
Application Number 2017/0558

Land east of Waterswallows Industrial Park

High Peak Local Plan April 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S4 Maintaining an Economic Base
S7 Buxton Sub-area Strategy
EQ2 Landscape Character
EQ3 Rural Development
EQ6 Design & Place Making
EQ9 Trees, woodlands & hedgerows
E1 New Employment Development
E2 Employment Land Allocations
E3 Primary Employment Zones
CF6 Accessibility & Transport

Local Plan Policy

The High Peak Local Plan was adopted in April 2016. The Plan sets out the spatial vision and strategy for High Peak up to 2031. The strategic objectives of the Local Plan are grouped under three key themes which underpin the Local Plan which are protecting Peak District character, enhancing prosperity and promoting healthy and sustainable communities. Policy S1 reflects these strategic objectives and aims to balance the need to make adequate provision for homes, jobs and services with the need to protect and enhance High Peak's considerable natural and heritage assets in the most sustainable way.

The Spatial Strategy is key to delivering the overall vision for High Peak and seeks to achieve this through the three overarching themes outlined above. Policy S2 Settlement Hierarchy forms a basis for taking forward the principles of the Plan's spatial strategy. It provides a framework to manage development in a sustainable way and to promote development in areas where services and facilities are available. The policy defines the settlement hierarchy for the plan area and the broad approach to development within each tier of the hierarchy. Development will be focused in market towns, with a moderate scale of development in larger villages. Outside these settlements development, smaller villages will be limited. In other rural areas, areas outside defined settlement boundaries "development *will be strictly limited to that which has an essential need to be located in the countryside*".

The plan whilst allowing for some development in the countryside seek to focus business and industrial development within settlements and has a more restrictive approach the countryside development in order to protect landscape character.

Policy S4 Maintaining an Economic Base and policy E1 New Employment Development seek to promote economic development. Policy S4 supports the expansion of existing businesses. In the countryside should be in accordance with policy EQ3. Policy E1 focuses employment development to sustainable locations, supports the development of the employment land allocations (policy E2) and Primary Employment Zones (policy E3) and development in accordance with EQ3 Rural Development.

Policy EQ3 Rural Development relates to rural development and reflects policy S2 in it's restrictive approach to development in the countryside. It states in the countryside the

Council will strictly control development to protect landscape character whilst facilitating sustainable rural development. This will be achieved by “*supporting rural employment development in the form of home working, commercial enterprises and live-work units where a rural location can be justified.*” and “*ensuring all development is of a high quality design and protects or enhances landscape character and the setting of the Peak District National Park*”

The plan whilst allowing for some development in the countryside seek to focus business and industrial development within settlements and has a more restrictive approach the countryside development in order to protect landscape character.

The design and appearance of any new development in the countryside is key to protecting Peak District Character. Policy EQ2 Landscape Character states that new development should be sympathetic to landscape character and protect or enhance the character, appearance and local distinctiveness of the landscape. It refers the Landscape Character Supplementary Planning Document, which provides advice, and design guidance for the type of development that is appropriate in the different landscapes types in the area. The site is within White Peak Plateau Pastures landscape character type. Guidance for development includes:

- New buildings should be kept as small as is practically possible and reflect the scale, proportions and form of existing traditional farm-outbuilding
- Buildings should be durable and easy to repair
- Prefabricated metal buildings do not weather well and remain obtrusive within the landscape. For this reason, materials that do weather well and are sympathetic to the landscape are preferred. Examples include vertical slatted boarding, coloured concrete to blend with existing buildings or reclaimed stone.
- Larger developments should use small plantations of trees in groups around the property area whereas individual trees are more appropriate around small or isolated developments
- Limestone dry stone walls around properties connect development with the wider landscape
- The impact of hardstanding and other surfaces should be considered, including the colour, brightness, reflectivity of the surface and how it would appear in the landscape from a distance

Policy EQ6 Design and Place Making emphasises the need for high quality, well designed development that reflects landscape character. EQ9 Trees, woodlands and hedgerows requires new development to provide landscaping where appropriate.

The application is for development in the countryside and in line with policies S2 and EQ3 there needs to be an essential need for a countryside location for the development and this needs to be justified.

The development needs to minimise its impact on the countryside. The proposal needs to be carefully considered in line with Policy EQ2, which seeks to ensure development does not harm landscape character.

Pippa Home
24 November 2017