

Derbyshire Dales and High Peak Joint Core Strategy - Supporting Justification Document

Contents

1 Introduction	2
2 Planning Policy Context	6
3 Evidence Base	10
4 Spatial Vision, Aims and Objectives	19
5 Core Strategy Policies	20
6 The Spatial Strategy	21
7 Protecting Peak District Character	26
8 Supporting the Rural Economy and Enhancing Prosperity	33
9 Promoting Healthy and Sustainable Communities	40
10 Sub Area Strategies	49
11 Implementation and Monitoring	57
12 Appendix 1	58

1 Introduction

What is the purpose of this document?

1.1 This report has been prepared as a supporting background document to set out the evidence that has been used and options considered in drawing up the Derbyshire Dales and High Peak Joint Core Strategy Draft Plan. It aims to clearly and succinctly explain how the Joint Core Strategy and its inherent policy approach has been arrived at and developed, drawing upon the evidence base, results of consultation, SA and HRA process. The overarching aim is to bridge the gap between technical evidence base reports and policies within the Joint Core Strategy.

1.2 This document forms part of the Consultation on the Derbyshire Dales and High Peak Joint Core Strategy Draft Plan. It should be read in conjunction with the main Draft Plan consultation document, which is available separately on the District and Borough Council's website at <http://highpeak-consult.limehouse.co.uk/portal/planning/jointcorestrategy/>

1.3 This report sets out the supporting evidence that has been used to prepare the Derbyshire Dales and High Peak Joint Core Strategy Draft Plan. This document aims to provide background detail about the work done so far on the Joint Core Strategy, including;

- Evidence about the plan area collected from a range of topic based studies commissioned by the Councils to inform the Joint Core Strategy and other available information;
- Topic Papers which have been produced to assist in providing a wider understanding of the key issues facing the areas of Derbyshire Dales District Council and High Peak Borough Council;
- Consultation over Issues and Options which ran between 26th March and 21st May 2009, including an explanation of the reasoning behind the consultation, the consultation material used and the representations received;
- Further consultation on locations for potential housing growth in the form of 'Growth Options to 2026' which took place in 2009 between 27th August and 1st October and analysis of the responses received;
- Work undertaken as part of the Sustainability Appraisal and Habitats Regulation Assessment of the Draft Joint Core Strategy.

What is the Local Development Framework?

1.4 Local Development Frameworks (LDF's) were introduced as part of the new planning system that came into effect in September 2004 under the Planning and Compulsory Purchase Act. The Local Development Framework comprises a suite of documents that collectively form the framework within which planning decisions are made.

1.5 Derbyshire Dales District Council and High Peak Borough Council are preparing separate Local Development Frameworks, each of which will contain a series of Local Development Documents, including a Statement of Community Involvement (SCI), Development Plan Documents (DPDS), Local Development Scheme (LDS), Supplementary Planning Documents (SPDS) and Annual Monitoring Report (AMR).

1 Introduction

What is the Core Strategy?

1.6 The Core Strategy is the key document within the Local Development Framework. The Core Strategy is a strategic plan that will influence how the area develops over the plan period to 2026, together with spatial objectives and strategic policies designed to achieve the vision. The Core Strategy is an important strategic document, providing the framework for the production of other Local Development Documents, which will then specify sites for development in the plan area through a Joint Site Allocations DPD and provide detailed guidance to supplement policies (Supplementary Planning Documents).

1.7 A wide range of studies have been commissioned by Derbyshire Dales District Council and High Peak Borough Council to inform the emerging LDF's. The evidence base suggests that there are many similar issues and challenges facing the two areas, as such Derbyshire Dales District Council and High Peak Borough Council have agreed to prepare a Joint Core Strategy for the area which they are planning authority. The preparation of a Joint Core Strategy will be a pivotal tool in the delivery of both Council's Corporate Plans and the Derbyshire Dales and High Peak Local Strategic Partnership Community Strategy 2009 – 2014.

1.8 The Draft Joint Core Strategy comprises:

- **A Spatial Vision** – detailing what the plan area will be like in 2026;
- **Strategic Objectives** – stating how the spatial vision will be achieved;
- **The Spatial Strategy** – outlining in strategic terms how the different parts of the plan area should develop through Strategic Policies; and establishing the detailed principles for development through Development Management Policies, topic areas covered include Protecting Peak District Character; Supporting the Rural Economy and Enhancing Prosperity; and Promoting Healthy and Sustainable Communities.
- **Implementation and Monitoring** – provides a framework to monitor the implementation and effectiveness of the plan.

1.9 The Core Strategy includes both Strategic and Development Management policies to take forward the vision, objectives and spatial strategy. The policies constitute the overall approach to future development and accordingly it is paramount that the plan is read as a whole. The Core Strategy will contain all of the policies required to control development and there will be no separate Development Control Policies Development Plan Document.

1.10 It was considered beneficial to group both the Strategic and Development Management policies within the Joint Core Strategy rather than provide a separate Development Management Policies DPD. Combining both strategic and detailed development management style policies clearly and concisely provides the complete planning policy context for the determination of planning applications. Similarly producing one DPD containing both strategic and development management policies enables the complete planning framework to be produced quickly and succinctly and has ensured the efficient use of time and resources.

1 Introduction

What Stage are we currently at?

1.11 The guidance contained within Planning Policy Statement 12; *Local Spatial Planning* and the statutory procedures that local planning authorities have to follow in respect of the preparation of LDF's require that prior to the publication of a Draft Plan that there has been a continuous period of engagement with key stakeholders and the local community.

1.12 Pre production work on the Core Strategy commenced in 2007. In High Peak, a public consultation exercise was undertaken on the possible direction of future development via the publication of the discussion paper; *Shaping the Future*. At the same time a series of discussion workshops were held in Derbyshire Dales to engage people directly in considering key local issues.

1.13 The production of the Joint Core Strategy will accordingly follow the statutory process and we are currently at the Preferred Options Stage. To date the process of preparing the Joint Core Strategy DPD has included the following:

- Evidence Gathering 2007 – ongoing;
- Consultation on Issues and Options 26th March 2009 – 21st May 2009;
- Consultation on Scope of Sustainability Appraisal 26th March 2009 – 21st May 2009;
- Consultation on Growth Options 27th August – 1st October 2009;
- Consultation on Draft Plan 3rd June 2010 – 15th July 2010 ◀ **We are here**
- Representations on Submission Plan October – December 2010;
- Submission to Secretary of State March 2011;
- Independent Examination of Joint Core Strategy June 2011;
- Adoption of the Core Strategy November 2011.

1.14 The Draft Plan setting out the Councils' preferred options builds upon the consultation on 'Issues and Options' (March to May 2009) and the Growth Options Consultation (August to October 2009). Throughout the development of the Joint Core Strategy Derbyshire Dales District Council and High Peak Borough Council have undertaken consultation with key stakeholders in line with the respective Council's Statements of Community Involvement, which set out how the community will be involved in the preparation of the LDF. To date preparation of the Joint Core Strategy has involved two major consultation exercises, primarily consisting of:

1.15 *Issues and Options* – An Issues and Options Consultation took place between 26th March and 21st May 2009. This sought views on the key issues and options within the plan area including; a development strategy; housing; employment; environment; retail; health and well being; access and transport; open space, sport and recreation; and climate change. 1,158 organisations and individuals were consulted, including statutory bodies, businesses, community groups and campaigning organisations. Consultation documents were widely distributed, three Parish Council seminars took place and workshops were held with Derbyshire Youth Forum. Exhibitions were hosted across the plan area and extensive online consultation was available.

1.16 The purpose of the consultation was to obtain as many views as possible on the main issues facing the area and policy approaches to tackle these key matters. The questions outlined within the Issues and Options consultation material were intended to provoke discussion and gather views on specific policy areas to provide a clear steer for the development of preferred options. In total 145 individuals or organisations responded and made 1,234 comments.

1 Introduction

1.17 Growth Options Consultation- The Growth Options consultation built upon the Issues and Options Consultation where comments received suggested that the development strategy should focus new development on the market towns and the larger villages. The aim of the consultation exercise was to combine the comments received at the Issues and Options stage with sites and areas suggested in the Strategic Housing Land Availability Assessment (SHLAA), and bring the potential locations for growth into the public domain for comment. Consultation leaflets identified broad locations for potential development options within the market towns and larger villages of the plan area. The Growth Options identified did not indicate any specific sites, or the likely scale of development.

1.18 The consultation took place between 27th August and 1st October 2009, with 1,300 organisations and individuals notified and over 6,000 summary leaflets distributed. Parish workshops and public meetings were organised and exhibitions displayed. As expected a significant amount of interest was generated and a total of 1,479 comments received. Not only did the consultation result in concerns about the location of some of the potential growth options comments were also made about the overall development strategy and the need to focus development on previously developed land within the market towns. Many respondents recognised the need for additional development but raised concerns about the level required and the ability of existing infrastructure to accommodate new development.

Purpose of the Draft Core Strategy Document

1.19 The Draft Core Strategy sets out the Councils' preferred options and approach to the future planning of the Joint Core Strategy area. The Preferred Options stage allows residents, businesses and key stakeholders the opportunity to comment upon how the two local planning authorities are taking forward the Core Strategy in terms of the policies proposed to tackle key planning challenges faced within the Derbyshire Dales and High Peak area and comment upon whether this is the most appropriate approach or whether alternatives should be considered.

What happens next?

1.20 Following consultation on this Draft Plan, the comments received will be analysed and revisions made accordingly and a Submission Version Plan will be published, which will seek representations as to whether the plan is considered to be sound.

1.21 The Submission Version Plan will be published in October 2010 for a period of six weeks consultation. With the final version of the plan submitted to the Secretary of State in March 2011. The allocation of housing, employment and retail sites will follow with the preparation of a Joint Site Allocations Development Plan Document, which will be subject to consultation during 2011.

2 Planning Policy Context

2.1 This section seeks to summarise the main strategies and policies that have influenced and determined the approach taken within the Joint Core Strategy.

2.2 Under the provisions of the Planning and Compulsory Act 2004 the Core Strategy and its policies must be consistent with national guidance contained within Planning Policy Statements and regional guidance outlined within the East Midlands Regional Spatial Strategy. The Core Strategy is additionally informed by a number of other local planning documents and strategies, with the Local Development Frameworks of neighbouring authorities also taken into account.

National Planning Policies

2.3 The Core Strategy must take into account the wide range of national policies and strategies produced by Government. Planning Policy Statements (PPSs) and their predecessors (Planning Policy Guidance Notes - PPGs) set out the Governments priorities across a wide range of issues.

2.4 National planning guidance sets out issues such as the importance of planning safe, health, attractive, sustainable places for mixed communities, taking full account of peoples diverse needs to ensure they have good access to housing, services and jobs; protecting and enhancing the natural and historic environment; recognising the importance of re using brownfield or previously developed land; meeting the housing requirements of the whole community including affordable and special needs housing, delivering a range of opportunities for different types of business development and promoting the vitality and viability of town and local centres; reducing dependency on the car and improving accessibility and helping to reduce climate change.

Regional Spatial Strategy

2.5 The East Midlands Regional Plan (March 2009) provides a broad development strategy for the region until 2026. It sets out the distribution and scale of housing development in the East Midlands, as well as setting priorities for the environment, transport, infrastructure, economic development and agriculture.

2.6 The Regional Plan has a vision of seeking to ensure that there is a high quality of life for people within the Region, with strong healthy sustainable communities that thrive because of the vibrant economy, rich culture, environmental diversity and the way it creatively addresses social inequalities, manages its resources and contributes to a safer, more inclusive society.

2.7 To secure the delivery of sustainable development, the Regional Plan sets out that all strategies, plans and programmes should meet the following core objectives;

- To ensure that the existing housing stock and new affordable and market housing address need and extend choice in all communities in the region;
- To reduce social exclusion;
- To protect and enhance the environmental quality of urban and rural settlements;
- To improve the health and mental, physical and spiritual well being of the Region's residents;
- To improve economic prosperity, employment opportunities and regional competitiveness;
- To improve accessibility to jobs, homes and services;
- To protect and enhance the environment;
- To achieve a 'step change' increase in the level of the region's biodiversity;

2 Planning Policy Context

- To reduce the causes and impacts of climate change; and
- To minimise adverse environmental impacts of new development and promote optimum social and economic benefits.

2.8 The Regional Plan identifies that the towns in the Peak Sub Area outside the National Park have close functional relationships with large urban areas both within and outside the Region; Buxton, Glossop, New Mills, Whaley Bridge and Chapel-en-le-Frith with Greater Manchester; Matlock with Chesterfield and South Yorkshire; and Ashbourne with Derby.

2.9 Given these relationships and the policy of restraint in the National Park, the Regional Plan suggests that these towns are likely to be subject to particularly strong development pressure. It does however indicate that focusing housing supply in the National Park for addressing local needs does not imply that any unmet demand, particularly for market housing should be met elsewhere in the sub region.

2.10 Policy 8 of the Regional Plan sets out Spatial Priorities in and around the Peak Sub Region, stating

“The preparation of policies and programmes in and around the sub –area should;

- *Help to secure the conservation and enhancement of the Peak District National Park, respecting the statutory purposes of its designation;*
- *Address the social and economic needs of the Park’s communities, for example, by the provision of appropriate business premises and affordable housing and;*
- *Protect and enhance natural and cultural heritage of the Sub-area, in particular the Special Areas of Conservation covering the South Pennine Moors, Peak District Dales, the Bee’s Nest and Green Clay Pits, Gang Mine and the Peak District Moors and Peak District Moors Special Protection Area. Wherever practicable, routes for long distance traffic should be developed to avoid the National Park. However, access to the National Park and across it by public transport and other non car modes should be improved.”*

2.11 Policy 9 of the Regional Plan sets out the Spatial Priorities for the Peak Sub Region outside of the Peak District National Park;

“The preparation of policies and programmes in the Peak District towns outside the National Park should aim to meet local needs whilst reducing past levels of immigration, discouraging additional commuting to and supporting the regeneration of the nearby conurbations. The emphasis should be on;

- *Retaining and generating local employment. In particular, policies should make provision for the growth of indigenous firms and attracting inward investment to support their own population and the population of the surrounding rural hinterland; and*
- *Restraining new housing development except where the local need for modest growth is identified.*
- *Care must be taken to ensure that all new development respects and enhances the high quality environment of the area, notably the built heritage, particularly in Buxton, Ashbourne and Wirksworth, and the setting of the National Park, the Derwent Valley Mills World Heritage Site, and the areas of high landscape and nature conservation value.”*

2 Planning Policy Context

2.12 Policy 10 of the Regional Plan sets out priorities for managing tourism and visitors in the Peak Sub Area;

“Local Authorities and other responsible organisations should seek to manage tourism and visitor pressures in accordance with the principles of sustainable development, giving particular attention to improved public transport, walking and cycling and respecting National Park purposes and priorities.

Local Authorities and other relevant public bodies in areas adjacent to the National Park should encourage and promote tourism opportunities that could ease pressures on the Park itself, providing this would not increase pressure on areas of biodiversity interest. Coordinated approaches and inter-regional efforts may be needed to support required habitats and access management measures in the South Pennine Moors and Peak District Dales designated nature conservation sites of international importance.”

2.13 Rural deprivation is additionally highlighted as a problem in the Peak Sub Region with declining employment, local hill farming and quarrying. The Regional Plan recognises that there is a need for diversification and regeneration in order to sustain the local needs of communities, for example through sustainable tourism.

2.14 A Partial Review of the RSS is planned and an early review of the Core Strategy may be necessary to assess the effects of any major revisions to the RSS.

Relationship with the Peak District National Park

2.15 The Derbyshire Dales and High Peak Core Strategy covers two distinct areas of land on the edge of the Peak District National Park. Neither the High Peak or the Derbyshire Dales planning areas are continuous or contiguous with one another as the Peak District National Park is sandwiched in between them. The Peak District National Park Authority is a separate local planning authority responsible in their own right for preparing a Core Strategy.

2.16 The Peak District National Park Authority has a statutory duty to protect the natural beauty, wildlife and cultural heritage of the National Park, as well as promoting the recreation and enjoyment of the countryside within it. These duties are supported by Derbyshire Dales District Council and High Peak Borough Council for the benefits that they bring to the quality of life for residents and visitors to the area.

2.17 Given the emphasis within the Regional Plan of seeking to ensure that development within the Peak Sub Region complies with the statutory purpose of the Peak District National Park, it is considered important to ensure that the Joint Core Strategy has regard to and is complimentary to the spatial strategy of the Peak District National Park Authority. Furthermore it is considered important to evaluate how the Joint Core Strategy relates to the emerging Peak District National Park Core Strategy.

