



HIGH PEAK BOROUGH COUNCIL PEAK DISTRICT NATIONAL PARK AUTHORITY

CHAPEL-EN-LE-FRITH NEIGHBOURHOOD PLAN DECISION STATEMENT

1. Summary

- 1.1 Following an Independent Examination of written representations, High Peak Borough Council and the Peak District National Park Authority now confirm that the Chapel-en-le-Frith Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum.
- 1.2 In accordance with the Examiner's recommendation, the Chapel-en-le-Frith Neighbourhood Plan will proceed to a referendum based on the Chapel-en-le-Frith Neighbourhood Area as approved by High Peak Borough Council on 11 April 2013 and the Peak District National Park Authority on 14 December 2012.
- 1.3 As well as being posted on High Peak Borough Council's web site, this Decision Statement and the Examiner's Report can be viewed on the Peak District National Park Authority and Chapel-en-le-Frith Parish Council websites at:

www.peakdistrict.gov.uk/planning/community-led-planning/neighbourhood-planning/current-designations; and
www.chapel-en-le-frithparishcouncil.gov.uk/

- 1.4 This Decision Statement and the Examiner's Report can also be inspected at:
 - Library and Town Hall, Market Street, Chapel-en-le-Frith, High Peak, SK23 0HP (Town Hall open: Monday to Friday, 9am to 12.30pm; Library open 9.30am to 1pm and 2pm to 5.30pm; closed Wednesday, Saturday: 9.30am to 1pm)
 - Town Hall, Market Place, Buxton, Derbyshire, SK17 6EL (Mon – Fri 9am-4.30pm)
 - Municipal Buildings, Glossop, Derbyshire, SK13 8AF (Mon - Fri, 9am - 4.30pm)
 - Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE (Monday to Friday, 8.45am to 5pm)

2. Background

- 2.1 High Peak Borough Council (on 11 April 2013) and the Peak District National Park Authority (on 14 December 2012) designated the area comprising the

Parish of Chapel-en-le-Frith as a Neighbourhood Area for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.

- 2.2 Following the submission of the draft Chapel-en-le-Frith Neighbourhood Plan to High Peak Borough Council and the Peak District National Park Authority, the plan was publicised and representations were invited. The publicity period ended on 13 November 2014.
- 2.3 In December 2014, High Peak Borough Council and the Peak District National Park Authority, with the agreement of Chapel-en-le-Frith Parish Council, appointed an independent Examiner, Ms Janet Cheesley, to review whether the plan meets the “basic conditions” required by legislation and should proceed to referendum.
- 2.4 The Examiner’s report was received on 2 February 2015 and has been made available. The Examiner concludes that the Chapel-en-le-Frith Neighbourhood Plan, as modified by her recommendations, meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.
- 2.5 The Neighbourhood Plan and the Examiner’s report were considered by a meeting of High Peak Borough’s full Council on 9 March 2015 and the Peak District National Park Planning Committee on 13 March 2015. Having considered each of the recommendations made by the Examiner’s report, and the reasons for them, the Borough Council and Peak District National Park Authority have decided to make each of the recommended modifications to the draft plan, to secure that the draft plan meets the basic conditions.

3. Decision and Reasons

- 3.1 The Council has determined that the modifications set out in the Appendix to this Statement are in accordance with the Examiner’s recommendations and ensure that the Plan meets the basic conditions. In the case of each recommendation, and in order to comply with the Examiner’s recommendations, the Council’s decision is to accept each recommended modification and to modify the Plan accordingly.
- 3.2 The Examiner has concluded the Chapel-en-le-Frith Neighbourhood Development Plan, as modified by her recommendations, meets the basic conditions and other relevant legal requirements. The Councils concur with this view. Therefore to meet the requirements of the Localism Act 2011, a referendum will be held in the Parish of Chapel-en-le-Frith which poses the question:

“Do you want High Peak Borough Council and the Peak District National Park Authority to use the Neighbourhood Plan for Chapel-en-le-Frith Parish to help it decide planning applications in the neighbourhood area?”

