



HIGH PEAK LOCAL PLAN

EARLY ENGAGEMENT
JANUARY 2023



High Peak Borough Council
working for our community

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1 Introduction and how to respond

Did you know?

The current Local Plan has helped to:

- Develop 2149 homes since 2016, including 432 affordable homes
- Make 35 hectares of land available for business and industry
- Protect 2 sites of value to the community through Local Green Space designations, 4 green wedges and nearly 4000 hectares of Green Belt and well as our parks and recreation grounds
- Secure nearly £815,000 from developers to address the impact of proposals and improve infrastructure since 2019

Interested in helping to shape these kind of issues in the future? If so, please read on...

What is the early engagement about?

High Peak Borough Council is beginning the process of reviewing its Local Plan to make sure that our towns and villages can grow in a way that supports local communities whilst protecting and enhancing the areas that are valued by those who live and work here as well as those who visit High Peak.

The current Local Plan was adopted by the Council in April 2016. The plan sets policies that planning applications should adhere to to gain approval. The plan also identifies areas for different types of development including housing, employment, retail and town centre uses, new infrastructure such as schools and improved transport links and well as protecting sites with particular environmental or historic value.

Before we begin to draft a new Local Plan, we would like to share with you some of the information that we have gathered to date that may shape future proposals and key issues that the next Local Plan may need to address up to the year 2041.

We would also like to hear from you to find out what key issues you think the next Local Plan should tackle and how as well as any suggestions that you may have for future sites for development or protection.

Your feedback will help the Council to identify the issues and options for the Local Plan that we intend to consult on in 2023. There will be further opportunities to comment on the plan as it develops and before we submit it to Government for consideration in 2025.

What should a Local Plan consider?

The requirements for Local Plans are set by Government in the National Planning Policy Framework. This states that Local Plans must contain "strategic policies" that look ahead at least 15 years into the future. They should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:

- a) housing (including affordable housing), employment, retail, leisure and other commercial development;



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b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

c) community facilities (such as health, education and cultural infrastructure); and

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

Sufficient land should be identified to meet the strategic policies of the plan, including to help meet development needs.

Local Plans may also contain "non-strategic policies" which set out more detailed and specific planning requirements for particular locations or issues such as design, flood risk or conservation. Non-strategic policies can also be set in "Neighbourhood Plans" that can be prepared at a more local level on a voluntary basis by town or parish councils. In areas without a town or parish council, members of the community can form an organisation known as a "neighbourhood forum" to prepare a neighbourhood plan. A neighbourhood plan in Chapel-en-le-Frith Parish was agreed in 2015. Further neighbourhood plan are currently being prepared by Whaley Bridge Town Council for the Parish and by a neighbourhood forum in Buxton.

What does the current Local Plan say?

The 2016 Local Plan sets out the key issues and objectives for High Peak outside of the Peak District National Park. This includes the main towns of Buxton, Glossop, New Mills, Chapel-en-le-Frith and Whaley Bridge as well as nearby villages such as Peak Dale, Chinley, Hayfield, Hadfield and Tintwistle. These issues then informed the "spatial vision" for High Peak which set a direction for the long term, spelling out how the area and places in High Peak would develop as well as setting the context and policies in the Local Plan. Issues were categorised within one of three overarching themes, namely;

- Protecting Peak District Character
- Enhancing Prosperity
- Promoting Health and Sustainable Communities

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2016 Local Plan Keys Issues and Themes



Diagram illustrating the relationship between the themes and key issues in the 2016 Local Plan

2016 Local Plan - Spatial Vision

Spatial Vision for High Peak

Overall, High Peak will be widely recognised as a distinctive and successful rural area with vibrant market towns and villages, which reflect the special character and quality of the Peak District landscape. The area will complement and not compete with Greater Manchester and Sheffield with out-commuting reflecting a sustainable balance of living and working. New development will mitigate against and respond to the changing climate. Similarly, energy efficiency will increase, with much more energy coming from zero or low carbon sources. The traditional Peak District character of Market Towns and larger villages serving the smaller settlements within their rural hinterland will be maintained with increasing emphasis on the promotion of sustainable communities.



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High Peak's Market Towns will successfully respond to changing consumer habits and pressure from competing centres outside the area to strengthen the local economy, provide more choice and reduce the need to travel. Larger villages, such as Chinley and Hayfield, will benefit from development with an improved range of amenities and facilities while the areas of countryside and green space around the smaller villages will act as an important resource for recreational use.

The sustainability of our villages and countryside will be promoted through appropriate investment, including agricultural diversification, and affordable homes will be provided to help people remain in, or return to, their local communities according to local needs.

The landscape of High Peak is a rich combination of physical and cultural elements that has developed over centuries to produce a landscape of particularly high quality. This will be protected and enhanced. Multifunctional green infrastructure will be enhanced and expanded. Biodiversity in the Borough will be enhanced through habitat creation, restoration and the reconnection of isolated habitats.

The use of previously developed land will be maximised, although development will still be required on greenfield land. The protection and enhancement of areas of green space around settlements will seek to counterbalance the effects of larger housing developments on greenfield land. New and improved sport and recreation opportunities will be identified and delivered to meet the needs of the population.

The Borough's townscape and landscape character will be protected and enhanced by taking care to ensure new development is well integrated with its surroundings. The integrity of our towns and villages will be maintained by ensuring that there is separation between settlements. Prosperity will be enhanced through the growth of job opportunities across the borough. New higher-skill jobs will be created to complement the existing mix of job opportunities, securing a stronger economic base for the future. This will be facilitated through the planned development of new employment opportunities by providing high quality sites suitable for advanced manufacturing, environmental technologies, ICT and creative industries. Improved rail and other transport measures will enhance access to Manchester airport, universities and research facilities that will help High Peak businesses grow and increase the area's attractiveness to new investment.

Investment by the University of Derby and a range of high tech companies along the A6 corridor will prove the catalyst for further investment by innovative companies and institutions. New employment space will be created in older mill and industrial complexes alongside new homes, facilities and services that will breathe new life into these underutilised brown-field sites.

The historic and industrial legacy of the area will also be harnessed to bring about major growth of the sustainable tourism economy. Buxton will capitalise upon the regeneration of The Crescent to fulfil its potential as 'England's Leading Spa Town'. Glossop will build on its growing reputation as a destination for high-quality food and drink to provide a compelling mix of retail and leisure opportunities in an appealing town centre environment. Residents will be happier, healthier and more active and will enjoy an improved quality of life. The promotion of healthy and sustainable communities will improve access to a wider range of local jobs, housing, high quality services and facilities, cultural and leisure opportunities.

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Opportunities to secure improvements in accessibility to services and facilities throughout the rural area will be seized. Improvements to transport facilities in Glossopdale will be delivered in partnership with other authorities and agencies. There will be an emphasis upon minimising the adverse impacts of traffic on the adjoining Peak District National Park and finding more sustainable ways to reap the benefits of tourism in the towns and villages without increasing the use of the private car.

2016 Local Plan - Strategic Objectives

Strategic objectives were then defined to help deliver the spatial vision and guide development within the plan area to 2031. The objectives for the Local Plan create the links from the high level issues to the policies in the plan.

Protecting Peak District Character

- SO1: To protect create and enhance the Green Infrastructure Network
- SO2: To maintain, enhance and conserve the Borough's distinct landscape characteristics, biodiversity and cultural and historic environment
- SO3: To ensure new development is well designed, promotes local distinctiveness and integrate effectively with its setting.
- SO4: To protect and enhance the character, appearance and setting of the towns and villages
- SO5: To address, mitigate and adapt to the effects of climate change on people, wildlife and places; promoting the safeguarding and prudent sustainable use of natural resources.

Enhancing Prosperity

- SO6: To welcome development that supports the sustainable growth and diversification of the local economy, including the mixed-use development of industrial legacy sites
- SO7: To further develop the Borough's tourism and cultural offer as part of a wider Peak District destination.
- SO8: To strengthen the vitality and viability of town centres by adapting to changing consumer habits in shopping and leisure

Promoting Healthy and Sustainable Communities

- SO9: To provide an appropriate mix of housing types, sizes and tenures in sustainable and accessible locations that meets the needs of all residents in 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 risks to health.
- SO12: To encourage the efficient use of previously developed land and buildings whilst minimising the use of greenfield land.



