

BUXTON TOWN TEAM IDEAS & ACTION MEETING ON MONDAY 12th JUNE 2017

APPENDIX - PRESENTATION ON LOCAL PLANS AND NEIGHBOURHOOD PLANS

High Peak Local Plan & A Neighbourhood Plan for Buxton?

Buxton Town Team Ideas Meeting
12 June 2017

High Peak Local Plan 2016 - 2033

A new Local Development Plan for High Peak and Buxton

Adopted in April 2016

Sets out how it expects the borough to develop over the plan period-

Based on the principles set out in the NPPF - and subsequently elaborated upon

National Planning Policy Framework

NPPF is: Brief and to the point

Local Authorities must prepare long term positive plans for sustainable communities

A presumption in favour of sustainable development (if it's not forbidden it's allowed)

& Covers parts of The Localism Act - Community Rights to Plan and Build

Includes Neighbourhood Development Plans

Regulations

Local plans are INSPECTED to ensure that they conform to the guidance and the NPPF

Eg: LAs must demonstrate a secure rolling 5 year housing supply based on an agreed number of houses (OAN*) to be built over the plan period.

In High Peak this number was disputed and changed several times before the Plan finally passed its inspection last year.

* Objectively Assessed Need

Neighbourhood Development Plans

NDPs create guidance for development in the Neighbourhood - can be specific and detailed

NDPs must conform to the Local Plan strategies

NDPs are NOT strategic

When adopted they become part of the Local Plan

First they must be 'made' - passing an EXAMINATION and a REFERENDUM

The Local Plan – Housing 1

Housing Target (2011 - 2031) 7,000 dwellings

Completions (2011 - 2014) - 445 dwellings

Commitments (as at December 2014) - 2,976 dwellings (vi)

Peak District National Park contribution (2011 - 2031) - 110 dwellings

Shortfall in housing provision since 2006 + 80 dwellings

Net housing requirement 3,549 dwellings

The Local Plan – Housing 2

Table 3

Sub-Area % of Borough Total No. of Dwellings on new sites

Glossopdale 27-35%	958 -1,242
Central 30-33%	1,065 -1,171
<u>Buxton 32-43%</u>	<u>1,136 -1,526</u>

Housing targets in Buxton

Buxton

- Buxton Small Sites 300

- Villages Small Sites 100

- Allotments 736 - 1,126

TOTAL TARGET PROVISION = 1,136 - 1,526 houses

Buxton main sites

Foxlow farm, Harpur Hill – along A515 –	440
Hogshaw	124
Dukes Drive	338
Tongue Lane	139
Harpur Hill college	105
Hardwick SqS	30
Station Rd	30

What a Neighbourhood Plan can do

Plan for better development	Prioritise community benefit
Housing design	Investigate community impact
Site design	Ensure that development controls are fit for purpose
Housing mix	Raise community awareness
Industrial site design	

Neighbourhood Plan Process

Buxton is not parished

- Define the area
- Recruit a forum – 21 people
- Gather evidence base
- Consult
- Plan – proposals
- Consult
- Refine – policies
- Prepare draft
- Submit for Examination
- Go to referendum