3.3 The date on which the referendum will take place is agreed as 16 July 2015.

This Statement is dated 20 April 2015.

Appendix to Decision Statement

List of modifications made to the Chapel-en-le-Frith Neighbourhood Plan to meet the Examiner's recommendations and for clarity

In the table below, modifications are expressed by showing deleted text with ~~strike-through~~, new text as underlined and specifying modifications using words in *italics*.

Where recommendations have been made to delete or amalgamate policies, the final version of the Neighbourhood Plan shows remaining policies numbered consecutively. Policy references have also been updated as appropriate.

Where recommendations have been made to delete proposed Local Green Spaces, the final version of the Neighbourhood Plan shows remaining Local Green Spaces numbered consecutively.

Figure numbers, and references to them, have also been updated as appropriate.

Modification No. & Para. No. in Examiner's report	Plan page & para. or Policy No.	Modification	Reason
M1 Para. 36	Page 2, para. 1	<i>Amend last sentence as follows:</i> When it is adopted, the Neighbourhood Plan will be the Planning Policy document and will form all planning and development in the Parish <u>become part of the development plan for the area.</u>	For clarity
M1a	Page 3 Structure	<i>Page numbers to be updated and Amend list of appendices as follows:</i> Appendix 1: List of Policies Appendix 2: List of Sites with Planning Permission <u>Housing Commitments at December 2014 and built up area boundary map</u> Appendix 3: <u>Site boundaries of Local Green Spaces</u>	For clarity and accuracy
M1b	Page 3	<i>Delete paragraphs headed Next Steps; Examination and Referendum</i>	For clarity and accuracy
M1c	Page 7	<i>Amend first paragraph as follows:</i> The production of the Neighbourhood Plan has involved extensive consultation and preparation for over two years. Full details of all activities undertaken can be seen on the Chapel Vision and Chapel-en-le-Frith Parish Council websites. The final detail of all consultation work undertaken and other evidence will be provided in a	For clarity and accuracy

Modification No. & Para. No. in Examiner's report	Plan page & para. or Policy No.	Modification	Reason
		Consultation Statement – a document required, by legislation, when the Neighbourhood Plan reaches its final stage.	
M2 Para. 53	Page 10 Policy H1	<i>Following policy H1 insert a map to identify the allocated housing sites.</i>	For clarity
M3 Para. 56	Page 11 Policy H2	<i>Delete Policy H2.</i>	To meet the Basic Conditions
M4 Para 61	Page 11 Policy H3	<i>Amend second paragraph of Policy H3 as follows: An exception will apply to proposals for that area of the Parish <u>Proposals for single dwellings outside the Peak District National Park, and outside the built-up-area boundary will be supported for single dwellings outside the built-up area boundary that provide a home for a relative who requires care from a member of the existing household, or where they provide homes for key workers in agricultural, forestry or other rural enterprises or accord with other special circumstances in paragraph 55 in the NPPF,</u> subject to the policies of this Plan, as well as other national and local policy requirements.</i>	For clarity and to meet the Basic Conditions
M5 Para 75	Pages 11, 13 & 14 Policies H4, H5, H8 and H9	<i>Delete Policies H4, H5, H8 and H9.</i>	To meet the Basic Conditions
M6 Para 75	Page 11	<i>Following the supporting text on page 11, insert new Policy as follows:</i> <u>Policy H : Design Criteria</u> <u>New housing development in the Neighbourhood Plan Area must be of a high quality. The design and density should seek to reflect and distinguish the attractive characteristics of Chapel-en-le-Frith and other settlements within the Parish. Proposals must demonstrate how they have taken into account the</u>	To meet the Basic Conditions