2.18 The greater part of the Peak Sub Region is occupied by the Peak District National Park. Whilst most of the population lives outside its boundaries, the National Park in many respects dominates the sub region - especially in a spatial sense. The Derbyshire Dales and High Peak Core Strategy covers three discrete areas of land each separated by a swathe of the National Park. For example, High Peak and Derbyshire Dales are separated by a distance of around 12 miles on the A515/A5012 axis, a similar distance along the A6 via Bakewell and about 14 miles

2 Planning Policy Context

via the A515 between Buxton and Ashbourne. Even within High Peak there is a 3.5 mile gap between Glossop and Hayfield. This situation is central to how the Derbyshire Dales and High Peak strategy addresses the development of the sub region.

2.19 The Derbyshire Dales and High Peak Joint Core Strategy cannot directly create a truly spatial development strategy, as it does not cover a physically unified area. Instead it must have regard to the approach of the National Park and devise an approach that complements these policies in a consistent and coherent way. The Peak District National Park Core Strategy is currently under preparation. However the likely approach of the Park is now emerging with the publication of 'Preferred Approaches' in October 2009. The central thrust of this strategy is the maintenance of the National Park's statutory purposes and the protection of its special character and landscapes.

Role of Sustainability Appraisal

2.20 All local authorities are required to undertake a Sustainability Appraisal (SA) of their Development Plan Documents. A SA has been carried out alongside the preparation of the Joint Core Strategy and has been integrated into the plan making process and has helped to inform the preparation of both Issues and Options and Preferred Options. The initial preparation of the SA involved conducting a review of other plans, strategies and studies relevant to the preparation of the Core Strategy DPD, the development of an appraisal framework including sustainability objectives, the collection of a wide range of data characterising the area and identification of key sustainability issues. The information was published as a series of Topic Papers and a covering report, together these documents made up the SA Scoping Report.

2.21 The second stage of the SA involved appraising Strategic Options for the Core Strategy DPD against the SA Framework. The findings of this process were included in the Issues and Options paper consulted on alongside the SA Scoping Report in March 2009. Subsequently, potential growth options for housing development for the Core Strategy DPD were identified and appraised. The most recent stage of the SA has involved evaluating the Preferred Options for the Core Strategy by assessing the likely significant effects of the policies and strategy, including the potential mitigation measures and measures for maximising beneficial effects.

2.22 In addition to the Sustainability Appraisal the Conservation (Natural Habitats, &c.) Regulations (The Habitat Regulations) require any proposals for development that may adversely affect the integrity of Special Protection Areas (SPAs) or Special Areas for Conservation (SAC) to be subject to an Appropriate Assessment. An Appropriate Assessment of the Draft Core Strategy has been undertaken alongside the SA. The findings will be presented as a Draft Habitats Regulation Assessment (HRA) report to support the SA report. The findings and recommendations of both the SA and HRA have informed the development of the Preferred Options for the Draft Joint Core Strategy.

3 Evidence Base

3.1 Planning Policy Statement 12: Local Spatial Planning requires that for Core Strategies and other Development Plan Documents to be considered sound by the Planning Inspectorate, they must be justified, effective and consistent with national policy. One of the main requirements and tests of soundness for the Local Development Framework is that all Development Plan Documents are “*founded upon a robust and credible evidence base.*” The evidence base is deemed essential to demonstrate that the policies and proposals within the Core Strategy are based upon a thorough understanding of the issues for the plan area and a comprehension of the areas opportunities and constraints.

3.2 The preparation of the Joint Core Strategy has been underpinned by the development of a robust evidence base, which consists of a wide range of technical studies, plans and strategies. A number of topic based studies have been commissioned jointly by Derbyshire Dales, High Peak and the Peak District National Park Authority to specifically inform the emerging Local Development Frameworks within the wider Peak Sub Region.

3.3 Summaries of key ‘evidence base’ documents are outlined below. These aim to provide a synopsis of the studies and reports, setting out their key findings and recommendations.

3.4 The evidence base will be kept up to date through periodic reviews of the key studies and will be developed and added to throughout the Core Strategy production process as further information becomes available. Full copies of the principal evidence base reports are available from the District and Borough Council’s websites at the following address www.derbyshiredales.gov.uk or www.highpeak.gov.uk

Derbyshire Dales and High Peak Sustainable Community Strategy 2009-2014

3.5 The Sustainable Community Strategy is a key document detailing the ambitions and priorities for provision of services throughout the Derbyshire Dales and High Peak to improve the quality of life in the community. The Sustainable Community Strategy was prepared by the Derbyshire Dales and High Peak Local Strategic Partnership and published in June 2009.

3.6 Key spatial planning objectives and visions within the Core Strategy need to be closely aligned with the aims of the Sustainable Communities Strategy. This is achieved by building upon the vision in the Sustainable Community Strategy.

Peak Sub Region Strategic Housing Market Assessment

Purpose of the assessment

3.7 The Peak Sub Region Strategic Housing Market Assessment (SHMA) was published in December 2008 and seeks to examine the balance between housing supply and demand; the scale of need and demand for affordable and market housing provision and determine to what extent affordability is an issue in the Sub Area. The assessment additionally provides recommendations as to how partners can ensure delivery and identify what needs to be included within the Local Development Framework and Housing Strategies to maximise affordability and shape the future housing market in the Peak Sub Area.

Summary of report findings

3 Evidence Base

3.8 The SHMA concludes that the Sub Area faces significant challenges to ensure a future balanced housing market. The key conclusions of the report identify a need for housing to be affordable if a robust local economy is to be maintained; the requirement to address the needs of an ageing population; a substantial need for affordable housing for low income groups and highlights the wider implications of a modest housing supply target that constrains the scope for addressing affordability issues through new supply. There also needs to be a re-balancing of housing types and sizes available by seeking more provision of smaller properties (2/3 bedrooms) particularly within the Derbyshire Dales.

3.9 The SHMA provides the following recommendations for the relevant Core Strategy policies to address;

- Work to identify and maintain the flow of residential land supply;
- Increase the contribution made to the provision of affordable housing through Section 106;
- Outline policies which deliver a mix of market housing to address local needs and to identify the tenure, size and mix of affordable housing;
- Maximise the provision of affordable housing through exception sites; and
- Plan for the increasing needs of an ageing population.

Peak Sub Region Strategic Housing Land Availability Assessment

Purpose of the assessment

3.10 The Strategic Housing Land Availability Assessment (SHLAA) was published in June 2009 and seeks to identify a supply of land and buildings with the potential to deliver residential development in line with national guidance in Planning Policy Statements and Regional Spatial Strategy housing requirements. The SHLAA aims to identify the overall capacity of the Sub Region to accommodate new housing development over the plan period and to determine potential development sites that are available, deliverable and achievable.

Summary of report findings

3.11 The SHLAA provides evidence about the extent to which capacity exists across the Peak Sub region to accommodate the housing growth required by the East Midlands Regional Plan, it indicates differing degrees of capacity to accommodate development across different settlements in the area without making any policy decisions or indication of willingness to grant planning permission.

3.12 The preparation of the SHLAA involved the assessment of 920 sites located across the Peak Sub Region, of which 681 have been identified as deliverable or developable for housing within the final assessment.

3.13 The SHLAA presents three five year housing completion trajectories and indicates that within the Core Strategy area there is a potential supply of land for 10,665 houses over the 15 years 2008 to 2022, of that supply 4,998 are within Derbyshire Dales and 5,667 within High Peak.

Peak Sub Region Housing Needs Survey

Purpose of the survey

3 Evidence Base

3.14 The Housing Needs Survey outlines the profile of households within the Peak Sub Region. The report was commissioned to provide an understanding of housing needs and to advise how affordable housing policy in the Local Development Frameworks should respond to the level of housing need identified.

Summary of survey findings

3.15 The Housing Needs Survey (March 2007) concludes that there is an increasing need for affordable housing, due in part to the high cost of houses, and the relative low income of resident based employment within the Peak Sub Region. The study states there is an estimated net shortfall over the next five years in the supply of affordable homes ranging from a minimum of 443 to a maximum of 591 homes annually.

3.16 The survey outlines the following recommendations for policy to address the apparent affordable housing shortfall;

- Suggesting thresholds on negotiated provision of affordable housing to include, on larger residential sites (allocations/windfalls) of 10 dwellings or more or in excess of 0.5ha, and in all other settlements on (allocated/windfall) sites within development boundaries 2 dwellings or more or in excess of 0.1ha.
- Regarding the mix of affordable housing the study states the main priority over the next 5 years should be the provision of 1 and 2 bedroom accommodation.
- Consideration should be given to the inclusion of a key worker policy indicating broad locations, numbers and tenure where key worker housing would be most beneficial.

Peak Sub Region Affordable Housing Viability Assessment

Purpose of the assessment

3.17 This assessment was commissioned to provide an evaluation of the viability of affordable housing provision in Derbyshire Dales and High Peak, including an assessment of the viability of a variety of levels and types of affordable housing in accordance with the emerging development strategy. The assessment seeks to demonstrate through the use of an Affordable Housing Toolkit the levels at which housing development is capable of being delivered profitably and at the same time providing an appropriate level of affordable housing.

Summary of assessment findings

3.18 The study was published in January 2010 and concludes that there is not a single policy approach that may be taken to the delivery of affordable housing which will work across the Sub Region, with High Peak and Derbyshire Dales requiring differing levels of affordable housing within their respective areas. The assessment confirms site size, location and type (Brownfield/Greenfield) have a significant bearing upon the viability of affordable housing.

3.19 In general higher levels of affordable housing are capable of being delivered within the Derbyshire Dales. The study recommends two options for affordable housing policy within the Core Strategy; firstly a local planning authority based policy based on site size and secondly a Sub Area based policy approach again dependent upon site size.

3 Evidence Base

Peak Sub Region Employment Land Review

Purpose of the review

3.20 The Peak Sub Region Employment Land Review was commissioned to assess the suitability of continued or potential use for economic purposes of a range of employment sites across the Peak Sub Region, reviewing the areas current supply of employment land in quantitative and qualitative terms. The report identifies which sites should be retained for employment uses and which may be reallocated and provides recommendations of potential new sites to meet future employment needs within the Sub Region.

Summary of report findings

3.21 The main conclusions of the Peak Sub Region Employment Land Review, published in August 2008, include the following;

- A need to provide more local job opportunities, particularly in higher paid growth sectors to reduce out commuting, particularly in High Peak
- A need to nurture growth sectors (food and drink, creative industries and tourism)
- A need to build on strengths – local environment, skilled workforce, HSE, University of Derby etc
- A shift towards providing smaller scale, flexible sites and premises that consider key strengths of the area
- A number of sites and premises are currently heavily constrained and there is a particular demand for managed workspace and start up units for small businesses
- Approximately 51ha of employment land required up to 2026 (16ha in Derbyshire Dales and 35ha in High Peak). This should be achieved through the redevelopment of suitable existing sites and the allocation of some new land with 39.5ha needed for industrial space and 11.5ha needed for office/non industrial space;
- An oversupply of approximately 35ha of employment land with scope for change of use or mixed use redevelopment on some unsuitable employment sites with little scope for improvement: and the need to retain some poor quality sites to provide a range of sites or when there is potential for improvement through public sector funding, etc.

Peak Sub Region Retail Study and Town Centre Assessment

Purpose of the assessment

3.22 The purpose of the Peak Sub Region Retail Study and Town Centre Assessment is to provide an understanding of existing shopping patterns and retail provision and highlight future quantitative capacity for new convenience and comparison retail floor space up to 2026. The study provides health checks of the principal centres in the Sub Region and seeks to identify a hierarchy of centres.

Summary of assessment findings

3.23 The study provides commentary on existing shopping patterns and concludes that over 50% of local people shop in the Core Strategy area for their main food shopping in the towns of Ashbourne, Matlock, Buxton and Glossop. Further opportunities for an additional food store and/or

3 Evidence Base

convenience stores are identified within Buxton, Glossop, Wirksworth and New Mills, with scope for Matlock to build upon recent improvements to provision within the town through the development of a Sainsbury's foodstore.

3.24 A high percentage of residents travel to the surrounding towns and cities outside the plan area for non-bulky good retailing. This issue is particularly acute in Matlock/Wirksworth (76.8%), Glossop (74%) and Chapel-en-le-Frith (96.1%). Accordingly, the study highlights potential scope to improve non-bulky goods provision in Matlock and Glossop. In terms of Bulky Comparison Goods, Matlock currently has a poor market share in performance, with low expenditure retention levels and qualitative deficiencies in range and choice. Accordingly there is considered significant scope for a bulky comparison goods store within Matlock.

3.25 Regarding the retail hierarchy Ashbourne, Buxton, Matlock and Glossop are identified as the 'main towns' within the plan area and that they should continue to provide the main focus for convenience and comparison retailing. Small towns comprising Bakewell, Chapel-en-le-Frith, Hadfield, New Mills, Whaley Bridge and Wirksworth play a supporting role to the larger towns with priority given to retaining existing services and emphasising the strengths and attractiveness of local independent retail offer. Other centres identified include Darley Dale, Matlock Bath, Charlesworth, Chinley and Hayfield.

Peak Sub Region Strategic Flood Risk Assessment

Purpose of the assessment

3.26 A two-stage approach has been undertaken to the preparation of the Peak Sub Region Strategic Flood Risk Assessment. Phase 1 is now complete and provides valuable information on the general nature of flood risk in the area, providing the evidence to support the application of the Sequential Test as outlined in PPS25 and assists in the development of appropriate flood risk management policies. Stage 2 of the SFRA will provide flood risk guidance on specific sites and detailed guidance on flood hazards in terms of depth, velocity, etc and will outline recommendations on the level of detail required in FRAs accompanying planning applications.

Summary of assessment findings

3.27 Published in September 2008 the SFRA (Stage 1) assesses and maps all forms of flood risk from groundwater, surface water, sewer and river sources, taking into account future climate change predictions across the Sub Region. The report identifies key flood risk issues within the Plan area and highlights the impact of climate change upon the extent of flooding, concluding that flood risk from surface water, sewers and groundwater will generally increase due to the expected wetter winters and incidence of short duration high intensity rainfall events associated with summer convective storms.

3.28 It is recommended that the outputs from the study are used as an evidence base from which to direct new development to areas of low flood risk (Zone 1) and where development cannot be located in locations of low risk the detailed SFRA maps should be used to apply the Sequential Test to land use allocations and applications. The report recommends the promotion of SUDs in all development to achieve a Greenfield discharge rate with a minimum reduction of 20% and suggests that developer contributions be sought through Section 106 agreements to fund strategic flood risk management facilities such as flood storage areas.

3 Evidence Base

Peak Sub Region Open Space, Sport and Recreation Study

Purpose of the study

3.29 The principal purpose of the Peak Sub Region Open Space, Sport and Recreation Study is to assess the existing and future need for open space, sports and recreational facilities in line with the requirements of PPG 17. The aim being to provide an audit of the quantity and quality of existing spaces and facilities and develop locally derived standards for the provision of open space, sports and recreational facilities within the Sub Area. The study provides advice on potential policies to address shortfalls and/or surpluses in the quantity and quality of existing spaces and the development of an open space, sport and recreation strategy.

Summary of study findings

3.30 The final report was published in February 2009 and reaches the overarching conclusion that there is an abundant supply of high quality open space for sport and recreation in the Sub Area, with the majority of residents and visitors surveyed as part of the study highly satisfied with the quality of open space across the study area.

3.31 The quantity and quality of open space and sport and recreation is deemed generally adequate to meet local needs, however the study identifies areas where there is a shortfall in provision that needs to be addressed in the short to medium term. The key points for consideration through the Core Strategy and policy development include the following:

- There are five green corridors across the Sub Region and an extensive well used Public Rights of Way Network providing opportunities for walking, cycling and horse riding, however connectivity between settlements and the surrounding National Park could be improved and better provision of 'safe' routes for walking needs consideration;
- Provision for children and young children is generally good however there is a shortfall in provision for over 12's;
- There are 22 allotments with users generally satisfied with quality and management, however evidence suggests that demand for allotments outstrips current supply;
- Regarding sports provision there are 83 playing football pitches across the sub region, 20 of which are currently overplayed on a weekly basis. A current shortfall in junior pitches and a lack of changing facilities needs to be addressed, alongside the need to protect existing football pitch stock;
- There is an undersupply of cricket pitches, with Buxton and Matlock Cricket Club requiring one additional pitch. Indoor facilities for cricket are lacking;
- There are 14 rugby pitches in the Sub region, four of which are currently overplayed on a weekly basis. There is an undersupply of junior and mini rugby pitches, the deficit may be covered by the surplus of senior pitches;
- It is anticipated that there will be an increase in the participation of athletics as a result of the 'Jog Derbyshire' scheme, further feasibility work should be undertaken into the development of purpose built track and field facilities in High Peak and athletics training facilities in Derbyshire Dales;
- Regarding sports hall provision, High Peak is currently underprovided and additional provision in terms of indoor sports and leisure facilities is required in some of the major towns with some of the existing facilities in need of replacement or refurbishment.

