

PLANNING POLICY COMMENTS

Date: 11 December 2025

Application Number: HPK/2025/0447

Location: Land at Crossings Road, Chapel-en-le-Frith, Derbyshire

Proposal: Outline planning application for the construction of up to 180 dwellings, public open space and associated works (all matters reserved except access)

Site Location

- The site is situated to the west of Chapel and located adjacent to the built up area boundary in open countryside.

Main Policy Considerations

- The 2016 High Peak Local Plan (HPLP) is the relevant plan to assess this application against. In June 2022, the Council concluded that Policy S3 (Strategic Housing Development), Policy S4 (Maintaining and Enhancing an Economic Base) and Policy H4 (Affordable Housing) were deemed out of date for development management purposes and agreed to the commencement of an update to the Local Plan.
- The Local Plan Review is underway but still at an early stage so does not have any influence on the assessment of this application.
- The Council cannot currently demonstrate a five year housing land supply and this was confirmed in the latest (updated) supply statement confirming 2.85 years at 1st April 2023.
- Para 11 of the NPPF states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites. Where policies relating to the supply of housing are out-of-date (as a result of not having a five year supply of deliverable housing land), paragraph 11d(ii) of the NPPF is triggered - the 'tilted balance'. The NPPF specifies that this should include particular 'regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes, individually or in combination'.
- HPLP Policy S2 identifies Chapel-en-le-Frith as a 'market town' and the main focus for housing, employment and service growth. HPLP S6 (Central Sub-area Strategy) seeks to promote the sustainable growth of the Central Area and meets the housing needs of the local community by allocating suitable, deliverable housing sites and supporting development of new housing on sustainable sites within the built up area.
- HPLP Policy H1 (Location of Housing Development) states that consideration will be given to approving sustainable sites outside the defined built up area boundary provided that it meets the criteria provided below:

- The development would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and
- the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and
- it would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and
- the local and strategic infrastructure can meet the additional requirements arising from the development
- The site adjoins the built up area boundary and residential development is located to the north, east and south. The spatial strategy seeks to focus growth in the market towns such as Chapel-en-le-Frith and to strengthen their role as a service centres. The scale of the scheme is therefore considered appropriate for one of the larger settlements in the Borough. Although the site is located on the western edge of the town it is in a relatively accessible location close to facilities and services as well as public transport options.
- Even if the scheme is not considered to meet all of the policy requirements set out in Policy H1 above, the LPA cannot currently demonstrate a five year housing land supply so in accordance with the NPPF paragraph 11 the tilted balance is engaged. This means that sites outside development boundary in sustainable locations can be considered more positively for housing if the benefits outweigh any adverse impacts.
- The [Chapel Neighbourhood Plan \(NP\)](#) 2013 forms part of the development plan for High Peak and Chapel Parish (no known review/update of the NP in progress). There does not appear to be any conflict with the NP housing policies. H1 specifies housing allocations and H2 deals with smaller sites (6 units or less). H3 provides more general design criteria for new housing development. H4 states that affordable homes should be designed to be well integrated with existing and other new housing development.
- The [Developer Contributions SPD](#) provides detailed advice on planning obligations. Those that may be sought include the provision of affordable housing, open space and sports provision, education and highways (in line with Policy CF7).
- Flood Risk and Drainage. The Council has published a [Level 1 Strategic Flood Risk Assessment](#) which provides advice for applicants.
- HPLP Policy EQ2 provides guidance on landscape character. The site is located in the [Settled Valley Pastures Landscape Character Type](#).

Housing Mix

- HPLP Policy H3 requires consideration to be given to the housing mix and compliance with the Nationally Described Space Standards and accessibility standards. HPLP Policy H4 requires 30% affordable housing of which 80% should be rented and 20% intermediate.
- The scheme proposes 30% affordable housing which equates to approximately 54 affordable homes. No details are as yet provided as to the mix of housing proposed although this should bring the housing stock closer to the Housing and Economic

Land Needs Assessment ([HELNA](#)) recommendations. Data from the 2021 census regarding bedroom numbers (for the ward) and the HELNA are included below.

2021 Census	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total
E05010623 : Blackbrook	85	448	750	669	1,952
	4.4%	22.9%	38.4%	34.3%	100%
	27.3%		72.7%		

			1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Central Area	Market Housing	Mix prior to adjustment	8%	45%	32%	15%
		Mix with 15% adjustment	7%	39%	36%	19%
		OVERALL MIX	45%		55%	
	Social Housing	Mix prior to adjustment	53%	26%	20%	1%
		Mix with 15% adjustment	45%	22%	26%	7%
		OVERALL MIX	67%		33%	

Size mix for Central Sub-Area (2022 HELNA)

- The Council also has a legal duty to meet the demand for the number of entries (plots) on its self-build register. At the time of writing there were requests for at least 20 plots for the Chapel area on the register and consideration should be given to providing some plots within the scheme.

Regards

Planning Policy Team