Modification No. & Para. No. in Examiner's report	Plan page & para. or Policy No.	Modification	Reason
		<p><u>following where appropriate and subject to viability:</u></p> <p><u>Connections</u> <u>Development should integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site. Developers must demonstrate how they have had regard to movement (vehicular, pedestrian and cycle).</u></p> <p><u>Public transport</u> <u>Good access to public transport to help reduce car dependency and support public transport use.</u></p> <p><u>Meeting local housing requirements</u> <u>Development should provide a mix of housing types and tenures that suit local requirements.</u></p> <p><u>Character</u> <u>Development should seek to create a place with a locally inspired or otherwise distinctive character.</u></p> <p><u>Working with the site and its context</u> <u>Development should take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates.</u></p> <p><u>Creating well defined streets and spaces</u> <u>Buildings should be designed and positioned, with landscaping, to define and enhance streets and spaces. Buildings should be designed to turn street corners well.</u></p> <p><u>Easy for people to find way around (legibility)</u></p>	

Modification No. & Para. No. in Examiner's report	Plan page & para. or Policy No.	Modification	Reason
		<p><u>Development should be designed to make it easy for people to find their way around and to recognise distinctive places.</u></p> <p><u>Streets for all</u> <u>Streets should be designed in a way that encourages low vehicle speeds and allows the streets to function as social spaces.</u></p> <p><u>Car parking</u> <u>Resident and visitor parking should be sufficient and well integrated so that it does not dominate the street. Car parking must meet minimum standards, as set out by Derbyshire County Council. In addition, frontages must not be entirely dedicated to car parking, but should provide for appropriate and significant public and private open space and landscaping, reflective of the Parish's character and countryside setting.</u></p> <p><u>Public and private spaces</u> <u>Public and private spaces should be clearly defined and designed to be attractive, well managed and safe. There should be suitable private outdoor amenity space for new dwellings.</u></p> <p><u>External storage</u> <u>There should be adequate external storage space for bins and recycling facilities as well as for cycles.</u></p>	
M7 Para 82	Page 12 Policy H6	<i>Delete Policy H6 and its supporting text (paragraphs 3 and 4 on page 12).</i>	To meet the Basic Conditions
M8 Para 85	Page 12 Policy H7	<i>Amend Policy H7 as follows: Affordable homes should be designed to be well integrated with existing and other new housing development. The type and size of affordable homes should meet the specified and up to-</i>	To meet the Basic Conditions

Modification No. & Para. No. in Examiner's report	Plan page & para. or Policy No.	Modification	Reason
		<p>date needs of the Neighbourhood Plan Area. Applications for more than 6 homes should therefore be accompanied by an affordable housing strategy. This should be produced in consultation with an appropriate Registered Social Landlord and be discussed and agreed with Chapel-en-le Frith Parish Council in advance of any planning application.</p>	
<p>M9 Para 93</p>	<p>Page 15 Policy H10</p>	<p><i>Amend Policy H10 as follows:</i> Pickford Meadow (behind Pickford Place)</p> <p><u>Proposals should demonstrate how they have taken into account the statutory requirements to preserve the setting of St Thomas's Church and to preserve or enhance the character or appearance of the Conservation Area.</u></p> <p><u>Subject to viability and deliverability in accordance with paragraph 173 in the NPPF, proposals should demonstrate how they have taken into account the following:</u></p> <p>Applications for this development of the site should be accompanied by a viability appraisal. The majority of homes should have one or two bedrooms. Proposals should demonstrate how they have taken into account.</p> <ul style="list-style-type: none"> • Accessibility for wheelchairs or those with impaired mobility. • A high quality design approach to the provision of a higher density scheme. • Provision of appropriate public and private open space, including an area comprising approximately the north western half of the site, incorporating the pond and ample green space around it to protect wildlife. 	<p>To meet the Basic Conditions</p>

Modification No. & Para. No. in Examiner's report	Plan page & para. or Policy No.	Modification	Reason
		<ul style="list-style-type: none"> • Arboriculture – Retention of all mature trees worthy of retention and, where trees are removed, the appropriate planting of replacement trees of native species. • As a town centre site, the development should demonstrate how it contributes towards town centre improvements in accordance with Policy CNP1. • Access should be via Miry Meadow Car Park, and the approach route leading to the site from Eccles Road should be made up and adopted. <p>Park Road – Bungalow and Factory</p> <p><u>Subject to viability and deliverability in accordance with paragraph 173 in the NPPF, proposals should demonstrate how they have taken into account the following:</u></p> <p>Applications for this development of the site should be accompanied by a viability appraisal. The majority of homes should have one or two bedrooms. Proposals should demonstrate how they have taken into account.</p> <ul style="list-style-type: none"> • Accessibility for wheelchairs or those with impaired mobility. • A high quality design approach to the provision of a higher density scheme. • The relevant part of Park Road between Market Street and Grange Park Road should be made up and adopted. • Vehicular access to the site is to be from Park Road only. Pedestrian access is to be from both Park Road and Sunday School Lane. 	
M10 Para 98	Page 15 Policy	Amend Policy CNP1 as follows: New <u>residential</u> development should,	To meet the Basic

