019/20	2021/21	2013/14	2014/17	2017/18	2018/19	2019/20	2020/21
B1 (a)		2.12	0.0432	0.0857	0	0.031	567	1476	432	160	107	257
B1 (b)				0	0	0				0	0	0
B1 (c)				0	0.1034	0.014				0	57.9	120
B2		4.57	0.046	0.9867	0.7434	0	14118	983	460	243.58	2244	9241
B8		4.2	0.178	0	0	0	0		1780	0	325	0
Mixed B1/B2/B8			0.0074	0.053	1.854	16.984			74	0	3448	0
Total gains (gross)		10.89	0.2746	1.1254	2.7008	17.029	14685	2459	2746	403.58	6181.9	9618
Losses	2013/14	2014/17	2017/18	2018/19	2019/20	2020/21	2013/14	2014/17	2017/18	2018/19	2019/20	2020/21
B1 (a)			0	0	0.0125	0.389	72	492	0	0	927	2196
B1 (b)			0	0	0	0						0
B1 (c)		1.61	0	0	0.08	0.013						28
B2		3.31	0	0.215	0.6013	0.0967	623	12362	0	928	2250	3244
B8		3	0	0	0	0	567	338	0	0	726	0
Mixed (B1, B2 and B8)			0	0.330	0.2078	0	0		0	3299	0	0
Total losses		7.92	0	0.545	0.9016	0.4987	1262	13192	0	4227	3903	5468
Total gains (net)		2.97	0.2746	0.5804	1.7992	16.5303	13423	-10733	2746	-3823.42	2278.9	4150

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, since 2011 (the start of the Local Plan period). Figures are included for the area of land and also for the amount of floorspace gained and lost to each land type. Note that figures for additional employment land and additional employment floorspace for an individual completion do not *necessarily* fall into the same use class(es), because in some cases an expansion of a particular floorspace at a premises might represent an enlargement of a premises having a notionally different B use eg additional B1 officing floorspace at an existing factory having the effect of expanding a mixed B1/B2/B8 premises. However where a new industrial unit is created for the first time, the floorspace and hectareage figures tend to involve the same B classes. This analysis is followed by a consolidation of gross gains and gross 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 to more than one B class at the same time, the Mixed B1/B2/B8 rows account for theses completions. Also note that data in certain years may be incomplete.

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

9 Economy

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

Site Name	Site area (ha)	Remaining undeveloped Land 31.03.21 (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
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
Total	18.49	18.24

Table 33 Employment sites with undeveloped space (September 2017)

Site Name	Available area (ha)	Remaining undeveloped Land 31.03.21 (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
Total	10.65	10.27

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 Economy

9.11 The Local Plan allocates 4 sites as Employment Land Allocations, additionally the Chapel-en-le-Frith 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 31.03.21).

9.14 The figures for the total amount of additional employment land and floorspace relate to 2020-2021. Figures for the previous years are also provided. For 2020-2021, 9618m² of floorspace was developed and there were 5468m² losses giving a net gain of **4150sqm**. Most additional employment development, and employment losses, related to B2 use.

Progress: Working towards the target

Indicator 19

Total amount of floorspace on previously developed land by type

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

9.15 The total amount of net new B class floorspace completed on previously developed land in 2020-21 breaks down into the following use classes:

9.16 Net New Employment Floorspace (m²) Created Across Use Classes 2020-21:

9 Economy

Table 34

B1A	B1B	B1C	B2	B8	MIXED B Uses	TOTAL
257	0	120	9241	0	0	9618

9.17 Note that *all* employment floorspace completed during 2020-21 was deemed to have occurred upon brownfield sites.

Effects on the economy: Enterprise births and deaths

Indicator 20

Annual enterprise births and deaths

Sustainability Appraisal Indicator

Employment Land Supply

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

9.18 ONS publish annual data pertaining to, the total number of active businesses in a District, annual business births and deaths. The starting point for the calculation of business demography data is the concept of active businesses in a reference year. These are defined as businesses that had either turnover or employment at any time during the "reference period". New business registrations (identified through registration of the administrative units, that is, Value Added Tax (VAT) and Pay as You Earn (PAYE)) are referred to as business births. The birth rate is calculated using the number of births as a proportion of the active businesses. Businesses that have ceased to trade (identified through de-registration of the administrative units) are referred to as business deaths. The death rate is calculated using the number of deaths as a proportion of the active businesses. The Government makes assumptions about the number of business "reactivations" after death, and adjusts the data accordingly.

9.19 According to the data, in 2020 High Peak:

9 Economy



9.20 Table Enterprise Births and Deaths

Table 35

Total active businesses	Number of annual Births (%) (2 d.p.)	Number of annual Deaths (%) (2 d.p.)
4065	315 (7.75%)	320 (7.87%)

Indicator 21

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 36 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	HPK/2020/0071 received 27/2/2020. Outline planning application for demolition and development of 110 dwellings. Decision pending.		0
Land at Newtown New Mills		No applications	0
Total			205

9.21 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.

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

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

Progress: Target met

9 Economy



Indicator 22

Number of new developers signing up to the Employment & Skills Charter

9.24 This indicator has not been monitored for this monitoring period.

Indicator 23

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

Indicator 24

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

Indicator 25

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 (11.3% in October 2020 - 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

9.25 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 Economy

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

9.27 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.)

9.28 Please note that on the 1st September 2020 a new 'E Class' use, 'commercial, business and service' was introduced. This covers the former use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes), as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure), which have all been incorporated into this new use class. (NB as the data for this monitoring year was collected prior to that change, references are still made to the old use classes, though this will change for next year).

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

Vacancy Rates by Town Centre

9 Economy

Table 37 Units in Town Centres October 2020

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 %
Buxton	136	47%	44	28	32	20	291	31	10.7%
Glossop	110	52%	28	23	26	15	213	11	5.2%
New Mills	42	50%	14	11	8	3	84	6	7.1%
Chapel-en-le-Frith	28	44%	11	5	12	3	64	5	7.8%
Whaley Bridge	21	44%	11	7	5	2	48	2	4.2%



9 Economy

Table 38 Vacant Retail Units in Town Centres October 2020

Town	Number of Occupied Retail units	Number of Vacant retail units	Vacancy rate %
Buxton	136	21	15.4%
Glossop	110	8	7.3%
New Mills	42	5	11.9%
Chapel-en-le-Frith	28	4	14.3%
Whaley Bridge	21	1	4.8%

Retail Vacancy Rate by Primary Shopping Area (Buxton only)

Table 39 Retail Vacancy Rate in Buxton Primary Shopping Area October 2020

Town	Number of Retail Units in Primary Shopping Area	Number of vacant retail units in Primary Shopping Area	Vacancy Rate %
Buxton	70	14	20%

9.29 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.

9.30 Like previous years, Glossop Town Centre has the highest percentage of retail units at 52%. This has fallen slightly from last year's 53%, due to the loss of a unit to residential. The percentage of retail units in New Mills Town Centre has continued to fall. It was 55% two years ago, 52% last year and is now 50%. This is not the case for all the Town Centres this year though - Buxton, Whaley Bridge and Chapel-en-le-Frith have retained the same proportion of retail units as last year.

9.31 Buxton has seen a slight decrease in the number of units used for commercial purposes in comparison to last year (from 297 to 291). This is due to residential conversions and amalgamation of smaller units into larger ones. This is to be expected given that Buxton has significantly more units than the other four towns and is likely to see the most change in these challenging times for High Streets. The other towns have seen very little or no change in this respect.

9 Economy



9.32 The lowest town centre vacancy rate for this year is at Whaley Bridge (4.2%) - though this only amounts to a reduction in the number of vacant units from 3 to 2. Glossop Town Centre's vacancy rate has steadily risen from 2.8% in 2018 to 3.7% last year and 5.2% this year. Chapel-en-le-Frith's Town Centre vacancy rate has increased from 6.3% last year to 7.8% though this only amounts to one additional vacant unit. New Mills Town Centre has seen a small decrease in its vacancy rate (from 7.2% last year to 7.1% this year). Buxton Town Centre has seen the most significant change rising from 7.4% last year to 10.7% this year. With the number of units in Buxton and the data being collected seven months into the COVID-19 pandemic it is not unexpected that the total number of vacant units in Buxton Town Centre has risen from 22 last year to 31 this year. However, despite this, all centres still compare favourably with the national average vacancy rates for all town centre units, which has increased at a greater rate to approximately 11.3% (source: Springboard October 2020).

9.33 Town Centre retail vacancy rates have increased in three of the five High Peak Towns from 2019 to 2020. The proportion of retail units vacant in Buxton has risen significantly during the last two years from 10.7% in 2018 to 15.4% in 2020. For Glossop, the proportion of vacant retail units has almost trebled in the last two years from just 2.5% in 2018 to 7.3% in 2020. Whaley Bridge has seen a significantly reduced retail vacancy rate in 2020 (at 4.8%) compared with 2019 (at 14.3%) which is a positive indication though it must be cautioned that there are a much lower numbers of units in Whaley Bridge than Buxton and Glossop, so one or two vacant units being filled can make a significant difference to the vacancy rate. The number of vacant retail units has only decreased by two in 2020. The retail vacancy rate has remained the same as last year in Chapel-en-le-Frith.