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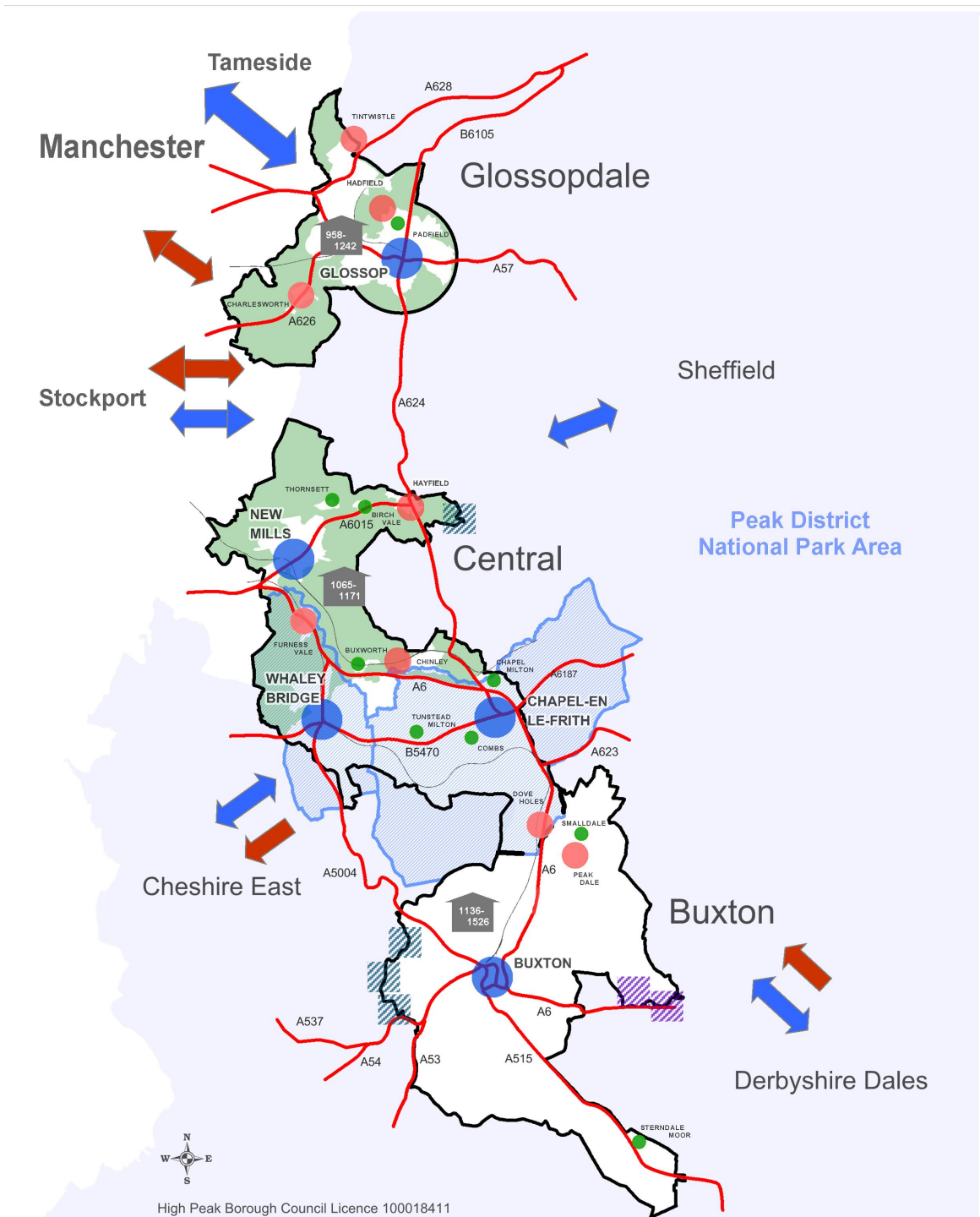
2016 Local Plan - Policies

Strategic policies in the Local Plan define the role and function of each of the settlements in High Peak, broadly where development should be distributed across the Borough and how much land is needed for housing and employment development.

- Policy S1 (Sustainable Development Principles) sets the broad principles for sustainable development that frame the more specific policies in the Local Plan. It covers a wide range of matters to support sustainable communities and tackle climate change including making effective use of land, landscape character, the natural and historic environment, transport, energy efficiency, renewable energy, flood risk.
- Policy S2 (Settlement Hierarchy) defines each settlement in the Borough as towns, larger villages, smaller villages with other places falling within the other rural areas based on the size and sustainability of the settlement to support growth, the policy also defines town and local centres for retail planning purposes.
- Policy S3 (Strategic Housing Development) sets the overall housing requirement for the Borough at 7000 new homes between 2011 and 2031 (350 a year) to support local housing needs and economic growth. It also determined that 27-35% of new housing should be developed in Glossopdale, 30-33% in the Central Area and 32-43% in Buxton.
- Policy S4 (maintaining and enhancing an economic base) establishes the overall requirement for employment land across the Borough at 45ha. The policy also set out strategic priorities and vision for employment growth, including; support growth in knowledge-based industry, start-ups, home-working, visitor economy and rural diversification.
- Policy S5 (Glossopdale Sub-Area Strategy) sets out the strategy for the Glossopdale sub-area in terms of seeking to promote the sustainable growth of the area whilst promoting and maintaining the distinct identity of its settlements, providing an increasing range of employment opportunities, promoting the growth of a sustainable tourist economy and meeting the housing needs of the local community.
- Policy S6 (Central Sub-Area Strategy) details the strategy for the Central Sub area to promote the sustainable growth of the area in line with the settlement hierarchy and to protect the character of area.
- Policy S7 (Buxton Sub-Area Strategy) sets out the strategy for the Buxton area in terms of protecting and enhancing its unique character, providing for the housing needs of the community, encouraging local employment opportunities and supporting its role as a service centre.
- Policy CF7 (Planning Obligations and Community Infrastructure Levy) establishes the principle of the use of planning obligations and potential use of the Community Infrastructure Levy to secure investment from developers.

The "Key Diagram" in the 2016 Local Plan illustrated the Local Plan Sub-areas, key constraints and transport links and strategic policy designations:

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KEY

- | | | | |
|------------------------------|-----------------|---------------------|-------------------------------------|
| Peak District National Park | Smaller Village | Domestic Migration | Railway |
| Special Protection Area | Larger Village | Commuting Migration | Total Housing Provision by Sub-Area |
| Special Area of Conservation | Market Town | Main Road Links | Local Plan Area |
| Neighbourhood Plan Area | Green Belt | | |

2016 High Peak Local Plan Key Diagram

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Development management policies in the 2016 Local Plan define the specific requirements for matters such as climate change, green belt, housing, employment, town centres, design, infrastructure, historic environment, biodiversity, flood risk, transport, community facilities and open space that planning applications are assessed against by the Council.

To read the 2016 Local Plan and supporting documents in more detail - please visit the Local Plan website (<https://www.highpeak.gov.uk/article/646/The-Adopted-Local-Plan-2016>) or view a paper copy at Buxton Town Hall or at local library in High Peak.

What does the Local Plan review mean for planning decisions?

The policies and site allocations in the 2016 Local Plan will continue to be used by the Council when it considers planning applications until it is superseded by a new Local Plan. However, less weight will be placed on policies that are considered out of date. Sites that are currently allocated for various uses within the current plan remain allocated for these uses until the Local Plan is replaced. This issue is considered in more detail in the next chapter.

How to respond

We would like to know your views by 5pm on Friday 3rd March 2023.

A series of questions are posed in Chapter 3 and 4 of this document. If you would like to send us your responses, you can do so by completing a questionnaire using one of the following methods:

- Online on the Local Plan consultation website <https://highpeak-consult.objective.co.uk/kse>. Click on the questions to respond.
- Email to LDF@highpeak.gov.uk
- Post to the address given below

The submission of comments online or by email is considered to be the most efficient means of responding.

To respond by e-mail, a questionnaire can be downloaded from the web address below, completed electronically and returned to us.