Modification No. & Para. No. in Examiner's report	Plan page & para. or Policy No.	Modification	Reason
	CNP1	where applicable and where possible, provide appropriate and proportionate new facilities and infrastructure on site, and make appropriate and proportionate contributions to related off-site facilities and infrastructure in accordance with High Peak Local Plan Policy CF7.	Conditions.
M11 Para 100	Page 16 Para. 1	<i>Following paragraph 1, insert new paragraph as follows:</i> <u>Growing employment from new and existing industrial sites is a key factor in the prosperity of a community. For this reason new employment land should be made available for continual growth and existing employment land should, wherever possible, be preserved for the continuing prosperity of the community, particularly where it will not interfere with residential amenity.</u>	For clarity and to meet the Basic Conditions.
M12 Para 100	Page 16 Policy EP1	<i>Delete Policy EP1.</i>	For clarity and to meet the Basic Conditions.
M13 Para 103	Page 17 Policy EP3	<i>Amend Policy EP3 as follows:</i> Existing employment sites should remain in employment use. Proposals which lead to the improvement, modernisation or upgrading of current employment sites will be welcomed and supported, subject to there being no adverse impacts on the amenity of neighbours.	To meet the Basic Conditions.
M13a	Page 17 Para 5	<i>Amend fifth paragraph as follows:</i> Chapel Vision reviewed and assessed sites for employment within the Parish that could reasonably be expected to yield employment opportunities in the future. The list of sites and their review, and the criteria for assessing the sites, will be provided in the Consultation Statement <u>was included in the Evidence Base supporting the Plan.</u> The outcome from this review was a list of sites that could, with good marketing and a favourable economic environment, lead	For clarity and accuracy

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		to the establishment of new businesses or extensions of existing ones to yield jobs for the community.	
M14 Para 116	Page 19 Policy EP7	<i>Amend Policy EP7 as follows:</i> This site comprises a developed site within the Green Belt. Proposals which lead to the improvement, modernisation or upgrading of the buildings on the site will be welcomed and supported, subject to their meeting Green Belt policy requirements. No extension into the Green Belt will be permitted.	To meet the Basic Conditions.
M15 Para 119	Page 21 Policy TM2	<i>Amend third bullet point as follows:</i> <ul style="list-style-type: none"> • Development that would improve the quality of the existing sites, including improvements to upgrade facilities, access, landscaping, or the appearance of existing static caravans, will be encouraged supported. 	To meet the Basic Conditions and in the interest of precision.
M16 Para 121	Page 22	<i>Before Policy TM3 insert the following:</i> <u>Development which enhances the quality of life in Chapel-en-le-Frith can only be to the benefit of the community as a whole.</u>	To meet the Basic Conditions.
M17 Para 123	Page 22 Policy TM3	<i>Amend Policy TM3 as follows:</i> Proposals for community facilities, especially within existing settlement boundaries, will be encouraged supported. Development which enhances the quality of life in Chapel-en-le-Frith can only be to the benefit of the community as a whole. In the Peak District National Park area community facilities are only permitted through the conversion or change of use of existing buildings or by new build to replace an unsuitable facility, in which case it may be on the same site or another site by agreement with the planning authority taking all relevant planning considerations into account.	To meet the Basic Conditions.
M18	Page 23	<i>After the fifth paragraph insert the</i>	In the