9.34 The retail vacancy rate within Buxton's Primary Shopping Area, the heart of the retail centre around Spring Gardens, has seen a significant increase from 9.8% in 2019 to 20% in 2020. Three years ago, this figure was just 5.5%. Clearly, this is concerning. Like many other towns, Buxton has experienced national chain stores like H. Samuel, Pandora, The Works and Marks and Spencer leaving the town. As predicted in last year's AMR, the COVID-19 pandemic has exacerbated the decline in traditional High Streets. This trend could continue to get worse due to the ongoing impact of the COVID 19 pandemic, two further national lockdowns have occurred since this data was collected, closing all but essential retailers for long periods of time. The retail vacancy rate in the Primary Shopping Area of Buxton is now higher than the retail vacancy rate in the town as a whole, a reversal of the last monitoring period and a reflection of the loss of national retailers in the central area. The Council has been taking pro-active action to address the decline and has been awarded £6.6 million from the Future High Streets fund to help transform central Buxton and create jobs. The Council has also won Heritage Action Zone (HAZ) funding from Historic England to make Spring Gardens part of the visitor experience by exploiting the high heritage value of the environment.

9 Economy

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

Table 40 % of Units in A1 Use within Primary Shopping Area & Primary Shopping Frontage (October 2020)

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
Buxton	70	56%	84/154	55%
Glossop	n/a	n/a	61/110	55.5%

9.35 In Buxton the proportion of A1 units in the Primary Shopping Area and the Primary Shopping Frontage is very similar (at 56% and 55% respectively, a fall of 10% and 11% respectively since 2019). The proportion of A1 units in the Primary Shopping Frontage in Glossop has fallen from 59% in 2019 to 55.5% in 2020. These trends are likely to be as a result of the decline in High Street retailing and the COVID-19 pandemic as described above.

9.36 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. The proportion in A1 use remains the same as 2019 for both town centres at 44%.

9.37 New Mills is the exception as it has almost the same proportion of retail uses as Glossop (the highest at 52%) and 3% more than Buxton. There hasn't been much change this year in the proportion of units in A1 use in the smaller towns. It will be interesting to see the data for the next monitoring year which will give a greater indication of the impact of the COVID-19 pandemic on the retail centres of the smaller towns.

Table 41 % of Units in A1 Use within Town Centre Boundary (October 2020)

Town	Total No. of Units	Number in A1 Use	% in A1 Use
New Mills	84	42	50%
Chapel-en-le-Frith	64	28	44%
Whaley Bridge	48	21	44%

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

9.38 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 Economy

9.39 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 42 Total Amount of Floor Space for Town Centre Uses 2020

	Retail (gross m ²)	Eat in / Out (gross m ²)	Financial / Professional Services (gross m ²)	Other Businesses and Uses (gross m ²)	Pubs (gross m ²)	Vacant (gross m ²)
Buxton	23658	5501	4332	2020	1421	5795
Glossop	17530	2911	2970	4661	1012	1256
Whaley Bridge	2474	994	544	387	0	35.2
Chapel-en-le-Frith*	5895	807	205	1639	136	206
New Mills	3784	1052	1117	868	217.1	803

9.40 (Source: VOA Data 2019)

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

9.42 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 floor space than the other centres, though both figures have fallen since 2019 (Buxton by -3195m² and Glossop by -244m²). The reduction in retail floor space in use in Buxton this year is quite significant - it was only around 300m² last year but this year reflects the loss of Marks and Spencer, (a large unit of 2730m² which is now vacant) as well as some other units which are vacant or have changed to other uses. 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 and this remains at a very similar level to last year. New Mills has seen a small loss of retail floor space since last year of -21m². Whaley Bridge has seen an increase in retail floor space of +67m².

9.43 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 floor space has decreased by -244m² since 2019 and financial / professional services floor space has decreased by -471m². This is not surprising given the COVID-19 pandemic. Floor space for both of these town centre uses has also decreased in Glossop since 2019 - eat in/out by -268m² and financial/professional services by -436m². The rates for loss of financial / professional services floor space is not surprising given the trend for working from home due to the pandemic. Floor space figures for the smaller centres for these uses differ, with eat in / out falling in New Mills (-73m²) but increasing in Whaley Bridge (+193m²) and Chapel (+109m²). Financial and professional services floor space has fallen slightly in Whaley Bridge and increased slightly in Chapel and New Mills.

9 Economy

9.44 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, though this has fallen slightly since last year. It has also fallen slightly in Buxton. However, in a reversal of 2019, all three smaller centres have seen a rise in floor space occupied by other businesses and uses - Chapel + 645m², Whaley Bridge +171m² and New Mills +90m², which is not unexpected given current town centre trends.

9.45 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, New Mills and Whaley Bridge, pub floor space remains exactly the same as last year. (Note that 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). In Glossop, floor space has increased slightly (+86m²). In Buxton floor space has decreased (-559m²), likely to be due to The Grove Hotel vacancy.

9.46 Vacant floor space is not a full and complete record. There may be more vacant floor space than the actual figures shown in the floor space table due to lack of VOA data. Also, centres with more larger units, like Buxton will automatically appear to have much higher vacant floor space rates compared to those with smaller units. Vacancy rates are best viewed in Table 37 as although the Buxton figure in the floor space table is significantly higher than the other centres when calculated proportionally it amounts to 10.7%. Although this is still the highest town centre vacancy rate in High Peak, proportionately it is not as high as it would seem from the figures in the floor space table.

9.47 Looking at these floor space figures, it can be broadly concluded that in the larger centres of Buxton and Glossop floor space for retail, eat in/out, financial/professional services and other businesses has all fallen from 2019 to 2020 and vacant floor space has increased. The trend for the three smaller towns is more variable, though floor space for other businesses and uses has increased in all three centres from 2019 to 2020.

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

9.49 However there is an issue with rising proportions of vacant retail units in the Buxton Primary Shopping Area which at 20% has more than doubled since last year. There is uncertainty as to how the ongoing Covid-19 pandemic will impact upon vacancy rates in the High Peak towns.

9 Economy



Indicator 26

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 43 Applications regarding tourist facilities

Application No	Site	Proposal	Decision	Comment
Glossopdale				
2020/0554	The Barn Woodseats Lane Charlesworth	Use of existing holiday let as residential dwelling and single storey extension.	Approved 12/2/2021	Loss of tourist accommodation. Proposal considered to be sustainable development and appropriate development in the green belt.
2020/0324	Boarfold Scout Campsite Far Woodseats Lane Chisworth	Proposed tractor shed and storage space	Approved 20/10/2020	Provision of new facilities on campsite
2020/0140	Proposed Campsite Cemetery Road Glossop	Variation of condition 2 in relation to HPK/2019/0436	Approved 15/7/2020	Changes in conditions re approval for campsite.
2020/0222	Windy Harbour Caravan Site Woodhead Road Glossop	Application for two additional movable shepherd huts to be used as visitor accommodation within the same site as four existing approved huts	Refused 9/11/2020	Refused as site within the green belt development would have an adverse effect on the openness of the green belt and would be a prominent and

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Application No	Site	Proposal	Decision	Comment
				discordant element in the rural landscape visible from the National Park.
Central				
2020/0505	4 Lake View Unnamed Road From Calico Lane To Lakeview Furness Vale	Proposed change of use from 1 dwelling into 1 dwelling and 1 holiday let, with 2 no rear facing dormers, 2 no rear facing balconies, 2 no front porches, various alterations to the front and rear elevations	Approved 8/2/2021	Provision of new tourist accommodation
2020/0448	11 Manchester Road Chapel-En-Le-Frith	Erection of log cabin for self catering holiday accommodation	Approved 22/1/2021	Provision of new tourist accommodation
2020/0081	Fernilee Methodist Church Elnor Lane Whaley Bridge	Change of use of lower ground floor of Fernilee Methodist chapel into a holiday let and ground floor to extend its use to be multi purpose for community and church use. New external store and accessible wc.	Approved 28/5/2020	Provision of new tourist accommodation
2019/0570	Top Of The Town Church Street Hayfield	Proposed change of use of former shop to self contained 1 bedroom holiday lets	Approved 15/4/2020	Provision of new tourist accommodation
2020/0372	Round Meadows Farm Dolly Lane Buxworth	Change of Use of an existing outbuilding to 2 independent holiday lets	Refused 27/11/2020	The site, is in an isolated rural location and in the absence of pedestrian footways along Dolly Lane, which is unlit, would

9 Economy



Application No	Site	Proposal	Decision	Comment
				be positioned in an unsustainable location resulting in reliance on the private car to access local services and facilities. Accordingly the development proposals are considered to be unsustainable contrary to Local Plan Policies E6 and EQ3 and NPPF.
Buxton				
2020/0144	Palace Hotel Palace Road Buxton	Installation of car park management system (ANPR system and associated signage)	Approved 16/9/2020	Improved facilities
2019/0004	The Buxton Crescent Hotel And Thermal Spa The Crescent Buxton	Removal/variation of all conditions relating to HPK/2011/0322 and HPK/2014/0352	Approved 11/9 2020	Changes in conditions re approval for new tourist facilities
2020/0174	Lime Tree Park Dukes Drive Buxton	Retention of 4no. camping pods	Approved 15/7/2020	Provision of tourist additional accommodation
2019/0523	16 Green Lane Buxton	Change of use of 10 room bed & breakfast into 5 self-contained apartments including removal of existing side fire escape staircase, erection of single storey extension by demolishing uPVC rear porch, roof lights	Approved 6/4/2020	Loss of tourist accommodation. Premises were vacant marketed without success were other facilities nearby considered it would not have a significant impact on tourism and loss of bed and breakfast facility was satisfactorily justified.