3 Evidence Base

Peak Sub Region Climate Change Study

Purpose of the study

3.32 The key purpose of the study is to assess the likely energy capacity from a range of renewable energy technologies within the Peak Sub Region to 2026 and identify realistic renewable energy targets. The study seeks to highlight potential locations for development of renewable energy and low carbon technologies and provide consideration of the social, economic and environmental constraints to renewable energy developments. The study additionally makes recommendations for potential funding opportunities for renewable energy projects.

Summary of study findings

3.33 The results of the assessments carried out in the study estimate a total capacity from a range of renewable energy technologies for the Peak Sub Region of 128GWh/y to 2026; this represents 1.5% of the East Midlands RSS target to 2026. The low percentage of contribution is primarily due to the constraints within the Sub Region from the National Park, which is acknowledged as a significant constraint upon large-scale renewable energy generation, but recognises that there are opportunities for appropriate small-scale renewable energy generation within the Sub Region as a whole.

3.34 The contributions to the Peak Sub Region total capacity entail approximately 50% of the total renewable energy capacity in the sub region coming from within the Derbyshire Dales District planning area, the main contributors being from energy crops, heat pumps and medium scale wind. In the High Peak planning area the contribution is approximately 40% of the Sub Regions renewable energy capacity, the main technology contribution being from heat pumps. The remaining 10% contribution may be provided within the Peak Park planning area, with small-scale hydro and biomass providing the main technology contributors.

3.35 The study recommends the following planning policy areas for incorporation into the Core strategy;

- Provision of an appropriately worded policy to include suitable criteria to safeguard the environment and sensitive landscapes of the Sub Region;
- Identification of potential areas for district heating of Combined Heat and Power (CHP) schemes within the development planning process;
- The requirement for an energy statement from developers for new development proposals as a means of ensuring a proposals compliance with statutory regulations and planning policy; and
- The use of differing targets for renewables for domestic and non-domestic properties based on planning use.

Green Infrastructure Assessment

Purpose of the assessment

3.36 The Green Infrastructure Assessment seeks to provide an understanding of the network of Green Infrastructure and the linkages between multi functional open spaces within the Peak Sub Region. Work on this project is currently ongoing with the intention to provide comprehensive

3 Evidence Base

mapping of the existing Green Infrastructure network with a view to identifying weaknesses in the existing provision of Green Infrastructure and in turn develop a strategy for its management and enhancement.

Derbyshire Gypsy and Traveller Accommodation Assessment

Purpose of the assessment

3.37 The Derbyshire Gypsy and Traveller Accommodation Assessment seeks to evaluate the need for additional authorised gypsy and traveller site provision within Derbyshire over the next five years, identifying broad locations for additional sites and establishing whether transit sites/emergency stopping places are required and whether extra site provision should be public or private.

Summary of assessment findings

3.38 The study looks at pitch provision and requirements for gypsy and traveller/show people across Derbyshire, concluding that there are 93 unauthorised pitches within the county, largely focused in North East and South Derbyshire. In the plan area itself there is a relatively small gypsy/traveller community with two authorised camps in Derbyshire Dales and none within High Peak.

3.39 The study considers the pitch requirement over the next 5 years from 2007 and identifies a need for an extra 58 pitches across Derbyshire, recognising that over the longer term there will be a requirement for an additional 15 pitches to be found every 5 years based on population projections. Within the Core Strategy area Derbyshire Dales has a requirement for 2 pitches and there are no pitches required within High Peak. The study recommends that further work will be required to update the assessment to look beyond 2021 and to consider if it is possible to share pitch requirements between local authorities.

Transport and Access

3.40 Work is currently ongoing to establish transport studies and evidence to support the development of the Joint Core Strategy. Derbyshire County Council are undertaking an assessment of the transport and access implications of the options for development identified within the Core Strategy. Their methodology for appraising Core Strategies follows an approach devised with Local Planning Authorities that will be applied across Derbyshire. The assessment consists of two phases.

3.41 The North Derbyshire Local Development Frameworks: Derbyshire Dales and High Peak Stage 1: Strategic Transport Issues Report (Derbyshire County Council) is complete. This entailed an assessment of the transport and access implications of the options highlighted within the Core Strategy Issues and Options (March 09). A measurement of existing accessibility of SHLAA sites on an accessibility map of the Core Strategy area has additionally been produced. This accession map and accompanying accessibility report broadly identifies land within 20 and 30 minutes travel time (non car) of essential services (GP surgery/health care, convenience store/supermarket, primary school, secondary school, post office and pharmacy). The evidence has been produced to inform considerations and policy development within the Joint Core Strategy and inform the identification of broad areas for growth.

3 Evidence Base

3.42 Phase 2 of the assessment is currently ongoing and intends to rank sites and broad growth locations based on detailed assessments of specific journey times to essential services with the aim to identify quantitative and qualitative impacts of the options and potential mitigation measures. This second stage will also consider accessibility to essential services, highway access and off site highway impacts of locations and policy options within the Joint Core Strategy.

Derbyshire Dales Rural (South of Ashbourne) Accessibility Study (2009)

Purpose of the study

3.43 The primary purpose of the study is to identify the main travel routes in the South of Ashbourne study area and assess the need to improve transport services to meet local needs. The study identifies barriers preventing people within the area south of Ashbourne accessing particular facilities and services and considers how accessibility may be improved.

Summary of study findings

3.44 The Derbyshire Accessibility Study identified that an area to the south of Ashbourne has poor levels of accessibility to services and facilities. The study area is “sparse”, but not “isolated” and is made up of several small villages with few services and facilities located within them. At the periphery of the study area are several larger settlements to which people are currently being drawn. Key draws for services, facilities, leisure and recreation and employment opportunities are the main nearby settlements of Derby, Ashbourne, Uttoxeter and Burton. The area is one of high car ownership and usage, low unemployment and has a high percentage of the population over 60. The settlements within the area are not compact, and lack consistent footpaths; discouraging walking and making access to traditional transport difficult.

3.45 The study concludes that the area suffers particularly from a poor range of local services and limited public transport options to access services elsewhere. Existing public transport services are infrequent and there is confusion over existing Community Transport provision.

3.46 The study highlights a range of options currently available to address transport problems within the study area, including; Wheels to Work, Community Transport, Social Services Transport, and Volunteer Car Schemes. Work currently being undertaken by the High Peak and Derbyshire Dales Accessibility Partnership is looking to take forward the studies recommendations and improve accessibility to services across the plan area as a whole.

4 Spatial Vision, Aims and Objectives

4.1 Government guidance on the preparation and content of Core Strategies is set out in PPS12 and indicates that they should include both a vision, which sets out how the area and the places within it should develop and strategic objectives for the area focusing on key issues to be addressed.

4.2 The Derbyshire Dales and High Peak Joint Core Strategy Draft Plan includes a Spatial Vision to address the key issues and sets out the direction that Derbyshire Dales and High Peak would like the plan area to take to 2026. It also includes a series of Strategic Objectives, which seek to provide the spatial interpretation of the vision and provide the link between key issues and policies within the strategy.

4.3 At Issues and Options stage a joint vision was agreed for both the Sustainable Communities Strategy and Joint Core Strategy. A number of strategic objectives were also identified and consulted upon, which sought to provide the spatial interpretation of the vision, priority challenges and were linked where appropriate with the wider thematic action plans of the Derbyshire Dales and High Peak Local Strategic Partnership.

4.4 The majority of responses to the Issues and Options consultation considered that there were gaps within the vision and strategic objectives. Stating that there should be more emphasis placed on climate change, the natural and historic environment, biodiversity, culture, transport and the importance of tourism for the local economy. It was also considered that reference should be made to the purpose of the National Park and the importance of it in supporting sustainable tourism and recreation.

4.5 Following the Issues and Options consultation the vision has been amended and revised to ensure it provides a focused spatial statement drawing upon the distinctiveness of the Derbyshire Dales and High Peak. It is a vision that seeks to be more place-specific and reflect local aspirations and address the key challenges facing the plan area. It is recognised that some elements of the vision may be aspirational but it is considered important that the vision provides a clear understanding of where the plan area would like to be by 2026.

4.6 A series of strategic objectives were also subject to consultation through the Issues and Options consultation. The responses to the consultation have been evaluated and the original objectives have been subject to a sustainability appraisal. As a consequence they have been subsequently amended to reflect the consultation responses, new evidence, and to ensure that they are sharply focused, locally distinctive and address the area's key issues.

5 Core Strategy Policies

5.1 The Joint Core Strategy Draft Plan includes a series of Core Strategy Policies (CS1-27) and Development Management Policies (DM1-3), which will be used to implement and deliver the plan's vision, objectives and spatial strategy. The following sections seek to justify the preferred policy approach, providing a reasoned justification for policies within the Draft Plan and identify alternative policy approaches that were considered but are not proposed.

6 The Spatial Strategy

The Spatial Strategy

6.1 The Core Strategy needs to set out a clear spatial strategy which establishes sustainable patterns of development across the plan area, taking into account factors such as national and regional policy, housing and employment needs and issues of accessibility to key services and facilities. The Spatial Strategy seeks to make choices about where development should be broadly located and establish overarching principles that will underpin the Core Strategy.

6.2 The East Midlands Regional Plan through Policy 13a *Regional Housing Provision* outlines the number of houses required in the Peak Sub region. The housing requirements of the Regional Plan are based on a policy of restraint in the Peak Sub Region due to the high quality environment and the need to support regeneration in the adjacent urban areas. The targets set out in the Regional Plan are therefore below the levels identified in the Governments household projections for the area and are;

	Annual Apportionment from 2006	Total Housing Provision 2006-2026
Derbyshire Dales	200	4,000
High Peak	300	6,000
Peak Dales & Park HMA	500	10,000

Table 1

6.3 Regional Plan Policy 3 *Distribution of New Development* sets out the principles related to the distribution of new development across the East Midlands. Outside of the Principal Urban Areas and the Sub Regional Centres, new development should contribute to maintaining the distinctive character and vitality of rural communities; shortening journeys and facilitating access to jobs and services; strengthening rural enterprise and linkages between settlements and their hinterland; and respecting the quality of tranquility, where that is recognised in planning documents.

6.4 The Housing Strategy priorities for the Peak Sub Region indicate that development should comply with the statutory purpose of the Peak District National Park; should consist of development that consolidates the market towns of Matlock, Buxton and Glossop and meets affordable housing needs in a way that promotes a more sustainable pattern of development. The Regional Plan also suggests that in Buxton, Ashbourne and Wirksworth care must be taken in relation to the quality of development in these locations to ensure that it respects and enhances the high quality environment of the area, most notably its built and cultural heritage.

Issues and Options and Growth Options Consultation

6.5 In order to assess the most appropriate strategic approach to development three potential development options were consulted upon as part of the Issues and Options Consultation. On the basis of analysis of the settlements within the plan area, the need to meet the regional housing requirements and ensure sustainable patterns of growth with no unacceptable degradation of the high quality local environment three potential development strategy options were considered;

6 The Spatial Strategy

Concentrated Growth in Market Towns – *primarily focusing all new required housing and employment development in the market towns of Ashbourne, Matlock, Wirksworth, Buxton, Chapel en le Frith, Glossopdale, New Mills, Whaley Bridge*

Semi Dispersed Growth – *allow new development within the market towns and a select number of other settlements including Ashbourne, Matlock, Wirksworth, Brailsford, Cromford, Darley Dale, Doveridge, Hulland Ward, Matlock Bath, Middleton by Wirksworth, Tansley and Buxton, Chapel-en-le-Frith, Glossopdale, New Mills, Whaley Bridge, Birch Vale, Charlesworth, Chinley, Dove Holes, Furness Vale, Hayfield, Peak Dale and Tintwistle.*

Dispersed Growth – *allow new development to be widely distributed across the plan area, with the smaller settlements and villages across the area accommodating development.*

6.6 The majority of support was for the concentrated growth in Market Towns option as it was considered that this would be the most sustainable approach, reduce the need to travel for services and ensure protection of the countryside. Support was also provided for the semi-dispersed pattern of growth on the basis that it would support the viability of rural services and facilities and would reduce pressure on market towns to accommodate all development required.

6.7 The overwhelming majority of respondents supported the retention of the built up area boundaries to limit urban sprawl, to protect the countryside and give certainty in making decisions on proposed development, consultees did however recognise that there is a need for some degree of flexibility to account for future possible growth.

6.8 The Growth Options consultation built on the Issues and Options consultation and sought to combine these comments received at the Issues and Options Stage with the sites and areas suggested in the SHLAA. This consultation generated a considerable amount of responses, a number of which suggested that in terms of achieving sustainable development and maximising opportunities for development on previously developed land, the development strategy should focus solely on Market Towns.

Preferred Spatial Strategy

6.9 Taking all of the above into consideration and given the level of support for Option 1 and Option 2 during the Issues and Options consultation, the preferred policy approach is to direct new market housing to the Market Towns and identified Larger Villages. Elsewhere the strategy will be to provide small-scale development with an emphasis upon the provision of affordable housing to meet local needs.

6.10 The strategic approach to development across the Core Strategy Plan area is to;

- Safeguard the sensitive boundaries of the National Park
- Concentrate development on the Market Towns – focus primarily on previously developed sites
- Provide modest development within the larger villages, of an appropriate scale where opportunities exist to contribute towards the overall requirements; and
- Encourage rural affordable housing in the smaller villages where there is limited access to services and facilities.

6 The Spatial Strategy

6.11 The policy and spatial strategy seek to provide the balance between the need to make adequate provision for homes, jobs and services with the need to protect and enhance the plan areas considerable natural and heritage assets in the most sustainable manner.

6.12 The preferred spatial strategy scored positively in the interim Sustainability Appraisal at Issues and Options stage. This preferred approach will concentrate growth in the market towns and larger settlements that are capable of accommodating additional development. Additionally, spreading growth over a larger geographic area will arguably help to maintain and enhance the viability of other settlements, respond to local needs and improve access to services and facilities, with the potential to reduce the number of car journeys.

Alternative Spatial Strategy Options

6.13 An alternative approach of solely concentrating all development requirements within the Market Towns may lead to an increased risk of town cramming as the overall density of settlements would gradually increase, and may also result in some negative impact upon the landscape and historic setting of the Market towns as development pressures increased. With very little new planned development outside the market towns long-term problems for the future of the rural areas may also be exposed.

6.14 The preferred spatial strategy is balanced and recognises the needs of both the market towns, larger villages and rural area. This development strategy will help to ensure that rural settlements maintain services and facilities and ensure that the local needs of rural areas are continued to be met. This approach is considered to be deliverable in light of evidence from the SHLAA and evidence that there are sufficient deliverable sites within these settlements.

Core Strategy Policy CS1 Sustainable Development Principles

Key Issues and Evidence

6.15 Sustainable development is the core principle underpinning planning. Planning Policy Statement 1: *Delivering Sustainable Development* states that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development. Furthermore sustainable development should be treated as an integral element of development plans and that they should carefully consider the interrelationship between social, economic and environmental factors and sustainable development.

6.16 The East Midlands Regional Plan (March 2009) provides the broad development strategy for the region and reiterates the principles of sustainable development.

Issues and Options Consultation

6.17 A range of options were considered at Issues and Options stage to tackle the issue of delivering sustainable development, including issues relating to the distribution of housing, retail and employment development to ensure the delivery of sustainable communities; the provision of affordable housing; how to ensure the continued support for the growth of the local economy; protection and enhancement of the built and natural environment and how to tackle issues of climate change, renewable energy and flood risk matters.

6 The Spatial Strategy

6.18 The responses to consultation on this broad range of issues provided a general consensus of support for the promotion of sustainable development and its importance as a founding principle for the Core Strategy and policy development.

Preferred Policy Approach

6.19 Policy CS1 seeks to ensure that all new development within the Derbyshire Dales and 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.

6.20 The purpose of policy CS1 is to underpin the Joint Core Strategy and establish criteria that will be applied to all proposals to ensure the overarching aims of sustainable development are achieved.

Alternative Policy Approach

6.21 The preferred policy approach is consistent with national and regional planning policies and provides sufficient detail to establish the principles of sustainable development and provide a framework for the Core Strategy. An alternative approach would have been to either have a more prescriptive policy or no policy. A more prescriptive policy may result in repetition and overlap with some of the other Core Strategy policies.

6.22 It is crucial that an overarching policy on sustainable development is included, not including such a policy would not allow the Core Strategy to provide guidance to those involved in the planning process on the underlying principles that would apply to all development within the Core Strategy area.

Core Strategy Policy CS2 Settlement Hierarchy

Key Issues and Evidence

6.23 In order to properly deliver the spatial strategy at a local level it is necessary to establish a hierarchy of settlements reflecting the role, function and capacity of individual settlements within the plan area. The hierarchy seeks to ensure that the objectives of the Core Strategy are appropriately met through a balance of development in accordance with the settlements role within the hierarchy and the availability of local services, employment opportunities and ease of access to them.