Modification No. & Para. No. in Examiner's report	Plan page & para. or Policy No.	Modification	Reason
Para 129		<p><i>following:</i></p> <p><u>Extent of Chapel-en-le-Frith Town Centre</u></p> <p><u>Chapel-en-le-Frith Town Centre will cover the area defined on the map below. The defined area covers:</u></p> <ul style="list-style-type: none"> • <u>The length of High Street / Market Street between Cross Street and Hayfield Road;</u> • <u>Market Place, Church Brow, Cross Street, Morrison's, the shopping lengths of Thornbrook Road and Eccles Road;</u> • <u>Existing and proposed town centre car parks.</u> 	interest of clarity and to meet the Basic Conditions.
M19 Para 129	Page 23	<i>Delete Policy TC1.</i>	In the interest of clarity and to meet the Basic Conditions.
M20 Para 129	Page 23	<i>Before Policy TC2, insert the Town Centre Map that is currently included in the evidence base.</i>	In the interest of clarity and to meet the Basic Conditions.
M21a	Page 25 Policy TC6	<i>Update references made to other Policy numbers to reflect deletion of Policy TC1.</i>	For clarity and accuracy.
M21 Para 136	Page 25 Policy TC7	<p><i>Amend Policy TC7 as follows:</i></p> <p>Planning Permission will be granted for small shops, including new build, extensions, alterations and changes of use, in the following locations and subject to other provisions of this Plan:</p> <ul style="list-style-type: none"> • Outside Chapel-en-le-Frith town centre but within the Chapel-en-le-Frith built-up area boundary, with the exception of the employment sites allocated within this Plan; • Within the built-up area boundaries of Dove Holes, Combs, Tunstead Milton, Whitehough and Sparrowpit; • In the Peak District National Park 	To meet the Basic Conditions.

Modification No. & Para. No. in Examiner's report	Plan page & para. or Policy No.	Modification	Reason
		<p>area, shops can only be provided by conversion or change of use of existing buildings.</p> <p>A small shop is defined as under 280m² in Dove Holes and under 150m² in the other settlements. Where appropriate, conditions will be imposed to control operating arrangements and / or opening hours to mitigate the environmental impacts of the development</p>	
<p>M22 Para 138</p>	<p>Page 25</p>	<p><i>Following Policy TC7 insert the following text:</i> <u>Partnership Working for Town Centre Development</u> <u>Chapel-en-le-Frith Parish Council will work in partnership with High Peak Borough Council, Derbyshire County Council, local businesses, the voluntary sector and others to develop and secure improvements to Chapel-en-le-Frith Town Centre to promote its future viability.</u></p>	<p>In the interest of clarity and to meet the Basic Conditions.</p>
<p>M23 Para 138</p>	<p>Page 25 Policy TC8</p>	<p><i>Delete Policy TC8.</i></p>	<p>In the interest of clarity and to meet the Basic Conditions.</p>
<p>M24 Para 143</p>	<p>Page 25</p>	<p><i>Following the third paragraph of the supporting text section headed Regeneration of Chapel-en-le-Frith Market Place, insert the following text:</i> <u>Chapel-en-le-Frith Parish Council will work in partnership with High Peak Borough Council and Derbyshire County Council to develop and approve proposals for the regeneration of the Chapel-en-le-Frith Market Place. Proposals will be set out in a Design Brief and will undergo public consultation prior to any planning application.</u></p>	<p>In the interest of clarity and to meet the Basic Conditions.</p>
<p>M25 Para 145</p>	<p>Page 26 Policy</p>	<p><i>Amend Policy TC9 as follows:</i></p> <ul style="list-style-type: none"> • Chapel-en-le-Frith Parish Council 	<p>In the interest of</p>