Alternatively, paper questionnaires can be collected from Council offices and libraries, (or downloaded from the web address above), completed by hand and returned by post to:

Planning Policy

High Peak Borough Council

Town Hall

Buxton

Derbyshire SK17 6EL

Tel: 01298 28400

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Privacy Notice

Details of how we will use your data are provided in our Privacy Notice which is available to view at Council offices and online - www.highpeak.gov.uk/article/3875/Planning-and-Planning-Policy-privacy-notice



The Torrises, New Mills

2 Review of the current Local Plan



Why is the Local Plan being reviewed now?

Legislation requires local Councils to assess Local Plans at least every five years to determine if they are still up to date. Plans may become out of date due to changing circumstances, national policy and legislation or evidence that indicate a new approach is needed. New priorities and aspirations may also emerge which necessitate the preparation of a new Local Plan.

In June 2022, the Council concluded its assessment of the Local Plan that was adopted in 2016. It determined that the adopted Local Plan was partially out of date as the following policies relating to housing (including affordable housing) and employment needs were considered to be out of date.

- Policy S3 Strategic Housing Development
- Policy S4 Maintaining and Enhancing an Economic Base
- Policy H4 Affordable Housing

The housing needs for the Borough as set out in Policy S3 have been deemed out of date for several reasons. The approach for assessing housing needs has changed since the Council last prepared a Local Plan. A new assessment of housing needs completed in 2022 indicates that between 260 and 364 homes per year may be needed in High Peak up to the year 2041. This potentially varies significantly from the 350 homes per year requirement in the current Local Plan. Furthermore, since 2011, the annual housing requirement of 350 has only been met twice. In 2021, this led to the Council not being able to demonstrate five year supply of housing land as mandated by Government. In combination, these factors indicate that a fresh look at the Local Plan housing requirement is needed.

As the housing requirement is now deemed out of date, the Council is now using the Government's standard methodology for determining the annual housing requirement for the Borough as mandated by the National Planning Policy Framework. This approach currently provides an annual need for 260 homes across High Peak and this apply until such time that the new Local Plan is adopted or sooner if required by national planning reforms. This issue is considered further in Chapter 3.

Policy S4 regarding employment needs was also found to be out of date due to new evidence. Around 30ha of land has been identified as being needed to support the economy in High Peak up to the year 2041. Again, this is lower that the current Local Plan need figure of 45ha.

Policy H4 regarding affordable housing has been out of date as it is not considered to reflect the latest National Planning Policy Framework in terms of the definition of affordable housing as well as the size of development from which contributions towards affordable housing can be sought.

The Housing and Economic Land Needs Assessment (HELNA) that has informed the Council's conclusions on the above policies is discussed further in the next section of this document.

The remainder of the policies in the Local Plan remain broadly in line with national policy but will need to be closely monitored as updates to development requirements in strategic policies are likely to necessitate consequential updates to wider policies such as the spatial strategy and other development management policies.

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Updates to wider policies would provide opportunities for the Council to align the plan with its priorities for climate change and biodiversity as well as other issues of value to the community. Emerging findings from the 2021 Census may also indicate that new planning policies may be needed.

As such, your feedback now will help to decide if other aspects of the Local Plan should be refreshed.

For further information on the Council's assessment of the Local Plan, please see the Local Plan webpage - <https://www.highpeak.gov.uk/article/646/The-Adopted-Local-Plan-2016>



The Pavilion Gardens, Buxton

3 New and emerging issues for the next Local Plan

Since the current Local Plan was adopted in 2016, much has changed. At a global level, the need to address climate change is increasingly urgent. The Covid-19 pandemic has had a profound impact on people's lives. The subsequent increase in the number of people working from home may have long term implications for our towns and villages from the demand for local services to the type of housing required and demand for transport infrastructure and services.

Nationally, new and emerging legislation will have implications for planning. The 2021 Environment Act will introduce a number of requirements including a statutory obligation for development to achieve a 10% net gain in biodiversity from November 2023. Wider reforms to the planning system including the scope of Local Plans have been discussed by Government, including through the Levelling Up & Regeneration Bill. We await confirmation of the plans and will review their implications for the Local Plan review as they emerge. Results from the 2021 Census have begun to be released which may reveal new trends and issues to be addressed through policy.

At a local level, we have been monitoring key indicators to determine the effectiveness of the current Local Plan on an annual basis. The Council has also been working with partners gathering new evidence to inform the next Local Plan on key issues such as housing and employment needs, retailing and town centres, infrastructure requirements, ecological issues and climate change.

The following summarises some of the new or emerging information that will help to shape the next Local Plan and how:

2021 Census

Initial results from the 2021 Census have now been issued and further findings are expected to be released by the Office for National Statistics over the coming year. Early results have revealed that:

- The population of High Peak has grown less than expected. Between the years 2011 and 2021, the total population grew by 8 (eight) people to 90,900. This equates to less than 0.1% population growth - less than many surrounding districts such as Cheshire East which grew by 7.7% Stockport (4.1%), Tameside (5.4%) and Derbyshire Dales (0.5%).
- The population of High Peak is ageing. There has been a 27% increase of people aged 65+ in the Borough. Conversely, there has been a decrease of 5.0% in people aged 15 to 64 years, and a decrease of 6.8% in children aged under 15 years. This trend is more pronounced than in many other parts of England.

Further information will reveal data at an even more local level and shed light on issues such as travel to work patterns, economic activity, health and housing.

Implications for the Local Plan Review

Information released to date regarding population growth will need to be considered in more detail in relation to the need and type of housing required to be taken forward in the next Local Plan. Future releases from the Census will also help to shape policy in relation to issues such as economic growth and infrastructure requirements.

3 New and emerging issues for the next Local Plan

National planning reforms

Government has been exploring options to reform Local Plans over the past few years with a view to making them more streamlined whilst being more transparent and easy to engage with by members of the public. Whilst there remains a degree of uncertainty regarding the scope and timing of reforms, there are proposals contained within the Levelling Up and Regeneration Bill that is currently being considered in Parliament. Possible changes to the content of Local Plans and the process for preparing them include:

- Local Plans may be given even more weight when planning applications are decided. There must be strong reasons to override the plan.
- National Development Management Policies may be set by Government on certain policy issues. This would mean that there could be fewer policies set locally.
- The current requirement for local authorities to demonstrate a five year supply of housing land may be removed in areas with a Local Plan less than five years old.
- A new approach for defining housing requirements.
- Greater use of digital tools and data to support community engagement.
- New “Supplementary Plans” may be introduced to enable new policies that support the Local Plan to be introduced more quickly.
- A new national "Infrastructure Levy" may be introduced to secure funding from developers towards infrastructure. This could replace the current approach based around legal documents known as Section 106 agreements.

Implications for the Local Plan Review

It is clear that the Government's view is that Local Plans should remain at the heart of planning. Plans will continue to set requirements, set the strategy, identify sites, and specify policy on local issues. However, we will need to keep the reforms and their implications for the Local Plan under review as more details emerge.

High Peak Housing and Economic Land Needs Assessment (2022)

The Borough Council and the Peak District National Park Authority commissioned this assessment to consider the following up to the year 2041:

- The overall housing need for High Peak
- The need for different types of housing and provide policy advice according to the Local Plan's four sub-areas of Buxton, Glossopdale, the Central Area, and that part of the Peak District National Park within the Borough's boundaries ⁽ⁱ⁾
- Land requirements and policy imperatives for employment land classes (offices, research & development, light industrial, industrial and warehousing)

The assessment is informed by consideration of various factors, including; demographic and economic trends and projections, the property market, the demand for affordable housing, potential policy aspirations and the Government's standard approach for assessing housing needs.

i Please note that this does not infer the need for specific housing requirements or targets within the National Park.

3 New and emerging issues for the next Local Plan



Key findings include:

Economy

- There is little to no need for additional office floorspace.
- There continues to be a demand in Buxton and Glossop for industrial units small industrial estates serve a stable market.
- The Borough has a relative scarcity of smaller Industrial sites between 2,000 and 3,000 sq. ft. per unit and that these are the units most in demand.
- Based on an assessment of a variety of demographic and economic scenarios, the likely overall need for employment land is within the range of 25-34ha. However, based on past trends, the need could be as high as 54ha.

