

**CONSULTATION ON CORE STRATEGY
ISSUES AND OPTIONS
SPRING 2007**

**Sheet 12
Planning Gain**

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Your comments and views on this options paper are welcomed up to 29 June 2007. Enquiries can be directed to Brian Taylor, Policy Planning Manager on 01629 816 303. This report is also accessible from our website located under <http://www.peakdistrict.gov.uk/plansandpolicies.htm> .

We are happy to provide this information in alternative formats on request where reasonable.

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Evidence	<p>National</p> <p>National policy encourages us to secure as much planning gain as possible.</p> <p>Planning Obligations: Practice Guide - DCLG</p> <p>Planning obligations (or “section 106 (s106) agreements”) are an established and valuable mechanism for securing planning matters arising from a development proposal. They are commonly used to bring development in line with the objectives of sustainable development as articulated through the relevant local, regional and national planning policies.</p> <p>Regional</p> <p>Submitted Draft of Revision to East Midlands Regional Plan (RSS 8)</p> <p>Supports the principle of planning gain as a means of enabling appropriate development in the National Park and requires planning authorities to show how they will use planning gain in their area.</p> <p>‘Developer contributions- Coherence will be enhanced if major proposals are dealt with similarly across the sub-region, and competition between the component growth areas should be avoided.’</p> <p>There needs to be an agreed menu of required infrastructure provision (including green and cultural infrastructure) that considers strategic requirements but is also locally owned.</p> <p>Local</p> <p>The Authority has no current policy on planning gain because it already seeks conservation and enhancement measures as part of any development. This is in line with the purposes of National Parks as defined in the 1995 Environment Act . It has been felt unnecessary to seek further contributions. The level of development in the Park is low because the National Park is an area of constraint based on the area’s designation as a National Park.</p> <p>The National Park Authority has supported open market housing as an exception to policy where this has enabled the enhancement of a particular site or building. Negotiation in such cases has allowed the Authority to also seek some community gain (e.g. new housing and community facilities at Glebe Mine site in Eyam).</p> <p>Constituent Authorities can seek planning gain in line with the needs of their area. The needs of each constituent authority are outlined in the sustainable community strategies produced by each authority through their own Local Strategic Partnership (LSP). There are 11 community strategies for 12 constituent authorities. (High Peak Borough Council and Derbyshire Dales District Council have a joint community strategy.)</p> <p>National Park Authority Members are keen to explore the potential for requiring developer contributions from development. There have been occasions when development has positively enabled work towards National Park outcomes as outlined in the National Park Management Plan.</p>
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	e.g. The Crowden Youth Hostel development will help to achieve National Park Management Plan outcome 8 Understanding the National Park. Two surrounding authorities are now negotiating a Service Level Agreement to pay the Authority for resources it would have to develop anyway for other priority target groups.
	Issue 1 - Should planning gain derived from development in the National Park be channelled towards the achievement of NP plans and strategies or should it be channelled to social-economic projects e.g. a fund to contribute towards the delivery of affordable housing?
Option 12.1.1	Channel any planning gain to priorities as set down in National Park plans and strategies. (e.g. biodiversity, cultural heritage, working with people and communities)
Option 12.1.2	Channel any planning gain towards social and economic issues (e.g. contribute towards the funding of affordable housing for local people in the Park rather than towards the conservation and enhancement of the built and natural environment) (this is not directly in line with purposes of National Parks and their Authorities but does contribute towards the duty to foster the social and economic well being of local residents in the course of work to conserve and enhance the National Park and create opportunities for people to understand and enjoy the National Park)
	Issue 2- Should developers be asked to contribute to different priorities inside and outside the Park. (This would be the case if the NPA asked for planning gain for one thing in a constituent authority area inside the Park and that constituent authority asked for planning gain for something different in those part of the authority area that sat outside the National Park.
Option 12.2.1	Put in place planning gain priorities for the National Park that reflect National Park Authority priorities as defined in the National Park Management Plan and associated strategies
Option 12.2.2	Adopt the planning gain priorities of each constituent authorities as a way of contributing towards these priorities from development in the National Park

Do you have a preferred option or is there another option you would prefer to see.