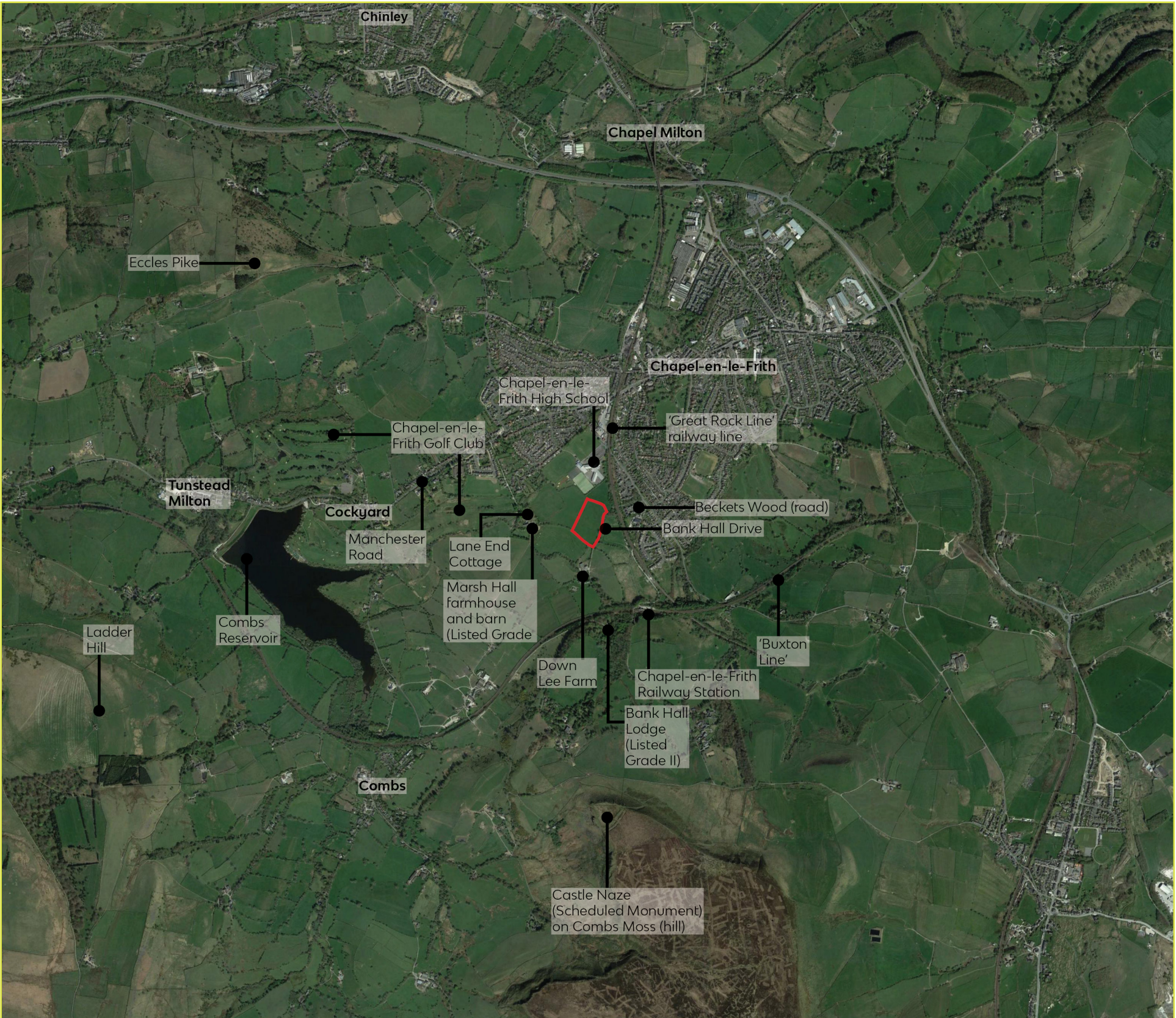


Plan 1: Site Location and Context (13616/P02a)

 Site Boundary



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2 Planning Policy Context

- 2.1 The site lies within the administrative area of High Peak Borough Council. The specific policies applicable to the site in relation to landscape and visual matters are detailed below. This includes a review of planning policies relevant to landscape and visual issues at a national and local level.