9 Economy

Application No	Site	Proposal	Decision	Comment
		to rear top floor, waste and recycling facilities		

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

9.51 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.

9.52 Within the monitoring there were a total of 13 applications which directly related to the provision of facilities for tourist development. Applications were largely for the provision of new accommodation' with some for improvements to existing facilities and 2 relating to changing conditions on previous approvals. 2 applications lead to the loss of tourist facilities and 2 applications were refused. Of the 2 losses one related to the change of use of a bed and breakfast accommodation, it was unsuccessfully marketed and there were other facilities nearby and the other was for the change of use of a holiday let to a dwelling in the green belt and was considered to be appropriate development.

9.53 The refusals related to harm to the green belt and countryside and the unsustainable location of the proposed development.

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

9.55 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.

9.56 **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 27

Approvals for new infrastructure and community facilities

Indicator 28

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 44 Applications regarding Community/Sport Facilities

Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
Glossopdale Sub Area					
HPK/2020/0324	Proposed tractor shed and storage space	Boarfold Scout Campsite Far Woodseats Lane Chisworth	Approved 20/10/2020	Improved facilities	Gain
HPK/2019/0319	Alterations to the presbytery to convert from one dwelling and associated accommodation to 2 dwellings.	St Marys Rectory Sumner Street Glossop	Approved 11/12/2020	Loss of presbytery. Building was used as priests accommodation but had been vacant for 25 years. Loss of facility no longer required.	Loss

10 Community Facilities and Services

Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
HPK/2020/0387	Proposed Independent Single Storey Visitor Pod	Oakford Manor Nursing Home Newshaw Lane Hadfield	Approved 13/11/2020	Improved facilities	Gain
HPK/2020/0018	Change of use and conversion of Talbot House from sixth form college (D1) to 5 No separate residential dwellings (C3), including external alterations, demolition of existing single storey extension and erection of new build dwelling on plot 5, landscaping	Talbot House Talbot Road Glossop	Approved 24/9/2020	Loss. Vacant educational facilities, school was relocated to a centralised site in Hadfield.	Loss
HPK/2020/0226	Retrospective application for planning permission for 2 storage containers	Football Ground West Drive Tintwistle	Approved 9/9/2020	Improved facilities	Gain
HPK/2020/0531	Variation of condition 2 following grant of planning permission in relation to HPK/2020/0316	Glossop North End Juniors AFC Cemetery Road Glossop	Approved 25/3/2021	Changes to the approved details of the development	No change
HPK/2020/0316	Variation of condition 2 of application HPK/2019/0273	Glossop North End Juniors AFC Cemetery Road Glossop	Approved 10/11/2020	Changes to the approved details of development	No change
Central Area					
HPK/2020/0081	Change of use of lower ground floor of Fernilee Methodist chapel into a holiday let and ground floor to extend its use to be multi purpose for community and church use. New external store and accessible wc.	Fernilee Methodist Church Elnor Lane Whaley Bridge	Approved 28/5/2020	Additional facilities	Gain

10 Community Facilities and Services



Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
HPK/2020/0455	Refurbishment & Alterations	Kingdom Hall Of Jehovahs Witnesses Hyde Bank Road New Mills	Approved 11/1/2021	Improved facilities	Gain
HPK/2020/0321	The proposed works include the repair and conservation of the Jodrell Arms Hotel. The internal layout will be adapted to suit modern needs, but retain the function with a public bar to the ground floor and suites to the first and second floor.	The Jodrell Arms Hotel 39 Market Street Whaley Bridge	Approved 15/12/2020	Improved facilities	Gain
HPK/2020/0213	Proposed first floor extension to bar area	Art Theatre Jodrell Street New Mills	Approved 15/12/2020	Improved facilities	Gain
HPK/2020/0419	Change of use from a single Dwelling House (Use Class C3) to create a Poly Clinic (Use Class D1).	15 17 New Mills Road Hayfield	Approved 25/11/2020	New facilities	Gain
HPK/2019/0518	New access arrangements for Chinley Day Nursery	Chinley Day Nursery Forge Road Chinley	Approved 21/8/2020	Improved facilities	Gain
HPK/2019/0295	Proposed re-levelling of existing football pitches and associated engineering and drainage works, new synthetic training pitches and associated fencing and lighting.	Buxworth Football Club Western Lane Buxworth	Approved 11/8/2020	Improved facilities	Gain
HPK/2020/0141	Proposed change of use of domestic property to provide expansion of existing public house	The Cress Whitehough Head Lane Whitehough	Approved 15/6/2020	Improved facilities	Gain

10 Community Facilities and Services

Application No	Proposal	Site	Decision	Comment	Loss gain of community sport recreation facility
HPK/2020/0025	Proposed change of use from cafe on ground floor with residential on first floor, to a single dwelling	110 Buxton Road Whaley Bridge	Approved 30/4/2020	Loss of café. Was vacant and demonstrated to be unviable and there were other similar premises in the town	Loss
Buxton Sub Area					
HPK/2020/0412	Installation of additional railings	Iona Rest Home 4 Robertson Road Buxton	Approved 09/12/2020	Improved facilities	Gain
HPK/2021/0005	Erection of a polytunnel	Serpentine Community Garden Society CIO Serpentine Walk Burlington Road Buxton	Approved 22/3/2021	Improved facilities	Gain
HPK/2020/0259	Change of use from a dwelling house (Use Class C3) to a children's home (Use Class C2)	Whytecote Palace Road Buxton	Approved 6/10/2020	New 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 19 applications regarding community/sports facilities all of which were approved. The majority 13 resulted in an improvement of existing facilities or the provision of new facilities, 3 resulted in a loss. Of the 3 applications that resulted in a loss they were either vacant premises, one of which was commercially unviable or the facilities had been relocated to another site.

10.10 This reflects the trends in previous monitoring periods. The number of applications ranges from 15 to 30 with the majority being approved. Most lead to a gain or improvement in facilities. Where there is a loss it is due to evidence supporting the fact the existing facility being unviable or no longer required or the facility has been moved or combined with another facility.

10.11 **Progress: Targets met**

10 Community Facilities and Services



Indicator 29

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

10.12 During the monitoring period there were 16 major applications submitted 2 were refused. None lead to the loss of sports, recreation, play facility or amenity green space.



10 Community Facilities and Services

Indicator 30

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 45 Approvals on sites allocated for residential development since Local Plan adoption

Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
Glossopdale Sub Area			
G13 Hawkshead Mill Glossop	2014/0573 27/6/19 (OUT) 31 dwellings 2019/0311 Application for approval of Reserved matters (access, landscape, appearance, layout and scale) in relation to HPK/2014/0573 DECISION: APPROVED (Reserved Matters) 19/06/2020	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Open space/sports/recreation provision (in accordance with Local Plan policy) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) ● Health care (S106 as required health care providers) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) 	<ul style="list-style-type: none"> ● No objections from 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 ● DCC Planning Policy recommend contributions towards expansion of Glossop household Waste Recycling Centre, education & access to high speed broadband services for future residents (in conjunction with service providers); ● Conditions included in permission in line with comments received from Highways, DCC Flood Management Team, United Utilities /Environment Agency Flood Risk, DWT ● S106 regarding affordable housing, contribution to highways improvements, public open space, children's outdoor play space, Affordable housing reassessed with the RM application

