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From: planningcomments@highpeak.gov.uk
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Subject: Comment Received from Public Access

Categories: [REDACTED]

Application Reference No. : HPK/2025/0447 Site Address: LAND AT Crossings Road Chapel-En-Le-Frith Derbyshire
Comments by: Gemma Roe

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Submission: Objection

Comments: I submit this comment as a long-standing local resident and as an individual who has been registered on the High Peak Borough Council Self-Build and Custom Housebuilding Register for approximately ten years.

This application must be considered against the Council's continuing failure to meet identified demand on that register and the resulting urgency to address this shortfall through any new large-scale housing consent.

Under the Self-build and Custom Housebuilding Act 2015 as amended by the Housing and Planning Act 2016, local planning authorities are under a statutory duty to grant sufficient development permissions to meet demand recorded on their self-build register within a three-year period. This is a binding legal obligation, not a policy aspiration.

The National Planning Policy Framework (NPPF) requires that planning decisions support housing diversity and good design:

Paragraph 61 requires decision-making to reflect the size, type and tenure of housing needed for different groups, including people wishing to commission or build their own homes.

Paragraph 63 confirms that self-build and custom housebuilding should be actively supported.

Paragraphs 130 and 131 require development to be sympathetic to local character and state that poor design failing to reflect local distinctiveness should be refused.

Despite these clear statutory and policy requirements, demand from registered self-builders in High Peak remains persistently unmet. Granting further permissions to speculative developers without securing provision for self-build or community-led housing risks compounding this failure and prolonging non-compliance.

This application presents a clear opportunity to address that deficit. It would be both reasonable and lawful to require the inclusion of serviced self-build plots or a community-led housing element, secured either by condition or through a Section 106 obligation under the Town and Country Planning Act 1990.

This approach is supported by the findings of the Bacon Review of Housing Supply (2021), commissioned by the Conservative Government, which identified the harmful visual and social impacts of large-scale monoform housing developments, particularly in rural areas, and the erosion of local character caused by standardised layouts.

High Peak's villages and market towns are defined by regional materials, vernacular forms and incremental growth shaped by local skills. Self-build and community-led housing offers a proven means of restoring architectural diversity, reinforcing local identity and delivering place-based design that responds to landscape and heritage. Requiring a proportion of self-build or community-led plots within this scheme would:

Contribute directly to meeting the Council's statutory self-build duty

Support NPPF objectives on housing mix and design quality

Mitigate the character harm associated with monoform development

Enable long-registered local people to remain in their communities

Retain economic value locally through regional trades and skills

Given the length of time individuals such as myself have remained on the self-build register without delivery, the urgency of this matter is acute. Continued approval of large developments without addressing registered self-build demand risks undermining confidence in the planning system and exposing the authority to ongoing legal non-compliance.

For these reasons, I strongly urge the Council to require meaningful self-build or community-led housing provision as a condition of any consent granted for this application.

This comment follows on from my submission to the Developer Contributions SPD - Issues and Options (Ms Gemma Roe Ref 1310336, Comment ID DCI&O11, 06/04/22), which called for land allocation to support Community Land Trusts, housing co-operatives and registered self-builders in order to meet Net Zero objectives under Policy EQ1.

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