Overall housing need and distribution

- The Local Housing Need for High Peak calculated using the Government's standard method is currently 260 homes per year. This is significantly lower than the current Local Plan housing requirement of 350 homes per year.
- An annual housing requirement of 260 is projected to facilitate an increase of the working age population by around 2500 people and to support the growth of around 1800 additional jobs by 2041.
- If deemed appropriate, the Council could seek to pursue a different housing requirement. Should a higher level of economic growth be considered desirable, an alternative housing requirement of 364 homes per year would support an increase in the working age population of around 4500 and jobs growth of around 3300. The eventual housing requirement will need to be informed by further consideration of the supply of suitable sites and development constraints as well as economic factors.
- Looking at the potential housing need across the respective areas of High Peak, around 25%-35% could be appropriate for the Buxton sub-area; between 30% and 40% for both the Central Area and Glossop; and 5% or less for the National Park.

Affordable housing need

- Total affordable housing needs are in the range between 228 and 270 affordable homes per year 2021 to 2041. This is a significant proportion of the locally assessed need based on the standard method (260 homes per year) of between 88% and 104%.
- Due to development viability issues, it is highly unlikely that this level of affordable housing delivery can be achieved in full. Based on viability, the current Local Plan requires larger developments to provide 30% affordable housing.
- In terms of the type of affordable housing needed, 65% of affordable housing should be social rented accommodation and 35% for intermediate housing (of which 25% should relate to First Homes - a new Government initiative to help first time buyers).

Housing mix and type

- In relation to market housing, the Council may consider the extent to which it needs to rebalance the stock away from the small-terraced properties which are prevalent in certain towns across the Borough. An increase in demand for larger properties to reflect the increase in home working during and after the Covid-19 pandemic may also be an ongoing trend. In

3 New and emerging issues for the next Local Plan

terms of the number of bedrooms required, the following overall split may be appropriate but this may vary across the Sub-Areas of the Borough:

- 1 bedroom (5-10%)
 - 2 bedroom (30-35%)
 - 3 bedroom (40-45%)
 - 4+ bedroom (15-20%)
- Most households in need of affordable housing require 1 or 2-bedroom homes.
 - There is no need for purpose-built student accommodation, or any additional provision. Repurposing of existing purpose-built student accommodation within the Borough may be appropriate going forward.
 - The number of older people living in High Peak Borough is projected to increase by 40% by 2041. Meeting needs of older people will be a key element of meeting overall needs:
 - The supply of sheltered and retirement housing in High Peak is currently below the national average.
 - Between 2019 and 2034, the estimated need for elderly C3 housing units is between 702 and 893 units.
 - By 2041, there is a projected net increase of 590 residents aged over 75 living in communal establishments.
 - There is a need to ensure that suitable provision is made for those living in private housing who do not require care home facilities but may have specific needs, for example for adaptable and accessible homes. As such, it is recommended that c.50% of new general housing is provided to Part M4(2) standards.
 - Given the aging population, between 5% and 10% of new affordable homes should meet the M4(3) requirement for wheelchair users.
 - As of 31st March 2022, there were 66 requests for a self build or custom build housing plot in High Peak on the Council's register. This reflects the current demand for land from people who wish to build their own home or have it designed to their own specification.

Implications for the Local Plan Review

The findings of the assessment indicate that a variety of policy updates to the current Local Plan may be appropriate to update development requirements as well as to modify policies to reflect the latest evidence in relation to housing mix, affordable housing and the type of housing required as well as ensuring that enough land is identified for jobs.

3 New and emerging issues for the next Local Plan

Housing delivery

As highlighted earlier in this document, the Council recently concluded that the housing requirement of an average of 350 homes per year over the period 2011 to 2031 as set out in the 2016 Local Plan is out of date. This was in light of new information regarding the need for housing as set out above but also the fact the the number of homes completed each year has not always met this requirement. The table below sets out the results from the Council's annual monitoring of housing completions.

Year	High Peak housing completions (net) (outside the National Park)	Peak District National Park completions within High Peak (net)
2011/12	102	14
2012/13	207	7
2013/14	36	1
2014/15	100	9
2015/16	160	1
2016/17	330	2
2017/18	498	4
2018/19	380	6
2019/20	305	3
2020/21	249	0
2021/22	387	2
Total	2,754	49

Table 1 Completions 2011-2022

Implications for the Local Plan Review

The Council may need to consider the supply of housing land as part of the Local Plan process to ensure that there is sufficient suitable and available land to meet whatever the new housing requirement is in the new Local Plan over the new plan period up to 2041. Sites that are allocated for housing development must be demonstrably deliverable within five years or developable over the remainder of the plan period. The next chapter of this document provides an opportunity to suggest sites for development for the Council to consider.

Now that the Local Plan housing requirement has been deemed out of date, the Government's standard method figure of 260 homes per year is used to assess housing land supply. Sites currently allocated for housing in the Local Plan will remain so until such time that the plan has been reviewed and the site in question is not carried forward.

3 New and emerging issues for the next Local Plan

Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (2022)

The report was commissioned by Derbyshire County Council, together with Derbyshire district and borough councils the Peak District National Park Authority, and neighbouring East Staffordshire Borough Council. It will quantify the accommodation and housing related needs of Gypsies, Travellers, and Travelling showpeople in the study area for the period 2020-2040, in terms of permanent pitches/sites and transit sites and/or negotiated stopping arrangements (for Gypsies/Travellers) and plots/yards (for Travelling Showpeople). The results will be used as an evidence base for policy development in housing and planning.

The accommodation needs of boat dwellers and residential caravan dwellers will also be assessed (in accordance with the 2016 Housing and Planning Act) on behalf of five of the ten local planning authorities. The study will update a 2015 assessment for the same authorities and study area which did not identify a need to allocate pitches in High Peak.

Accommodation needs in the study area will be assessed using analysis of primary and secondary data. The need for Gypsies and Travellers pitches and travelling showpeople plots tends to reflect current (historic) prevalence in locations. The methodology explains that additional accommodation needs derive from households residing on unauthorised pitches (including tolerated unauthorised sites but without full planning status), and pitches with temporary planning permission requiring permanent permission; households residing on authorised sites requiring more space to meet current or future needs; and new family formations. Accommodation needs also partially derives from Gypsy/Traveller households residing in bricks and mortar accommodation.

When complete in early 2023, the study will draw conclusions from the evidence. It will then makes a series of recommendations relating to meeting the identified need for new provision, facilities, and recording and monitoring processes in relation to Gypsies and Travellers, Travelling Showpeople, and boat dwellers.

Implications for Local Plan Review

Note that the current 2016 Local Plan does not identify a need for pitches or plots, therefore does not allocate for any Gypsy/Traveller sites, nor any Showperson yards. However Policy H 6 Gypsies, Travellers and Travelling Show People provides a criteria-based policy which caters for situations where future unanticipated needs nevertheless arise.

The conclusions of the study will:

- Help the Council to determine whether there is a residual need for pitches/plots (over the periods 2020-25, 2020-2040), and therefore whether the Local Plan may need to allocate land for sites/pitches and/or yards/plots;
- Make recommendations regarding future policy more generally. The current Local Plan has a criteria based policy that allows the Council to consider the merits of applications for gypsy and traveller accommodation should they arise.

3 New and emerging issues for the next Local Plan



High Peak Retail, Leisure & Town Centre Study (2022)

This study considers whether there is a quantifiable need for additional retail and leisure facilities in High Peak up to 2041 so the Council can consider land allocations for these uses in the Local Plan (if necessary). A household shopping and leisure survey has been undertaken with a sample of 700 High Peak residents from catchment areas across the Borough to establish current shopping and leisure patterns. This data, alongside a review of national and local planning policies and guidance and analysis of Experian, ONS and Mintel data is used to assess future retail and leisure capacity.

