

**4.1** This section seeks to set out the long term planning framework for High Peak focusing on particular areas that are of strategic importance to the future growth and development of the area and the broad approach to the overall distribution of development across the plan area. More detailed information on the scale and location of new housing, employment and retail development is set out in subsequent sections.

**4.2** Any Neighbourhood Plan prepared for areas within the High Peak will be required to be in general conformity with the strategic policies within this section, as well as other appropriate policies where these are considered to be essential to the overall delivery of the Local Plan - given the context of any given Neighbourhood Development Plan.

## **Achieving Sustainable Development**

**4.3** In determining the most appropriate strategy to take forward, account needs to be taken of National Planning Policy Framework (NPPF) and the emerging National Planning Policy Guidance.

**4.4** At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development which gives rise to the need for planning to perform a number of roles – economic, social and environmental. For plan-making, this means that local planning authorities should positively seek opportunities to meet the development needs of their area with sufficient flexibility to adapt to rapid change, unless any adverse impacts of doing so would significantly outweigh the benefits or where the NPPF indicates development should be restricted.

**4.5** For the High Peak this means ensuring the managed release of sufficient land to meet assessed needs which can realistically be delivered over the plan period, having regard to landscape and infrastructure capacity constraints across the plan area and making the best use of resources now and in the future.

**4.6** The following policy underpins the whole Local Plan and provides a fundamental set of criteria that will be applied to all development proposals to ensure that all development provides integrated solutions which meet social, economic and environmental objectives at the same time. It seeks to ensure that all new development within High Peak makes a positive contribution towards the sustainability of communities and to protecting and where possible enhancing the environment within the plan area. The policy sets out a framework for the planning of the area that addresses locally identified priorities and reflects its unique and distinct characteristics.

**4.7** It is considered that the broad thrust of the policy is in line with the Council's Sustainable Community Strategy. It also reflects the core planning principles of the NPPF (para. 17) which support sustainable economic development, high quality design, a transition to a low carbon future, the recognition of the different roles of different areas and settlements, promotion of mixed use developments and the effective use of land.

**4.8** The policy also reflects the strategic objectives of protecting Peak District character, enhancing prosperity and promoting healthy and sustainable communities. The policy is therefore one which balances the need to make adequate provision for homes, jobs and services with the need to protect and enhance High Peak's considerable natural and heritage assets in the most sustainable way.

## 4 Spatial strategy and strategic policies

**4.9** Detailed requirements concerning the control of development and specific designations will be subject to more detailed policies set out elsewhere in this Local Plan.

### Policy S 1

#### **Sustainable Development Principles**

The Borough Council will expect that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area.

This will be achieved by:

- Meeting most development needs within or adjacent to existing communities;
- Making effective use of land (including the remediation of contaminated land and reuse of brownfield land), buildings and existing infrastructure;
- Making efficient use of land by ensuring that the density of proposals is appropriate (and informed by the surrounding built environment);
- Taking account of the distinct Peak District character, landscape, townscape, roles and setting of different areas and settlements in the High Peak;
- Protecting and enhancing the natural and historic environment of the High Peak and its surrounding areas including the Peak District National Park;
- Providing for a mix of types and tenures of quality homes to meet the needs and aspirations of existing and future residents in sustainable locations;
- Supporting the local economy and businesses by providing for a range of economic development that provide employment opportunities suitable for local people in sustainable locations, and generally encourage larger developments to incorporate mixed uses where possible so as to reduce the need to travel;
- Minimising the need to travel by promoting development in locations where there is access to a broad range of jobs, services and facilities which are accessible by foot, cycle or public transport with minimal reliance on the private car;
- Minimising the risk of damage to areas of importance for nature conservation and/or landscape value, both directly and indirectly and ensuring that there is suitable mitigation for a net gain in biodiversity and the creation of ecological networks;
- Minimising carbon or energy impacts associated with development according to the principles of the 'energy hierarchy' by minimising the need for energy through the appropriate siting, orientation and design of new buildings; the use of renewable energy sources and ensuring building construction and other forms of development address the challenge of climate change by meeting high environmental standards with particular regard to energy efficiency, water efficiency, use of sustainable materials, encouraging waste reduction, recycling, including where appropriate the local- or on site-sourcing of building materials;
- Further mitigating the impacts of climate change by seeking reductions in greenhouse gas emissions across the High Peak; in particular through supporting the delivery of renewable and low-carbon forms of energy (either via stand-alone installations, or installations integrated within new/existing developments), where this is considered acceptable against all other Development Plan Policies as a whole;

- Requiring that all new development addresses flood risk mitigation/adaptation, ensuring for example that sustainable drainage systems are considered at the outset within proposals (and to comply with legislative requirements);
- Seeking to secure high quality, locally distinctive and inclusive design in all development that can be accessed and used by everyone including disabled people;
- Seeking to secure developments provide a high standard of amenity for all existing and future occupants of land and buildings, ensuring communities have a healthy, safe and attractive living and working environment and the risks from potential hazards are minimised
- Maintaining and where possible enhancing accessibility to a good range of services and facilities, and ensuring existing infrastructure and services have the capacity to support development when required.

In order to enable required development to take place, in some cases mitigation measures will be needed to address the impacts of new development on existing infrastructure and on nearby sensitive areas.

In all cases development should not conflict with the relevant policies in this Local Plan. Development should be designed to be sustainable; seek to enhance the environment; have regard to both its direct and indirect cumulative impact over the longer term; and should provide any necessary mitigating or compensatory measures to address harmful implications.

New development should make effective use of land and buildings and be located in sustainable locations in line with the Settlement Hierarchy in Policy S2.

**4.10** At the heart of the NPPF is a presumption in favour of sustainable development seen as “*..a golden thread running through both plan-making and decision-taking.*” This policy sets out how the Council will work with applicants to facilitate development that improves the economic, social and environmental conditions of High Peak. It also provides for the grant of planning permission in circumstances where there are no relevant policies or where relevant policies are out-of-date.

**4.11** To achieve sustainable development, new development should be located in sustainable locations and contribute positively to the social, economic and environmental improvement of the area, in accordance with Policy S1.

## Policy S 1a

### Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.