6.24 National and Regional policy indicates that in rural areas the majority of new development should be accommodated within or adjoining existing towns and villages where employment, housing, services and other facilities can be provided closer together. It is important to recognise that smaller settlements, with limited or no services, have their own characteristics and issues to be addressed.

Issues and Options and Growth Options Consultation

6 The Spatial Strategy

6.25 Consultation responses to both consultations indicated support for a settlement hierarchy, with consultees broadly supporting the settlements that were considered in each development option. The hierarchy provides the context for the spatial strategy of focusing development within the Market Towns and larger settlements as favoured through the consultation exercises.

Preferred Policy Approach

6.26 The preferred settlement hierarchy builds upon the settlement distribution outlined within the Issues and Options document, where settlements were classified as Market Towns, Larger Settlements and Villages.

6.27 The settlement hierarchy approach advocated within the Core Strategy comprises;



6.28 It is likely that this hierarchy will operate slightly differently across the Derbyshire Dales and High Peak Joint Core Strategy area to reflect the different characteristics and opportunities that exist.

6.29 In particular, the High Peak has a greater concentration of market towns and larger industrial villages. There are comparatively few rural villages. Accordingly development in the High Peak part of the Derbyshire Dales and High Peak Joint Core Strategy is likely to be accommodated within these first two tiers of the hierarchy.

6.30 In contrast, the Derbyshire Dales has a much wider rural hinterland with a spread of small villages. Many of these retain certain facilities, such as a school, pub or church, but do not have the full range of community infrastructure associated with the larger settlements. As set out above, it is considered that a modest proportion of small-scale housing be permitted within this type of settlement to ensure the future sustainability of these villages.

6.31 In light of the consultation responses and evidence of development capacity and need, it is considered that the preferred spatial strategy should be one that focuses new market housing in the Market Towns and identified larger settlements as identified within the Settlement Hierarchy. It is considered that the proposed strategy combines all positive factors of the options available, facilitating the growth and development of towns and villages where it can be reasonably accommodated and/or is needed. This approach best articulates national and regional policy within the local context.

Alternative Policy Approach

6.32 The settlement hierarchy provides the basis for taking forward the principles of the plan's spatial strategy and ensures development is brought forward in a sustainable manner. The policy reflects the spatial strategy and national and regional guidance. The only alternative option would be to not include a policy, which would be unhelpful in providing the context for the preceding policies and sub areas strategies.

7 Protecting Peak District Character

Core Strategy Policy CS3 Landscape Character

Key Issues and Evidence

7.1 The landscape is represented through a complex combination of physical and cultural elements. The overarching principles of national planning policy guidance (PPS1, PPS7) advocate the protection and enhancement of the landscape through the promotion of sustainable development. Policy 31 of the Regional Plan establishes *Priorities for the Management and Enhancement of the Regions Landscape*, stating that the regions natural and heritage landscapes should be protected and enhanced.

7.2 The Derbyshire Dales and High Peak landscapes are some of, if not the most defining characteristic of the plan area. They define a sense of place and strongly influence the areas identity and local distinctiveness. The landscapes within the Core Strategy area are of exceptionally high value and share many of the characteristics of the neighbouring Peak District National Park and includes designated landscapes of national and international importance, such as the Derwent Valley Mills World Heritage Site and Buxton's Pavilion Gardens, as well as those with strong and distinctive landscape characteristics such as the gorge setting of Matlock Bath to the rolling moorlands of the Dark Peak. The landscapes establish the character of the area and are a key asset in attracting economic development, enhancing social well being as well as driving the local tourist economy.

7.3 The landscape character varies considerably across the plan area, these differences are documented within the distinct landscape character types identified in "*The Landscape Character of Derbyshire*" (Derbyshire County Council 2003). There are 20 different landscape types distributed across the five landscape character areas within the Derbyshire Dales and High Peak. The landscape character supplementary planning documents adopted by both local authorities describe in detail landscape character types and provide guidance on how measures to ensure development proposals protect and enhance landscape should be incorporated.

Issues and Options Consultation

7.4 One of the options consulted upon was how to ensure continued landscape and townscape protection and management. The responses indicated that there was general support for a landscape character based approach to managing development and protecting the urban and rural landscape, as it was recognised that simply restricting development was considered too limiting and unobtainable.

Preferred Policy Approach

7.5 This approach requires landscape character to be at the forefront of policy considerations and seeks to provide overall protection of the inherent landscape character of the plan area for its own intrinsic beauty and for the benefit of economic, environmental and social well-being. Given the nature of the plan area and its interrelationships with the Peak District National Park it is considered important to set out a landscape strategy that addresses these distinctive elements that make up the plan areas character.

7 Protecting Peak District Character

7.6 The pursuance of a landscape character approach to managing development proposals will ensure sympathetic integration of development with its surroundings and context. By enabling some appropriate development the policy allows a degree of flexibility offering positive impacts for employment, tourism and rural development. This approach was scored positively in the Interim Sustainability Appraisal.

7.7 The policy seeks to provide protection for landscape features and qualities that make a valuable contribution to overall landscape character. This will be achieved through resisting development that would have a detrimental impact on landscape features and the overall landscape setting of settlements and ensuring that all development proposals preserve or enhance the character, appearance and local distinctiveness of the landscape.

Alternative Policy Approach

7.8 The policy reflects the spatial strategy and national and regional guidance and seeks to protect and enhance landscape. An alternative may have been to reduce or increase the range of measures or have a blanket designation of areas of specific landscape quality or have no policy at all.

7.9 Reducing or increasing the number of measures and criteria would arguably undermine efforts to protect and enhance the landscape and settlement character or provide insufficient flexibility to respond to local circumstances and conditions. Having no policy would rely on national and regional guidance and not enable locally specific issues to be addressed. A blanket landscape designation would be inconsistent with guidance in PPS7 that supports a criteria based approach. An entirely restrictive policy, limiting development entirely within the countryside would be inflexible and risk impacting negatively upon the local economy and the overall sustainable development of rural areas.

Core Strategy Policy CS4 Biodiversity

Key Issues and Evidence

7.10 National guidance in the form of Planning Policy Statement 9 '*Biodiversity and Geological Conservation*' advises local planning authorities to adopt an integrated approach to planning for biodiversity and encourages local planning authorities to protect, maintain and enhance biodiversity and geological conservation interest.

7.11 The Core Strategy area benefits from a rich biodiversity, primarily due to its rural character. Much of the plan area is covered by a raft of internationally, nationally, regionally and locally protected sites, designated for their nature conservation value and overall contribution towards the protection of priority species and habitats.

7.12 The sub region is dominated by eight nature conservation sites of international importance, these Special Protection Areas and Special Areas of Conservation are afforded the highest level of protection and include the South Pennine Moors SPA; Peak District Moors SPA; Peak District Dales SAC; South Pennine Moors SAC; Bees Nest and Green Clay Pits SAC; Gang Mine SAC; West Midland Mosses SAC and Midland Meres and Mosses SAC.

7 Protecting Peak District Character

7.13 As well as these designations of European importance there are numerous SSSI's and Sites of County Importance for nature conservation, including local wildlife sites and nature reserves all of which play a crucial part in the rich biodiversity of the plan area. Many of the plan areas designated sites for biodiversity are located close to centres of population, with the towns and villages themselves offering opportunities for biodiversity to extend into the urban area, through parks, gardens and river corridors.

7.14 The Core Strategy provides the opportunity to deliver some of the targets set out in the Regional Biodiversity Action Plan and the Peak District Biodiversity Action Plan (BAP) and Lowland Derbyshire BAP.

Issues and Options Consultation

7.15 Protecting and improving the countryside and the diversity of wildlife habitats is a particularly important issue and was reflected in the responses received to the Issues and Options consultation. The responses were in many ways split along conventional development and conservation lines, with for the most part the development industry opposed to a restrictive approach in response to nature conservation interests but support for the concept of new development contributing towards biodiversity through habitat creation and other measures. The Conservation lobby accordingly mostly took the opposite view. A number of comments suggested that it was unclear how the challenge of maintaining and enhancing biodiversity would be achieved.

Preferred Policy Approach

7.16 The preferred policy on biodiversity seeks to provide a balance between positive management measures whilst ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests. Policy CS4 outlines a series of proposals to conserve and enhance biodiversity and geodiversity features and encourages development to include measures to contribute positively to the overall biodiversity of the area.

Alternative Policy Approach

7.17 This policy establishes a balanced broad range of measures to reflect national and regional planning advice and local strategies, an alternative would have been to either increase or reduce the number of measures or have no policy. The current policy approach is considered sufficient to address the local issues identified and both protect and promote the distinct biodiversity qualities of the Core Strategy area. Having no policy on biodiversity and relying on national and regional guidance would not allow the Core Strategy to reflect and address locally specific issues.

Core Strategy Policy CS5 Design

Key Issues and Evidence

7.18 To protect the Peak District character of the plan area it is essential that new development achieves a high standard of design. A well designed development can enhance local distinctiveness, improve economic prospects and add to the general well-being of people and places.

7 Protecting Peak District Character

7.19 Planning Policy Statement 1 *Delivering Sustainable Development* is clear that ‘good design is indivisible from good planning’ and that planning authorities should plan positively for the achievement of high quality design for all development, including individual buildings, public and private spaces and wider area development schemes.

Issues and Options Consultation

7.20 Responses to the Issues and Options Consultation supported the notion that all new development should be built to high design standards and reflect the high vernacular value of settlements. The use of locally sourced materials and development which is in keeping with local character and scale were noted as important issues.

Preferred Policy Approach

7.21 In response to national policy and the Issues and Options Consultation the Draft Core Strategy incorporates a Design Quality policy that seeks to ensure that all new development contributes to local distinctiveness and sense of place.

7.22 Because the impacts of climate change have the potential to threaten the Peak District character of the plan area the design policy seeks to ensure that new development, through sustainable design and construction methods, reduces the direct and indirect impacts on the natural environment.

7.23 The policy also recognises that high quality design can make positive contributions to people’s lives by protecting the amenity of an area and ‘designing out crime’.

Alternative Policy Approach

7.24 Alternative approaches to this policy may be to have a more detailed policy setting out specific standards and approaches or have no policy at all. Achieving good design often requires the flexibility to allow creative design solutions to be devised that respond to the particular characteristics of particular sites. A policy that is too prescriptive can stifle the ability to respond to very local characteristics and situations. For this reason the policy takes a more balanced, principles-based, approach. Any further control that may be required in the future would be better delivered through a SPD or site-specific guidance.

7.25 Having no local policy and relying solely on national and/or regional policies means that the distinctive local characteristics of the Peak District – which overarching policy, the evidence base and consultation identifies as being highly significant in the case of Derbyshire Dales and High Peak, would not be reflected in the Core Strategy.

Core Strategy Policy CS6 Built and Historic Environment

Key Issues and Evidence

7.26 Planning Policy Statement 1 *Delivering Sustainable Development* advocates that a high level of protection should be given to the most valued townscapes. PPS5 *Planning for the Historic Environment* advises that there should be effective protection for all aspects of the historic

7 Protecting Peak District Character

environment, comprising historic buildings, conservation areas, Scheduled Ancient Monuments and Historic Parks and Gardens. National guidance requires policies to be identified within development plan documents for the preservation and enhancement of the historic environment.

7.27 The built and historic environment is one of the plan areas greatest assets and is valued highly by local residents and visitors. The area has a rich built heritage with 1328 Listed Buildings in Derbyshire Dales and 398 Listed Buildings within High Peak. There are 64 Conservation Areas designated for their special architectural or historic interest and there are also nine historic parks and gardens in Derbyshire Dales and three in High Peak. Collectively these are important features within the landscape and make a particularly valuable contribution to local distinctiveness, something that the Core Strategy should seek to reflect.

Issues and Options Consultation

7.28 The overriding preferred option from consultation responses was to protect the historic built environment and all elements that contribute to the historic character of settlements. This approach would ensure that the historic fabric of settlements were conserved for present and future generations and that new development would be required to contribute positively to the overall character of the built and historic environment. This option was scored positively in the interim sustainability appraisal.

Preferred Policy Approach

7.29 The heritage assets of the Derbyshire Dales and High Peak and their relationship with the surrounding built environment make a significant contribution to defining the local characteristics and distinctiveness of the plan area. The preferred policy approach is to ensure that the character of the built and historic environment is protected and enhanced. Particular protection is given to those sites and areas designated for their heritage. Development proposals will be required to contribute positively to the character of the built and historic environment and in line with recently published guidance in PPS5 any development proposals affecting heritage assets will be assessed to minimise the impact on their significance. The policy additionally gives sufficient prominence to design and built heritage not only in terms of resisting inappropriate development but also promoting creative and sensitive design that reflects local context.

Alternative Policy Approach

7.30 This policy reflects the spatial strategy and national and regional guidance that seeks to protect, and enhance the historic heritage of the plan area. Alternative approaches may be to increase or decrease the range of measures outlined in the policy or have no policy at all.

7.31 The current measures outlined within policy CS6 are considered appropriate and sufficient to ensure the continued management of the plan areas built and historic environment and address local issues. Increasing the detail and extent of criteria and controls may be likely to either undermine the authorities efforts to protect and enhance heritage assets or provide insufficient flexibility to respond to local conditions. Having no policy and relying on national and regional guidance would not allow the Council's to address specific local matters.

Core Strategy Policy CS7 Green Infrastructure

Key Issues and Evidence

7 Protecting Peak District Character

7.32 PPS1, PPS9 and PPG17 provide the national planning context for the protection and enhancement of green infrastructure. Local Planning authorities should aim to maintain networks of natural habitats by repairing the fragmentation and isolation of natural habitats through planning policies. Such networks should be protected from development, and where possible, strengthened or integrated within it.

7.33 The Green infrastructure network of Derbyshire Dales and High Peak comprises areas important for the protection and enhancement of biodiversity, outdoor recreation and cultural heritage. These are linked together through green corridors including river valleys, long distance trails and canals to form a comprehensive network of green spaces of benefit not only to wildlife but also the health and well being of local residents and visitors and the attractiveness of the plan area.

7.34 The coverage of green infrastructure across the plan area is generally good, although gaps have been identified in the provision of open space, sport and recreation facilities and green spaces and linkages through the Open Space Sport and Recreational Study (Knight, Kavannah and Page 2009) and The West Derbyshire and High Peak Greenway Strategy (Derbyshire Countryside Services 2008).

Issues and Options Consultation

7.35 The options considered at Issues and Options included protecting and maintaining the existing green infrastructure resource and developing new green infrastructure. There was overwhelming support expressed for the protection and enhancement of green infrastructure for the range of benefits it would bring to the health and well being of local people and the contribution it would make to nature conservation in the area.

Preferred Policy Approach

7.36 Although there is a high quality green infrastructure network across the plan area, gaps in provision and linkages have been identified through the evidence base. The preferred policy approach seeks to address these deficiencies whilst protecting and enhancing the existing GI of both local and strategic importance.

7.37 Policy CS7 seeks to ensure that development proposals will contribute positively towards the provision of additional green infrastructure and ensure that development does not result in a detrimental effect upon either the amount or function of green spaces. The protection of green infrastructure is considered necessary to ensure that there is no net loss, however the policy does recognise that there may be instances where alternative provision elsewhere or improvements may be the more appropriate option. The policy also draws upon the development of sub regional linkages to improve access to the National Park for tourism and recreation.

Alternative Policy Approach

7.38 This policy establishes a range of measures reflecting national and regional guidance that will protect and enhance green infrastructure across the plan area. Alternative policy options may vary how this is achieved but would be likely to be in conflict with national and regional advice or not address local issues or provide sufficient advice to determine development applications.

7 Protecting Peak District Character

Detailed guidance ensuring that when allocating sites in the Sites Allocations DPD regard is given to the protection and enhancement of green infrastructure is proposed and the Sub Area strategies provide detail and identify specific issues across the plan area that need to be addressed.

8 Supporting the Rural Economy and Enhancing Prosperity

Core Strategy Policy CS8 Maintaining and Enhancing An Economic Base

Development Management Policy DM1 Existing Employment Land and Premises

Core Strategy Policy CS9 Regenerating an Industrial Legacy

Key Issues and Evidence

8.1 Planning Policy Statement 4 *Planning for Sustainable Economic Growth* requires planning authorities to set out a clear economic vision and strategy for the area which encourages economic growth, particularly in those areas of high deprivation, whilst having regard to the need to conserve the character and environment of the area.

8.2 The employment Land Review (ELR) recommended a number of considerations that employment policies in the Core Strategy should seek to deliver (these are listed in 3.21). The ELR also recommended an employment land requirement that broadly reflects past patterns of take-up as the basis for future planning. The study advised that the future employment land requirements for the Core Strategy area should be in order of 51ha - comprising 39.5ha of industrial land and 11.5ha of office/non - industrial land.

8.3 The ELR identifies that whilst there is an 'oversupply' in the amount of employment land available, particularly in High Peak, there is also a clear deficiency in the provision of good quality employment land and premises.