The study also reviews the health of the Borough's town centres (as defined in the Local Plan) - Buxton, Glossop, Chapel-en-le-Frith, New Mills and Whaley Bridge. There are a number of factors considered such as types and proportions of commercial floorspace in the town centre, vacancy rates, pedestrian flows, accessibility, perception of safety and environmental quality. This assessment will help to inform the content of town centre planning policies which aim to support the vitality and viability of the town centres.

Additionally, the study provides the Council with advice on retail policy issues such as key priorities, the retail hierarchy of town centres, town centre boundaries and thresholds for the impact test to help the Council support the health of the town centres in the Local Plan policies.

Future Retail Needs – study identifies a quantitative requirement for additional food (convenience) floorspace in High Peak Borough across each town to 2041. When considered as a whole, the existing convenience provision within High Peak is identified as over-trading when compared against the total benchmark average, indicating that in some circumstances, there is a lack of consumer choice for residents. The study also considers the existing range of stores in each town, the 'qualitative' requirement.

Buxton - whilst the centre is served by an Aldi, Morrisons and Waitrose, the study states that there appears to be an opportunity to further consumer choice through the introduction of another mid-format operator to meet residents and visitor's needs. However, a site allocation for a new food store is not recommended as there appears to be a lack of suitable sites in a central location and it would not be appropriate to undermine the current regeneration scheme. In any case, new development as part of this scheme may absorb some of the identified capacity. The Study identifies a limited capacity for non-food retail floorspace in Buxton and recommends that this is absorbed through the occupying of otherwise vacant floorspace and not through a specific site allocation. It is suggested that diversifying the comparison offer through encouraging a range of independent operators in particular will help to attract footfall back into the centre and continue to help support Buxton and promote its qualitative benefits which attract both residents and visitors alike. Aldi is due to re-locate to an out-of-centre location but the store will still serve the Buxton catchment.

Glossop – like Buxton, the study concludes that there is a further quantitative requirement for a foodstore. However, it recognizes that there is already a good level of consumer choice in the town and there does not appear to be any sites suitable for allocation which would enhance the offer of the town centre. In any case the new Lidl is still 'bedding in' in terms of its position in the market and some capacity will be absorbed by new developments and regeneration schemes within the town centre e.g. the market hall. The Study identifies a capacity for non-food retail floorspace in Glossop and recommends that this is absorbed through the occupying of otherwise

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vacant floorspace and not through a specific site allocation. It is recommended that future policy instead supports the reuse and repurposing of existing buildings for a mix of main town centre uses within the centre.

Chapel-en-le-Frith, Whaley Bridge, New Mills – study identifies a quantitative and qualitative need for additional floorspace for food retail in each centre. However, unless a suitable site is identified within one of the centres, the study does not recommend that the Council specifically promotes alternatives which could have the potential to significantly impact on the performance of town centre operators, and particularly the Co-op stores in Chapel and Whaley Bridge, and the Sainsbury's Local in New Mills. The Study identifies a limited capacity in each of the three centres for non-food retail floorspace and recommends that this is absorbed through the occupying of otherwise vacant floorspace in each of the centres and not through a specific site allocation.

Future Leisure Needs – study identifies a quantitative requirement for additional cinema screens and ten pin bowling alleys in particular. Study considers existing cinema offer within and outside of the authority area is sufficient to meet the needs of residents, but there may be an opportunity to explore the increase in screens in High Peak should an appropriate scheme be promoted. It is likely that any scheme would be focused on the niche, independent cinema sector, and which could be developed alongside a wider independent leisure offer. In terms of the ten pin bowling alley requirement, study considers there to be an opportunity to explore requirements with boutique operators as part of a wider mixed use leisure-led scheme, particularly within Buxton, should an appropriate site come forward. Such a development could further enhance the diversity of uses within Buxton, increasing the draw of the centre and therefore benefiting the existing operators.

Town Centre Health

Health - All five town centres are considered to be vital and viable. Analysis has also been undertaken with comparator centres (Macclesfield, Matlock, Cirencester, Kendal and Evesham) and the High Peak centres generally compare favourably.

Vacancy rates - Buxton, Glossop, Chapel-en-le-Frith, Whaley Bridge and New Mills each display a vacancy rate lower than or very similar to the UK average of 14.2%.

Recommended key priorities for planning policy include:

- Placemaking & Public Realm – investment into the public realm of the centres and particularly Buxton and Glossop. High quality wayfinding, pedestrian and cycling linkages could also contribute to connecting the ends of Buxton and Glossop more effectively.
- Diversifying the leisure and cultural offer– uses such as gyms, entertainment centres, escape rooms, bars, restaurants and other complementary amenities within the principal centres (Buxton and Glossop) to increase both the breadth of the type of visitor as well as the time expended and would therefore contribute to the local economy.
- Residential – the emerging build to rent sectors could be an opportunity in appropriate locations to bring people into the centres and to drive footfall and patronage to the retail and leisure sector.
- Independent retailing – as larger national multiples consolidate, new operators will come forwards.

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- Events – successful centres are increasingly using public realm/centres to host events and thus attract visitors, examples include Christmas markets, fairs, festivals (food/literature), specialist markets, light nights, art and other displays.
- Workspace – provision of contemporary flexible workspace, particularly focusing on Glossop and the opportunities arising through the repurposing of the municipal buildings.
- Town Centre Boundaries - Recommendation to include the retail units on the southern side of Market Street (between 5 High Street and Thornbrook Road) in the Chapel-en-le-Frith town centre boundary. This issue will be explored with Chapel-en-le-Frith Parish Council as the current boundary is defined in the Neighbourhood Plan. Recommend maintaining the current town centre boundaries for the other four centres.
- Retail Hierarchy – Recommend that Buxton and Glossop town centres should remain the principal town centres in the Borough as they have a catchment area which is more extensive than the other three town centres. Recommend that Chapel-en-le-Frith, New Mills and Whaley Bridge continue to be designated within the Smaller Town Centre category within the hierarchy.
- Impact Assessment Thresholds – The current Local Plan requires a retail impact assessment to be submitted for schemes outside of the town centre of a relatively small size of 200 m² or above. Such assessments consider the level of harm to town centres. This reflects the relatively small size of units in our town centres. The study recommends that we should maintain the current Local Plan policy threshold for the impact test - proposals outside the town centre boundary.

Implications for Local Plan Review

- No land needs to be allocated for retail or leisure uses in the new High Peak Local Plan.
- Town centre policies need to have sufficient flexibility in their wording to accommodate a wider variety of commercial and leisure uses in town centres to reflect changing trends.

Infrastructure Delivery Plan

The Infrastructure Delivery Plan (IDP) update is currently ongoing and is updated in house by High Peak Borough Council Planning Policy team to specify how the infrastructure needed to support the Local Plan will be provided. The aim of the report is to outline what infrastructure is needed, when it is needed, who is responsible for providing it, how much it will cost and how it will be funded. The IDP outlines the delivery and implementation of the High Peak Local Plan, with particular regard to the infrastructure necessary to deliver the development that is required in the plan period. The assessment of infrastructure needs set out in the document are broadly based on the following categories:

- Social and Community Infrastructure (education, health care, community safety, cultural and leisure, community facilities and affordable housing)
- Physical and Environmental Infrastructure (water, sewage and waste water, gas, electricity and telecommunications)
- Transport and Access Infrastructure (highways, public transport, walking and cycling)

The updates to the document include information from the following:

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Derbyshire County Council: regarding transport, specifically the provision of public transport, walking and cycling, telecommunications and broadband and clarification on broadband availability throughout the High Peak, Community Facilities provisions and finally school capacity, current enrolment, surplus, projected numbers, assumptions of pupils generated per 100 homes and school expansions.

NHS Derby and Derbyshire Clinical Commissioning Group: The capacity of local GP practices, accessibility to Doctors and updates on new projects or healthcare centres.

Key findings include:

Affordable Housing: numerous affordable housing projects to be developed across High Peak in accordance with Local Plan and National Policy Principles. This will be determined on a site by site basis.

Leisure and Culture: funds of £487 per dwelling assumed outdoor sports improvements and play equipment improvements. Contributions towards off-site outdoor sports provision from developments within accessibility standard guidelines as/when required under Policy CF4. Improvements identified in consultation with HPBC Operational Services team, Open Space, Sport and Recreation Strategy and successor documents. £76 assumed per dwelling for potential allotment improvements. Current consideration of a new leisure centre in Glossop.