National Planning Policy Framework 2019 (NPPF)

- 2.2 The NPPF is concerned with the delivery of sustainable development, promoting healthy communities, the importance of Public Rights of Way (PRoW), conserving the natural environment and minimising the impact of development on biodiversity, geodiversity, sensitive landscape and the historic environment. Whilst it is understood that the framework should be read as a whole, parts are particularly relevant to the consideration of landscape and visual matters, these are considered below.
- 2.3 Paragraph 11, footnote 6 indicates those designated areas where development should be restricted, namely:
- Habitat sites (and those sites listed in paragraph 176) and/or designated as SSSI);
 - Green Belt;
 - Local Green Space;
 - Areas of Outstanding Natural Beauty (AONB);
 - National Park;
 - Heritage Coasts;
 - Irreplaceable habitats;
 - Designated Heritage Assets (and other heritage assets of archaeological interest referred to in footnote 63); and
 - Areas at Risk of Flooding or Coastal Change.
- 2.4 The site does not lie within/contain any of these designations of relevance to landscape.
- 2.5 At section 12 regarding the requirement for well-designed places, the NPPF states in paragraph 127 that planning policies and decisions should aim to ensure that

development meet a number of listed criteria.

- 2.6 Section 15 of the NPPF (conserving and enhancing the natural environment), Paragraph 170 states that the planning system should contribute to and enhance the natural and local environment by "... protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)..."
- 2.7 The NPPF also states that local planning authorities should set criteria-based policies against which proposals for development affecting wildlife or geodiversity sites will be judged. At Paragraph 171, it is stated that "plans should: distinguish between the hierarchy of international, national and locally designated sites."

National Planning Practice Guidance (NPPG)

- 2.8 Those categories within the NPPG that are of particular relevance to landscape and visual matters are examined below:

Design (October 2019)

- 2.9 The National Design Guide addresses how to recognise well designed places by outlining the Governments priorities for well-designed places in the form of ten characteristics. It is based on national planning policy, practice guidance and objectives for good design set out in the NPPF.

Natural Environment (July 2019)

Green Infrastructure

- 2.10 This guidance highlights the benefits of Green Infrastructure provision as a key element of development proposals. This includes, but is not limited to: "enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, urban cooling, and the management of flood risk" (Paragraph: 005 Reference ID: 8-005-20190721, Revision date: 21 July 2019). Moreover, the NPPG recognises how green infrastructure exists within a wider landscape context and can thus be used to reinforce and enhance local landscape character and contribute to a sense of place.

Landscape

- 2.11 This guidance refers to the National Planning Policy Framework, stating: "it is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes". It also goes on to state, "the cumulative impacts of development on the landscape need to be considered carefully" (Paragraph: 036 Reference ID: 8-036-20190721, Revision date: 21 July 2019).

Local Planning Policy Context

- 2.12 The current development plan for the High Peak comprises:
- The Adopted Local Plan 2016
 - Evidence Base Documents
 - Supplementary Planning Documents and design guidance; and
 - Chapel-en-le-Frith Neighbourhood Development Plan.
- 2.13 The specific local level policy designations applicable to the site in relation to landscape and visual matters are detailed below and illustrated on Plan 2. Landscape Planning Context (TG ref: 13616/P03a).
- 2.14 In terms of local landscape designations, the site is located outside of the defined settlement boundary, approximately 30m south of the boundary of Chapel-en-le-Frith High School which is enclosed by wire mesh fencing. The site is therefore considered as 'Countryside' and is subject to applicable Countryside policies.
- High Peak Local Plan Adopted April 2016
- 2.15 Policies relating to landscape character and visual amenity and those of relevance that interact with aspects of the landscape that need to be considered as part of any emerging development proposals are summarised below:
- 2.16 Strategic Policy S1 – Sustainable Development Principles. This policy requires that all new development make