10 Community Facilities and Services

Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
G16 Woods Mill	<p>2015/0571 1/7/16.</p> <p>Planning permission granted for mixed use development including 57 dwellings</p> <p>2019/0530 1/5/2020 Approval</p> <p>Variation of conditions 2, 15, 27, 28, 32 and 37 relating to HPK/2017/0518 application seeks consent to vary six planning conditions imposed under HPK/2017/0518 relating to the overall design and layout of the supermarket and its immediate environment.</p>	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Open space/sports/recreation provision (in accordance with Local Plan policy) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Education provision 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) ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) 	<ul style="list-style-type: none"> ● No objections to the application from infrastructure providers ● DCC Education requested contributions for classroom improvements, however no obligations were imposed regarding affordable housing or education as a viability assessment of the development indicated the development would not be viable with these obligations. ● Conditions included in permission in line with comments received from Highways, United Utilities /Environment Agency Flood Risk,DWT ● S06 regarding highway improvements
G19 Dinting Road/ Dinting Lane	2015/0412 27/5/16	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) 	<ul style="list-style-type: none"> ● No objections to the application from infrastructure providers. Network Rail requested a contribution

10 Community Facilities and Services

Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
	Outline planning permission granted for up to 65 dwellings	<ul style="list-style-type: none"> ● Open space/sports/recreation provision (in accordance with Local Plan policy) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Education provision to ensure there is sufficient school capacity within the area Increased capacity at Dinting Primary School (S106 as required) ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) 	<p>towards footpath diversion and improvement works or rebuilding of a bridge but it was concluded that this is not justified.</p> <ul style="list-style-type: none"> ● Conditions included in permission in line with comments received from DCC, United Utilities / Flood Risk, Network Rail, DWT ● S06 regarding affordable housing, waste management facilities, education & off-site play space and outdoor sport provision
G26 Land adjacent to Gamesley Sidings Samas Romeo	2018/0191 17/4/19 (RM) 93 dwellings (east section of site) 2018/0272	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Open space/sports/recreation provision (in accordance with Local Plan policy) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) ● Health care (S106 as required health care providers) 	<p>2018/0191</p> <ul style="list-style-type: none"> ● No objections from infrastructure providers ● Conditions included in the permission inline the comments received from DCC highways, united utilities, Network Rail . ● S106 in place regarding education & travel plan monitoring. affordable



10 Community Facilities and Services

Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
	<p>28/6/19 (FULL) 44 dwellings (west section of site)</p>	<ul style="list-style-type: none"> ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Education provision to ensure there is sufficient school capacity within the area Increased capacity at Gamesley Community Primary School (S106 as required) 	<p>housing and open space and play space.</p> <p>2018/0272</p> <ul style="list-style-type: none"> ● No objections from infrastructure providers ● Conditions included in the permission inline with the comments received from DCC Highways, United Utilities, DCC Policy & Monitoring Officer, Flood risk Management Team & Environment Agency ● S106 regarding affordable housing, education, open space & travel plan monitoring
<p>G31 Charlestown Works</p>	<p>2016/0520 26/3/18 Reserved matters approval for 96 dwellings</p>	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Open space/sports/recreation provision (in accordance with Local Plan policy CF4) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Education provision to ensure there is sufficient school capacity within the area. Increased capacity at St James Primary School (S106 as required) 	<ul style="list-style-type: none"> ● No objections from infrastructure providers ● Conditions included in the permission inline with comments received from highways and United Utilities ● S106 regarding play space provision, bus enhancement and travel plan

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Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
		<ul style="list-style-type: none"> • Health care (S106 as required health care providers) • Water, gas, electricity infrastructure (to be determined on a site by site basis) 	
Central Sub Area			
C3 Land off Derby Road Hayfield Road New mills	2017/0534 5/3/21	<ul style="list-style-type: none"> • Affordable housing (in accordance with Local Plan policy) • Open space/sports/recreation provision (in accordance with Local Plan policy) • Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) • Education provision to ensure there is sufficient school capacity within the area • Health care (S106 as required health care providers) • Water, gas, electricity infrastructure (to be determined on a site by site basis) 	<ul style="list-style-type: none"> • Residential development comprising 97 units including means of access and associated works. • s106 planning obligation securing matters of onsite affordable housing provision, education contributions, off site play / playing field contributions, offsite highway works and travel plan monitoring and suitable condition • No major objections from infrastructure providers - DCC Highways -recommend conditions and S106 towards capacity improvements identified within the Local Plan for the Union Road/Albion Road signalised junction.
C13 Buxton Road Chinley	2016/0692	<ul style="list-style-type: none"> • Affordable housing (in accordance with Local Plan policy) 	<ul style="list-style-type: none"> • No objections from infrastructure providers

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Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
	<p>27/11/17</p> <p>Outline planning permission for allocated site and adjacent land for residential development</p>	<ul style="list-style-type: none"> ● Open space/sports/recreation provision (in accordance with Local Plan policy) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Education provision to ensure there is sufficient school capacity within the area Potential requirement to extend at Chinley Primary School (S106 as required) ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) 	<ul style="list-style-type: none"> ● Conditions included in the permission in line with comments from highways, LLFA, United Utilities and Network Rail ● S106 regarding affordable housing, allotments, education contribution, play space and outdoor sports facilities
C9 Macclesfield Road	<p>2017/0247</p> <p>3/10/18</p> <p>Reserved matters approval for 107 dwellings</p> <p>2017/0694</p> <p>3/10/18</p>	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Open space/sports/recreation provision (in accordance with Local Plan policy) ● Public transport & highways improvements (TBD, S106 as required, developers, DCC) ● Education provision to ensure there is sufficient school capacity to support growth (S106 as required) 	<ul style="list-style-type: none"> ● No objections from infrastructure service providers. ● Conditions included taking account of comments received

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Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
	Variations of conditions 5,24 & 31 re 2014/0119noutline application for up to 107 dwellings	<ul style="list-style-type: none"> ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) 	
Buxton sub area			
B1 Batham Gate	2019/0280 9/3/2020 Planning permission for residential development of 27 dwellings	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Education provision 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) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) ● Open space/sports/recreation provision (in accordance with Local Plan policy) 	<ul style="list-style-type: none"> ● No objections from infrastructure providers ● Conditions included in the permission in line with the comments from DCC Highways and DCC Flood Risk Management, Severn Trent ● S106 - affordable dwellings ,contributions towards off site allotments, outdoor sports facilities and play space

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Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
B6 Hardwick Square South Buxton	<p>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</p>	<ul style="list-style-type: none"> • Affordable housing (in accordance with Local Plan policy) • Education provision 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) • Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) • Health care (S106 as required health care providers) • Water, gas, electricity infrastructure (to be determined on a site by site basis) • Open space/sports/recreation provision (in accordance with Local Plan policy) 	<ul style="list-style-type: none"> • Permission granted and included conditions regarding parking, vehicle turning, bin storage and contraction/traffic management plan
B20, B21, B22 Land off Ashbourne Road Foxlow Farm	<p>2017/0590 approved 26/6/19 (RM) 395 dwellings</p>	<ul style="list-style-type: none"> • Affordable housing (in accordance with Local Plan policy) • Education provision 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) • Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) 	<ul style="list-style-type: none"> • No objections from infrastructure service providers • Conditions included in the permission in line with comments received from DCC Highways DCC LLFA • Included deed of variation to existing S106.

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Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
		<ul style="list-style-type: none"> ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) ● Open space/sports/recreation provision (in accordance with Local Plan policy) 	
B27 Harpur Hill College Buxton	2018/0315 3/7/19 (FULL) 153 dwellings	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Education provision 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) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) ● Open space/sports/recreation provision (in accordance with Local Plan policy) 	<ul style="list-style-type: none"> ● No objections from infrastructure service providers ● Conditions included in the permission in line with comments received from DCC Highways DCC LLFA, Environment Agency ● S106 education, affordable housing, public open space & outdoor sports facilities, highways & travel plan

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Location	Planning Application No and approval date	Summary of Key Requirements from the IDP	Comment
B31 Station Road Buxton	2018/0120 18/7/19 Extra care unit for 65 units	<ul style="list-style-type: none"> ● Affordable housing (in accordance with Local Plan policy) ● Education provision to ensure there is sufficient school capacity to support growth within the Buxton area. Expansion of secondary school capacity. (S106 as required) ● Transport & accessibility infrastructure (as required by DCC Highways & determined on a site by site basis. S106 as required) ● Health care (S106 as required health care providers) ● Water, gas, electricity infrastructure (to be determined on a site by site basis) ● Open space/sports/recreation provision (in accordance with Local Plan policy) 	<ul style="list-style-type: none"> ● No objections from infrastructure service providers ● Conditions included in the permission in line with comments received from DCC Highways, Network Rail, DCC LLFA, Derbyshire Wildlife Trust, Environment Agency, Severn Trent ● S106 plan monitoring, travel Regulation Orders, car parking & bus stop shelters, minimum 2 hours care per week

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10.13 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.

10.14 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.