8.4 The ELR was clear in the view that an essential element of ensuring effective economic growth over the plan period was the provision of a broad portfolio of employment sites. This means that the highest rated sites should be protected, other sites redeveloped as appropriate to provide new and more appropriate employment premises and additional sites allocated as necessary to achieve the overall quantity, quality and distribution of employment opportunities required to meet future needs.

Issues and Options Consultation

8.5 The preferred option that emerged from the Issues and Options consultation was to identify some new employment land and encourage redevelopment of existing sites to meet the needs of modern businesses.

8.6 It was also clear from the consultation that encouraging new business to locate in the area, improving local job prospects and reducing the need to travel to work were all supported as key aims. Importantly, the consultation identifies that all employment development should be suitably designed and located to minimise environmental impact and mitigate against climate change.

Preferred Policy Approach

8.7 The preferred approach to maintaining and enhancing the economic base is to plan for the employment land requirements over the plan period by protecting, redeveloping and allocating the employment land recommendations set out in the ELR. This provides flexibility in meeting modern business needs by providing the balance of sites and premises recommended by the ELR. The redevelopment of existing sites within or adjacent to existing settlements brings the potential benefits of reducing car journeys made by car and utilising brownfield sites.

8 Supporting the Rural Economy and Enhancing Prosperity

8.8 In addition, the approach seeks to diversify the economic base and deliver the vision and relevant strategic objectives of a higher wage, higher skilled local economy by addressing deficiencies in modern office and workshop accommodation. Identifying new employment land has the benefit of allocating sites that are capable of meeting the needs of the emerging growth sectors, the growth of which is promoted by the policy approach.

Alternative Policy Approach

8.9 This policy sets out a range of measures that reflect recent national and regional planning policy and the advice contained in the ELR. An alternative approach would be to have a policy that sought to safeguard all existing employment land and premises, but this would not be deliverable as many existing sites – particularly those in constrained locations and with poor access – are already outmoded and their redevelopment for employment uses is commercially unviable.

8.10 A broader approach that simply encouraged economic development without identifying the broad quantity and quality of employment land provision that could be accommodated over the plan period would not provide sufficient information to inform site allocations.

8.11 A further development of the preferred approach would be to breakdown the provision in the policy by sub-area. This would not be supported by any evidence currently available and therefore it is premature to pursue this approach at the present time. It is a matter that will be addressed before specific sites are allocated through the preparation of the Site Allocations DPD.

Core Strategy Policy CS10 Countryside Development

Key Issues and Evidence

8.12 PPS4 and PPS7 indicate that the countryside should be protected for the sake of its intrinsic character and beauty and the diversity of its landscapes, heritage, wildlife and wealth of natural resources to ensure it can be enjoyed by all. Planning policy offers support for the re use of buildings within the countryside for economic development and the diversification of the rural economy and sustainable tourism, however it advises that development in open countryside away from settlements should be strictly controlled. Much of the countryside in the northern extent of the High Peak area is designated Green Belt, which requires a high degree of protection and permanence.

8.13 The concept of sustainability argues in favour of concentrating most development in or adjoining the existing built up areas, however there may be cases where some development and diversification of uses within the countryside may be beneficial. Agriculture has experienced considerable changes in recent years with many farmers looking to diversify operations. The plan area includes a large stock of farm and other buildings in the countryside and proposals for diversification of farm buildings should be generally supported where they do not result in an adverse impact upon the character and appearance of the countryside and surrounding area.

8.14 Whilst generally unacceptable in principle, there are exceptional circumstances where housing in the countryside may be the only mean by which to address a particular need, for instance for agricultural workers, or to meet an identified need for affordable housing.

Issues and Options Consultation

8 Supporting the Rural Economy and Enhancing Prosperity

8.15 The overwhelming majority of respondents supported the retention of the built up area boundaries to limit urban sprawl, to protect the countryside and give certainty in making decisions on proposed development. Responses also recognised that there is a need for some degree of flexibility to account for future possible growth and the need to allow for some appropriate development to support the rural economy, tourism and where appropriate rural affordable housing.

8.16 During the growth options consultation concerns were expressed about residential development taking place away from larger settlements and the loss of Greenfield land and high value agricultural land. Stating development should make the most efficient use of previously developed land, and land within or next to the towns and larger settlements of the plan area.

Preferred Policy Approach

8.17 This policy provides the local context for determining development within the countryside. The policy seeks to ensure that development in the countryside is strictly controlled in order to protect its intrinsic character and distinctiveness, whilst where deemed appropriate facilitate sustainable rural tourism and economic development. The policy reflects the overarching spatial strategy and settlement hierarchy, which stipulates that for those locations considered as countryside, development will be limited to that which has an essential need to be located in the countryside or comprises affordable housing.

Alternative Policy Approach

8.18 This policy reflects national and regional planning guidance and the overarching Spatial Strategy and Settlement Hierarchy policies contained within the Joint Core Strategy. Accordingly, alternative policy options are not considered appropriate in this instance other than possibly varying the types of acceptable development within the countryside, but this would not be in conformity with national policy guidance. Alternatively choosing to not have a policy would be unsupportive to the overall spatial strategy and provide no policy context for development outside the defined settlement boundaries or indeed how the extent of development is to be controlled.

8.19 A more permissive approach would be likely to lead to conflict with national and regional advice on sustainable development. Being more permissive may assist the rural economy but may not provide sufficient protection for the environment, whilst being less permissive may not allow development of the rural economy in appropriate circumstances.

Core Strategy Policy CS11 Promoting Peak District Tourism and Culture

Development Management Policy DM2 Chalet Accommodation, Caravan and Camp Site Development

Key Issues and Evidence

8.20 Tourism is already a major contributor to the local economy with approximately 8.5 million visitors to the Derbyshire Dales and High Peak during 2006 spending £300 million.

8.21 Key attractions for the plan area include the Pavilion Gardens in Buxton, Carsington Water and the Derwent Valley Mills World Heritage Site – although the latter has the potential to significantly improve its offer as a visitor destination. The area is host to a range of events and festivals.

8 Supporting the Rural Economy and Enhancing Prosperity

8.22 PPS4 sets out the national guidance on the development of tourism-related facilities in rural areas. Local planning authorities are required to support sustainable rural tourism and leisure developments that benefit the area and which utilise and enhance the character of the rural area rather than harm it. PPS4 seeks to strike the balance between encouraging growth through tourism and promoting sustainability and reducing impact on local character by directing development to existing settlements where possible, and by requiring an approach to the provision of caravan and chalet developments that is sensitive to the potential for harmful visual impact.

8.23 The Hotel Demand Survey (2007) found that the Peak District suffers from a lack of serviced accommodation. This conflicts with the desire of the Core Strategy to secure more overnight stays in an effort to raise the overall economic contribution of tourism. Planned developments such as the Crescent Spa Hotel in Buxton will help to address the situation. However, the study also suggests that Ashbourne, Matlock and Glossop would be suitable locations for additional hotels. This position is also broadly supported by evidence prepared by East Midlands Tourism.

Issues and Options Consultation

8.24 There was broad support for the growth of tourism but a call for the Core Strategy to go further than set out at the issues and options stage by being more specific on the vision for, and type and location of, tourism-related development in the plan area. The opportunity to ease visitor pressure inside the national park by providing more opportunities in other parts of the Derbyshire Dales and High Peak was also identified.

Preferred Policy Approach

8.25 The preferred approach seeks to capitalise on the huge tourism potential of the plan area whilst not undermining other key themes of the Core Strategy – the need to protect Peak District Character and achievable sustainable development. Policy DM2 is specifically aimed at ensuring that the local character is not adversely affected by the high levels of demand for new caravan and chalet development. More spatially specific proposals are also contained in the sub-area policies elsewhere in the Core Strategy.

Alternative Policy Approach

8.26 The policy establishes a range of measures reflecting national and regional planning advice. An alternative approach would be to have no local policy, but this would not be a satisfactory response to the feedback gathered through the issues and options consultation. A more detailed policy which identifies specific requirements for each of the sub-areas could be an alternative approach but this is likely to be in conflict with other policy and would be difficult to justify from the current evidence base.

Core Strategy Policy CS12 Retail and Town Centres

Key Issues and Evidence

8.27 The towns, local centres and village shops in the Derbyshire Dales and High Peak area provide a focus for a range of shopping facilities and services. The availability of shops and associated services within the area is important to the overall sustainability of communities and quality of life.

8 Supporting the Rural Economy and Enhancing Prosperity

8.28 Guidance provided within PPS4 *Planning For Sustainable Economic Growth* requires local planning authorities to consider the network of centres and their relationship within the hierarchy as well as outlining policy advice to ensure the vitality and viability of towns and service centres.

8.29 The East Midlands Regional Plan through policy 22 *Regional Priorities for Town Centres and Retail Development* establishes that partners should work collectively to promote the vitality and viability of town centres. The Regional Plan identifies Manchester, Derby and Sheffield as the major regional centres that service the Peak Sub Region, with the priority for the area being to encourage quality schemes in scale with the existing historic town centres to come forward.

8.30 The Peak Sub Region Retail Study and Town Centre Assessment identified the following scope for either qualitative or quantitative improvements to retail provision within the principal towns of the Core Strategy area;

- **Buxton** - Promote the expansion of town centre food and clothing, footwear, recreational goods etc. retail floor space to improve choice and increase spending within the town centre. Spring Gardens is cited as a location that could be a suitable location for new additional floor space
- **Matlock** - Promote additional retail floor space in clothing, footwear, recreational goods and furniture, DIY supplies, electrical appliances etc to reduce expenditure leakage to other nearby centres including Chesterfield and Derby.
- **Glossop** - Seek the expansion of centrally located food provision and additional retail floor space for clothing, footwear, recreational goods etc to increase spending within the town centre, enhance choice and assist regeneration. Woods Mill is cited as a location that could be suitable for new floor space.
- **Wirksworth** - Promote the development of a new food store to improve local provision and reduce the need of residents to travel to places like Matlock and Belper for their main food shop.
- **New Mills** - Support the development of a new food store and reduce the need of residents to travel to Whaley Bridge or Chapel-en-le-Frith for their main food shopping. There is currently no obvious option for a suitable site to accommodate additional floor space.

Issues and Options Consultation

8.31 At Issues and Options stage two possible options for a retail hierarchy were included;

Option 1

- Main Towns - Buxton, Matlock, Glossop and Ashbourne
- Small Towns - Chapel-en-le-Frith, New Mills, Whaley Bridge, Wirksworth
- Other Centres - Cromford Darley Dale, Matlock Bath, Hadfield, Charlesworth, Chinley and Hayfield

8.32 Under this hierarchy the role of the main towns would be to provide for local food shopping needs and form the main centres for comparison retail. Further comparison good retailing would therefore be focused in these centres, as their scale, accessibility and catchment areas are best suited to such developments. Small towns would provide a supporting role and serve a more local catchment, with the focus of other centres being similar to small towns but with the main difference being the scale and type of retail offer is generally geared towards local top up shopping only.

8 Supporting the Rural Economy and Enhancing Prosperity

Option2

8.33 This hierarchy amalgamated the first two tiers of Option 1. Under this hierarchy, the determination of planning applications would have to give closer consideration to the test of appropriate scale. This requires developers to justify the scale of the proposal in the context of the role and function of the catchment of the centre.

8.34 Consultation responses indicated a high level of support for a retail hierarchy that would predominantly focus retail development in the main towns of Buxton, Matlock, Glossop and Ashbourne, whilst still allowing appropriate development in smaller settlements in line with their current roles and functions. It was also suggested that the Core Strategy should strategically plan for retail growth, identifying appropriate sites for supermarkets and extending town centre boundaries where appropriate.

Preferred Policy Approach

8.35 Whilst there was more support through consultation for Option 1, there would not be any discernable difference between them in the determination of planning applications for retail between Main Towns and Small Towns. It is therefore considered that the retail hierarchy should be focused based upon Option 2.

8.36 Directing retail growth to ensure that town centres are provided with additional retail floor space according to their needs is expected to have an important positive impact on supporting the diversity and vitality of town centres. This will help to reduce the number of people who travel out of the area for shopping. Promoting and supporting vibrant town centres is also more likely to lead to an increase in the number of people staying overnight and to an increase in visitor spend. Helping to meet local needs is more likely to reduce the number of journeys made by car.

8.37 The preferred policy approach seeks to permit appropriate retail, leisure, cultural and business development and aims to strengthen the vitality and viability of town and local centres by supporting the provision of new retail floor space consistent with their scale and function. The Core Strategy provides the overarching strategy for the future development of the town centres and the Allocations DPD will identify opportunities for retail development and sites within the towns. The proposed SPD on design will furthermore ensure proposals for town centre development deliver high quality schemes that enhance the town centre environment.

8.38 Major shopping, commercial or service developments outside the defined town centres will be required to comply with the sequential site selection process. Defining the primary and secondary retail frontages within these town centres will ensure the continued vibrant mix and vitality of uses within the town's retail core.

8.39 In terms of site allocations the preferred policy approach takes on board the recommendations of the Peak Sub Region Retail and Town Centre Study. However, in the case of Wirksworth there is currently no suitable sites within the town centre or in the edge of the centre locations in the town that are capable of coming forward to meet the future scope for retail floorspace. Accordingly, the policy does not require a site to be brought forward in Wirksworth through the Site Allocations DPD.

Alternative Policy Approach

8 Supporting the Rural Economy and Enhancing Prosperity

8.40 The proposed policy reflects the spatial strategy and evidence contained within the retail study and national and regional guidance. It is deemed essential for the Core Strategy to provide guidance on the future role and function of the plan areas centres and how new retail floor space is to be planned for to 2026. Having no retail policy would not provide the local guidance to ensure that identified needs are met and the local distinctiveness of the town centres are maintained and enhanced.

8.41 Alternative approaches may have been to increase the range of measures to control uses within shopping frontages or have no policy protecting the retailing role of primary shopping areas. Reducing or increasing measures may be likely to undermine the efforts to strengthen the town centres and provide appropriate flexibility to facilitate development that can respond to changing market conditions.

9 Promoting Healthy and Sustainable Communities

Core Strategy Policy CS13 Strategic Housing Development

Key Issues and Evidence

9.1 Planning Policy Statements 1 and 3 provide the overarching principles for planning for sustainable housing development. The Regional Plan indicates the number of houses required in the Peak Sub Region and for each Local Planning Authority. The housing requirements of the Regional Plan are based on a policy of restraint in the Peak Sub Region because of the high quality environment and the need to support regeneration in the adjacent urban areas. The targets set out in the Regional Plan are, therefore, below the levels identified in the Government's household projections for the area.

	Annual Apportionment from 2006	Total Housing Provision 2006-2026
Derbyshire Dales	200	4,000
High Peak	300	6,000
Peak Dales & Park HMA	500	10,000

Table 2

9.2 In the first three years of the Regional Plan there have been 640 dwellings completed in the Derbyshire Dales area and 1,126 in the High Peak area. Overall, therefore, there remains 8,234 of the 10,000 dwelling requirement to be delivered up to 2026.

9.3 The SHLAA published in June 2009 has provided evidence about the extent to which capacity exists across the Peak Sub Region to accommodate the growth required by the East Midlands Regional Plan. It indicates differing degrees of capacity to accommodate growth across the different settlements of the Peak Sub Region without making any policy decisions or providing any indication of a willingness on the part of the two Local Planning Authorities to grant planning permission.

9.4 The SHLAA indicates that, within the Core Strategy area, there is a potential supply of land for 10,665 houses over the 15 years 2008 to 2022. Of that, 4,998 are within the Derbyshire Dales and 5,667 are within High Peak. The SHLAA indicates that there appears to be potential within most of the main settlements in the Core Strategy area to deliver additional housing.

Issues and Options and Growth Options Consultation

9.5 Consultation through Issues and Options sought to obtain views on the most appropriate development strategy for the distribution of housing growth. Through this process support was obtained for development within the market towns and larger villages. The Growth Options consultation built upon the responses to issues and options and sought to combine these comments received at Issues and Options stage with sites identified within the SHLAA. As expected the growth options consultation generated a considerable response with a number of consultees suggesting that development should be focused within the Market Towns.

Preferred Policy Approach

9 Promoting Healthy and Sustainable Communities

9.6 This policy sets out the overall quantum and nature of development needed to meet the requirements of the East Midlands Regional Plan and how the development required is to be achieved. The evidence obtained through the SHLAA and the outcomes of consultation has enabled the Local Planning Authorities to determine the overall distribution of housing over the period to 2026. The distribution of housing development reflects the spatial strategy and will guide the provision of housing for the entire plan period.

9.7 The policy represents a balanced approach and provides the necessary level of guidance for the subsequent sub area strategies and Allocations DPD whilst at the same time provides flexibility to respond to local circumstances and the detailed knowledge of the local housing markets.

