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# 1 Introduction

**1.1** The High Peak Local Development Scheme sets out the documents, which the Council will use when exercising its planning functions. The planning policies, which the Council uses to guide planning applications, together with proposals for the development and regeneration of specific areas of land are contained in a variety of documents.

**1.2** The Local Development Scheme (LDS) explains what each of these documents are, what areas they cover and how they relate to each other. The Scheme also sets out a timetable for the production of new documents. The Council will measure progress against this published timetable.

**1.3** The Local Development Scheme should be the starting point for everyone who has an interest in the planning of the Borough. The Scheme sets out:

- The documents to be produced and the linkages between them
- The timescales for the documents
- How the documents will be monitored and evidenced
- Potential risks and how they will be managed

**1.4** The previous Local Development Scheme was agreed by the Council in April 2014 when the timescales for the completion of the Local Plan adopted in 2016 were resolved.

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## 2 The Development Plan

**2.1** All local planning authorities are required to draw up a Development Plan for their area. The Plan sets out the Authority's policies and proposals for the development and other use of land. It also provides the framework for making decisions about planning applications within the area.

**2.2** This Local Development Scheme focuses solely on the area of High Peak outside of the National Park, for which, the Borough Council is the local planning authority. Derbyshire County Council is also responsible for minerals and waste planning outside of the National Park.

**2.3** The Peak District National Park Authority functions as the local planning authority for the parts of the Borough that are located within the National Park. As such, a separate Development Plan for this part of the Borough is in place which includes the Peak District National Park Core Strategy and Development Management Policies document.

**2.4** Neighbourhood Plans when "made" also form part of the Development Plan for the Borough. The Chapel-en-le-Frith Neighbourhood Plan was made in August 2015 and is the only made plan within the High Peak planning area.

**2.5** The following areas have been formally designated by the Council as Neighbourhood Areas to enable the preparation of Neighbourhood Plans:

- Chapel-en-le-Frith Parish (designated April 2013)
- Chinley, Buxworth and Brownside Parish (designated July 2016)
- Whaley Bridge Parish (designated October 2013)
- Hayfield Parish (designated September 2019)
- Buxton Neighbourhood Area (non-parished) and Buxton Neighbourhood Forum (designated February 2021)

**2.6** As of July 2022, the Development Plan outside of the National Park currently consists of:

- High Peak Local Plan (adopted April 2016)
- Chapel-en-le-Frith Neighbourhood Plan (made August 2015)
- Derbyshire Minerals and Waste Development Framework (DMWDF)

**2.7** In addition to the Development Plan, the following documents provide additional guidance and information relating to planning in the Borough:

### Supplementary Planning Documents

**2.8** The Council has a variety of adopted Supplementary Planning Documents (SPD) which provide additional information and advice in support of the Local Plan. Adopted SPDs include:

- Water in Buxton SPD (adopted December 2021)
- Design Guide SPD (adopted February 2018)
- Buxton Design and Place Making Strategy SPD (adopted December 2009)
- Glossop Design and Place Making Strategy SPD (adopted March 2012)
- Residential Design SPD (adopted December 2005)
- Housing Needs in the High Peak SPD (adopted November 2007)
- Designing out Crime SPD (adopted June 2005)

## 2 The Development Plan

- Landscape Character SPD (adopted March 2006)
- Planning Obligations SPD (adopted December 2005)

**2.9** Additional informal guidance is also provided by the Council in relation to shop fronts and signage but these documents are not SPDs.

### **Statement of Community Involvement (SCI)**

**2.10** This document sets out the standards and processes of engaging the community on the Council's planning functions. The document details procedures for public involvement with planning policy as well as setting out standards for development control. The latest version of the SCI was adopted by the Council in February 2019.

### **Annual Monitoring Reports (AMR)**

**2.11** The Annual Monitoring Report was introduced in 2004 under the Planning and Compulsory Purchase Act. The process of monitoring is seen as being fundamental to plan preparation and the concept of plan, monitor and manage. Monitoring helps to establish what is happening now, what may happen in the future and by comparing trends against existing policies and targets, determines what needs to be done.

**2.12** The monitoring reports present and analyse data relating to specific planning policies to consider their effectiveness. All AMRs are available to view on the Council's website.

### **Infrastructure Funding Statements**

**2.13** The Council now produces an Infrastructure Funding Statement each year to provide information on developer contributions that have been secured, collected and spent on infrastructure and affordable housing by the Borough Council.

## 3 Timescales and Programme

**3.1** The future programme for planning policy documents in the Borough includes the following:

- Updated High Peak Local Plan Local Plan and Policies Map
- Updated Developer Contributions SPD
- Neighbourhood Plans
- Annual Monitoring Reports
- Infrastructure Funding Statements
- Statement of Community involvement

**3.2** The purpose, scope and timescales for each of these documents is detailed in the tables below. Each document is applicable to the whole of High Peak outside of the Peak District National Park unless otherwise stated. No policy documents are proposed to be prepared jointly with other Local Planning Authorities but joint working will take place on aspects of the evidence base.

