

CHESHIRE EAST COUNCIL

Cabinet Member for Prosperity

Date of Meeting: 13th July 2010
Report of: Stuart Penny, Planning Policy Manager
Subject/Title: Derbyshire Dales and High Peak Joint Core Strategy

1.0 Report Summary

- 1.1 This report considers the current consultation on the Derbyshire Dales and High Peak Joint Core Strategy, potential implications for the Cheshire East area and the suggested nature of the Council's response.

2.0 Recommendation

- 2.1 That the Cabinet Member for Prosperity direct that the Council write to thank Derbyshire Dales and High Peak Councils for their consultation and to inform them that Cheshire East Council does not wish to submit comments on the consultation draft of their Joint Core Strategy DPD.

3.0 Reasons for Recommendations

- 3.1 It is considered that the general pattern and level of development proposed is in accordance with national and regional policies and is not likely to lead to any significant adverse effects on Cheshire East.

4.0 Wards Affected

- 4.1 N/A

5.0 Local Ward Members

- 5.1 N/A

6.0 Policy Implications including - Climate change - Health

- 6.1 N/A

7.0 Financial Implications

- 7.1 N/A

8.0 Legal Implications (Authorised by the Borough Solicitor)

- 8.1 None for this Authority. Adjoining LPAs are required to consult this Council regarding the content of their Development Plan Documents.

9.0 Risk Management

- 9.1 N/A

10.0 Background and Options

- 10.1 Derbyshire Dales and High Peak Borough Councils are preparing a Joint Core Strategy and are consulting on the draft Plan until 15th July 2010. There will be a further consultation on the revised draft plan in October leading to submission to the Secretary of State in March 2011, an Examination in Public commencing June 2011 and final adoption of the plan in November 2011.
- 10.2 The Joint Core Strategy only covers the parts of High Peak and Derbyshire Dales that are outside of the Peak District National Park boundary. The areas it covers are therefore not directly adjacent to Cheshire East, with the exception of the New Mills and Whaley Bridge area which is close to Disley.
- 10.3 The Plan identifies some general areas for growth but does not allocate sites; these will come through the separate Joint Allocations DPD.
- 10.4 The overarching Sustainable Community Strategy and Core Strategy vision is: The Peak District will be a distinctive high quality rural environment with...
- People of all ages who are healthy and safe
 - High-wage, high-skill jobs
 - Affordable, decent homes for local people
 - Towns and villages that offer a high quality of life
- 10.5 The area will be widely recognised as a distinctive rural area with vibrant villages and market towns, which reflects the character of its Peak District landscape. The area will complement and not compete with Greater Manchester, Sheffield and Derby and out-commuting will reflect a sustainable balance of living and working.
- 10.6 In line with national and regional policies, the first priority for development will be on brownfield sites in the larger settlements. The Plan sets out a proposed settlement hierarchy with three categories: Market towns; larger settlements; and villages. Priority will be given to the concentration of development within the market towns, whilst the larger settlements are considered to be suitable locations to accommodate some new development and the villages may have potential for some small scale development. The market towns are: Matlock, Ashbourne, Wirksworth, Buxton, Chapel-en-le-Frith, Glossop, New Mills and Whaley Bridge.

- 10.7 The table below summarises the proposed distribution of development over the plan period:

| Area | Settlements | Areas of Growth | Housing | Retail Floorspace (capacity) |
|----------------------|---|---|---------|---|
| Glossopdale | Glossop, Hadfield, Tintwistle, Simmondley, Charlesworth, Gamesley | Broad area of growth on land to the south of Gamesley for new housing and supporting employment with a new railway station | 1,056 | Glossop – up to 3,486 m ² convenience and up to 5,653 m ² for non bulky comparison goods |
| High Peak Central | New Mills, Whaley Bridge, Chapel-en-le-Frith, Hayfield, Chinley, Dove Holes | Broad area of growth on land south-west of Chapel for new housing (circa 430 units) with improved linkages to the town | 1,334 | New Mills – up to 4,341 m ² convenience floor space |
| Buxton | Buxton | Three broad areas of growth in east and south of Buxton for new homes, employment, community infrastructure and recreational improvements | 2,225 | Buxton – up to 4,007 m ² convenience and up to up to 7,068 m ² for non bulky comparison goods |
| Matlock & Wirksworth | Matlock, Matlock Bath, Wirksworth | Two small areas within Matlock town and southeast of Wirksworth | 1,539 | Matlock – up to 2,871 m ² convenience and up to 9,346m ² for non bulky comparison goods |
| Ashbourne | Ashbourne | Small areas adjacent to Ashbourne and at Doveridge | 748 | Ashbourne – up to 1,994 m ² convenience floor space |
| Southern Parishes | Brailsford, Hulland Ward, Kirk Ireton | Small areas in Hulland Ward and Brailsford | 134 | None identified |

- 10.8 The future site allocations document will make provision for 35 ha of employment land in High Peak and 16 ha in Derbyshire Dale.
- 10.9 The scale of retail development is designed to reduce leakage of expenditure to other competing centres. In particular, some level of development is needed in Buxton to counteract the potential of likely retail developments in Stockport and Macclesfield town centres to draw trade from Buxton, leading to more unsustainable patterns of travel.
- 10.10 It is not considered that this scale or spread of development would have significant implications for Cheshire East. The two closest settlements to Cheshire East are New Mills and Whaley Bridge and the Plan acknowledges that both of these are heavily constrained by the Green Belt and their potential to accommodate large scale development is restricted.

11.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

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- Draft Derbyshire Dales and High Peak Joint Core Strategy – <http://highpeak-consult.limehouse.co.uk/portal/planning/jointcorestrategy/>