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	TC9	<p>will work in partnership with High Peak Borough Council and Derbyshire County Council to develop and approve proposals for the regeneration of the Chapel-en-le-Frith Market Place.</p> <ul style="list-style-type: none"> The redevelopment of Chapel-en-le-Frith Market Place, comprising the relocation of some parking spaces, restoration of the surfacing and the provision of seating and other street furniture, and high quality landscaping, will be supported. This will be subject to the provision of suitable nearby replacement car parking spaces elsewhere. Proposals will be set out in a Design Brief and will undergo public consultation prior to any planning application. 	clarity and to meet the Basic Conditions.
M26 Para 145	Page 27 Policy TC10	<p><i>Amend Policy TC10 as follows:</i></p> <p>f. Proposals will be set out in Design Briefs and will undergo public consultation prior to any planning application.</p>	In the interest of clarity and to meet the Basic Conditions.
M27 Para 145	Page 27	<p><i>Following Policy TC10 insert a map indicating the locations of the sites allocated for additional car parking.</i></p>	In the interest of clarity and to meet the Basic Conditions.
M28 Para 148	Page 28	<p><i>Following the final paragraph on page 28, insert the following supporting text:</i></p> <p><u>Partnership Working to Achieve Objectives</u></p> <p><u>Chapel-en-le-Frith Parish Council will work in partnership with Derbyshire County Council (DCC), High Peak Borough Council (HPBC), Network Rail (NR) and public transport operators (PT), as appropriate, in pursuit of the following aims:</u></p> <ul style="list-style-type: none"> <u>To develop a high-quality integrated transport system for the movement of residents, workers and visitors by</u> 	In the interest of clarity and to meet the Basic Conditions.

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		<p><u>public transport, walking, cycling and private vehicles, so facilitating access to jobs and services, and for the local movement of goods:</u></p> <ul style="list-style-type: none"> • <u>To initiate and promote schemes and projects to improve highway safety;</u> • <u>To positively consider the needs of those with disabilities, and provide appropriate facilities in the transport infrastructure to assist them;</u> • <u>To positively encourage walking, cycling and the use of public transport, including initiating and developing infrastructure improvements which assist and safely promote these sustainable means of travel;</u> • <u>To minimise the length and number of motorised journeys, so reducing travel demand, congestion, road accidents and greenhouse gas emissions;</u> • <u>To promote efficient and timely repairs and resurfacing of roads, footways and other public areas.</u> 	
<p>M29 Para 148</p>	<p>Page 29</p>	<p><i>Amend supporting text as follows:</i> This Neighbourhood Plan has considered movement around the Parish and also the impact of proposed development during the Plan period on it, in the light of residents' views. In order to deliver the aims in <u>Policy TR2, set out above</u>, the major transport infrastructure projects are proposed in TR3 below, together with a number of smaller proposals which are integral to the overall Plan, and preliminary studies will need to be undertaken before some of the projects can commence.</p> <p>The references to Chapel-en-le-Frith Central Station and for a local bus route serving Chapel-en-le-Frith and Chinley concern matters strongly supported by the community, but cannot be delivered</p>	<p>In the interest of clarity and to meet the Basic Conditions.</p>

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		<p>by the Neighbourhood Plan, so the policy promotes them as they are recognised <u>as</u> long-term aspirations.</p> <p><u>Transport Infrastructure Projects</u> <u>Chapel-en-le-Frith Parish Council will work in partnership with Derbyshire County Council, High Peak Borough Council, the Peak District National Park Authority, Network Rail, public transport operators and the voluntary sector, as appropriate, to develop and promote the following projects:</u></p> <ul style="list-style-type: none"> • <u>Protecting, Enhancing and Developing the Urban and Rural Footpath and Walking Routes Network;</u> • <u>Chapel-en-le-Frith (South) Rail Station Approach Improvements;</u> • <u>Promotion of Chapel-en-le-Frith and Chinley Local Bus Service;</u> • <u>Long-Term Promotion of Re-opening of Chapel-en-le-Frith Central Rail Station;</u> • <u>Preliminary studies where required and smaller projects over the duration of the Plan;</u> • <u>Protecting, enhancing and developing the Peak Forest Tramway Trail and extending the Warmbrook Trail.</u> 	
M30 Para 148	Page 29	<i>Delete Policy TR2.</i>	In the interest of clarity and to meet the Basic Conditions.
M31 Para 148	Page 29	<i>Delete Policy TR3.</i>	In the interest of clarity and to meet the Basic Conditions.
M32 Para 157	Page 30	<i>Amend ninth paragraph as follows: Consideration of the above areas, along</i>	To meet the Basic