9.8 The policy requires all new housing development to address the range of housing needs of local people by meeting the requirements for affordable housing, provide a mix of housing to contribute to sustainable communities and promotes the inclusion of a proportion of suitable housing to meet the needs of newly forming households. These policy elements reflect the evidence obtained from the Housing Market Assessment and Housing Needs Survey.

Alternative Policy Approach

9.9 As discussed earlier in this report under the section upon the Spatial Strategy alternative options were considered and consulted upon and evaluated in order to ensure the most appropriate strategy was chosen.

9.10 The Core Strategy must be in conformity with the Regional Plan and it is appropriate to use the latest housing requirement figures, to propose any alternative housing requirement figures would be likely to undermine the soundness of the Core Strategy.

Core Strategy Policy CS14 Strategic Affordable Housing Policy

Core Strategy Policy CS15 Exception Sites

Key Issues and Evidence

9.11 The limited supply and high demand for housing has led to increasing house prices and associated implications for housing affordability. Unless more affordable housing is provided there is a real danger that those on lower and middle incomes and particularly the young will be required to leave the area in increasing numbers to access housing. The provision of affordable housing is therefore a great concern among local residents and a high corporate priority for both authorities.

9.12 To demonstrate the need for affordable housing within the Peak Sub Region both Councils, along with the Peak District National Park Authority commissioned a Joint Housing Needs Survey, Strategic Housing Market Assessment and Affordable Housing Viability Assessment.

9.13 Both the Housing Needs Survey and the Housing Market Assessment suggest that there is a need to increase the overall level of affordable housing provision. The Housing Needs Survey indicated a need of between 443 and 591 per annum for new affordable dwellings to meet backlog and emerging needs. Affordable Housing is also recognised as an important issue within the Regional Plan, which sets a target for the delivery of 6,100 affordable homes across the whole of the Peak Sub Region for the period up to 2026. This equates to approximately 61% of the total housing numbers for the whole of the Peak Sub Region.

9 Promoting Healthy and Sustainable Communities

9.14 The importance of testing the viability of affordable housing policies has been emphasised by the 2008 Court of Appeal Decision on the Blyth Valley Core Strategy. The judgement emphasised the importance of local planning authorities and inspectors adhering to the requirement in PPS3 for affordable housing targets in local development documents to be based on an informed assessment of economic viability. PPS3 advises that affordable housing targets should reflect an assessment of economic viability, taking account of risks to delivery and likely levels of finance, including public subsidy and developer contributions. A similar requirement for an informed assessment relates to thresholds.

9.15 There is no doubt that affordable housing places a significant burden on new development especially when added to the customary contributions for other services and infrastructure. There has been concern that the current Council policies with their 'all or nothing' threshold approach do not share this burden evenly. Unsurprisingly applications are frequently made on numbers just below the minimum that attracts the affordable levy.

9.16 The Affordable Housing Viability Assessment (2010) has sought to indicate the levels at which housing development is capable of being delivered profitably and at the same time providing an appropriate level of affordable housing. The study indicates that in the Glossopdale Sub Area the land values and house prices are not sufficient to facilitate the delivery of even the lowest levels of affordable housing. Elsewhere the land values and house prices suggest that development is capable of delivering affordable housing without affecting the profitability of sites at up to 60% of all dwellings brought forward. The amount of affordable housing deliverable does however vary from Sub Area to Sub Area.

9.17 Derbyshire Dales District Council, High Peak Borough Council and the Peak District National Park Authority have recently concluded their 'Single Conversation' with the Homes and Communities Agency. The Local Investment Plan indicates that £20 million will be available for the delivery of affordable homes across the Peak Sub Region over the period 2010-2014 and equates to 214 units. To achieve this level of investment will require pro-active partnership working with Registered Social Landlords and local communities both in the short and medium to long term. The Rural Housing Enabler will facilitate much of this partnership working in the more rural areas. The joint working undertaken as part of the Single Conversation will be crucial to the delivery of affordable housing across the plan area.

Preferred Policy Approach

9.18 This policy strives to ensure that an appropriate amount, range and mix of affordable housing is provided to meet the needs of existing and future populations. There is considerable evidence to support and justify the need for a detailed affordable housing policy.

9.19 The Affordable Housing Viability Assessment sought to demonstrate the levels at which housing development is capable of being delivered profitably whilst at the same time deliver an appropriate level of affordable housing. On the basis of the evidence there are two options for affordable housing policy across the plan area; firstly a local planning authority based policy and secondly a Sub Area basis. Whilst the former would be the simplest approach, there are differences between the Sub Areas that could be recognised by the latter. In order to address the need for affordable housing and the associated implications upon viability the preferred policy approach

9 Promoting Healthy and Sustainable Communities

provides thresholds on a local planning authority basis. It is considered that this is the most appropriate way in which to ensure the delivery of affordable housing to meet identified needs across the plan area.

9.20 On balance it is considered that the simpler local planning authority based policy is easier to comprehend and as such is taken forward into policy. However, the onus will always rest with the developer to justify the circumstances why a lower proportion of affordable housing are offered than the policy require

9.21 Given the high level of need for affordable housing which is unlikely to be met through on site provision there is also justification for housing development below the threshold to make a financial contribution to support provision elsewhere. Details and mechanisms for securing this will be determined through the Allocations DPD and SPD on Affordable Housing.

9.22 Regarding Exceptions Sites, the past delivery of affordable housing across the plan area has generally occurred through negotiation with the private sector and by way of rural exceptions whereby sites have been brought forward solely for affordable housing when in under normal material considerations they would not have been appropriate locations for new open market housing. The Rural Housing Enabler has been pivotal to the delivery of exception sites. Affordable housing delivered on rural exception sites deliver much needed rural affordable housing to those in local need, accordingly both authorities seek to continue to support the provision of affordable housing on exception sites through policy CS15.

Alternative Policy Approach

9.23 This policy seeks to deliver increased amounts of affordable housing to meet identified local needs through a variety of requirements appropriate to the specific area and scale of development. Lowering the requirements for affordable housing would not deliver sufficient housing to meet local needs whilst increasing may result in development becoming unviable. The preferred policy provides the most suitable strategic approach to ensure the delivery of affordable housing.

Core Strategy Policy CS16 Gypsies, Travellers and Travelling Show People

Key Issues and Evidence

9.24 Current Government guidance focuses on increasing site provision for gypsies, travellers and travelling show people based on an evidenced based understanding of local need. Local authorities are required to undertake Gypsy and Traveller Accommodation Assessments (GTAA) to establish the existing gypsy, traveller and travelling show people population and their future requirements for pitches.

9.25 The Regional Spatial Strategy should take on board the findings of the GTAA and specify pitch numbers for individual local authorities. The Core Strategy should detail a criteria based policy for the location of sites that will be used to guide the allocation of sites in the relevant DPD. Site allocation DPDs must allocate sufficient sites to meet the requirement from the RSS.

9.26 There are a total of 93 authorised pitches in Derbyshire. There are no authorised pitches in High Peak and Derbyshire County Council records indicate that there has been one unauthorised encampment since 2005. In Derbyshire Dales there are 2 authorised pitches on a private site. Derbyshire County Council records show there have been 12 unauthorised encampments since

9 Promoting Healthy and Sustainable Communities

2005 but many of these were from the same group at different locations. The Study looked at pitch requirement for the five years from mid 2007 and found the minimum requirement for Derbyshire was 58 pitches, with 2 pitches required within the Derbyshire Dales and none required within the High Peak.

Issues and Options Consultation

9.27 Issue H3 of the Issues and Options consultation looked at how to address the housing needs of the gypsy and traveller communities and gave two options. Option H 3a was to meet the identified gypsy and traveller need through the identification of suitable sites. Option H 3b was to use a criteria based approach to determine planning applications for gypsy and traveller sites.

9.28 There was support for meeting need through identifying suitable sites and applying a criteria based approach. Comments also suggested that a plan led approach should ensure that suitable sites are allocated in sustainable locations.

Preferred Policy Approach

9.29 This policy reflects national guidance that requires local authorities to meet an identified need of the gypsy and traveller community. The policy provides guidance to aid the determination of planning applications for gypsy and traveller sites and states that the identification of specific sites will be brought forward through the Site Allocations DPD.

Alternative Policy Approach

9.30 Whilst reliance could be made on the Government Circulars (01/06 and 04/07) and guidance in the Regional Plan, such guidance makes clear that the inclusion of a specific policy and the identification of sites is appropriate for the LDF to help guide determination of these important and often contentious issues. Alternative options would be to identify sites but not have criteria for determining an application. In the absence of an allocated site this may create uncertainty in determining applications that may come forward in the meantime.

Core Strategy Policy CS17 Climate Change

Key Issues and Evidence

9.31 The Government places tackling climate change as one of the main issues facing the country and regards the planning system as having a key role to play in addressing it. Issues of climate change are to be integrated into all elements of spatial planning. Where appropriate the planning system should contribute to reducing emissions (mitigation) and take into account the unavoidable effects of climate change (adaptation).

9.32 In accordance with advice in PPS1 Climate Change Annex Derbyshire Dales District Council and High Peak Borough Council and the Peak District National Park Authority commissioned a feasibility study to assess the potential for renewable and low carbon technologies including micro generation across the Sub region. The study included a landscape sensitivity assessment that indicated that the high quality landscapes of the Sub region were generally a constraint to renewable energy developments, particularly large-scale developments.

9 Promoting Healthy and Sustainable Communities

9.33 The study concludes that there is potential for a range of different types of renewable/low carbon technologies to be used, indicating that solar thermal and photo voltaic, heat pumps, small-scale wind technologies and some medium wind technology in Derbyshire Dales has potential to address climate change locally. The potential use of combined heat and power and decentralised district heating schemes was also identified for larger developments.

Issues and Options Consultation

9.34 A range of options were put forward at issues and options stage. The need to respond positively to the issue of climate change has been identified as a major issue for the plan area and planning has a fundamental role to play in ensuring that development minimises its impact on the environment, helps to mitigate and adapt to the adverse effects of climate change and makes efficient use of resources.

9.35 The responses were split between those who wanted a proactive policy to promote the use of renewable/low carbon energy and set targets higher than the statutory minimum for Code for Sustainable Homes and those who thought given the progressive increase in building regulations the current requirements are satisfactory.

Preferred Policy Approach

9.36 The policy on Climate Change provides the checklist of the basic principles that should underlie all elements of the Core Strategy if sustainable development is to be achieved.

9.37 The policy seeks to mitigate the effects of climate change without adversely affecting the quality and distinctiveness of the local environment by promoting low carbon sustainable development, maximising carbon reductions, reducing the need for energy, generating energy from low carbon or renewable sources and using energy more efficiently. The policy reflects the recommendations of the Peak Sub Region Climate Change Study by providing a comprehensive set of measures to tackle climate change.

9.38 Whilst the Code for Sustainable Homes aims to reduce carbon emission and create homes that are more sustainable, there are extra costs involved in achieving higher code levels of Code 3 and above. This may adversely affect the viability of delivering other objectives within the Joint Core Strategy particularly affordable housing. The strategic approach is therefore one of working with developers bringing forward sites to achieve as high a level of the Code as viably possibly without compromising on the achievement of other objectives. A similar approach to BREEAM in relation to commercial development has been adopted.

9.39 Similarly in order to ensure that the extra costs associated within renewable energy generation does not adversely affect the viability of new development targets will only apply to residential development of five dwellings or more and for non-domestic development over 1000m²

Alternative Policy Approach

9.40 This policy establishes a range of measures to reflect national and regional planning guidance and targets, best practise, consultation responses and the evidence base in a locally specific manner. Not including a policy on climate change would result in less weight being given to key issues that are of local importance and underpin the principles of sustainable development and Core Strategy as a whole.

9 Promoting Healthy and Sustainable Communities

Core Strategy Policy CS18 Provision of Open Space and Recreation Facilities

Development Management Policy DM3 Provision for Open Space and Outdoor Play Space in New Housing Development

Key Issues and Evidence

9.41 The Peak Sub Region Open Space, Sport and Recreation Study assessed the demand and supply of open space, sport and recreation facilities in the area. It also undertook an assessment of the quantity and quality of different types of open spaces along with their accessibility and value to the local community. The study concluded that there is an abundant supply of high quality open space for sport and recreation across the plan area.

9.42 Whilst the study found that the quality and quantity of open space and recreation facilities across the plan area is in most cases sufficient to meet the needs of the population, it found that the area would benefit from some additional provision of indoor sports facilities, swimming pools and sports pitches.

Issues and Options Consultation

9.43 Many respondents highlighted the importance of existing open spaces and the need for community involvement. Opportunities for outdoor recreation across the whole of the Core Strategy area should be promoted by ensuring that all residential development has access to adequate open space and that good quality facilities are provided and maintained.

Preferred Policy Approach

9.44 PPG17 *Planning for Open Space, Sport and Recreation* sets out the approach that local planning authorities should take in relation to these issues and this underpins the preferred policy approach. The Core Strategy policy sets out the overall approach and the Development Management policy ensures that the provision of open space and outdoor play space is secured through new housing developments, where appropriate and justifiable.

Alternative Policy Approach

9.45 Alternative approaches might include setting standards in another document, such as an SPD, rather than the Core Strategy. More emphasis could also be given to having sub-area specific policies that identify specific requirements but this could be too inflexible and is addressed, at least in part, through the sub-area strategy policies.

Core Strategy Policy CS19 Accessibility

Key Issues and Evidence

9.46 Accessibility is known to be a key issue, particularly in rural communities where the provision of alternative forms of transport to the private car – particularly public transport - is typically less than that of more densely populated areas.

9 Promoting Healthy and Sustainable Communities

9.47 PPS1 states that development plans should contain clear, comprehensive and inclusive access policies, in terms of both location and external physical access. Policies should aim to break down unnecessary barriers in a manner that benefits the entire community.

Issues and Options Consultation

9.48 The main over-riding issue is one of access and whether new facilities should be targeted at specific areas or whether the accessibility to centralised services should be improved. There was a high level of support for public transport improvements, increased opportunities to walk and cycle, integrated public transport and schemes to reduce congestion within towns and improve the ease with which residents can access key services.

Preferred Policy Approach

9.49 The preferred approach is to ensure that development is managed in order to minimise the need to travel by unsustainable methods and this is supported by a range of measures. This includes carefully planning for the balanced distribution of housing, employment and community facilities; promoting and enhancing networks that support travel on foot and by bicycle; encouraging improvements to public transport networks and supporting innovative schemes that address issues of poor access to services, particularly through mobile services and technology. The approach also seeks to prevent the loss of important community assets and facilities.

Alternative Policy Approach

9.50 This policy establishes a balanced approach to accessibility issues which reflect national and regional planning advice. Alternative options would be to further strengthen the range of measures and requirements employed, although this would be very difficult to achieve given the generally dispersed character of much of the plan area. Weakening the policy approach would mean that the issue of accessibility, which is a key issue in the plan area, would not significantly improve over the life-time of the plan. Where appropriate, specific access issues are highlighted and addressed in the sub-area strategies.

Core Strategy Policy CS20 Infrastructure

Key Issues and Evidence

9.51 The Draft Plan recognises that the provision of a range of services and facilities is key to the delivery of sustainable development. Infrastructure can cover a wide spectrum of services and facilities, all of which are crucial to the development of sustainable communities.

Issues and Options Consultation

9.52 Support was expressed for the targeting of new community infrastructure facilities in areas with higher levels of health deprivation. The needs of an ageing population should also be accommodated through the greater provision of care homes in areas of high demand.

Preferred Policy Approach

9 Promoting Healthy and Sustainable Communities

9.53 The preferred policy approach is to achieve a satisfactory balance between new development and the presence of appropriate levels of infrastructure to support it. The policy seeks to make the most of existing infrastructure capacity, encouraging behavioural change where this is possible to increase the use of existing infrastructure, respond to major deficiencies in existing infrastructure and provide new infrastructure as required to support the development strategy set out in the draft plan.

Alternative Policy Approach

9.54 This policy could set out the infrastructure requirements of individual sub-areas and settlements. However, it is believed that this is better dealt with through the sub-area strategy policies and the infrastructure plan.

10 Sub Area Strategies

10.1 The plan area has been divided into six sub areas that each have their own characteristics. The sub areas strategies set out the localised implications of the spatial strategy for each of the separate sub areas.

10.2 The policies do not provide a definitive list of proposals and projects for each area, rather they set out the actions needed to achieve the vision and deliver the spatial strategy.

Core Strategy Policy CS21 Glossopdale

10.3 The Glossopdale Sub Area comprises the Market Town of Glossop and the Larger Settlements of Hadfield, Tintwistle and Charlesworth. The distinct settlements of Simmondley and Gamesley are also located in the Glossopdale Sub Area. The distinctiveness of these settlements is important to the character of Glossopdale and the sub area strategy seeks to promote and maintain these distinct identities.