10.15 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 31

% of major applications approved contrary to infrastructure provider advice

No applications approved contrary to infrastructure provider advice

10.16 Local Plan Policy

- Policy CF3 Local Infrastructure Provision

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Table 46 Comments on applications by infrastructure providers

Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
Glossopdale Sub Area HPK/2020/0531	Variation of condition 2 following grant of planning permission in relation to HPK/2020/0316 Application to vary conditions of existing permission to reduce the scale of the development.	Glossop North End Juniors AFC Cemetery Road Glossop	Approved 25/03/2021	DCC Lead Local Flooding Authority (LLFA) no comments DCC Highways Authority - no comment Derbyshire Wildlife Trust - no objections Sport England - no objections subject to previous conditions on prior approval.
HPK/2020/0117	Variation of conditions 14, 15, 18, 24 relating to HPK/2017/0198 Application sought to vary conditions regarding drainage, ecological issues and contamination issues.	Land Rear Of 58 To 86 Woolley Bridge Hadfield Glossop	Approved 12/03/2021	DCC Highways no highway issues DCC Contributions Officer - no comments to make DCC Flood risk Management Team - No objections resurface water run off Derbyshire Wildlife Trust - no objections refer to condition 18 on existing permission and its requirements should be implemented in full.

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Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
HPK/2020/0316	Variation of condition 2 of application HPK/2019/0273 Minor reduction in scale and footprint of the clubhouse	Glossop North End Juniors AFC Cemetery Road Glossop	Approved 10/11/2020	DCC Lead Local Flooding Authority (LLFA) - no comments to make DCC Highways Authority - no comments received Derbyshire Wildlife Trust - no objections Sport England - no objections subject to previous conditions on 2019/0273
HPK/2020/0073	Demolition of existing building, partial dismantling of second building, construction of new building elevation, realignment of existing kerbs, formation of new access road and on-site staff car parking facilities, bunded off-load area and extension	Carpenter Plc Dinting Lodge Industrial Estate Dinting Glossop	Approved 23/10/2020	Highways Authority - no objections Coal Authority - no objections United Utilities - Originally objected as there is significant existing UU infrastructure (both water and wastewater) within the area includes a large diameter trunk main which we will not permit building over. Subsequently withdrew objection subject to conditions including



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Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
				<p>requiring submission of a construction management plan to ensure adequate protection for the below ground infrastructure.</p> <p>DCC Flood Risk Management Team - No objection subject to conditions.</p> <p>Environment Agency - no objections subject to conditions. Consider that the proposed development will not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.</p>
HPK/2020/0140	<p>Variation of condition 2 in relation to HPK/2019/0436</p> <p>Application to vary condition of existing permission minor amendments to details of development.</p>	Proposed Campsite Cemetery Road Glossop	Approved 15/7/2020	<p>Environment Agency - no objections recommend conditions</p> <p>DCC Flood Risk Management Team - no comments</p>
HPK/2019/0020	Erection of 44 unit housing scheme made up of 10no. 2 Bed Houses, 24No.3 Bed Houses, 9No. 4 Bed Houses and 1No. bungalow and all	Land North Of Saint Marys Catholic School, Cliffe Road, Glossop	Refused 14/7/2020	<p>Application was refused landscape and visual impact, impact on Conservation Area.</p> <p>It was for 100% affordable housing</p>

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Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
	associated car parking, landscaping and highway works.			<p>United Utilities - no objections recommend conditions</p> <p>DCC Flood Risk</p> <p>Management Team - no objections subject to conditions</p> <p>Environment Agency - site in flood zone 1 no objections</p> <p>DCC Planning Policy Team -recommend financial contribution towards the provision of education facilities at Glossopdale School.</p> <p>Council's Operational Services - requires an off site contribution towards existing play, outdoor sports provision and allotments in the area</p> <p>The Highway Authority -recommend that funding secured by S106 agreement to explore and subsequently implement any requisite mitigation measures for pedestrian safety and conditions</p>

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Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
HPK/2019/0530	Variation of conditions 2, 15, 27, 28, 32 and 37 relating to HPK/2017/0518 application seeks consent to vary six planning conditions imposed under HPK/2017/0518 relating to the overall design and layout of the supermarket and its immediate environment.	Woods Mill Mill Street Glossop	Approved 1/5/2020	DCC Highway Authority - Does not appear to relate to any previous approved highway matters. DCC Lead Local Flood Authority - No comments to make. Environment Agency - update/addendum to the approved Flood Risk Assessment will be required,
HPK/2020/0107	Approval of reserved matters following outline approval HPK/2017/0198 for residential development and associated works. 21 no. 4 bed, 7 person units - 6 no. 3 bed, 5 person units - 4no. 1 bed, 2 person apartments The proposed development includes provision of 6 affordable units as agreed within the Section 106	Land off Woolley Bridge Hadfield Glossop	Approved 12/3/2020	Highways England - no comments DCC Highways - no objections recommended conditions Environment Agency - no comment DCC Contributions Officer - It is noted that a s106 has been signed on the original outline which provides for an education contribution towards St Andrews CE junior School, payable prior to occupation. No further comments

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Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
	<p>The Outline application was accompanied by a S106 agreement which secured the following:-</p> <ul style="list-style-type: none"> 6no. affordable units (which equates to 20% affordable housing) Education contribution Open Space off site contribution Outdoor sports and recreation contribution Management company to manage any unsold pieces of land on the site. 			<p>DCC Flood Risk Management Team - Had initial concerns which were overcome with revised plans the applicant has supplied evidence to the LLFA that there should be an overall decrease against current flows, which should therefore be a reduction to flood risk offsite.</p> <p>Derbyshire Wildlife Trust - considered the Ecological Mitigation, Compensation and Enhancement Scheme is acceptable and provided measures are implemented in full it address them requirements which were set out at outline stage.</p>
HPK/2019/0311	<p>Application for approval of Reserved matters (access, landscape, appearance, layout and scale) in relation to HPK/2014/0573</p> <p>The scheme includes a mix of</p>	Hawkshead Mill Hawkshead Road Glossop	Approved 19/6/2020	<p>DCC Flood Risk- no objections subject to conditions</p> <p>Management Team -</p> <p>United Utilities - no objections subject to conditions</p>



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Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
	<p>2, 2.5 and 3 storey properties arranged as</p> <p>6 no. 2 bed dwellings (4no of which will be affordable units)</p> <p>21 no. 3 bed dwellings</p> <p>3 no. 4 bed dwellings</p> <p>The S106 agreement attached to the outline consent requires a minimum provision of 13% onsite affordable housing this was reassessed with the RM application</p>			<p>Derbyshire Wildlife Trust - no objections reiterate previous recommended conditions on outline application.</p> <p>DCC Highways - no objections subject to conditions</p>
Central Sub Area				
HPK/2018/0143	Residential development comprising 12 dwellings (open market and affordable), public open space and associated infrastructure together with a new car park for 1st Chinley Scout Group.	Land At Forge Road Chinley	Approved 25/3/2021	<p>DCC Local Highway Authority - no objections subject to conditions</p> <p>Environment Agency - recommend conditions, development to be in accordance with FRA.</p> <p>DCC Lead Local Flood</p>

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Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
	S106 regarding affordable housing provision, education contribution			<p>Authority - no objections subject to conditions</p> <p>DCC Education - recommend financial contribution towards education provision for school places.</p> <p>Derbyshire Wildlife Trust recommend conditions</p>
HPK/2017/0534	Residential development comprising 97 units including means of access and associated works. s106 planning obligation securing matters of onsite affordable housing provision, education contributions, off site play / playing field contributions, offsite highway works and travel plan monitoring and suitable conditions	Land Off Hayfield Road New Mills	Approved 4/3/2021	<p>DCC Flood risk - no objections subject to conditions</p> <p>DCC Highways -recommend conditions and S106 towards capacity improvements identified within the Local Plan for the Union Road/Albion Road signalised junction.</p> <p>Coal Authority - no objections</p> <p>Derbyshire Wildlife Trust - no objections subject to conditions</p> <p>Environment Agency - no objections</p> <p>United Utilities - no objections subject to conditions</p>



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Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
HPK/2017/0254	Demolition of existing buildings and erection of 14 dwellings.	Land off Bingswood Road Whaley Bridge	Refused on appeal harm to ancient woodland, flood risk issues, less than substantial harm to the setting of the CA from likely tree loss from the woodland.	<p>MOD safeguarding - site outside MOD safeguarding area no objections.</p> <p>Natural England - no objections raise concerns re impact on ancient woodland</p> <p>Council Operational Services- request financial contributions for play, outdoor sports & allotments.</p> <p>DCC Planning - request education contribution</p> <p>DCC Highways - no objections in principle have some issues with the access layout which need to be resolved</p> <p>United Utilities - no objections</p> <p>Canal & River Trust - require further information on contamination, recommend conditions</p> <p>Housing Strategy - request affordable housing provision by S106</p> <p>DCC Flood Risk - recommend holding objection need further information</p>

