
Development Principles

6.10 This policy underpins the whole Local Plan and provides a fundamental set of criteria that will be applied to all development proposals to ensure that all development provides integrated solutions which meet social, economic and environmental objectives at the same time.

6.11 It is considered that the broad thrust of the policy is in line with the Council's Sustainable Community Strategy and the aims and objectives of the Local Plan. Detailed requirements concerning the management of development and specific designations are set out later in the Local Plan.

Policy SS 1

Development Principles

The Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

- a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities
- quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;
- easy access to jobs, shops and transport services by all sections of the community;
- increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;
- a healthy, safe, attractive, active, well-designed and well-maintained environment;
- development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;
- development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas, including the Peak District National Park, both now and for future generations.
- support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.

All proposals for development will be considered in the context of the District-wide Spatial Strategy and with regard to both its direct and indirect cumulative impact over the longer term. New development will make effective use of land and the best use of previously developed land and buildings.

Renewable/Low-Carbon Energy

7.11 In recent years the UK has committed itself to legal obligations stemming from EU Directives, relating to both the reduction of future greenhouse gas (GHG) emissions (including carbon); and the meeting of a greater proportion of the UK's future demand for energy through renewables - which have been reflected in more recent legislation. The Climate Change Act 2008 requires the UK to reduce GHG emissions by 80% between 1990 and 2050; with a requirement that UK CO₂ emissions reduce by 26% between 1990 and 2020. EU Directive 2009/28/EC requires the UK to source 15% of its energy from renewables sources by 2020 (the target for 2015-16 was 7.5% – actual uptake in 2015 was 8.3%). The NPPF reflects this with support for transition to a low carbon economy; and its support for greater uptake of renewables. LPAs can also continue to develop an evidence-based understanding of renewables opportunities in their areas. As a response to the above legislation and Policy, in 2009 the Council, along with other Staffordshire planning authorities, commissioned consultants CAMCO to produce a Staffordshire-wide study examining in detail the opportunities for stand-alone renewables in general. The study included energy opportunity mapping, and was published in 2011.

7.12 In line with National Policy, Policy SD 2 gives support to new renewable energy development generally without differentiating between forms, as the District has natural characteristics (e.g. river flows) which could make this viable – either now, or due to future technology. In the case of wind energy proposals, the Policy clarifies that recent Government NPPG Policy (in particular Ministerial Statement HCWS42) will be applied, as the Local Plan does not currently designate any "areas identified as suitable for wind energy development". Policy SD 2 also recognises that the siting and design of all stand-alone renewables installations requires careful consideration, to protect the natural and built environment, and other amenities, without precluding the supply of any type of renewable energy. Renewables schemes can also impact upon heritage assets such as Listed Buildings; it is understood Historic England are preparing an Advice Note, which developers should review where appropriate. The viability of different forms of renewable energies, within different areas of the District, is examined in the CAMCO work (which may in future be informed by further local evidence). Note that non-renewable energy schemes not covered by this policy (such as fossil fuel generators), will be assessed against all relevant policy, including the National Policy Statements.

Policy SD 2

Renewable/Low-Carbon Energy

The Council will strive to meet part of the District's future energy demand through renewable or low-carbon energy sources (which could be through a variety of technologies, for example solar energy, biomass etc), in line with current evidence which identifies the feasibility of these forms of energy across the District. The Council will assess wind turbine schemes in line with the Government's specific policy on wind turbines. For all other forms of renewable energy the Council will support small- and large- scale stand alone renewable or low-carbon energy schemes subject to the following considerations:

- the degree to which the scale and nature of a proposal impacts on the landscape, particularly having regard to relevant Landscape Character evidence and impact on the Peak District National Park (taking into account both individual and cumulative effects of similar proposals);
- the degree to which the developer has demonstrated any environmental/economic/social benefits of a scheme, as well as how any environmental or social impacts have been minimised (e.g. visual, noise or smell);
- the impact on designated sites of European (or successor), national and local biodiversity and geological importance in accordance with policy NE 1;
- the impact on the amenity of residents and other interests of acknowledged importance, including the historic environment;
- the degree to which individual proposals reflect current local evidence regarding the feasibility of different types of renewable or low-carbon energy at different locations across the District;
- in the case of solar energy proposals that are not affixed to buildings or structures, applicants will be expected to demonstrate that they have examined whether previously developed land is available before greenfield land. Where agricultural land is proposed, poorer quality land should be utilised before higher quality agricultural land.