### Updated High Peak Local Plan and Policies Map

Purpose and scope	
What is the scope of the document?	A spatial strategy and vision for the Borough and the policies and site allocations to deliver them.
What is the purpose of the document?	Part of Development Plan for High Peak to be used to determine planning applications and guide investment.
What will it replace?	High Peak Local Plan adopted April 2016
Timetable	
Early engagement	Q1 2023
Options consultation	Q3 2023
Preferred Options consultation	Q2 2024
Publication of Local Plan for formal representations	Q1 2025
Submission of Local Plan	Q2 2025
Examination	Q3 2025 - Q1 2026
Adoption	Q2 2026

## 3 Timescales and Programme

### Updated Developer Contributions SPD

Purpose and scope	
What is the subject of the document?	Guidance for the application of Local Plan policies relating to developer contributions required to make development acceptable in planning terms
What is the status of the document?	Supplementary Planning Document
What will it replace?	Planning Obligations SPD adopted December 2005
Timetable	
Draft SPD consultation	Q4 2022
Adoption	Q1 2023

### Neighbourhood Plans

Purpose and scope	
What is the subject of the document?	To be determined by the relevant Parish/Town Councils and the Buxton Neighbourhood Forum
What is the status of the document?	Part of the Development Plan for the respective area. Plans must be in general conformity with the strategic policies of the Local Plan.
What will it replace?	TBD
Timetable	
Consultations	TBD by Parish/Town Councils and the Buxton Neighbourhood Forum
Adoptions	TBD

### Annual Monitoring Reports

Purpose and scope	
What is the subject of the document?	Presentation and analysis of data for indicators relating to development plan policies
What is the status of the document?	Monitoring report
What will it replace?	Monitoring reports are produced annually

### 3 Timescales and Programme

<b>Purpose and scope</b>	
<b>Timetable</b>	
Consultation	N/A
Publication	December each year

#### Infrastructure Funding Statements

<b>Purpose and scope</b>	
What is the subject of the document?	Data on developer contributions that have been secured and spent by the Council on infrastructure
What is the status of the document?	Monitoring report
What will it replace?	Monitoring reports are produced annually
<b>Timetable</b>	
Consultation	N/A
Publication	December each year

#### Statement of Community Involvement (SCI)

<b>Purpose and scope</b>	
What is the subject of the document?	Proposals for how the Council will consult on planning policy documents and planning applications
What is the status of the document?	Statement of Community Involvement
What will it replace?	SCI as adopted in February 2019
<b>Timetable</b>	
Consultation	Q1 2023
Adoption	Q2 2023



## 4 Monitoring, Evidence and Review

**4.1** The Council needs to ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. The Council has updated (with partners where appropriate) and commissioned additional evidence to support the Local Plan as follows:

- High Peak Retail and Leisure Study (2022)
- High Peak Housing and Economic Needs Assessment (2022)
- Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (2022)

**4.2** Forthcoming evidence to be finalised, collated or commissioned by the Council or partners includes:

- Derbyshire Climate Change Planning Guidance (Summer 2022)
- A6 Corridor Study (Winter 2022)
- Derbyshire Spatial Renewable Energy Study (Summer 2022)
- High Peak Biodiversity Strategy (2022)
- High Peak Strategic Housing and Economic Land Availability Assessment (2022/23)
- Infrastructure Delivery Plan (2022/3 and ongoing)
- Derbyshire Natural Capital Strategy (Summer 2022)
- Derbyshire Local Nature Recovery Strategy (TBD)
- Peak District Dales SAC Nutrient Neutrality Strategy and Action Plan Part 1 (January 2023) and Part 2 (2024)
- Sustainability Appraisal with Heath impact Assessment and Equalities Impact Assessment (ongoing)
- Habitats Regulations Assessment (ongoing)
- Ecological Assessments (2023/24)
- Heritage and Landscape Impact Assessment (2023/24)
- Green Infrastructure Strategy (2024)
- Strategic Flood Risk Assessment Level 1 (2023)
- Plan and Site Viability Assessment (2023/24)
- Open Space, Sports and Recreation Assessment (TBD)
- Transport Study (2023/24)
- Green Belt Review (TBD)

**4.3** Existing evidence base studies that informed the adopted Local Plan 2016 are also retained on the Council's website alongside the new evidence above when it becomes available.

**4.4** These documents are available to view on the Council's evidence base webpage:

**4.5** <https://www.highpeak.gov.uk/article/846/Evidence-base>

**4.6** Evidence will be reviewed periodically to ensure that it remains up to date and relevant. Reviews may be triggered by a materials change in circumstances. For example, in response to a change in national policy or legislation or the the outcome of monitoring reports which may indicate that further information is required on a particular issue.

## 4 Monitoring, Evidence and Review

**4.7** Where necessary, this may lead to a partial or full review of the Local Plan or supporting documentation. The Town and County Planning (Local Planning) (England) (Amendment) Regulations 2017 sets a period of five years from adoption within which an authority should undertake an assessment of whether its development plan documents, and its Statement of Community Involvement remain up to date. This will help ensure that plans are kept up to date. Where an authority reviews a document but decides not to update it, must publish the reasons why. Monitoring data and evidence will inform such reviews.

**4.8** Compliance with the timetables set out in this LDS will be monitored in the Council's Annual Monitoring Reports that are available online:

**4.9** <https://www.highpeak.gov.uk/article/847/Monitoring>

**4.10** Updates to the timetable may be made to reflect changing circumstances for the documents listed in the LDS. This may include reforms to the plan making system as set out in the current Levelling Up and Regeneration Bill, wider legislative changes or other matters that need to be addressed.

**4.11** Risks to the timely delivery of the updates to the Local Plan and Developer Contributions SPD are managed via the Council's Risk Register and subject to regular scrutiny.