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Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
HPK/2020/0261	<p>Reserved Matters application for Access, Appearance, landscaping, layout and scale in relation to HPK/2016/0692</p> <p>13 no. 3bed 5 person units</p> <p>8 no. 2bed 4 person units</p> <p>4no. 2 bed 3 person apartments.</p> <p>The entire development will be provided as affordable housing through affordable rent and shared ownership on behalf of the applicant, Johnnie Johnson Housing Trust.</p>	Land surrounding Alders Meadow Buxton Road Chinley	Approved 23/12/2020	<p>Derbyshire Wildlife Trust - recommend conditions raise concerns about impact on nearby ancient woodland</p> <p>Forestry Commission - provide recommendations</p> <p>DCC Highways - no objections raised some technical issues that were dealt with by conditions</p> <p>Derbyshire Wildlife Trust - raised some issues which ere overcome with revised plans</p> <p>Network Rail - no objections recommended conditions</p> <p>DCC Contributions Officer- S106 has been signed with the outline approval regarding education contribution. No further comments.</p> <p>DCC Flood Risk Management</p> <p>Team - no objections</p>

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Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
	<p>Outline application included S106 agreement which secured</p> <p>30% affordable housing: 80% rent, 20% shared ownership</p> <p>allotments at site off Lower Lane Chinley,</p> <p>outdoor sports facilities and Play Spaces in Chinley;</p> <p>education contribution</p> <p>Provisions relating to management of any remaining open spaces on site.</p>			<p>Natural England - no comments as application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes</p> <p>United Utilities - no objections subject to conditions.</p>
Buxton Sub Area				
HPK/2019/0376	Retrospective change of use of former redundant Quarry site to form haulage park for Lomas distribution for up to 150 trailers	Land At Waterswallows Road Green Fairfield Buxton	Approved 10/11/2020	DCC – Local Minerals Planning Authority - no objections it is not considered that the use of this land would sterilise the use of any mineral resource, no extant conditions regarding site restoration.

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Application	Proposal	Site	Decision	Comments from relevant infrastructure provider
				<p>DCC - Local Highways Authority- no objections subject to conditions</p> <p>Derbyshire Wildlife Trust - no objections subject to conditions regarding ecological enhancements.</p>
HPK/2020/0102	Local changes to the existing golf course, including construction of 2 new golf greens (to replace 2 existing greens) and 5 new golf tees. Creation of golf features (small grass mounds/hollows). Local landscape planting. Minor drainage works	High Peak Golf Course Watersallows Road Fairfield Buxton	Approved 31/7/2020	<p>DCC Highway Authority - no objection</p> <p>DCC Lead Local Flood Authority - Due to the nature of the proposals the LLFA have no comment to make.</p> <p>DCC Minerals Team - no objections to this proposal in terms of its impact on the underlying limestone resource.</p> <p>Derbyshire Wildlife Trust- no objections subject to conditions</p>
HPK/2019/0199	Application for Outline Permission with some matters reserved (except Access) for redevelopment of the site to provide 1820sqm as 4 buildings of B1, B2 and B8 use, with associated car parking and	Smalldale Quarry Smalldale Road Smalldale	Approved 23/7/2020	<p>24/2/20</p> <p>DCC Highways - no objections subject to conditions</p> <p>Derbyshire Wildlife Trust - recommend to translocate</p>

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Application		Proposal		Site		Decision		Comments from relevant infrastructure provider
		hardstanding, and provision of distribution and parking fa						<p>as much of the grassland habitat as possible to a receptor site managed by DWT.</p> <p>Severn Trent Water Ltd - no objections</p> <p>DCC Flood Risk Management Team - no objections subject to conditions</p> <p>Environment Agency - no objections recommend conditions</p>

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10.17 During the monitoring period there were 16 major applications submitted which is slightly less than the 21 applications in the previous monitoring period. 2 were refused which again reflects the trend from previous monitoring periods where the majority of applications were approved. 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, minerals and education, the Environment Agency, Sport England, 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.

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 249 housing completions and a total of 2,367 completions overall in the Plan period. Since the adoption of the Local Plan there has been progress on on 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 45 affordable housing completions which provided a range of affordable rent, shared ownership and discount market sale properties.

11.5 The Plan seeks to protect the 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 42 approvals for mainly smallscale policy compliant development comprising a range of uses including including tourist development, residential dwellings, change of use of existing buildings to residential use,-residential extensions/alterations; equestrian development and agricultural development. 8 applications were refused which 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. During the monitoring there has been a fall retail units in Glossop and New Mills whilst other town centres levels remain fairly constant. Commercial units have decreased slightly in Buxton but remained the same elsewhere. Town centre vacancy rates have risen Glossop, Buxton and Chapel-en-le-frith with significant increases in Glossop and Buxton. In the larger centres of Buxton and Glossop floor space for retail, eat in/out, financial/professional services and other businesses has all fallen from 2019 to 2020 and vacant floor space has increased. The trend for the three smaller towns is more variable, though floor space for other businesses and uses has increased in all three centres from 2019 to 2020.

11 Conclusions

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 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 47 Applications for dwellings in the countryside/green belt

Application Number	Site	Proposal	Countryside/Green belt	Decision
Glossopdale Sub Area				
HPK/2020/0554	The Barn Woodseats Lane Charlesworth	Use of existing holiday let as residential dwelling and single storey extension.	Countryside Green Belt	Approved 12/2/21
Central Sub Area				
HPK/2020/0505	Proposed change of use from 1 dwelling into 1 dwelling and 1 holiday let, with 2 no rear facing dormers, 2 no rear facing balconies, 2 no front porches, various alterations to the front and rear elevations	4 Lake View Unnamed Road From Calico Lane To Lakeview Furness Vale	Countryside	APPROVED 08/02/2021
HPK/2020/0152	Proposed conversion of an existing (now disused) agricultural barn into a single dwelling, to include parking and private garden space	Barn Adjacent Ivy Cottage Unnamed Road From Stubbins Lane To Tithe Barn Farm Chinley	Countryside Green belt	Approved 14/8/2020
HPK/2019/0256	Conversion of barn attached to existing dwelling into new dwelling.	Ridge Close Farm Hallsteads Dove Holes	Countryside	Approved 21/5/2020
HPK/2019/0567	Demolition of an existing workshop building and erection of a new dwelling	Gow Hole Farm Gow Hole Furness Vale	Countryside Green belt	Approved 22/4/2020
HPK/2020/0517	Outline Planning Permission with all Matters Reserved for the Erection of 2 no. detached dwellings	26 Land adj to 25 Bings Road Whaley Bridge	Countryside	Refused 5/2/2021 Would lead to a prominent intrusion into open countryside, unsustainable form of development , harm to open & rural character of the area, close to

12 Appendix 1 - Dwellings in the countryside/green belt



Application Number	Site	Proposal	Countryside/Green belt	Decision
				SSSI & LWS inadequate information to assess any harm to biodiversity, inadequate access, Contrary to polices H1, EQ2, EQ3, EQ6 CF6
HPK/2019/0453	Proposed creation of 2 bed apartment in part of ground floor of Bowden Hall	Bowden Hall Bowden Lane Bowden Chapel-En-Le-Frith	Countryside	Refused 17/4/2020 Would result in less than substantial harm to listed building, insufficient evidence to demonstrate proposal would result in the optimum viable use of the building & would not outweigh harm to the heritage asset. Contrary to policy EQ7
HPK/2018/0143	Residential development comprising 17 dwellings (open market and affordable), public open space and associated infrastructure together with a new car park for 1st Chinley Scout Group.	Land At Forge Road Chinley	Countryside	Approved 25/3/2021
Buxton Sub Area				
HPK/2018/0131	Outline application for 4 proposed terraced dwellings	Land Adjacent To 1 New Cottages Grinlow Road Harpur Hill Buxton	Countryside	Refused 11/9/2020 Prominent development would harm open character of the area, insufficient information to

12 Appendix 1 - Dwellings in the countryside/green belt

Application Number	Site	Proposal	Countryside/Green belt	Decision
				determine if proposal would harm biodiversity interests. Contrary to policies H1, EQ2, EQ3,EQ5

13 Appendix 2 Applications in the Green Belt


Table 48 Applications in the Green Belt

Application Number	Site	Proposal	Decision	Comment regarding green belt issues
Glossopdale Sub Area				
HPK/2021/0008	61-63 Marple Road Chisworth SK13 5DH	Proposed front porch	APPROVE 31/03/2021	Extension considered appropriate development in the green belt and not a disproportionate addition to the original building.
HPK/2020/0524	Highgate Higher Chisworth Chisworth	Replacement of existing windows on rear elevation with traditional stormproof timber casement windows, painted white, to match the existing windows on all other elevations of the house.	ARROVED 04/02/2021	Extension considered appropriate development in the green belt and not a disproportionate addition to the original building.
HPK/2020/0363	5 Whitehouse Farm The Ashes Glossop	To erect a balcony from a first floor bedroom.	APPROVED 16/11/2020	Extension considered appropriate development in the green belt and not a disproportionate addition to the original building.
HPK/2020/0288	Bankwood Cottage Bankwood Charlesworth	Single storey first floor back extension	APPROVED 21/09/2020	Extension considered appropriate development in the green belt and not a disproportionate addition to the original building.
HPK/2020/0103	1 Woolley Mill Lane Tintwistle	Demolition of existing outbuildings and erection of single storey pitched roof rear extension	APPROVED 14/05/2020	Extension considered appropriate development in the green belt and not a disproportionate addition to the original building.