Design Considerations

Spatial Objectives

SO7. To support and enhance the tourism, cultural, recreation and leisure opportunities for the District's residents and visitors.

SO8. To promote local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets throughout the District.

SO9. To protect and improve the character and distinctiveness of the countryside and its landscape, biodiversity and geological resources.

SO10. To deliver sustainable, inclusive, healthy and safe communities.

7.75 Good design is a key element of sustainable development, so the Council will promote a high standard of design which is locally distinctive and reinforces the unique character of its individual settlements. A high quality, well designed, development can enhance the sense of place and identity of an area and can bring significant benefits to the local environment and economy. In this way, new development can have a positive impact on the lives of local

people and visitors to the District. To this end, the Council operates a 'Design Review Panel' where larger planning applications and other development proposals are considered by a design team and recommendations made to inform the decision on the application or masterplan etc. The 'Building for Life' toolkit is also a useful resource.

7.76 Guidance on those features and characteristics which make the Moorlands so unique and how design can complement and reflect this will be provided through the Design Guide SPD. All developers and applicants will be required to provide a Design and Access Statement to accompany planning applications for major developments or proposals in designated areas (refer to <http://www.legislation.gov.uk/ukxi/2015/595/article/9/made>) which addresses, as appropriate, the issues set out in Policy DC 1 and the Design Guide SPD. A Design and Access Statement will be required to accompany proposals for development including an accurate illustration of the proposal and its relationship with its surroundings and crime prevention considerations.

7.77 Assessment of potential impacts from new developments at the earliest possible stage of the design process will assist in identifying problems to be overcome. Detailed guidance on issues of security and public safety in the public realm can be found in 'Secured by Design' (www.securedbydesign.com) produced by the police. A further useful reference point is the 'Streets for All Manual: West Midlands' produced by the Department of Transport and Historic England. This contains guidance on the retention and conservation of historic street furniture, rationalisation of existing signage, minimisation of street markings, use of appropriate surfacing and associated highway improvements. The principles of active design set out by Sport England promote opportunities for sport and physical activity in the design and layout of development.

7.78 Sport England have produced new 'Active Design' (2015) guidelines to promote the role of sport and physical activity in creating healthy and sustainable communities. This document sets out the ten principles of active design and how these can be incorporated into new development.

7.79 New developments which are located adjacent to existing sports facilities or playing fields should consider the location of housing and gardens within the scheme and/or the erection of ball netting/fencing. For example, new housing developments located next to sports pitches can raise the issue of ball strike including damage to property and vehicles and potential danger to residents. New housing built close to artificial turf pitches can cause issues about the use of floodlights and noise generated. If mitigation is required it should be the duty of the developer to provide and fund measures to ensure there is no indirect negative impact.

7.80 In line with the Council's Sustainability Appraisal, the policy includes a requirement for developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links. It also includes a requirement for the creation of healthy environments (to address potential impacts of air pollution).

7.81 The 'green infrastructure' can be defined as a network of multi-functional open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside. It performs a valuable role in the District's towns and villages. The Council has produced a Green Infrastructure Strategy to consider how the green spaces relate to one another in the District and where there may be opportunities to extend them. Where possible, opportunities will be sought to undertake river restoration and enhance natural river corridors as part of a new development in line with the Water Framework Directive.

7.82 Residents of new housing sites and occupiers of new business premises generally expect to be able to access high speed broadband. The Broadband Delivery UK programme does not cover new development sites. New sites should be planned so that these vital services are designed into the development from the outset, and should not require a public subsidy to make them commercially viable. Access to high speed broadband should enhance the sale-ability of both residential units and businesses premises alike. The failure to supply such access to high speed broadband services could prove to be a real barrier to selling or letting the completed premises. If the developers engage with the network operators at the start of the planning process, they will generally be amenable to supplying access to the required infrastructure at little or no cost to the developer.

Policy DC 1

Design Considerations

All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should:

1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;
2. be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance;
3. create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design;
4. incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development;
5. protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;
6. promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate;
7. provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;
8. require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links;
9. ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed;

10. ensure, where appropriate, equality of access and use for all sections of the community;
11. be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.