Healthcare: Potential capacity to accommodate some of the planned population increase which includes a review of options to increase capacity of the Central Area, Buxton and Glossopdale Medical Practices through a feasibility study. Improved capacity to GP surgeries to accommodate housing growth will be funded through S106 agreements.

Education: £182,000 in signed S106 agreements to fund proposed expansion to increase capacity at St Lukes CE Primary School to accommodate identified Local Plan growth within the normal area of the school. £175,000 from S106 agreements allocated to Glossopdale School for a proposed expansion (now complete), £498,000 allocated to Chapel-en-le-Frith High School and £178,000 to Harpur Hill Primary School. The need to request education contributions will be determined by a detailed assessment at the planning application stage.

Highways: Transport technology provision including Urban Traffic Management Control, car park guidance, variable message signs, pre-emptive traffic management to provide an intelligent approach to ensure that the existing highway asset is utilised fully and support the provision of the right conditions for growth and journey reliability. Transport technology can also support bus priority along key public transport routes, reducing uncertainty in availability of charging facilities and barriers to electric vehicle ownership to contribute to clean air. In November 2022, the Secretary of State approved the A57 Link Roads Scheme that will provide a new highways from the existing A57 at Brookfield, Glossop to the M67 bypassing Mottram. £130,000 now received for highways mitigation works in Buxton to support the Foxlow Farm development.

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Public transport, cycling & Walking: Improved cycle and walking connectivity; sustainable communities and tourism; good growth; health and well-being. £100,000-£500,000 has is the projected cost of a proposed key cycle network link. Ongoing assessments of public transport improvements with review of facilities to encourage more bus use including bus priority at traffic signals , Real Time Information signs at bus stops, new shelters and mobility hubs along with improved bus services.

Water: Investment to ensure ongoing compliance with discharge permit requirements and secure capacity for expected catchment growth and expected investment to reduce phosphate within treated effluent to technically achievable limit in the Buxton area.

Implications for the Local Plan Review

Due to the nature of the provision of infrastructure provision and related funding programmes, the IDP is an evolving document that adheres to the National Planning Policy Framework which requires that Local Plans are deliverable and that identified infrastructure needs can be met. Further iteration of the IDP will be prepared as the Local Plan is developed and the scale of location of future development becomes clearer. In decision regarding the location of new development will also be informed by IDP in terms of infrastructure capacity and scope to expand.

A6 Corridor Study

The Borough Council is currently working with Stockport Metropolitan Borough Council, Cheshire East Council and Derbyshire County Council to review this study. The study will identify the key transportation issues (car, public transport, walking and cycling) affecting the A6 corridor between Buxton and Stockport over the next 15 years through a review of the most up to date data and a review of local, regional and national guidance and strategic documents.

The project updates a similar exercise completed in 2014 which informed the current Local Plan. It will:

- Develop a corridor strategy to address these issues, setting out both long term priorities and short term opportunities or interventions.
- Produce a clear implementation plan for delivery of the interventions.
- Support the development of future funding bids and business cases. It will also inform emerging Local Plans.

Implications for the Local Plan Review

The study will identify specific transport projects and improvements that are likely to be necessary to support the current and future population and which will need to be reflected in future policy and site allocations. The Local Plan may also provide the mechanism through which contributions from developers towards improvements can be sought.

High Peak Climate Change Emergency Declaration

High Peak Borough Council declared a Climate Emergency on October 15th 2019. The declaration commits the Council to become carbon neutral in its internal operations and the services it delivers, by 2030, and to work with partners to help achieve this target for the High Peak as a whole. The

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declaration also relates to the associated biodiversity crisis and commits the Council to a number of actions including working with partners to address the biodiversity crises and to develop a plan to tackle climate change.

Implications for the Local Plan Review

The subsequent High Peak Climate Change Action Plan includes a commitment for "New buildings and other development within the Borough will have high levels of energy efficiency and minimise carbon emissions". This will be achieved by working with other authorities in Derbyshire through the Vision Derbyshire initiative to identify opportunities for renewable energy through the Derbyshire Spatial Energy Study and Climate Change guidance which in turn will inform the Local Plan review.

Derbyshire Spatial Energy Study (2022)

The Derbyshire Spatial Energy Study (2022) has been commissioned by Derbyshire County Council as part of the Vision Derbyshire and involved the participation of all Derbyshire Local Planning Authorities including the D2N2 partnership. It contributes to the 2019 Derbyshire Environment and Climate Change Framework, developed by Derbyshire County Council to initiate a collaborative approach to reducing greenhouse gas emissions and achieving net zero by 2050.

The purpose of this study is to provide an evidence base for local authorities in Derbyshire and wider stakeholders which will ensure better integration of energy system planning with the growing need to address and mitigate climate change at local and regional levels in the county. This will assist in decision making and the development of planning policy.

The study provides:

- Details of the existing (domestic and non-domestic) electrical-, heat- and energy demands; and forms of energy supply in Derbyshire (collectively and broken down by constituent authorities).
- Projects future energy development scenarios in Derbyshire. The study provides scenarios for future energy demand, supply and carbon emissions based on future populations, housing and industrial developments set out in Local Plans and sets out future energy scenarios for Derbyshire, describing the expected proliferation of low carbon and renewable energy technologies (including electric vehicles) in the county and the extent of development required to meet net zero emissions by 2050.
- A Spatial Energy Assessment providing an overview of energy opportunities in Derbyshire, focusing on spatial distribution and potential of energy technologies up to 2040. It looks at both the technical constraints for the location of energy developments and landscape and policy constraints to identify suitable locations for each type of energy development. The analysis covers energy demand, generation, storage, and supply and includes the following forms of energy:
 - Electricity Generation -wind turbines, solar photovoltaics (PV), including ground-mounted and roof-mounted installations, hydroelectric power
 - Heat Generation - solar thermal, heat pumps, including ground, water, and air-source variants, energy from waste (EfW), including solid waste and biogas, bioenergy, including biomass and anaerobic digestion, energy storage

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- Energy networks -electricity networks, heat networks
- Low Carbon Mobility - electric vehicles, electric charging network
- An evaluation of the various benefits to the national and local economy and social benefits of future energy development. Also an evaluation of the costs of energy development for each of the forms assessed, estimating the potential investment requirement according to “levelised cost of energy (LCOE)”

Regional projections suggest between 14,000 - 174,000 heat pumps and similar low carbon heating technologies may be deployed across Derbyshire by 2040, alongside wide reaching energy efficiency improvements. In terms of electricity supply, between 50 – 300 MW of low carbon energy generation may be developed in Derbyshire up to 2040, across domestic and commercial solar PV, onshore wind, and supporting technologies (e.g., battery storage). Electric Vehicle (EV) deployment is expected to rise from 7,300 vehicles (2022) to between 350,000 - 510,000 by 2040.

Larger scales of energy development, including ground-mounted solar PV and onshore wind are particularly constrained in the north of the County due to the National Park with high levels of sensitivity in and surrounding the National Park. Ground mounted solar PV could meet up to 7% of Derbyshire's electrical demand, whilst wind could meet upwards of 6% depending on actual deployment levels. Hydropower opportunities are limited in scale (small-scale hydropower potential only). Rooftop solar PV could meet up to 19% of Derbyshire's electricity demand if deployed on domestic, commercial and industrial rooftops across the County. Rooftop solar thermal could meet 18% of Derbyshire's heat demand. Biomass could provide a thermal capacity of 1,202 MW in Derbyshire, although the high fuel demand would require sourcing of fuel from outside the region. District heating may be able to meet up to 18% of heating demand in Derbyshire, in line with national projections. Energy efficiency will play a critical role in demand reduction and heat decarbonisation in Derbyshire: if all properties were brought up to a 'C' rating this would lead to annual heat energy demand reduction of around 743 GWh and aggregate energy bill reduction of over £58m per annum. Energy storage may play an important role through supporting energy network operation and within commercial and domestic properties

The study provides policy recommendations concerning:

- **decarbonisation:** recommending that local authorities embed climate change mitigation and adaptation, energy, sustainability, and carbon into the whole authority, across staff and systems; and that all local planning and emerging plans should ensure that energy and carbon are considered and prioritised. In the context of this study, this should include how electrical and heat generation at both large and small-scales can be utilised to deliver low carbon development in Derbyshire.
- **Demand Reduction:** local authorities should focus on reducing energy demand for all new buildings, premises and land uses. This may include requiring larger developments to meet ambitious energy consumption and emission targets as an acceptability criterion. Policy should ensure that planning applications for new buildings must prioritise active and low carbon transport and inter-connectivity. Authorities may consider support for the development and implementation of local zero carbon design guides, in tandem or instead of design guides developed using the national design code.
- **Retrofit Policy:** In leading by example, local authorities should focus on the retrofit of public buildings and housing stock and on meeting national target EPC levels of C, prioritising least

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efficient buildings. Local authorities should seek to exceed minimum standards and deal with health standards in public housing stock, and deliver transformative change via wide ranging internal retrofit programme(s). Such programmes should consider 'outreach' to existing residents and businesses, and identify local companies with retrofit capabilities.