13 Appendix 2 Applications in the Green Belt

Application Number	Site	Proposal	Decision	Comment regarding green belt issues
HPK/2020/0554	The Barn Woodseats Lane Charlesworth	Use of existing holiday let as residential dwelling and single storey extension.	APPROVED 12/02/2021	Re use of an existing building of a permanent construction considered to be appropriate development in the green belt.
HPK/2020/0417	Mount View Farm Higher Chisworth Chisworth	Proposed steel portal frame general purpose agricultural building to store farm machinery	APPROVED 26/11/2020	Agricultural development considered to be appropriated development in the green belt
HPK/2020/0324	Boarfold Scout Campsite Far Woodseats Lane Chisworth	Proposed tractor shed and storage space	APPROVED 20/10/2020	Considered appropriate development in the green belt - provision of appropriate facilities for outdoor sport & recreation.
HPK/2020/0271	98 Brook House Platt Street Padfield Glossop	Retrospective application for the erection of mesh enclosure to maintain and protect domestic chickens.	APPROVED 25/09/2020	Development considered agricultural in nature and therefore appropriate development in the green belt.
HPK/2019/0212	Land Off Cliffe Road Glossop	Change of use from grazing to renting to a dog walking company for the purpose of training, socialisation and exercise	APPROVED 09/07/2020	Material change of use of the land will not conflict with the the purposes of the green belt and is within NPPF para 146 e and considered appropriate development in the green belt.
HPK/2020/0111	Bankwood Mill Bankwood Charlesworth	Variation of condition 1 relating to HPK/2018/0594	APPROVED 07/07/2020	Changes to the design and layout of the development not considered to have a greater impact on the openness of the green belt than previous approvals on the site.

13 Appendix 2 Applications in the Green Belt



Application Number	Site	Proposal	Decision	Comment regarding green belt issues
HPK/2020/0531	Glossop North End Juniors AFC Cemetery Road Glossop	Variation of condition 2 following grant of planning permission in relation to HPK/2020/0316	APPROVED 25/03/2021	Variation of a condition to a previous approval.
HPK/2020/0316	Glossop North End Juniors AFC Cemetery Road Glossop	Variation of condition 2 of application HPK/2019/0273	APPROVED 10/11/2020	Variation of a condition to a previous approval.
HPK/2020/0140	Proposed Campsite Cemetery Road Glossop	Variation of condition 2 in relation to HPK/2019/0436	APPROVED 15/07/2020	variation of a condition to a previous approval.
HPK/2020/0346	Winterhill Farm Padfield Main Road Padfield Glossop	Variation of Condition 5 in relation to HPK/2017/0554	APPROVED 27/10/2020	Approval for agricultural workers dwelling changes to the details of the building not considered to have a greater impact on the openness of the green belt.
HPK/2020/0076	Winterhill Farm Padfield Main Road Padfield Glossop	Variation of condition 3 and 2 relating to HPK/2018/0393	APPROVED 27/10/2020	Approval for agricultural workers dwelling changes to the details of the building not considered to have a greater impact on the openness of the green belt.
HPK/2020/0423	61-63 Marple Road Chisworth	Proposed front porch	REFUSED 21/12/2020	Extension considered appropriate development in the green belt refused on design grounds and harm to character of the property and street scene.
HPK/2020/0539	Fields Head Cottage Field Head Glossop	Conversion of agricultural land on north, west and south of barn, to parking area for up	REFUSED 11/02/2021	Considered to be inappropriate development in the green belt which would harm openness and there were no

13 Appendix 2 Applications in the Green Belt

Application Number	Site	Proposal	Decision	Comment regarding green belt issues
		to five cars & two agricultural vehicles.		very special circumstances to outweigh harm to the green belt.
HPK/2020/0222	Windy Harbour Caravan Site Woodhead Road Glossop	Application for two additional movable shepherd huts to be used as visitor accommodation within the same site as four existing approved huts	REFUSED 09/11/2020	Considered to be inappropriate development in the green belt which would harm openness and there were no very special circumstances to outweigh harm to the green belt.
Central Sub Area				
HPK/2020/0295	3 Waterside Cottages Dolly Lane Buxworth SK23 7QQ	Rebuilding of existing attached storage building to provide extension to existing dwelling. Demolition of existing one and a half storey storage building and replacement with new double garage	APPROVED 16/11/2020	Considered to be appropriate development in the green belt.
HPK/2020/0369	Higher Hague Fold Farm Hague Fold New Mills	Demolition of single storey side lean too and erection of new single storey annex to the side of the house, rear roof conversion and single storey extension to replace existing conservatory.	APPROVED 13/11/2020	Extension considered appropriate development in the green belt and not a disproportionate addition to the original building.
HPK/2020/0225	Ashbrink Aspenshaw Birch Vale	Ground Floor side and rear extension.	APPROVED 29/01/2021	Extension considered appropriate development in the green belt and not a disproportionate addition to the original building.
HPK/2019/0439	27 Smithfold Farm Chapel Road Hayfield	Proposed garage and carport building, to replace	APPROVED 02/10/2020	Proposal is redevelopment of previously developed

13 Appendix 2 Applications in the Green Belt



Application Number	Site	Proposal	Decision	Comment regarding green belt issues
		existing garage/workshop, store and stable building.		land and considered to be appropriate development in the green belt.
HPK/2020/0263	Newhouse Farm Chapel Road Hayfield	Proposed demolition of an existing single storey conservatory, and creation of a single story rear extension. 3 no new roof lights. To a building within a Green Belt Area	APPROVED 11/09/2020	Extension considered appropriate development in the green belt and not a disproportionate addition to the original building.
HPK/2020/0208	The Cottage Far Phoside Chapel Road Hayfield	Extension to small existing kitchen/dining area	APPROVED 18/08/2020	Extension considered appropriate development in the green belt and not a disproportionate addition to the original building.
HPK/2020/0155	63 Batemill Road New Mills	Single storey rear extension and new first floor dormer roof.	APPROVED 25/06/2020	Extension considered appropriate development in the green belt and not a disproportionate addition to the original building.
HPK/2020/0096	1 Mousley Bottom Station Road New Mills	Proposed ground floor rear extension	APPROVED 11/06/2020	Extension considered appropriate development in the green belt and not a disproportionate addition to the original building.
HPK/2019/0428	Ridge Top Farm Ridge Top Lane Hayfield	Rebuilding of existing workshop and store.	APPROVED 30/04/2020	Replacement building essentially not larger than the existing building considered appropriate development in the green belt.
HPK/2020/0063	1 New Mills Road Birch Vale	Two storey rear extension to replace existing single storey area of house.	APPROVED 14/04/2020	Extension considered appropriate development in the green belt and not a

13 Appendix 2 Applications in the Green Belt

Application Number	Site	Proposal	Decision	Comment regarding green belt issues
				disproportionate addition to the original building.
HPK/2020/0368	Kinder View Stables Castle Edge Road New Mills	Retrospective application for timber hay store and amendments to existing track position.	APPROVED 08/01/2021	Considered to be appropriate development in the green belt - facilities for outdoor recreation.
HPK/2020/0491	The Paddocks Unnamed Road From T Junct To Beet Lane The Wash Chapel-En-Le-Frith	Retrospective application for retention of hardstanding and stables and new stables, store fencing and gates	APPROVED 08/01/2021	Considered to be appropriate development in the green belt - facilities for outdoor recreation.
HPK/2020/0430	Field to the East of Lowburn Beet Lane New Smithy Chinley	Change of use of grazing land to manege including engineering work to form level site.	APPROVED 03/12/2020	Considered to be appropriate development in the green belt - facilities for outdoor recreation.
HPK/2020/0299	Ivy Cottage Gow Hole Furness Vale	Proposed extension of existing tack room and stable	APPROVED 23/11/2020	Extension considered appropriate development in the green belt and not a disproportionate addition to the original building.
HPK/2020/0275	Ringstones Farm Yardsley Lane Furness Vale	Proposed reposition of agricultural building to house and feed livestock	APPROVED 19/10/2020	Agricultural development considered to be appropriated development in the green belt
HPK/2020/0331	Ridge Top Farm Ridge Top Lane Hayfield	Retrospective application for news stables, hay store and associated engineering works.	APPROVED 14/10/2020	Considered to be appropriate development in the green belt - facilities for outdoor recreation.
HPK/2020/0152	Barn Adjacent Ivy Cottage Unnamed Road From Stubbins Lane To Tithe Barn Farm Chinley	Proposed conversion of an existing (now disused) agricultural barn into a single dwelling, to include parking and private garden space	APPROVED 14/08/2020	Re use of an existing building of a permanent and substantial construction considered to be