10.4 The overall strategic approach to development in Glossopdale is shaped by a range of physical and infrastructure constraints. Glossopdale is the area of High Peak that is most widely influenced by Greater Manchester – with strong links to neighbouring areas of Tameside and Stockport, as well as Manchester City Centre. Despite a good rail service, traffic congestion remains acute in the area and is a significant issue for local residents and businesses. Glossop itself is also tightly contained by the national park. For these reasons an approach based on constraining the growth of new development in Glossopdale relative to the other Sub Areas in High Peak is pursued.

10.5 As part of the Joint Core Strategy Growth Options Consultation five potential broad areas for housing growth were identified. These were GA North of Glossop, GB Dinting Area, GC South East of Gamesley, GD West of Simmondley and GE North of Hadfield. An additional option based on the redevelopment of industrial sites was also included – with four particular industrial sites/areas highlighted through the consultation.

10.6 There was a clear preference for securing new housing development on industrial sites where these had a limited opportunity for providing high quality employment development in the future. Glossopdale in particular has a significant number of sites of this type and the development strategy for the sub-area seeks to exploit this opportunity by directing roughly half of the 'new' housing growth that needs to be accommodated to these areas.

10.7 The second most preferable broad location for growth was area GC South East of Gamesley. This area offers the benefit that it is located to the west of Glossop which means that new traffic generated by the development of housing in this general area will not have to travel through the already congested town centre to undertake trips into the greater Manchester conurbation. It also offers the opportunity to bring forward employment land and keeps open the option of providing a new rail station to the south of Gamesley – both of which would help address the high levels of deprivation in Gamesley. For these reasons, the Sub Area strategy identifies a broad location for growth to the south of Gamesley.

10.8 The Core Strategy requires that a Glossop Design and Placemaking Strategy is prepared to set out a clear strategy for the town centre and ensure that a range of important regeneration opportunities at Howard Town Mill and Woods Mill are linked into proposals to significantly enhance the role and impact of the Town Hall and Market Hall on the rest of the town centre. This will also

10 Sub Area Strategies

assess opportunities in the town centre to further develop the visitor economy, building on the sub area strategy which encourages the provision of a new hotel (based on the findings of the evidence base).

Core Strategy Policy CS22 High Peak Central

10.9 The Central Area is more rural in character and comprises the three Market Towns of New Mills, Whaley Bridge and Chapel-en-le-Frith alongside settlements including Hayfield, Chinley and Dove Holes.

10.10 Through the Joint Core Strategy Growth Options Consultation five growth options were considered. These were CA South of Chapel-en-le-Frith, CB South West of Chapel-en-le-Frith, CC South West of Whaley Bridge, CD North East of New Mills, CE North of New Mills.

10.11 It is recognised that former industrial sites once again offer considerable potential to accommodate new housing. As a result, an additional option based on the redevelopment of industrial sites was also included – with one specific industrial site/area highlighted in each of the three settlements considered. The growth options consultation overwhelmingly supported the redevelopment of former industrial brownfield sites as locations for new housing in the Central Area.

10.12 Constraints in the High Peak mean that development is necessarily concentrated along the Chapel-en-le-Frith – Buxton axis. The corollary of this is that Chapel-en-le-Frith is best placed to accommodate the bulk of new development in the Central Area through a mixture of Brownfield and greenfield development. The growth options consultation revealed that there was a small preference for development in Chapel-en-le-Frith to be located to the South of the town (Option CA) rather than to the South West (Option CB). The results of the Sustainability Assessment however identify that there is a greater negative impact arising from development to the South, due principally to the presence of a Derbyshire Wildlife Site: Brookside Pastures, a mosaic of species-rich grassland and upland mire. This area also suffers from moderately higher levels of local traffic congestion. For these reasons a broad location for housing growth is identified to the South West of Chapel-en-le-Frith.

10.13 The Growth Options consultation showed some support for development in the other market towns in the Central Area. The sub-area policy approach allows for small urban extensions to be identified, which could well be located within these other towns, and these will be identified through the Site Allocations DPD as appropriate.

10.14 The tourism potential of the central area is recognised by the sub area strategy and support is provided for this. The Central Area has seen investment by a range of high-technology companies over recent years and in line with national and regional policy the sub area strategy identifies the Central Area in particular as being suitable for the development of modern employment premises that will build upon this recent growth.

Core Strategy Policy CS23 Buxton

10.15 The pattern of existing housing commitments shows a clear bias towards development in Buxton due to the fact that successive Local Plans have sought to address structural problems by a three-pronged approach of (1) Town Centre Regeneration, (2) Broadening the Employment base and (3) Increasing the range and scale of Housing.

10 Sub Area Strategies

10.16 Much progress has been made and Buxton is now in a much stronger position. It remains relatively self-contained and therefore offers more scope for 'sustainable development'. It is the furthest from Greater Manchester and has the broadest local employment base and widest range of social and community infrastructure. Accordingly, it is better placed to accommodate new development than other less well serviced settlements and sensitive growth could complement the town's emerging role as a resurgent Spa Town. It is primarily for these reasons that the majority of new housing growth in the High Peak will be accommodated in the Buxton Sub Area.

10.17 However, the town is not without its constraints, with landscape and biodiversity constraints particularly strong in Buxton. This is especially true given the proximity of large nature conservation sites on international importance. The complex geology and topography of the town add another constraint, limited developable land and creating 'bottlenecks' at key locations. There are also limited Brownfield opportunities.

10.18 As part of the Joint Core Strategy Growth Options Consultation seven potential broad areas for housing growth were identified – five in Buxton and two in Dove Holes and Peak Dale. The options identified for Buxton were BA South East of Buxton (Harpur Hill area), BB South of Buxton, BC South West of Buxton, BD North of Buxton (Hogshaw area), BE East of Buxton (Fairfield area).

10.19 Option BA South East of Buxton (Harpur Hill area) was the most supported option in the consultation on Buxton, with around 60% of responses rating the location positively. The Sustainability Appraisal identifies that there could be significant landscape impacts and that distance from the town centre and lack of local facilities will create additional road traffic. In contrast however there is good access to two existing employment sites and opportunities to improve local facilities alongside new housing development will reduce these potential impacts. The area to the South East of Buxton (Harpur Hill area) is therefore identified as a broad location for growth.

10.20 The Sub Area strategy also proposes two other broad locations. One at BE East of Buxton (Fairfield Area) and BD North of Buxton (Hogshaw Area). The Fairfield area suffers from the highest levels of deprivation in the town and the development of this area, which also provides enhanced employment opportunities, proved a relatively popular option through the Growth Options consultation with around 55% rating it positively. The Sustainability Appraisal warns that development would need to be of an appropriate scale and type to avoid harming important protected habitats and undermining the buffer zone of the Peak District National Park.

10.21 The policy adopts a hierarchical approach to the development of broad locations. Fairfield is identified first which Harpur Hill identified secondly. The broad location at Harpur Hill currently identifies a broad requirement of between 400 and 1000 dwellings. This reflects that fact that Option BD (Hogshaw area) does have some constraints that need to be overcome. It is therefore identified later in the plan period and Harpur Hill will potentially be required to accommodate development towards the upper end of the range if Option BD proves unviable.

10.22 The limited nature of the potential growth options at Dove Holes and Peak Dale mean that they are not suitable for identification as broad location for growth. As is the case in the other High Peak Sub Areas, the policy approach allows for small urban extensions to be identified and these will be identified through the Site Allocations DPD as appropriate. This may also mean that small urban extensions in Buxton outside the broad locations may offer an option to reduce the potential requirement at Harpur Hill should the Option BD (Hogshaw Area) ultimately prove unviable.

10 Sub Area Strategies

10.23 The Sub Area strategy deliberately sets out to drive the ongoing journey of Buxton becoming England's leading Spa Town. This will be achieved by the development of the Crescent Spa Hotel and delivery of the Buxton Design and Placemaking Strategy.

10.24 The strategy also seeks to provide on-going support to businesses and organisations that are either linked to Buxton's growing reputation as a Spa Town or are contributing to the growth of Buxton's knowledge-led employment base.

Core Strategy Policy CS24 Matlock/Wirksworth

10.25 The Matlock Wirksworth Sub Area comprises the two Market Towns of Matlock and Wirksworth and in line with the established Settlement Hierarchy are to be considered the most suitable locations within which most new development should be accommodated. Additionally, Tansley is identified as a Larger Settlement with good access to services and facilities, accordingly it is considered that Tansley also has capacity to accommodate a limited amount of new development which in turn will allow for much needed local needs housing to be provided.

10.26 As part of the Joint Core Strategy Growth Options Consultation potential areas for housing growth were identified. Three options were presented MWA North of Matlock, MWB North of Wirksworth and MWC Central Wirksworth. The results of the consultation suggested a clear preference for options to the north of Matlock to accommodate new housing development. There was no overall preference given for the development options in Wirksworth.

10.27 The Sub Area Strategy sets out the overall preferred distribution of housing development within the Sub Area, however as the scale is not considered to be strategic in light of the advice in PPS3 the exact location of sites for housing will be determined through the Allocations DPD. Work undertaken as part of the Sustainability Appraisal of the Growth Options will be utilised to assess the suitability of sites to be included within the Allocations DPD.

10.28 Based on the findings of the Peak Sub Region Employment Land Review there are a number of employment sites within the sub area that should be safeguarded from loss to other uses, due in part to their strategic importance in terms of the number of jobs generated and the need to promote sustainable development.

10.29 In order to address identified employment needs the sub area strategy seeks to encourage the growth of employment opportunities by supporting existing business needs, safeguarding sites and identifying new allocations for Industrial and employment uses through the Allocations DPD. Sites currently identified in the Adopted Local Plan should be brought forward, particularly those at Halldale Quarry and Middleton Road Wirksworth.

10.30 In December 2001 the Derwent Valley Mills was inscribed as a World Heritage Site. This international designation confirms the outstanding importance of the area as the birthplace of the factory system where the 18th century waterpower was successfully harnessed for textile production, stretching 15 miles down the river valley from Matlock Bath to Derby. The site contains a fascinating series of historic mill complexes, the importance of protecting this site is acknowledged in the East Midlands Regional Plan.

10.31 World heritage site status does not in itself bring any additional statutory controls, it highlights the international importance of the site as a key material consideration to be taken into account by local planning authorities in determining planning applications and listed building

10 Sub Area Strategies

applications. The world heritage site management plan defines the extent of the area and a buffer zone, within which the council will seek to ensure that development does not detract from its character, appearance or setting. Accordingly the Core Strategy should seek to support and protect the character and realise the economic potential of the Derwent Valley Mills World Heritage Site.

10.32 As outlined within the Sub Area Strategy a significant amount of investment has been made in Matlock over recent years and it is essential to ensure the continued vitality and attractiveness of the town. Implementation of the framework for development of the town centre set out within the Matlock Town Centre SPD (2008) and realisation of the IMPRESS scheme will ensure the continued sustainability of the town and its role as the main centre within the Sub region.

10.33 The sub area strategy provides protection to the open spaces along the A6 that are considered important to the character of the area and to avoid the coalescence of Matlock and Darley Dale. The Peak Sub Region Open Space Study (2009) identified that local residents wish the Council to offer continued support for the protection of the corridor along the A6.

10.34 As part of the Derbyshire Dales Adopted Local Plan Review (2005) the Inspectors report discussed in detail the need to retain the green corridor along the A6, stating he recognised that “the pressures for development in this area, if left unchecked would ultimately result in the coalescence of the settlements along the A6 road. I consider that the avoidance of this prospect is of great importance to the environment, hence I am convinced of the need for a policy such as this.” Further more the Inspector accepted “that the areas included within the policy have not been determined on the basis of a rigorous landscape character assessment. However the importance of these areas is not for their intrinsic landscape quality but for the protection of the environment by the retention of open areas and the prevention of urban sprawl. Thus whilst parts of the land may not be of the highest landscape quality, in total the area performs an essential role in relation to the protection of the visual and physical environment.”

10.35 The Council retains that these areas along the A6 are of great importance and therefore continues to seek protection of the area from development.

10.36 The Sub Area as a whole and Matlock in particular is well served by public transport. In order to improve accessibility and deliver opportunities for modal shift the sub area strategy seeks to work with partners to implement the reopening to the Wirksworth to Duffield Railway line, deliver the Derbyshire Greenway Strategy and the Derwent Valley Cycleway.

Core Strategy Policy CS25 Ashbourne

10.37 The Ashbourne Sub Area comprises the Market Town of Ashbourne and its surrounding hinterland. The Sub Area strategy provides a suite of measures to ensure the sustainable growth of the sub area by working with partners to safeguard the role of Ashbourne as an important market town; safeguarding the historic character of the town; provide an increasing range of employment opportunities, promote tourism and improve accessibility to services and facilities.

10.38 Ashbourne is identified as a Market Town within the Settlement Hierarchy and as such represents the most sustainable location for development, with Doveridge identified as the largest other village within the sub area. The strategy is therefore to accommodate the majority of new development in Ashbourne itself with an appropriate amount of new development sited within Doveridge.

10 Sub Area Strategies

10.39 Given that the majority of housing developments recently completed within Ashbourne have taken place on Brownfield land there is now limited opportunities for housing development upon Brownfield sites, and consideration of Greenfield land needs to be made.

10.40 Potential locations considered as part of the Growth Options Consultation included Greenfield land to the south of the town and the redevelopment of the former airfield industrial estate to the east of the town. Consultation responses suggested considerable support for the redevelopment of the airfield site, as it would represent the efficient use of previously developed land. Alternative sites were also suggested, predominately on Greenfield land as part of this consultation exercise.

10.41 All of the sites identified in the Growth Options consultation and those that have been suggested as alternatives have been subject to Sustainability Appraisal. Sustainability Appraisal seeks to demonstrate the relative sustainability of the sites against a number of environmental, social and economic objectives. Based upon the outcomes of these appraisals the preferred approach is for new residential development to be located on Greenfield sites to the south of the town centre.

10.42 Arguably, whilst there are advantages of developing Brownfield sites, the former Industrial Airfield is located further from the town centre. Sites closer to the town centre, such as those to the south of the town offer greater opportunities for residents to access the services and facilities within the town by modes other than the private car, which in turn generates positive impacts for sustainability principles.

10.43 An appropriate level of new housing development within Doveridge will provide support for its existing services and facilities and contribute to meeting local housing needs. As part of the growth options consultation, public exhibitions and meetings were held in Doveridge. As part of this exercise a 'straw poll' was taken to determine whether the number of houses proposed was acceptable to the local community. The meeting at Doveridge indicated support for the proposal for the identification of land for 50 dwellings. The specific location for development within the Sub Area is to be identified through the preparation of the Allocations DPD.

10.44 Regarding employment uses, Ashbourne Industrial Estate is the largest industrial estate within the Derbyshire Dales and plays an important part in maintaining the sustainability of the town. The strategic location and size of the site are such that the Council considers it should be safeguarded from alternative uses. The site is well used and at peak times suffers from congestion and releasing part of the site to the east for high quality employment land may facilitate a second access and ease traffic congestion. In order to implement these aspirations it is intended that a Development Brief is prepared and the exact extent of land to be released will be identified through the Allocations DPD.

10.45 Recent developments at Waterside Park and the existing employment land at Henmore Trading Estate provide important employment opportunities within the town. The Sub Area Strategy seeks to safeguard these sites and support existing businesses.

10.46 Policy CS25 seeks to improve access to shops and services for the small rural communities within the sub area. The South of Ashbourne Accessibility Study (2009) concludes that the area suffers particularly from a poor range of local services and limited public transport options to access

10 Sub Area Strategies

services elsewhere. Based upon this evidence the work of the Derbyshire Dales and High Peak Accessibility Partnership will prove crucial to the delivery of improved access to services and facilities within the sub area.

10.47 The Sub Area Strategy recognises that increased development, particularly within Ashbourne will place greater pressure on existing services and infrastructure. Work to consider such issues of infrastructure capacity and delivery are being prepared as part of the Joint Core Strategy Infrastructure Delivery Plan.

10.48 In the case of Ashbourne the Queen Elizabeth Grammar School is already at capacity and the extent of new housing will require additional places at the school to be provided. In order to ensure increased school capacity, developers in Ashbourne will be required to make an appropriate financial contribution in accordance with the Local Education Authorities Standards. A Developer Contributions SPD to support the Core Strategy is additionally proposed.

10.49 Ashbourne is identified as one of the main retail centres within the Peak Sub Region Retail Study based upon the range of shopping and non retail facilities in the town and its influence upon the rural hinterland to the south of the district. The sub area strategy strives to maintain and enhance the vitality and viability of the town centre. There is however little capacity within the town for additional retail growth and few sites available within or on the edge of the town centre. The strategy is therefore to safeguard and where opportunities arise improve the environment of Ashbourne Town Centre as a means of maintaining its position as one of the principle centres within the Peak Sub Region.

