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**HIGH PEAK LOCAL PLAN EARLY ENGAGEMENT RESPONSE FORM**

**Responses invited from 19th January 2023 to 5pm on 3rd March 2023**

The Local Plan sets out detailed policies and specific proposals for the development and use of land in High Peak (outside of the Peak District National Park). Your feedback will help the Council to identify the issues and options for the Local Plan for consultation later in 2023.

**Your Contact Details:**

|  |  |  |
| --- | --- | --- |
|  | **Personal details** | **Agent’s details (if applicable)** |
| Title | Miss |  |
| Name | Charlotte Strickland |  |
| Job title (if applicable) | Clerk to the Council |  |
| Organisation (if applicable) | Tintwistle Parish Council |  |
| Address | Council Offices Sexton Street off New Road Tintwistle, Glossop |  |
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PLEASE NOTE that responses must be attributable to named individuals or organisations. They will be held by the Council and will be available to view publicly and cannot be treated as confidential. Your contact details will not be published, but your name and organisation (if relevant) will. High Peak Borough Council maintains a database of consultees who wish to be kept informed about the Local Plan. Details of our data protection and Privacy Notice can be found on the council’s website at: <https://www.highpeak.gov.uk/YourData>

Please complete and return this form by **5pm** on **3rd March** **2023**

by email to: [ldf@highpeak.gov.uk](mailto:ldf@highpeak.gov.uk); or

by post to: Planning Policy, High Peak Borough Council, Town Hall, Buxton, Derbyshire, SK17 6EL

Alternatively, you can respond onlineon the Local Plan consultation website <https://highpeak-consult.objective.co.uk/kse.>

**Question 1**

**Do you agree with the Council's initial view of the emerging issues identified from the new evidence?**

*(please select one answer)*

*Yes*

*No*

X

**If not, why?**

This response is on behalf of Tintwistle (and Crowden) Parish Council.   
We believe there is insufficient reference to village settlements. Although Tintwistle is described as a ‘large village’ it is not; it is grouped in with Glossopdale and Hadfield, both of which have considerably larger populations with very different needs. Above all, Tintwistle and Crowden want to preserve their distinctiveness and their rural character. Further housing development will mitigate against this vision and, therefore, some of the emerging issues identified in the new evidence raise concerns.

**Question 2**

**Should the next Local Plan have a new Spatial Vision?**

*(please select one answer)*

X

*Yes*

*No*

If so, what should it say?

The revised ‘Spatial Vision’ (the Councillors expressed that this is not helpful terminology for non-planners) should provide more information on how the vision will be achieved.   
  
Whilst we endorse objectives such as “protection and enhancement of areas of green space around settlements, improvements to transport facilities, ensuring that all new development contributes to local distinction and sense of place”, this has not been the Tintwistle and Crowden experience of developments, or lack of, since 2016.   
  
Tintwistle Parish Council is the first Parish Council in Derbyshire to join The Wild Peak Network. As such, it is seeking to increase biodiversity, be a part of nature recovery networks and connected spaces according to Lawton principles. The Council is funding an opportunity mapping exercise which will preclude further housing development but will make a strong contribution to combatting the impact of climate change, as desired by HPBC.

**Question 3**

**What should be the Strategic Objectives for the next Local Plan?**

There should be a separate Strategic Objective which focusses on retaining and enhancing the distinctive character of small settlements, such as Tintwistle and Crowden, with a clear action plan as to how this can be achieved.   
  
It should include: how the transport infrastructure will be improved, how small scale commercial enterprises will be supported, how any housing development will not encroach on our local distinction, how cultural building will be maintained and enhanced and how any tourism related initiatives will be supported. There should also be a consideration for maintaining existing and creating further Green Spaces.

**Question 4**

**Are there any other policies in the Local Plan that you think should be updated?**

*(please select one answer)*

*Yes*

X

*No*

**Please specify which policy and how it should be updated.**

Policy S1 - Sustainable Development Principles.   
This policy description needs to be strengthened, specifically in relation to energy efficiencies and renewable energy. Traditional public buildings and housing dating back centuries do not lend themselves easily and economically to meeting carbon zero targets. Therefore, HPBC needs to demonstrate how they will enable householders, organisations and businesses to achieve this.

**Question 5**

**Are there any other new policies that you think the next Local Plan should include?**

*(please select one answer)*

*Yes*

X

*No*

**Please specify what the new policy should seek to address and why.**

If HPBC wants to encourage and support tourism initiatives this should be a stand alone policy with well thought through and consulted on objectives; it is also important that these objectives are appropriate to small settlements as well as the traditional tourism hubs, such as Buxton.