13 Appendix 2 Applications in the Green Belt



Application Number	Site	Proposal	Decision	Comment regarding green belt issues
				appropriate development in the green belt.
HPK/2020/0142	Kinder View Stables Castle Edge Road New Mills	The proposal comprises in the construction of a 20m x 40m sand and rubber horse ménage with treated timber post and rail fencing	APPROVED 6/11/2020	Considered to be appropriate development in the green belt - facilities for outdoor recreation.
HPK/2019/0295	Buxworth Football Club Western Lane Buxworth	Proposed re-levelling of existing football pitches and associated engineering and drainage works, new synthetic training pitches and associated fencing and lighting.	APPROVED 11/08/2020	Considered to be appropriate development in the green belt - facilities for outdoor recreation.
HPK/2020/0115	Ringstones Farm Yeadsley Lane Furness Vale	Proposed agricultural building to house livestock & agricultural building to store fodder & implements	APPROVED 29/06/2020	Agricultural development considered to be appropriated development in the green belt
HPK/2020/0141	The Cress Whitehough Head Lane Whitehough	Proposed change of use of domestic property to provide expansion of existing public house	APPROVED 15/06/2020	Re use of an existing building of a permanent and substantial construction considered to be appropriate development in the green belt
HPK/2020/0127	Chinley House Farm Dolly Lane Buxworth	Construction of a new stile in the form of a ramp and metal gate through an existing dry stone wall. This stile gives access to a footpath diversion	APPROVED 28/05/2020	Engineering operations considered appropriate development in the green belt.

13 Appendix 2 Applications in the Green Belt

Application Number	Site	Proposal	Decision	Comment regarding green belt issues
		application being dealt with by Derbyshire County Council		
HPK/2019/0572	Land Off Batemill Road Opposite Garage New Mills	Proposed construction of a 20m x 40m sand and rubber horse menage with treated timber post and rail fencing	APPROVED 12/05/2020	Considered to be appropriate development in the green belt
HPK/2019/0565	Newhouse Farm Chapel Road Hayfield	Conversion of an existing detached garage into a home office and studio. Increase in building height and creation of pitched roof. Creation of new windows openings to the front and rear elevation. Demolition of the existing rear and side barns	APPROVED 28/04/2020	Considered to be appropriate development in the green belt
HPK/2019/0567	Gow Hole Farm Gow Hole Furness Vale	Demolition of an existing workshop building and erection of a new dwelling	APPROVED 22/04/2020	Considered to be appropriate development in the green belt redevelopment of PDL.
HPK/2019/0489	Barn Conversion At Meadows Farm Ridge Top Lane Hayfield	Variation of condition 2 in regards to DET/2017/0001 - Insert a door to the north elevation and change the east elevation door to a window	APPROVED 16/04/2020	Variation of condition minor changes to design.
HPK/2020/0344	Coach House Farm Castle Edge Road New Mills	Proposed remodelling of house and two storey rear extension	REFUSED 23/10/2020	Poor form of design would have a detrimental impact on the dwelling house and rural landscape. Was not considered inappropriate

13 Appendix 2 Applications in the Green Belt



Application Number	Site	Proposal	Decision	Comment regarding green belt issues
				development in the green belt smallscale extension
HPK/2020/0273	Wildes Crossing Cottage Garrison Road Birch Vale	Demolition of existing rear conservatory and construction of two storey rear extension with balcony to side elevation.	REFUSED 12/03/2021	Disproportionate extension to existing building considered inappropriate development in the green belt, no special circumstances to justify development.
HPK/2020/0463	137 Hayfield Road Birch Vale	Change existing stockproof fence to retaining concrete panel fence with timber clad to ground level.	REFUSED 12/03/2021	inappropriate development in the green belt, no special circumstances to justify development.
HPK/2020/0486	Ridge Top Farm Ridge Top Lane Hayfield	Re-roofing the existing garage and extending the existing garage to form a field shelter and associated engineering works	REFUSED 05/01/2021	Disproportionate extension to existing building considered inappropriate development in the green belt, no special circumstances to justify development. Development fails to respect the existing character and appearance of the building and the wider rural landscape by virtue of its scale, height, massing and visual appearance
HPK/2020/0372	Round Meadows Farm Dolly Lane Buxworth	Change of Use of an existing outbuilding to 2 independent holiday lets	REFUSED 27/11/2020	Considered appropriate development in the green belt - reuse use of an exiting building of permanent and substantial construction but in an unsustainable ,location and contrary to policies EQ3 & E6.

14 Appendix 3 - List of Indicators

Table 49

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

14 Appendix 3 - List of Indicators



Indicator	Policy Sustainability Appraisal Indicator (SAI)	Monitored in this report
	<ul style="list-style-type: none"> • S6 Central Sub area Strategy • S7 Buxton Sub area Strategy 	
% of applications refused in the Green Belt	<ul style="list-style-type: none"> • EQ4 Green Belt Development 	Yes
% of appeals refused where Policy EQ2/Landscape Character is a reason for refusal	<ul style="list-style-type: none"> • EQ2 Landscape Character 	Yes
% of appeals where Policy EQ3 is a reason for refusal	<ul style="list-style-type: none"> • EQ3 Countryside 	Yes
% of applications refused in the Green Belt	<ul style="list-style-type: none"> • EQ4 Green Belt 	Yes
% of appeals where Policy EQ6 / Residential Design SPD is a reason for refusal	<ul style="list-style-type: none"> • EQ6 Design & Place Making 	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"> • EQ1 Climate Change • EQ6 Design & Place Making 	No
Number of planning permissions granted contrary to Environment Agency advice	<ul style="list-style-type: none"> • EQ10 Pollution Control and Unstable Land • EQ11 Flood Risk Management • SAI 	Yes
Number of properties on Buildings at Risk Register	<ul style="list-style-type: none"> • EQ7 Built and Historic Environment 	Yes
Total amount of additional net floor space by type	<ul style="list-style-type: none"> • S4 Maintaining and Enhancing and Economic Base • S 5 Glossopdale Sub-area Strategy • S 6 Central Sub area Strategy • 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 	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"> S1 Sustainable Development Principles 	Yes
Employment land available by type on allocated sites and PEZs	<ul style="list-style-type: none"> S4 Maintaining and Enhancing and Economic Base S 5 Glossopdale Sub-area Strategy S 6 Central Sub area Strategy S 7 Buxton Sub area Strategy E2 Employment Land Allocations E3 Primary Employment Zones E4 Change of use on Existing Business Land and Premises 	Yes
Net additional; dwellings on industrial legacy sites	<ul style="list-style-type: none"> E5 Regenerating an Industrial Legacy 	Yes
Number of new developers signing up to the Employment & Skills Charter	<ul style="list-style-type: none"> E1 New Employment Development 	No
Total amount of floorspace for town centre uses	<ul style="list-style-type: none"> S5 Glossopdale Sub-area Strategy S6 Central Sub-area Strategy S7 Buxton Sub-area Strategy Retail and Town Centres 	Yes
Retail vacancy rate by town centres and PSA	<ul style="list-style-type: none"> S5 Glossopdale Sub-area Strategy S6 Central Sub-area Strategy S7 Buxton Sub-area Strategy CF1 Retail and Town Centres CF2 Primary Shopping Frontages SAI 	Yes
% of units in A1 use within the PSA and primary shopping frontage	<ul style="list-style-type: none"> CF2 Primary Shopping Frontages 	Yes
Number of planning applications for tourist and accommodation facilities	<ul style="list-style-type: none"> E6 Promoting Peak District Tourism and Culture E7 Chalet Accommodation, Caravan and Camp Site Developments 	Yes
Approvals for new infrastructure and community facilities	<ul style="list-style-type: none"> CF3 Local Infrastructure Provision Policy CF5 Provision and Retention of Community Services and Facilities 	Yes

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"> CF4 Open Space, Sports and Recreation Policy CF5 Provision and Retention of Community Services and Facilities 	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"> CF4 Open Space, Sports and Recreation 	Yes
S106 agreements for open space provisions	<ul style="list-style-type: none"> CF4 Open Space, Sports and Recreation 	No
Provision of identified infrastructure required to support growth	<ul style="list-style-type: none"> CF3 Local Infrastructure Provision 	Yes
% of major applications approved contrary to infrastructure provider advice	<ul style="list-style-type: none"> CF3 Local Infrastructure Provision 	Yes
Number of approvals that comply with parking standards required by the Highways Authority	<ul style="list-style-type: none"> CF6 Accessibility and Transport 	No
Number of approvals supported by a Travel Plan	<ul style="list-style-type: none"> CF6 Accessibility and Transport 	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.