Core Strategy Policy CS26 Southern Parishes

10.50 The Southern Parishes are situated to the southern and eastern extent of Derbyshire Dales and are predominantly open countryside, making it an incredibly attractive area in which to live and work. The population of the sub area is 3,922 with the three largest villages being Brailsford, Hulland Ward and Kirk Ireton.

10.51 Due to the rural nature of the area it has not historically been a strategic focus for growth and housing development has tended to be small scale, resulting in only 134 dwellings being completed in the sub area since 2006.

10.52 The Growth Options consultation sought to obtain views upon potential locations for new housing growth in Hulland Ward and Brailsford. Consultation responses presented strong opposition to large-scale development within these rural settlements and there was no overall support for new development within either Hulland Ward or Brailsford.

10.53 It is considered that limited growth within the larger settlements of Hulland Ward and Brailsford will help to support existing services and facilities and provide affordable housing to meet local needs as identified through the evidence base. New development at an appropriate scale will ensure the continued sustainability of both of these settlements. The allocation of land to accommodate 50 units within Hulland Ward and Brailsford will be identified through the Allocations DPD. Work undertaken as part of the Sustainability Appraisal will be utilised to assess the suitability of sites to be included within the Allocations DPD.

10 Sub Area Strategies

10.54 The larger villages have an important role in terms of serving and supporting their immediate surrounding rural areas and it is considered important that they are sustained. A major issue is the requirement to balance the need to accommodate housing to meet local needs whilst at the same time retaining their distinctive character and avoiding over development. The proposed sub area strategy seeks to balance these needs and enable development at a suitable scale to come forward, which is appropriate to the needs and character of each settlement. The Sub Area Strategy seeks to protect the open countryside and high quality environment, through protection of the local character and distinctiveness of the settlements within the Southern Parishes.

10.55 As outlined in the Ashbourne Sub area Strategy, the issue of access to services and facilities is also relevant to the Southern Parishes. The continued partnership working of the Derbyshire Dales and High Peak Accessibility Partnership will improve access to services and facilities for the small rural communities of the sub area.

10.56 Increased development within Hulland Ward and Brailsford will have implications for services and infrastructure. A number of concerns were expressed during the consultation on growth options pertaining to the capacity of Brailsford School. A site has been identified upon Luke Lane for a replacement school within the village and work will continue with the Local Education Authority to facilitate the delivery of this improvement.

10.57 It is considered that the Sub Area Strategy for the Southern Parishes provides a sustainable approach to ensure the sustainability of the area which balances the need to safeguard the historic character of the settlement with the need to improve accessibility and meet the local communities housing needs.

11 Implementation and Monitoring

Core Strategy Policy 27 Developer Contributions

11.1 Developer contributions will form an essential component of plans to deliver new infrastructure and affordable housing. Proposals for the range and method of calculating contributions will be prepared and consulted upon through the preparation of a new Developer Contributions SPD.

11.2 The policy recognises the important issue of viability, and notes that it may not always be possible to achieve the level of contributions required due to specific circumstances that may affect some proposals.

12 Appendix 1

Summary of Supporting Evidence and Guidance

Key Evidence and Supporting Guidance informing the Spatial Strategy, Policy CS1 Sustainable Development Principles and CS2 Settlement Hierarchy

PPS1; PPS3; PPS4; PPS5; PPS7; PPS9; PPS10; PPS12; PPS22; PPS23; PPS25

PPG2; PPG13; PPG17; PPG24

East Midlands Regional Plan Policies 1; 2; 3; 8; 9; 10; 13a; 14; 15; 17; 18; 20; 22; 24; 26; 27; 28; 29; 31; 32; 35; 39; 40; 41; 42; 43; 44

Peak Sub Region Strategic Housing Market Assessment

Peak Sub Region Strategic Housing Land Availability Assessment

Peak Sub Region Housing Needs Survey

Peak Sub Region Affordable Housing Viability Assessment

Peak Sub Region Employment Land Review

Peak Sub Region Retail Study and Town Centre Assessment

Peak Sub Region Strategic Flood Risk Assessment

Peak Sub Region Open Space, Sport and Recreation Study

Peak Sub Region Climate Change Study

Green Infrastructure Assessment

Transport and Access The North Derbyshire Local Development Frameworks Derbyshire Dales and High Peak Stage 1 Strategic Transport Issues Report

Derbyshire Dales Rural (South of Ashbourne) Accessibility Study

Core Strategy Policy CS3 Landscape Character

PPS1; PPS5; PPS7; PPG2

East Midlands Regional Plan Policy 1; 2; 8; 9; 31

The Landscape Character of Derbyshire- Derbyshire County Council (2003)

High Peak Borough Council Landscape Character Supplementary Planning Document March 2006

Derbyshire Dales Landscape Character and Design Supplementary Planning Document July 2007

Core Strategy Policy CS4 Biodiversity

12 Appendix 1

PPS1; PPS7; PPS9

East Midlands Regional Plan Policy 1; 2; 8; 9; 10; 26; 28; 29;

East Midlands Regional Biodiversity Action Plan

Peak District Biodiversity Action Plan

Lowland Derbyshire Biodiversity Action Plan

Habitats Regulation Assessment

Core Strategy Policy CS5 Design

PPS1; PPS3

Building for Life Criteria

Code for Sustainable Homes

East Midlands Regional Plan Policies 1; 2; 8; 9

Core Strategy Policy CS6 Built and Historic Environment

PPS1; PPS5

East Midlands Regional Plan Policies 1; 2; 8; 9; 26; 27;

Conservation Area Appraisals

Buxton Design and Place Making Strategy December 2009

Derwent Valley Mills World Heritage Site Management Plan

Core Strategy Policy CS7 Green Infrastructure

PPS1, PPS9; PPG17

East Midlands Regional Plan Policies 1; 2; 8; 9; 26; 28; 29

Derbyshire Dales and High Peak Green Infrastructure Assessment

Peak Sub Region Open Space, Sport and Recreation Study

The West Derbyshire and High Peak Greenway Strategy Derbyshire Countryside Services 2008

Core Strategy Policy CS8 Maintaining and Enhancing An Economic Base, DM1 Existing Employment Land and Premises and policy CS9 Regenerating and Industrial Legacy

PP1; PPS4; PPS7.

East Midlands Regional Plan Policies 1; 8; 9; 18; 20

12 Appendix 1

Peak Sub Region Employment Land Review

Core Strategy Policy CS10 Countryside Development

PPS1; PPS4; PPS7; PPG2

East Midlands Regional Plan Policies 1; 2; 3; 8; 9; 24; 26; 28

The Landscape Character of Derbyshire- Derbyshire County Council (2003)

Core Strategy Policy CS11 Promoting Peak District Tourism and DM2 Chalet Accommodation, Caravan and Camp Site Development

PPS1; PPS4; PPS7

Good Practice Guide on Planning for Tourism

East Midlands Regional Plan Policies 1; 2; 8; 9; 10; 24; 42

Derbyshire Economic Partnership Hotel Demand Survey for Derbyshire and the Peak District 2007

Core Strategy Policy CS12 Retail and Town Centres

PPS1; PPS4

East Midlands Regional Plan Policies 1; 2; 8; 9; 22; 43

Peak Sub Region Retail Study and Town Centre Assessment

Matlock Town Centre SPD

Core Strategy Policy CS13 Strategic Housing Development

PPS1, PPS3;

Lifetime Homes

CABE Building For Life Criteria

East Midlands Regional Plan Policies 1; 2; 3; 8; 9; 13a; 14; 15

Peak Sub Region Strategic Housing Market Assessment

Peak Sub Region Strategic Housing Land Availability Assessment

Peak Sub Region Housing Needs Survey

Peak Sub Region Affordable Housing Viability Assessment

Core Strategy Policy CS14 Strategic Affordable Housing Policy and Policy CS15 Exception Sites

12 Appendix 1

PPS1, PPS3;

East Midlands Regional Plan Policies 1; 2; 3; 8; 9; 13a; 14; 15

Peak Sub Region Strategic Housing Market Assessment

Peak Sub Region Strategic Housing Land Availability Assessment

Peak Sub Region Housing Needs Survey

Peak Sub Region Affordable Housing Viability Assessment

Core Strategy Policy CS16 Gypsies, Travellers and Travelling Show People

PPS1, PPS3;

Circular 01/06 and 04/07

East Midlands Regional Plan Policies 1; 3; 8; 9; 16

Derbyshire Gypsy and Traveller Accommodation Assessment

Core Strategy Policy CS17 Climate Change

PPS1; PPS Planning and Climate Change Supplement to PPS1; PPS10; 12; 22; 23; 25

Code for Sustainable Homes

East Midlands Regional Plan Policies 1; 2; 3; 8; 9; 35; 39; 40;

Peak Sub Region Climate Change Study

Peak Sub Region Strategic Flood Risk Assessment

Core Strategy Policy CS18 Provision of Open Space and Recreation Facilities and policy DM3 Provision for Open Space and Outdoor Play Space in New Housing Development

PPS1; PPG17

East Midlands Regional Plan Policies 1; 2; 8; 9; 41

Peak Sub Region Open Space, Sport and Recreation Study

Green Infrastructure Assessment

Core Strategy Policy CS19 Accessibility

PPS1; PPG13

East Midlands Regional Plan Policies 1; 2; 3; 8; 9; 43; 44

12 Appendix 1

Transport and Access The North Derbyshire Local Development Frameworks Derbyshire Dales and High Peak Stage 1 Strategic Transport Issues Report

Derbyshire Dales Rural (South of Ashbourne) Accessibility Study

Core Strategy Policy 20 Infrastructure

PPS1; PPS3; PPS4; PPS7; PPS12

Derbyshire Dales and High Peak Joint Core Strategy Infrastructure Delivery Plan

Core Strategy Policy CS21 Glossopdale

PPS1; PPS3; PPS4; PPS5; PPS7; PPS9; PPS10; PPS12; PPS22; PPS23; PPS25

PPG2; PPG13; PPG17; PPG24

East Midlands Regional Plan Policies 1; 2; 3; 8; 9; 10; 13a; 14; 15; 17; 18; 20; 22; 24; 26; 27; 28; 29; 31; 32; 35; 39; 40; 41; 42; 43; 44

Peak Sub Region Strategic Housing Market Assessment

Peak Sub Region Strategic Housing Land Availability Assessment

Peak Sub Region Housing Needs Survey

Peak Sub Region Affordable Housing Viability Assessment

Peak Sub Region Employment Land Review

Peak Sub Region Retail Study and Town Centre Assessment

Peak Sub Region Strategic Flood Risk Assessment

Peak Sub Region Open Space, Sport and Recreation Study

Peak Sub Region Climate Change Study

Green Infrastructure Assessment

Transport and Access The North Derbyshire Local Development Frameworks Derbyshire Dales and High Peak Stage 1 Strategic Transport Issues Report

Core Strategy Policy CS22 High Peak Central

PPS1; PPS3; PPS4; PPS5; PPS7; PPS9; PPS10; PPS12; PPS22; PPS23; PPS25

PPG2; PPG13; PPG17; PPG24

East Midlands Regional Plan Policies 1; 2; 3; 8; 9; 10; 13a; 14; 15; 17; 18; 20; 22; 24; 26; 27; 28; 29; 31; 32; 35; 39; 40; 41; 42; 43; 44

12 Appendix 1

Peak Sub Region Strategic Housing Market Assessment

Peak Sub Region Strategic Housing Land Availability Assessment

Peak Sub Region Housing Needs Survey

Peak Sub Region Affordable Housing Viability Assessment

Peak Sub Region Employment Land Review

Peak Sub Region Retail Study and Town Centre Assessment

Peak Sub Region Strategic Flood Risk Assessment

Peak Sub Region Open Space, Sport and Recreation Study

Peak Sub Region Climate Change Study

Green Infrastructure Assessment

Transport and Access The North Derbyshire Local Development Frameworks Derbyshire Dales and High Peak Stage 1 Strategic Transport Issues Report

Core Strategy Policy CS23 Buxton

PPS1; PPS3; PPS4; PPS5; PPS7; PPS9; PPS10; PPS12; PPS22; PPS23; PPS25

PPG2; PPG13; PPG17; PPG24

East Midlands Regional Plan Policies 1; 2; 3; 8; 9; 10; 13a; 14; 15; 17; 18; 20; 22; 24; 26; 27; 28; 29; 31; 32; 35; 39; 40; 41; 42; 43; 44

Peak Sub Region Strategic Housing Market Assessment

Peak Sub Region Strategic Housing Land Availability Assessment

Peak Sub Region Housing Needs Survey

Peak Sub Region Affordable Housing Viability Assessment

Peak Sub Region Employment Land Review

Peak Sub Region Retail Study and Town Centre Assessment

Peak Sub Region Strategic Flood Risk Assessment

Peak Sub Region Open Space, Sport and Recreation Study

Peak Sub Region Climate Change Study

Green Infrastructure Assessment

12 Appendix 1

Transport and Access The North Derbyshire Local Development Frameworks Derbyshire Dales and High Peak Stage 1 Strategic Transport Issues Report

Buxton Design and Place Making Strategy December 2009

Core Strategy Policy CS24 Matlock and Wirksworth Sub Area Strategy

PPS1; PPS3; PPS4; PPS5; PPS7; PPS9; PPS10; PPS12; PPS22; PPS23; PPS25

PPG2; PPG13; PPG17; PPG24

East Midlands Regional Plan Policies 1; 2; 3; 8; 9; 10; 13a; 14; 15; 17; 18; 20; 22; 24; 26; 27; 28; 29; 31; 32; 35; 39; 40; 41; 42; 43; 44

Peak Sub Region Strategic Housing Market Assessment

Peak Sub Region Strategic Housing Land Availability Assessment

Peak Sub Region Housing Needs Survey

Peak Sub Region Affordable Housing Viability Assessment

Peak Sub Region Employment Land Review

Peak Sub Region Retail Study and Town Centre Assessment

Peak Sub Region Strategic Flood Risk Assessment

Peak Sub Region Open Space, Sport and Recreation Study

Peak Sub Region Climate Change Study

Green Infrastructure Assessment

Transport and Access The North Derbyshire Local Development Frameworks Derbyshire Dales and High Peak Stage 1 Strategic Transport Issues Report

Derwent Valley Mills World Heritage Site Management Plan

Matlock Town Centre SPD

The West Derbyshire and High Peak Greenway Strategy Derbyshire Countryside Services 2008

Core Strategy Policy CS25 Ashbourne Sub Area Strategy

PPS1; PPS3; PPS4; PPS5; PPS7; PPS9; PPS10; PPS12; PPS22; PPS23; PPS25

PPG2; PPG13; PPG17; PPG24

East Midlands Regional Plan Policies 1; 2; 3; 8; 9; 10; 13a; 14; 15; 17; 18; 20; 22; 24; 26; 27; 28; 29; 31; 32; 35; 39; 40; 41; 42; 43; 44

12 Appendix 1

Peak Sub Region Strategic Housing Market Assessment

Peak Sub Region Strategic Housing Land Availability Assessment

Peak Sub Region Housing Needs Survey

Peak Sub Region Affordable Housing Viability Assessment

Peak Sub Region Employment Land Review

Peak Sub Region Retail Study and Town Centre Assessment

Peak Sub Region Strategic Flood Risk Assessment

Peak Sub Region Open Space, Sport and Recreation Study

Peak Sub Region Climate Change Study

Green Infrastructure Assessment

Transport and Access The North Derbyshire Local Development Frameworks Derbyshire Dales and High Peak Stage 1 Strategic Transport Issues Report

Derbyshire Dales Rural (South of Ashbourne) Accessibility Study

Core Strategy Policy CS26 Southern Parishes Sub Area Strategy

PPS1; PPS3; PPS4; PPS5; PPS7; PPS9; PPS10; PPS12; PPS22; PPS23; PPS25

PPG2; PPG13; PPG17; PPG24

East Midlands Regional Plan Policies 1; 2; 3; 8; 9; 10; 13a; 14; 15; 17; 18; 20; 22; 24; 26; 27; 28; 29; 31; 32; 35; 39; 40; 41; 42; 43; 44

Peak Sub Region Strategic Housing Market Assessment

Peak Sub Region Strategic Housing Land Availability Assessment

Peak Sub Region Housing Needs Survey

Peak Sub Region Affordable Housing Viability Assessment

Peak Sub Region Employment Land Review

Peak Sub Region Retail Study and Town Centre Assessment

Peak Sub Region Strategic Flood Risk Assessment

Peak Sub Region Open Space, Sport and Recreation Study

Peak Sub Region Climate Change Study

12 Appendix 1

Green Infrastructure Assessment

Transport and Access The North Derbyshire Local Development Frameworks Derbyshire Dales and High Peak Stage 1 Strategic Transport Issues Report

Derbyshire Dales Rural (South of Ashbourne) Accessibility Study

Core Strategy Policy CS27 Developer Contributions

PPS1

Circular 5/05 Planning Obligations

Derbyshire Dales and High Peak Joint Core Strategy Infrastructure Delivery Plan