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		with the area of Primary Sensitivity identified by the AMES study and the Special Landscape Areas previously established by High Peak Borough Council, shows that virtually all of the countryside in the Parish outside the built-up areas and outside the Peak District National Park has been specifically identified as special by local people or by independent expert opinion. This is shown in the Special Landscape Area Map Figure 3, page 32. This is consistent with the views of the very large proportion (83%) of local people who indicated that they wanted to protect the whole of the area outside the built-up area from development. The hatched area on the Special Landscape plan indicates areas that residents would like to be given enhanced protection within the Special Landscape Area.	Conditions.
M33 Para 157	Page 31	<i>Amend third paragraph as follows:</i> For the purposes of this Plan the whole of the area within the Parish which is outside the current built up area and outside the Peak District National Park is defined here as Chapel-en-le-Frith Parish Special Landscape Area (see Figure 3).	To meet the Basic Conditions.
M34 Para 157	Page 31	<i>Delete Policy C1 including footnotes.</i>	To meet the Basic Conditions.
M35 Para 157	Page 32	<i>Delete Figure 3.</i>	To meet the Basic Conditions.
M36 Para 191	Page 32	<i>Amend Policy C2 as follows:</i> This Plan identifies and allocates 24 <u>14</u> areas of Local Green Space, as listed in Table 1 and accompanying maps Figures 4 <u>6</u> and 5 <u>7</u> . Site boundaries of the individual Local Green Spaces are shown in the Appendices document supporting the Neighbourhood Plan <u>Appendix 3</u> . These spaces, in close proximity to the people they serve, are	In the interest of clarity and to meet the Basic Conditions.

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		demonstrably special and hold particular local significance. The individual reasons for proposing each site are also listed in Table 1. Development of these sites will not be allowed, except in very special circumstances.																			
M37 Para 191	Page 33 Table 1	<p><i>Amend Table heading as follows:</i> Table of proposed Local Green Spaces (LGS)</p> <p><i>Delete rows as follows:</i></p> <table border="1" data-bbox="571 846 1145 2078"> <tbody> <tr> <td data-bbox="571 846 655 969">7</td> <td data-bbox="655 846 874 969">Target wall field and woodland adjacent to Warmbrook</td> <td data-bbox="874 846 1145 969">Historic interest; wildlife; walking</td> </tr> <tr> <td data-bbox="571 1003 655 1126">11</td> <td data-bbox="655 1003 874 1126">Spring Meadow, Whitehough</td> <td data-bbox="874 1003 1145 1126">Countryside buffer for Conservation area next to tramway.</td> </tr> <tr> <td data-bbox="571 1160 655 1350">13</td> <td data-bbox="655 1160 874 1350">Fields between Homestead Way and Ashbourne Lane</td> <td data-bbox="874 1160 1145 1350">Walking and sledging; iconic open countryside; view from Church Brow; wildlife.</td> </tr> <tr> <td data-bbox="571 1384 655 1641">14</td> <td data-bbox="655 1384 874 1641">Land approaching Chapel-en-le-Frith South Station, between railways and Bank Hall Drive</td> <td data-bbox="874 1384 1145 1641">Countryside setting for popular local walk; approach to the town by rail; wildlife habitat.</td> </tr> <tr> <td data-bbox="571 1675 655 1798">17</td> <td data-bbox="655 1675 874 1798">North and South of Manchester Road</td> <td data-bbox="874 1675 1145 1798">Visual approach to Chapel-en-le-Frith.</td> </tr> <tr> <td data-bbox="571 1832 655 2078">19</td> <td data-bbox="655 1832 874 2078">Fields around Black Brook, alongside tramway, between Longson's and Kelsa Trucks and land on the</td> <td data-bbox="874 1832 1145 2078">Tranquil; wildlife; setting for tramway; to provide a buffer between proposed industrial area and residential.</td> </tr> </tbody> </table>	7	Target wall field and woodland adjacent to Warmbrook	Historic interest; wildlife; walking	11	Spring Meadow, Whitehough	Countryside buffer for Conservation area next to tramway.	13	Fields between Homestead Way and Ashbourne Lane	Walking and sledging; iconic open countryside; view from Church Brow; wildlife.	14	Land approaching Chapel-en-le-Frith South Station, between railways and Bank Hall Drive	Countryside setting for popular local walk; approach to the town by rail; wildlife habitat.	17	North and South of Manchester Road	Visual approach to Chapel-en-le-Frith.	19	Fields around Black Brook, alongside tramway, between Longson's and Kelsa Trucks and land on the	Tranquil; wildlife; setting for tramway; to provide a buffer between proposed industrial area and residential.	To meet the Basic Conditions.
7	Target wall field and woodland adjacent to Warmbrook	Historic interest; wildlife; walking																			
11	Spring Meadow, Whitehough	Countryside buffer for Conservation area next to tramway.																			
13	Fields between Homestead Way and Ashbourne Lane	Walking and sledging; iconic open countryside; view from Church Brow; wildlife.																			
14	Land approaching Chapel-en-le-Frith South Station, between railways and Bank Hall Drive	Countryside setting for popular local walk; approach to the town by rail; wildlife habitat.																			
17	North and South of Manchester Road	Visual approach to Chapel-en-le-Frith.																			
19	Fields around Black Brook, alongside tramway, between Longson's and Kelsa Trucks and land on the	Tranquil; wildlife; setting for tramway; to provide a buffer between proposed industrial area and residential.																			