- **Electricity Generation:** should be a key concern of every council, with energy strategies forming an integral part of the wider spatial, economic and wellbeing strategies; and influence energy development through procurement and local policy. Local authorities should focus on technologies which offer the greatest generation potential and which have the greatest unconstrained space for development (in particular, ground-mounted solar PV and small to medium scale wind developments) – subject to wider local and Government planning policy. Further focus should be placed on aggregating positive impact from buildings through local energy development, including rooftop solar PV and thermal. These technologies should be considered alongside wider local energy development, including building efficiency improvements and heat generation technologies. But local authorities should still consider the cumulative impacts of proposed technology development (eg landscape impacts) in planning terms.
- **Heat Generation:** Local authorities are well placed to coordinate local action, building on national policies, such as the UK Heat and Buildings Policy to deliver heating projects and programmes. They should play a key role in heat delivery in Derbyshire, including:
 - Developing and delivering heat network connections;
 - Implementing and enforcing national regulations and policy
 - Carrying out key statutory duties such as planning and control for new-build development;
 - Supporting low-carbon heating and energy efficiency measures;
 - Engaging with businesses and constituents around heat generation and supply.
 - Consideration of “heat zoning” networks - a requirement of the UK Government by 2025
- **Low Carbon Transport:** Local authorities can play a role in influencing and shaping low carbon transport through low carbon mobility strategies, action plans, support programmes and direct investment in public transport practices and vehicle fleets. They should identify and implement opportunities for internal low carbon transport improvements. This may include investment in low carbon vehicles within council owned vehicle fleets, decarbonisation of council owned public transport, promotion of low carbon alternatives for staff travel etc. Local authorities should ensure that infrastructure planning in Derbyshire prioritises low carbon travel options: through developments which encourage low carbon transport options, provision of EV charging infrastructure; by adopting and implementing planning policies which limit car use; Councils can also consider the case for limiting or discouraging specific high emissions vehicles from certain areas through the adoption of programmes such as localised Clean Air Zones (CAZ) or Air Quality Management Zones (AQMA) under the relevant legislation. Where relevant Councils should consider implementing options for public transport fleet decarbonisation.

Implications for Local Plan Review

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The study helps to consider the case for allocating “suitable areas” for different types of renewables in future Local Plans and providing more specific policy. It gives policy recommendations and details suitable locations for renewable and low carbon energy development. Therefore it also assists in determining planning applications for renewables across High Peak.

Vision Derbyshire Climate Change Guidance (2022)

The Climate Change and Planning guidance has been prepared by the Climate Change and Planning Officer sub group of Vision Derbyshire - an initiative bringing together local authorities across Derbyshire. The overall aim of the guidance is to ensure that as far as possible, the planning process consistently contributes to climate change mitigation and adaptation in line with the duties set out in the Climate Change Act 2019 and the Planning and Compulsory Purchase Act 2004 and government policy. The guide seeks to ensure that development makes a significant contribution to achieving the GHG reductions necessary to reach the national target of net zero by 2050 and remain within the carbon budget needed to limit climate change to 1.5oC.

The purpose of the guidance is to assist in the development and review of planning policy at all levels, including neighbourhood and local plans, and to assist with the determination of planning applications:

The guidance will seek to assist in the development of planning policy that will:

- Maximise reductions in greenhouse gas emissions from energy use, embedded energy and the creation of wastes
- Improve community and infrastructure resilience to the impacts of climate change
- Mitigate pollution of the air, land and water, including noise and light pollution
- Contribute to the health and wellbeing of communities and natural systems
- Facilitate transport choices, prioritising demand reduction, active travel and modal shift to other clean alternatives such as public transport, Battery Electric Vehicles and hydrogen fuel
- Conserve and enhance the natural environment and contribute to natural capital and biodiversity enhancement and carbon sequestration
- Facilitate clean growth in the economy, taking advantage of demand for green technologies and services
- Recognise the co-benefits that may be realised through the implementation of climate change adaptation and mitigation, contributing to biodiversity net gain, nutrient neutrality, local design, air quality, flood alleviation and ultimately, quality of life.

Implications for Local Plan Review

The guidance will provide an evidence base to inform the development of Local Plan policy. The examples of good practice elsewhere especially in local plan policy will provide examples of what has been used elsewhere and has successfully gone through the Local Plan examination process. It identifies opportunities for the future policy to be both more aspirational and specific than the current Local Plan.

3 New and emerging issues for the next Local Plan

The Government currently proposes to ensure that all new homes are "zero carbon ready" from 2025 through changes to Building Regulations as set out in its Future Homes Standards. These homes would be zero carbon once the energy network has decarbonised. The Government is expected to consult on the technical aspects of the Future Homes Standard in 2023 before the updated Building Regulations apply from 2025.

If the Future Homes Standard is introduced as planned through Building Regulations, they would become a mandatory requirement for developers irrespective of planning policies. Nevertheless, the Council may wish to consider the merits of developing a new policy for the Local Plan that would ensure the delivery of zero carbon developments to mitigate the risk of the Future Homes Standard not being implemented nationally.

High Peak Plan for Nature

The Environment Act was enacted in November 2021. This introduced the requirement in England of a 10% biodiversity net gain (BNG) for most types of planning schemes from November 2023. This means that all applicable schemes must demonstrate an improvement of 10% of biodiversity levels after the scheme has been completed, with the 'net gain' either provided on site as part of the development, or off-site, or a combination of the two.

This introduces the concept of sites provided (by either the developer, the local authority, the Secretary of State, or third party brokers) where biodiversity credits can be sold to create biodiversity upon them, to ensure a 10% BNG compliant scheme. Also section 106 of the Act introduces a new system of Local Nature Recovery Strategies (LNRSs) which are a new system of spatial recovery strategies for nature to be prepared by certain organisations for usually County-level areas across England that consider nature improvement strategically.

To provide the Borough Council with an improved understanding of ecological networks in the Borough and to identify opportunities to support biodiversity net gain, we are working with Derbyshire Wildlife Trust to develop the High Peak Plan for Nature. This work will support the future Local Nature Recovery Strategy to be led by Derbyshire County Council. It will include:

- Mapping of the current state of biodiversity, including habitats, species and designated sites
- Nature Recovery Network Map to identify strategic gaps in biodiversity across High Peak
- Assessment of key sites and opportunities for biodiversity enhancement
- Identify priorities in terms of habitats and species for enhancing and recovering biodiversity
- Identification of strategic actions and opportunities for biodiversity in the area including the creation of habitat management guides and recommendations
- Assessment of land in public ownership, and land in private ownership suggested to the Council through this consultation to identify potential sites for biodiversity net gain.
- Creation of biodiversity bank for offsetting opportunities

Implications for Local Plan Review

Once complete, the Plan for Nature will inform Local Plan policies and site designations in terms of biodiversity enhancements and protection. In particular, it will help the Local Plan to support the legal requirement for biodiversity net gain whilst supporting wider local priorities and objectives.