**Question 6**

**What other evidence should the Council consider to inform the next Local Plan?**

HPBC could formally consult with its Parish Councils to get a clear understanding of what small settlements need and aspire to for future generations.   
  
The questions in the Response form do not lend themselves to villages such as Tintwistle and Crowden, therefore, an opportunity has not been provided to allow them to voice views pertinent to their residents and areas.

**Question 7 & 8**

**Do you have any site suggestions for housing and / or employment?**

If you would like to suggest several sites, please submit a separate form for each one.

**What is your interest in the site?**

*(please select all that apply)*

*Owner of the site*

*Parish / Town Council*

*Local resident*

*Amenity / Community Group*

*Planning Consultant*

*Land Agent*

*Developer*

*Other*

**Other (please specify)**

**Are you the sole or part owner of the site?**

*(please select one answer)*

*Sole Owner*

*Part Owner*

*Neither*

**If you are not the landowner or the site is in multiple ownership, please submit the name, address and contact details of the land owner(s) in the space provided**

**If not the landowner, I confirm that the landowner/s have been informed of this site submission**

*(please select one answer)*

*Yes*

*No*

**Does the owner(s) support the development of the site?**

*(please select one answer)*

*Yes*

*No*

**Site location (including grid reference and postcode if known)**

**Site Area (hectares)**

**Current Land Use(s) e.g. agriculture, employment, unused/vacant etc.**

**Type of site e.g. greenfield, previously developed land/brownfield**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Proposed Future Uses & Potential Site Capacity (please specify)**

*(please select all that apply)*

*Housing*

*Employment*

*Mixed-use (please specify uses)*

*Self-build & custom-build housing*

**Basic Capacity Information – area/number of dwellings/number of units/proposed floorspace**

**Market interest - please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**

*(please select all that apply)*

*Site is owned by a developer*

*Site is under option to a developer*

*Enquiries received/ strong interest*

*Site is currently being marketed*

*None*

*Not Known*

**Comments on market interest**

**Utilities - Please tell us which of the following utilities are available to the site**

*(please select all that apply)*

*Mains water supply*

*Mains sewerage*

*Electric supply*

*Gas supply*

*Public highway*

*Landline telephone/broadband internet*

*Public Transport*

*Other (please specify)*

**Utilities – comments**

**Constraints - Please tell us which of the following constraints are applicable to the site**

*(please select all that apply)*

*Land in other ownership must be acquired to enable the site to be developed*

*Restrictive covenants exist*

*Current land use(s) need to be relocated*

*Physical constraints (topography, trees, other)*

*Flood Risk*

*Infrastructure required*

*Public rights of way cross or adjoin the site*

*Land contamination*

*Access constraints*

*Environmental constraints*

**Please provide any relevant information of likely measures to overcome the above constraints**

**Timescales - Please indicate the approximate timescale for when the site will become available for development**

*(please select one answer)*

*Immediately*

*Up to 5 years*

*5 - 10 years*

*10 – 15 years*

*Beyond 15 years*

*Unknown*

**Timescales comments – particularly if you have indicated that the site is not immediately available, please explain why**

**Other Relevant Information – Please use the space below for additional information**

**Question 9**

**Do you have any site suggestions for Local Green Spaces?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Location - Is the site in reasonably close proximity to the community it serves?**

**Local Significance - Is the site demonstrably special to a local community and holds a particular local significance, e.g. due to its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife?**

**Size / Scale - Is the site local in character and not an extensive tract of land?**

**If possible, please provide photographs of the site that support your comments.**

**Question 10**

**Do you have any site suggestions for ecological improvements?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**Please specify if you also own/control adjacent land.**

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify the current land use.**

**If the land is in any existing ecological schemes, please specify until when.**

**Please provide any details of factors affecting the site (e.g. flooding issues, topography, notable species possibly present on site etc.)**

**Question 11**

**Do you have any site suggestions for renewable energy?**

If you would like to suggest several sites, please submit a separate form for each one.

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Please specify the proposed type and scale of energy development (Capacity (MW), Height to tip (m), Height to hub (m))**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use (including agricultural land quality rating if relevant)**

**Proposed grid connection point (if known)**

**Question 12**

**Do you have any site suggestions for other uses that you think should be included in the Local Plan?**

**What use is the site proposed for?**

**Site location (including grid reference and postcode if known)**

**Please provide a site plan clearly identifying the exact boundaries of the site.**

**Do you own the site?**

*(please select one answer)*

*Yes (full ownership)*

*Yes (part ownership)*

*No*

**How can the site be accessed? Are there any restrictions that may prevent access e.g. third party ownership?**

**Please specify known designations (ecological / environmental / historical) on or around the proposed site**

**Current land use**

Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date 03rd March 2023

Thank you for completing this response form.