Modification No. & Para. No. in Examiner's report	Plan page & para. or Policy No.	Modification			Reason
			north side of Bowden Lane		
		24	Land South of Manchester Road	Character and views from Manchester Road and important footpaths to the south; wildlife buffer.	
M38 Para 191	Page 34	<p><i>Amend paragraphs one and two as follows:</i></p> <p>The proposed Local Green Spaces are shown in the maps, Figure 4 and Figure 5.</p> <p>The numbering of the proposed Local Green Spaces is no longer sequenced. This is due to some sites having to be removed from the list as the result of planning permissions for development granted since work on the Neighbourhood Plan began.</p>			For clarity.
M39 Para 191	Page 35 Figure 4	<p><i>Delete Local Green Spaces 7, 11, 13, 14, 17 and 24.</i></p> <p><i>Amend legend as follows:</i></p> <p>Proposed Local Green Space</p>			To meet the Basic Conditions.
M40 Para 191	Page 36 Figure 5	<p><i>Delete Local Green Space 19.</i></p> <p><i>Amend legend as follows:</i></p> <p>Proposed Local Green Space</p>			To meet the Basic Conditions
M41		<p><i>Insert Appendix 3 to the Plan showing site boundaries of the Local Green Spaces.</i></p>			For clarity and consistency with Policy C2.
M42a	Page 37 Footpaths and Public Rights of Way	<p><i>Update Figure reference in first paragraph.</i></p> <p><i>Amend second paragraph as follows:</i></p> <p>Extension of the Warmbrook and Peak Forest Tramway Trails in the Parish as proposed in Policy TR3 of <u>is promoted as an infrastructure project in the Transport Section of this Plan and shown in Figure 6 8 to will</u> provide new routes for walkers, cyclists and horse riders. There is a good network of rights of way in the Parish and opportunities</p>			For clarity and accuracy.

Modification No. & Para. No. in Examiner's report	Plan page & para. or Policy No.	Modification	Reason
		should be sought to extend the network and to identify and develop links to the local and national trails.	
M42 Para 197	Page 37 Policy C5	<i>Delete Policy C5.</i>	In the interest of precision and enforceability and to meet the Basic Conditions
M43	Page 40 Appendix 1	<i>Amend list of Policies to be consistent with final version of the Plan.</i>	For clarity.
M44	Page 41 Appendix 2	<i>Delete Appendix 2. Insert new Appendix 2 with maps showing changes to the built-up-area boundary to reflect planning permissions.</i>	For clarity.
		Any additional minor modifications necessary in order to correct typographical or other errors (eg updated page and other references).	To correct errors