3 New and emerging issues for the next Local Plan



Nutrient neutrality

In March 2022, the Council was advised by Natural England of new requirements for developments within the catchment of the River Wye in the Peak District Dales Special Area of Conservation (SAC). This includes Buxton and the surrounding countryside extending out into the Peak District National Park and Derbyshire Dales. The advice was issued to many other local authorities across England where similar issues have been identified.

Exceedances of phosphates in the river have led to the SAC being deemed in an unfavourable condition. As such, under the requirements of the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations), the Council cannot issue planning consents within the catchment unless it is satisfied that the development will not lead to a net increase in phosphates entering the River Wye - proposals must be "nutrient neutral".

The issue largely impacts developments that result in additional overnight stays such as housing and tourist accommodation due to increased waste water output to the waste water treatment works. However, other types of developments that lead to water pollution from surface water run off for instance may also be impacted.

The Borough Council is currently working with partners including Derbyshire County Council, the Peak District National Park Authority, Derbyshire Dales District Council as well as Natural England to assess the issue in more detail and to identify potential solutions to ensure that the impacts of development can be mitigated. This may include the provision of nature based solution such as wetlands or technological measures like on-site treatment works.

A Nutrient Neutrality Mitigation Strategy for the Peak District Dales Special Area of Conservation commissioned by the Council is due for completion by Spring 2023. At a national level, the Government is also seeking solutions working with Natural England, the Environment Agency and the water companies.

Implications for the Local Plan Review

The next Local Plan will need to reflect the outcomes of the ongoing consideration of nutrient neutrality in the vicinity of Buxton in terms of appropriate policies and the designation of land for mitigation measures and development.

Air Quality

Since the Local Plan was adopted, the Borough Council has designated two Air Quality Management Areas (AQMA) in High Peak due to exceedances of the 40 µg/m³ annual mean objective for NO₂. They are:

- Tintwistle AQMA (on the A628 Woodhead Road) and;
- Dinting Vale AQMA (on the A57 Dinting Vale Road)

The Council is preparing Air Quality Action Plans (AQAP) in response to the declarations of the Tintwistle and Dinting Vale AQMAs to deliver improvements to air quality. The Council actively monitors other locations across the Borough to determine if measures are required elsewhere, including on the A6 at Fairfield Road, Buxton.

3 New and emerging issues for the next Local Plan

Implications for the Local Plan Review

The designation of the AQMAs and potential future outcomes of air quality monitoring elsewhere in the Borough may require a stronger and more detailed policy in the Local Plan and associated guidance to ensure that developments include measures to mitigate their impacts.

Future evidence

Whilst the Council has gathered a significant amount of evidence to inform the next Local Plan so far, we will need to collect further data and technical evidence to ensure that the next Local Plan is robust. Further work is expected to consider matters including:

- Housing and employment land availability
- Landscape and heritage impacts
- Development viability
- Strategic Flood Risk Assessment
- Sustainability Appraisal
- Habitats Regulations Assessment

To read more about the evidence gathered to date to inform the next Local Plan as well as information that informed the current Local Plan, please see our evidence base webpage - <https://www.highpeak.gov.uk/article/846/Evidence-base>

Further details about High Peak Borough Council's approach to addressing climate change can be viewed online - <https://www.highpeak.gov.uk/ClimateChange>

To see more about the monitoring of the current Local Plan, please see our Annual Monitoring Reports, Five Year Housing Land Supply Statements and Infrastructure Funding Statements on our monitoring webpage - <https://www.highpeak.gov.uk/article/847/Monitoring>



Norfolk Square, Glossop



3 New and emerging issues for the next Local Plan

Let us know what you think

We've summarised what the current Local Plan sets out to achieve and what some of the new and emerging issues that the next Local Plan may need to address. Now we'd like to know your opinions on what the next Local Plan should consider and how. Please take the time to respond to the questions below:

Question 1

Do you agree with the Council's initial view of the emerging issues identified from the new evidence? If not, why?

Question 2

Should the next Local Plan have a new Spatial Vision? If so, what should it say?

Question 3

What should be the Strategic Objectives for the next Local Plan?

Question 4

Are there any other policies in the Local Plan that you think should be updated? Please specify which policy and how it should be updated.

Question 5

Are there any other new policies that you think the next Local Plan should include? Please specify what the policy should seek to address and why.

Question 6

What other evidence should the Council consider to inform the next Local Plan?

4 Call for sites

As well as your views of the key issues that the next Local Plan should consider, we would also like to know if you own or are aware of any sites that could be included either for development or protection.

In particular, we would be interested in hearing from you with suggestions for sites for:

- Housing development - land for new market, affordable, specialist or self-build/custom build housing. Sites should be demonstrably deliverable within 5 years or developable by the end of the plan period - likely to be 2041.
- Employment development - land for industry, office, storage and distribution or other commercial uses.
- Local Green Spaces - areas that are special to the local community and hold a particular local significance e.g. beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife. Such sites should not be an extensive tract of land but local in character and close to the community they serve. Designated Local Green Spaces would be given a level of protection similar to the Green Belt.
- Ecological improvements - areas that may enable "biodiversity net gain" with investment from development where this cannot be achieved as part of developments. Sites that may support wider ecological improvements such as tree planting will also be considered.
- Renewable energy generation - sites for wind turbines that might be supported by the local community or suitable for other forms of renewables such as solar. The Derbyshire Spatial Energy Study identifies opportunities at a broad scale but we are keen to find out about more specific locations.
- Site suggestions for other uses that you think should be included in the Local Plan.

Site suggestions will be considered by the Council to inform the Local Plan Options consultation expected in Q3 2023. Sites will be assessed against relevant criteria in the National Planning Policy Framework, associated national planning practice guidance as well as local considerations.

Any sites that are subsequently included in the options consultation may not necessarily be included in the Local Plan as consultation feedback and more detailed evidence is considered. Equally, it may still be possible for sites to be included in the Local Plan that are not identified at this early stage as new opportunities may be brought to the attention of the Council later in the process. However, it is our preference to identify as many options as possible now.



Eccles Pike



Memorial Park, Whaley Bridge

4 Call for sites



Let us know which sites we should consider

If you have a site suggestion, please complete the relevant form either by responding to the questions below online or obtaining a copy of the form from the consultation website or Council offices. Please complete a separate form for each site.

Question 7

Do you have any site suggestions for housing?

Question 8

Do you have any site suggestions for employment?

Question 9

Do you have any site suggestions for Local Green Spaces?

Question 10

Do you have any site suggestions for ecological improvements?

Question 11

Do you have any site suggestions for renewable energy?

Question 12

Do you have any site suggestions for other uses that you think should be included in the Local Plan?

5 Next steps

The timescales for the preparation of a new Local Plan were agreed by the Council in August 2022. They are set out in a new Local Development Scheme that also provides details of other planning policy documents in the pipeline. The key milestones are set out below.

We are currently at the early engagement stage. Following on from this stage, the Council will review feedback to inform the development of options for the next Local Plan that will be subject to consultation in Q3 2023. Only after this stage will the Council begin to identify the preferred options and produce a draft version of the Local Plan for consultation in Q2 2024.

The community will then have an opportunity to submit formal representations to the final draft plan in Q1 2025 before the plan is submitted to the Planning Inspectorate who will then hold an Examination in Public. At this stage, people that submitted formal representations have the opportunity to attend hearing sessions to discuss relevant outstanding issues with the plan before the Inspector makes their recommendations on whether the Local Plan can be adopted by the Council. Adoption is currently expected by Q2 2026. From this point, the Local Plan will be used by the Council to determine planning applications.

Stage	Timetable
Early engagement (current stage)	Q1 2023
Options consultation	Q3 2023
Preferred Options consultation	Q2 2024
Publication of Local Plan for formal representations	Q1 2025
Submission of Local Plan	Q2 2025
Examination	Q3 2025 - Q1 2026
Adoption	Q2 2026

Local Plan timetable

This timetable will be monitored and updated if necessary to ensure that it can accommodate new issues that may need to be addressed such as new requirements arising from national planning reforms.

Further details about the timescales of the Local Plan and other planning policy documents in the pipeline can be viewed in the Council's Local Development Scheme which is available in Council offices and online - <https://www.highpeak.gov.uk/article/853/Local-Development-Scheme>

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